

City Council Regular Meeting  
Tuesday, March 11, 2025 7:00 PM

Hickman Community Center/City Hall

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. 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 February 25, 2025 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

6. Proclamations, Presentations, Appointments, Affirmations & Introductions - None
7. Reports
  - 7.A. Lancaster County Sheriff's Office Report
  - 7.B. Community Center Report
8. Public Hearings - None
9. Unfinished Business
  - 9.A. Ordinance 2025-02, adopting the 2025 Comprehensive Plan (Third Reading)
  - 9.B. Ordinance 2025-03, adopting New Municipal Code Codification and Repeal Former Code
  - 9.C. Ordinance 2025-04, Establish Water Rates Effective April 1, 2025 Billing Date (Third Reading)
  - 9.D. Ordinance 2025-05, Establish Sewer Rates Effective April 1, 2025 Billing Date (Third Reading)
10. New Business
  - 10.A. Consideration of Additional Equipment Rent Payment in the amount of \$800.00 to Todd Buel per Term 3 of the Equipment Rental Agreement signed 12.10.2024 (City used equipment for 58 hours prior to purchase approval on 01.28.2025)
  - 10.B. Consideration of Main Park Shade Structure for All-Inclusive/ADA Playground Equipment Area
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
13. Meeting Adjournment

## **MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD February 25, 2025**

Mayor Phil Goering called the meeting to order at 7:00 pm on February 25, 2025, 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. Mayor Phil Goering and Council Members Tina Ziemann, Dave Kulwicki, Steve Noren, Travis Borchardt, Doug Wagner, and Justin Drahota were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

### **Mayor Communications**

Mayor Goering thanked Council Members Noren, Kulwicki, City Administrator and City Clerk for attending the League of Municipalities Midwinter Conference.

### **Consent Agenda**

The Consent Agenda included approval of February 11, 2025, City Council Meeting Minutes, Claims and Accounts Payable Report, Statement of Accounts and Budget Cash Report, and Monthly City Sales Tax Report. Motion by Council Member Ziemann and a second by Noren to approve the Consent Agenda as presented. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Proclamations, Presentations, Appointments, Affirmations & Introductions - None**

### **Reports**

The Public Works Director presented the Public Works and Parks and Recreation Department report. There were no City Code Violations, Abatements, Nuisances and Permit report. Motion by Council Member Noren and a second by Wagner to approve reports as submitted. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Public Hearings - None**

### **Unfinished Business**

Ordinances for increased utility rates were on the agenda for the second reading. The Council had concerns about raising the utilities, the impact on lower-income families and questioned whether there was an ingenious way to cover the costs without increasing rates. The City Administrator explained that the City has been working to ensure that the utility funds can sustain themselves financially without property tax revenue. The City budget and utility rates are structured around this best practice, which is a user-fee-based revenue model. A consulting firm conducted a Cost of Service Analysis to provide the true cost of providing utility services. Rates are structured for the operation, annual maintenance, and annual debt service of the utility fund. These costs of operating continue to increase, as does the cost of living. Not using property taxes aligns with the broader goal of reducing taxpayers' financial burden and ensuring utilities can cover their own costs.

Mayor Goering introduced Ordinance 2025-04 for the second reading. Ordinance 2025-04, an ordinance to establish charges and fees for use of the Municipal Water System per §7-207 of the Municipal Code of Hickman, Nebraska; to change residential, commercial and industrial

customer charges for water service; to repeal Ordinance 2022-17 and to provide an effective date hereof; and ordering the publication of the ordinance in pamphlet form. Motion by Council Member Wagner and a second by Ziemann to approve the second reading of Ordinance 2025-04, Establish Water Rates Effective April 1, 2025 billing date. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, Drahota and Wagner. Borchardt voted "NAY". Motion passed 5-1.

Mayor Goering introduced Ordinance 2025-05 for the second reading. Ordinance 2025-05, an ordinance to establish charges and fees for use of the City Sewer System per §7-321 of the Municipal Code of Hickman, Nebraska; to change residential, commercial and industrial customer base and usage rates for sewer service; to repeal Ordinance 2022-18; and to provide for the effective date hereof and ordering the publication of the ordinance in pamphlet form. Motion by Council Member Noren and a second by Wagner to approve the second reading of Ordinance 2025-05 to Establish Sewer Rates Effective April 1, 2025 billing date. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, Drahota and Wagner. Borchardt voted "NAY". Motion passed 5-1.

Motion by Council Member Borchardt and a second by Wagner to approve the Lease Agreement and Easement on City Owned Property at 6700 Hickman Road with Allo Communications. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **New Business**

Mayor Goering introduced Resolution 2025-01, WHEREAS, the Mayor and City Council deem it proper to open and close certain bank accounts for the deposit and expenditure of certain funds; WHEREAS, the Mayor and City Council deem it appropriate to designate the individuals set forth herein as signatories on such accounts subject to the restrictions set forth herein; Section 1. The City Clerk and City Treasurer are hereby authorized to transfer the funds and open new accounts with Nebraska Bank, an approved appointed service provider, and close related accounts with First State Bank Nebraska as titled and listed below: Linear Park Fund Electrical Reserve TIF (Tax Increment Financing) Account Debt Service Reserve Sewer Reserve Account Street Sinking Fund GO (General Obligation) Water Revenue 2023 Section 2. Authorized signatories on the new accounts will include Mayor Phil Goering, Council President Doug Wagner, Council Member Tina Ziemann, City Administrator Kelly Oelke and City Clerk Michele Lincoln and are authorized and directed to execute such additional documents as required by Nebraska Bank, or First State Bank Nebraska consistent with this Resolution. Motion by Council Member Ziemann and a second by Drahota to approve Resolution 2025-01, a resolution Authorizing Financial Depositories to Appointed Service Provider, Nebraska Bank, Hickman, NE. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Resolution 2025-02 was not available and needed to be reviewed by legal counsel. Motion by Council Member Wagner and a second by Ziemann to table Resolution 2025-02 for Facilities Locating & Marketing Service Contractual Agreement with Norris Public Power until the March 11, 2025 Meeting to allow legal counsel time to review. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Wagner and a second by Ziemann to approve Certificate of Payment No. 14 to Neuvirth Construction Inc. for the Hickman Wastewater Treatment Plant Head Works and Final Clarifier Improvements in the amount of \$163,237.85 The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Ziemann and a second by Borchardt to have the Public Works Director approve the proposal for Annual Street Maintenance: Street Crack Filling & Street Seal Coating based on references and material budgeted allotment. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **City Administrator's Report**

The City Administrator reported the following: The League of Nebraska Municipalities conference was this week, and she has several slides to share with the Council; update on the WasteWater Treatment Plant project; update on the Booster Pump Station; update on the Scotts Creek Trail; The Service Agreement for Umpire Services reflects a reduced manager fee this year; due to the Scheels Partnership Agreement Scheels has made a \$500 donation to youth sports. Motion by Council Member Kulwicki and a second by Ziemann to approve the City Administrator's report as presented. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted

### **Governing Body Comments & Council Correspondence - None**

### **Meeting Adjournment**

Motion by Council Member Borchardt and a second by Wagner to adjourn meeting at 8:45 p.m. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

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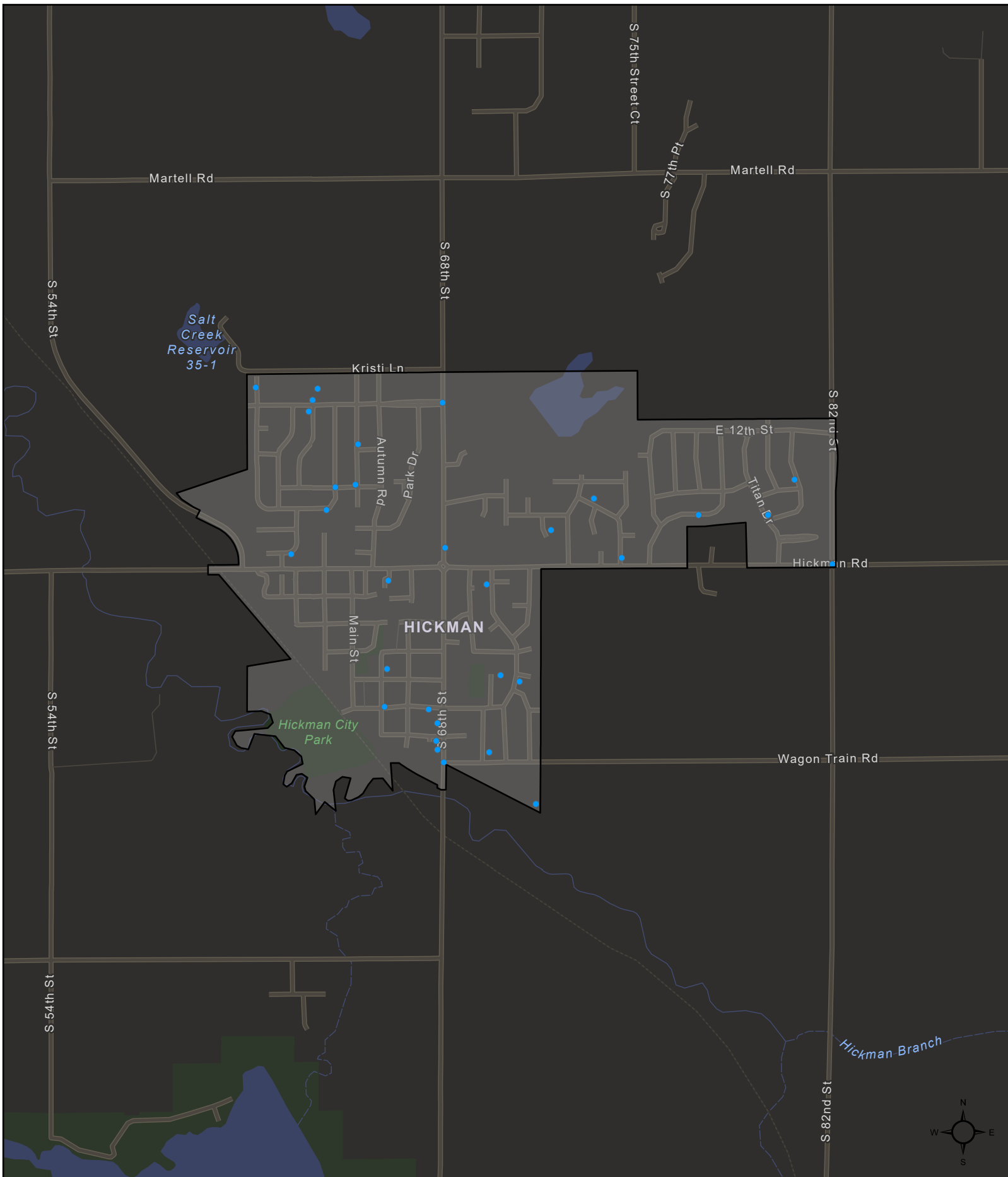
Phil Goering, Mayor

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Michele Lincoln, CMC, City Clerk

VENDOR	DESCRIPTION/INVOICE	AMOUNT
AKRS EQUIPMENT	CUTTING BIT FOR UTILITY TRACTOR	\$ 496.15
ART F/X	SHIRT PC MEMBER	\$ 33.00
BIZCO	SERVICE CALL -MOVE AV CABLES IN MEETING ROOM	\$ 822.14
BLUE RIVER LEAGUE & I-80 PONY LEAGUE	BASEBALL LEAGUE FEES	\$ 1,700.00
BLUE VALLEY DOOR CO.	SERVICE CALL 588 CHESTNUT	\$ 416.10
BROWN, CHELSEY	CLEANING SERVICE	\$ 1,000.00
CARQUEST	HYDRAULIC HOSES FOR PLOWS	\$ 54.67
DALE'S CONSULTING & INSPECTIONS SERVICES	FEB CONSULTING/INSPECTIONS	\$ 1,550.00
ELECTRIC DEPOSIT REFUNDS	\$16,450 REPORTED 2/11/25 NOT RETURNED. REPORT INCLUDED APPLIED DEPOSITS. ACCTUAL RETURNS 74 @ \$100 & 3@\$500	\$ 8,900.00
FLOOD, BRIAN	ELECTRICAL INSPECTIONS/REVIEWS	\$ 825.00
KOHMETSCHER, NATALIE	COMMUNITY CENTER RENTAL REFUND	\$ 600.00
KREIFELS, JEFF	PLUMBING INSPECTOR	\$ 800.00
LANCASTER COUNTY SHERIFF	FEB & MARCH CONTRACT/ JAN & FEB SERVICE HRS	\$ 27,184.76
LEAGUE OF NEBRASKA MUNICIPALITES	FEB 24-25, 2025 LEAGUE CONFERENCE (5 ATTENDANTS)	\$ 1,950.00
LINCOLN, MICHELE	MILEAGE (NPZA) & PARKING REIMB (LEAGUE CONF)	\$ 97.65
LINCOLN WINWATER WORKS	SUPPLIES WWTP	\$ 97.83
MAURER, JOSH	MILEAGE REIMBURSEMENT (NPZA)	\$ 204.40
MAX I WALKER	UNIFORMS/CLEANING SUPPLIES	\$ 338.58
MURRY, LANCE	MILEAGE REIMBURSEMENT (NPZA)	\$ 201.60
NE DEPT OF LABOR (NETWORKS)	4TH QTR 2024 UNEMPLOYMENT FILING FEE	\$ 200.00
NORE, ERIK	MILEAGE REIMBURSEMENT (NPZA)	\$ 203.70
ONE CALL CONCEPTS, INC	DIGGERS LOCATE	\$ 63.92
PAPER TIGER SHREDDING	SHREDDING	\$ 35.00
SCHLANGE, BRAD	MILEAGE REIMBURSEMENT (NPZA)	\$ 201.60
STANCZYK ENTERPRISES	CONSTRUCTION DEPOSIT RETURN	\$ 500.00
SECURITIES TECHNOLOGY CORPORATION	MAINT. 3/1/25-5/1/25 MAIN PARK	\$ 117.66
TROY'S WELDING AND REPAIR	PLATE COVER FOR STREET DRAIN	\$ 150.00
VOICE NEWS	PUBLISHING	\$ 297.44
WALLMAN, CHRIS	MEAL REIMBURSEMENT	\$ 17.20
ZELLE HUMAN RESOURCE SOLUTIONS	CONSULTING	\$ 3,000.00
<b>Total</b>		<b>\$ 52,058.40</b>
MANDATORY CLAIMS	DESCRIPTION/INVOICE	AMOUNT
AFLAC	INSURANCE PREM 3/1/2025	\$ 368.16
ALL COPY	POSTAGE ON METER 2/27/25 (2@\$600)	\$ 1,200.00
AMERITAS	401K 3/7/25	\$ 4,237.22
CONSTELLATION	FEB USAGE	\$ 477.84
ERIN M MCCARNEY CHAPTER 13 TRUSTEE	PAYROLL WITHHOLDING	\$ 504.00
IRS	FEDERAL WITHHOLDING 3/10/25	\$ 9,402.89
MAYOR/COUNCIL PAY	3/6/2025	\$ 2,853.69
MEDICA	MARCH COVERAGE 3/1/2025	\$ 9,553.22
MISSION SQUARE	RETIREMENT 3/7/25	\$ 856.16
NEBRASKA CHILD SUPPORT PAYMENT CENTER	PAYROLL WITHHOLDING 3/7/25	\$ 217.85
PAYROLL	3/7/2025	\$ 26,497.71
UNITED HEALTH CARE	MARCH DENTAL/VISION/LIFE PREMIUM 3/1/2025	\$ 544.74
VERIZON	PHONE	\$ 287.26
WINDSTREAM	ACCT 9853 PHONE WWTP	\$ 75.31
XPRESS BILL PAY	FEB WEB TRANSACTION FEES	\$ 116.00
<b>TOTAL</b>	<b>88</b>	<b>\$ 57,192.05</b>
<b>TOTAL CLAIM AMOUNT PAID</b>		<b>\$ 109,250.45</b>
REVIEWED AND APPROVED: TUESDAY, FEBRUARY 25, 2025		
Mayor Phil Goering	Council Member Ziemann	
Council Member Wagner	Council Member Noren	
Council Member Drahota	Council Member Borchardt	
Council Member Kulwicki	City Clerk/Recorder Michele Lincoln	

# Calls for Service: Hickman



# Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
<b>February 10, 2025</b>				
103 CHESTNUT ST, HICKMAN, NE,	C5000949	DISTURBANCE OTHER	1234	22228 HUNTINGTON
<b>February 11, 2025</b>				
100 FENCE ROCK CT, HICKMAN,	C5000960	MEDICAL EMERG OTHER	255	22148 SCHILMOELLER
S 68TH ST & WOODLAND BLVD,	C5000972	SPEC SVC OTHER	1202	22173 FUNK
<b>February 13, 2025</b>				
18940 S 68TH ST, 68372	C5001039	WARRANT	2133	22226 ZEIGLER
<b>February 14, 2025</b>				
1053 TUSCAN TRL, 68372	C5001055	PROP LOST/STOLEN	1145	22224 LOPEZ
S 68TH ST & WAGON TRAIN RD,	C5001041	SPEC SVC CHECK WELF	31	22217 CALDWELL
<b>February 15, 2025</b>				
1285 OAKVIEW DR, HICKMAN, NE,	C5001071	MISC OTHER	519	22201 KINGSWOOD
<b>February 16, 2025</b>				
109 CHESTNUT ST, HICKMAN, NE,	C5001094	ANIMAL DOG AT LARGE	1223	22208 SCHENDT
332 LOCUST ST, HICKMAN, NE,	C5001102	DISTURBANCE OTHER	2115	22155 BUTTERS
1345 CYPRUS BLVD, 68372	C5001099	SPEC SVC CHECK WELF	1641	22105 OSTERHAUS
611 STAGECOACH AVE, HICKMAN,	C5001086	PROTECTION ORDER	500	22217 CALDWELL
<b>February 20, 2025</b>				
113 CHESTNUT ST, HICKMAN, NE,	C5001194	TRAFFIC HAZARD	1801	22229 PARMER
<b>February 21, 2025</b>				
115 W 9TH ST, 68372	C5001214	DISTURBANCE DOMESTIC	1607	22229 PARMER
<b>February 22, 2025</b>				
18940 S 68TH ST, 68372	C5001234	SUSPICIOUS VEHICLE	1247	22230
<b>February 24, 2025</b>				
830 COLUMBINE CIR, HICKMAN,	C5001279	FIRE	1612	22208 SCHENDT
1007 RIDGE RD, 68372	C5001292	MISC OTHER	2123	22174 MASEK

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
<b>February 25, 2025</b>				
330 LINDALE CIR, HICKMAN, NE,	C5001302	ANIMAL OTHER	853	22137 BRADY
730 LARKSPUR DR, 68372	C5001307	DEATH NATURAL	1233	22228 HUNTINGTON
206 E 2ND ST, 68372	C5001308	CHILD AB/NEG PHYS	1317	22173 FUNK
<b>February 28, 2025</b>				
1208 RIDGE RD, 68372	C5001370	FRAUD INTERNET	919	22208 SCHENDT
<b>March 2, 2025</b>				
200 WOODLAND BLVD, HICKMAN,	C5001411	OPS OTHER	116	22201 KINGSWOOD
W 10TH ST & BIRCHWOOD DR,	C5001415	NARCOTICS POSSESS	138	22201 KINGSWOOD
1333 E 8TH ST, 68372	C5001410	SUSPICIOUS VEHICLE	102	22201 KINGSWOOD
<b>March 3, 2025</b>				
730 AUTUMN PKWY, 68372	C5001463	MEDICAL SUIC ATTEMPT	1608	22105 OSTERHAUS
115 W 9TH ST, 68372	C5001468	DISTURBANCE DOMESTIC	1739	22105 OSTERHAUS
<b>March 4, 2025</b>				
HICKMAN RD & S 82ND ST, 68372	C5001545	TRAFFIC MOTORIST AST	2301	22105 OSTERHAUS
<b>March 6, 2025</b>				
195 KRISTI LN, HICKMAN, NE,	C5001626	MEDICAL EMERG OTHER	1054	22128 SCHROER
323 E 2ND ST, 68372	C5001624	FIRE BURN BAN VIOL	956	22128 SCHROER
<b>March 7, 2025</b>				
1008 LARKSPUR DR, HICKMAN,	C5001671	ACC PROP DMG	1555	22229 PARMER
<b>March 8, 2025</b>				
900 TITAN DR, HICKMAN, NE,	C5001684	ALARM RESIDENTIAL	619	22217 CALDWELL
7005 WAGON TRAIN RD,	C5001688	BURGLARY	1031	22208 SCHENDT
220 STAGECOACH AVE, HICKMAN,	C5001690	ACC PROP DMG	1214	22224 LOPEZ
104 BRENTWOOD AVE, HICKMAN,	C5001681	MEDICAL EMERG OTHER	30	22217 CALDWELL

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## Report Totals

Count: 33  
Date Exported: 3/10/2025 10:18 AM

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<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
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# February 2025 Community Center Report

13 Inquiries

3 Tours

69 Participants for Open Gym Time

73 Participants for Adults Only Pickleball Open Play

40 Participants for Adults Pickup Basketball

## In the Meeting Rooms, A & B

- 5 Nonprofit Meetings
- 1 Reading Centre Book Sale
- 1 Birthday Party
- 1 Uniform Fitting for Baseball and Softball
- 1 QPR Training

## In the Multipurpose Room

- 6 Adults Only Pickleball Open Plays
- 4 Adults Pickup Basketball
- 11 NYBA Practice Rentals
- 7 Private Basketball Practices
- 3 Birthday Parties
- 4 HACFF Volleyball Rentals
- 1 Pickleball Athletic Reservation
- 1 Norris PTO Movie Night

## Upcoming Events for Community in March 2025

- Adults Only – Pickleball Open Play Fall/Winter Hours:
  - Sundays from 1:00 PM to 5:00 PM
  - 2<sup>nd</sup> & 4<sup>th</sup> Fridays from 9:00 AM to 1:00 PM
  - *Hours subject to change based on current rental schedule.*
- HACFF Women's Volleyball Games
- Private Basketball Practices
- Adults Only – Pickup Basketball
  - Tuesdays 5:30 AM – 7:30 AM
- Hickman Blue River League Baseball & Softball Coaches' Meeting
  - March 19<sup>th</sup> at 6:00 PM
- Boy Scout Pancake Feed
  - March 29<sup>th</sup> 4:00 PM – 8:00 PM

## Damage to Report

- The lockable cover to the clear case installed over the Bluetooth Adapter was broken off by a renter.
  - The replacement cost has been reimbursed, and the replacement has been installed.

## ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY OF HICKMAN, NEBRASKA TO APPROVE AND ADOPT A COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF HICKMAN, NEBRASKA, BY REFERENCE, INCLUDING THAT AREA WITHIN ONE-MILE OF THE CORPORATE LIMITS OF THE CITY OF HICKMAN, NEBRASKA.

WHEREAS, the Hickman Planning Commission has worked to develop a Comprehensive Development Plan, in conformance with Neb. Rev. Stat. §19-903;

WHEREAS, the Hickman Planning Commission has duly held a Public Hearing;

WHEREAS, the Hickman Planning Commission has made a recommendation for adoption of the City of Hickman, Nebraska, Comprehensive Development Plan to the City Council of Hickman, Nebraska;

WHEREAS, the City Council of Hickman, Nebraska, has held the required Public Hearing to collect public input on the proposed comprehensive development plan;

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

That the City Council adopts Ordinance No. \_\_\_\_\_ incorporating the City of Hickman, Nebraska, Comprehensive Plan, including the extraterritorial jurisdiction extending one-mile from the corporate limits of the City, as recommended by the Hickman Planning Commission and after completion of the required Public Hearings.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Phil Goering, Mayor

ATTEST: \_\_\_\_\_  
Michele Lincoln, CMC  
City Clerk



# Chapter 1 Introduction

## Location

Hickman is located in southeast Nebraska, approximately 18 miles south of Interstate 80. The community lies four miles east of US Highway 77 and 4 1/2 miles south of Nebraska Highway 2. Hickman lies south of the City of Lincoln within Lancaster County.

## History

The following text was taken from the City of Hickman's website.

*Prior to 1866 the place where our town is now located was open prairie in what was then Clay County. The few families who lived here had a difficult time of it since the closest market for selling things and purchasing supplies and lumber was Nebraska City. One of the early settlers, Rev. C. H. Heckman, lived near Salt Creek. As time went on, he purchased the adjoining 80 acres. This later became our town.*

*A post office, established in 1868*

*south of the present city, was given the name "South Pass". When the Atchison and Nebraska Railroad built its line from Rulo to Lincoln, Rev. Heckman was successful in procuring a station. The post office was moved to its present location, and the name changed to correspond with that approved for the new town, "Heckman". A plat was filed by Heckman and Samuel*

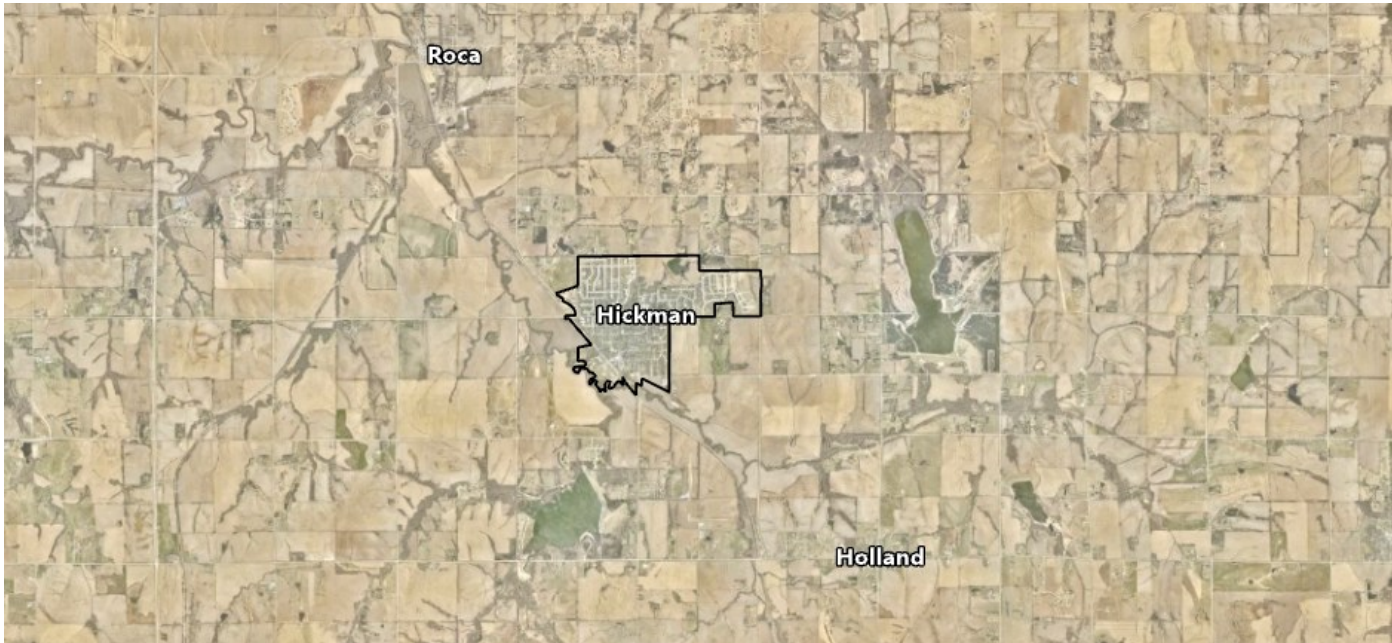
*Egger in Lancaster County. However, in recording the procedures, the spelling of the name was recorded as "Hickman". It has remained so to this day.*

*Hickman was incorporated in 1885. There was a thriving business district, which included a bank, a furniture store, an elevator, a blacksmith, and a*



Photo 1.1: Postcard from Hickman from the early 1900s  
Source: CALMIT- UNL

Figure 1.1: Hickman



Source: Marvin Planning Consultants

newspaper ("The Hickman Enterprise"). A school was built as well as several churches.

Soon after the turn of the century, a hotel was built. There was also a harness shop, a saloon, a pool hall, a grocery store, a barber shop, a mercantile, and both a doctor and a dentist. The Hickman Telephone Company also was in business. The population in 1910 was 478.

Hickman, located near Salt Creek, has had many floods. A severe one was recorded in 1908. A flood in 1947, followed closely by a larger flood in 1950, did great damage to the town. Another in 1958 prompted serious consideration of two watershed dams. Completed by 1980, the dams helped the flooding problem, but did not control all the water that fell in 1982. Other disasters included a tornado that did considerable damage in 1967. In times of need, the

community pulls together to repair the damage.

The Southern Lancaster County Fair was held in Hickman Park in 1984. The first Old Settlers' Picnic was held on August 8th, 1899. The community has maintained the tradition of this celebration each summer since.

In the 1930s a water tower was erected, and a fire department was organized. During that decade a new school was dedicated, as was the Legion Hall and a library. In 1968 a new fire barn was needed downtown. The department quickly outgrew that location so that in 1987 a larger station was build on 68th and Hickman Road.

One of the biggest changes that took place in our town happened in 1964, when schools from several communities reorganized to become the Norris School District 160.

The 1970 census lists Hickman's population at 470. In 1972 a sanitary improvement district was established and in improvement project added approximately 40 new homes to the east side of town, called Wagon Train Addition. In 1987 the Village of Hickman annexed the homes in this area, which increased the population of the town to over 1,000. At this time, we became a City!

A celebration was held. Attorney General Robert Spire officiated at the special ceremony in the park. A special election was held as we changed over to a mayor-city council form of government, and the new members were sworn into office in June 1988.

The Hickman of today is very different from the settlement that was established in 1871, however, it still has congenial community spirit. While many of our residents are descendants

*of original homesteaders, there are also many new people who have discovered our town. Many of them are employed in Lincoln, but enjoy the small-town atmosphere we have to offer. New homes are being built every year, and young families are happy to find older, affordable homes in which to raise their families. This makes the future look as interesting and as vital as the past for our town, Hickman.*

(Note: Text modified slightly from website.)

Sources: [www.hickman.ne.gov](http://www.hickman.ne.gov) ;  
Linda Bryant and Nancy Votta

## Comprehensive Plan

This plan will accomplish the following for the City of Hickman:

1. Promote orderly growth and development for the community;
2. Provide policy guidelines to enable citizens and elected officials to make better informed decisions about the future of the community;
3. Provide a guideline for the location of future developments and uses within the planning jurisdiction of Hickman;
4. Provide a vision and direction for the future planning period of the city, and;
5. Act as an information and management tool for community leaders to use in their decision-making process when considering future developments

This plan **is not a static document**; it should evolve as changes in the land use, population, or local economy occur during the planning period (2025 to 2045).



Photo 1.2: Hickman City Hall and Community Center  
Source: City of Hickman

## The Planning Process

The Comprehensive Plan begins with the development of general goals and policies, based upon current and future issues faced by the community and its residents. These are intended to be practical guidelines for addressing existing conditions and guiding future growth.

In conjunction with the development of general goals and policies, a data collection phase occurs. Data are collected to provide a snapshot of the past and present conditions within the community. Analysis of data provides the basis for developing forecasts for future land use demands, as well as future needs regarding housing and facilities.

The Comprehensive Plan is a **blueprint** designed to identify, assess, and develop actions and policies in the following areas:

- Housing
- Economics and Economic Development
- Community Facilities
- Parks, Recreation, and Attractions
- Public Safety
- Utilities and Energy
- Hazards
- Land Use
- Annexation
- Transportation

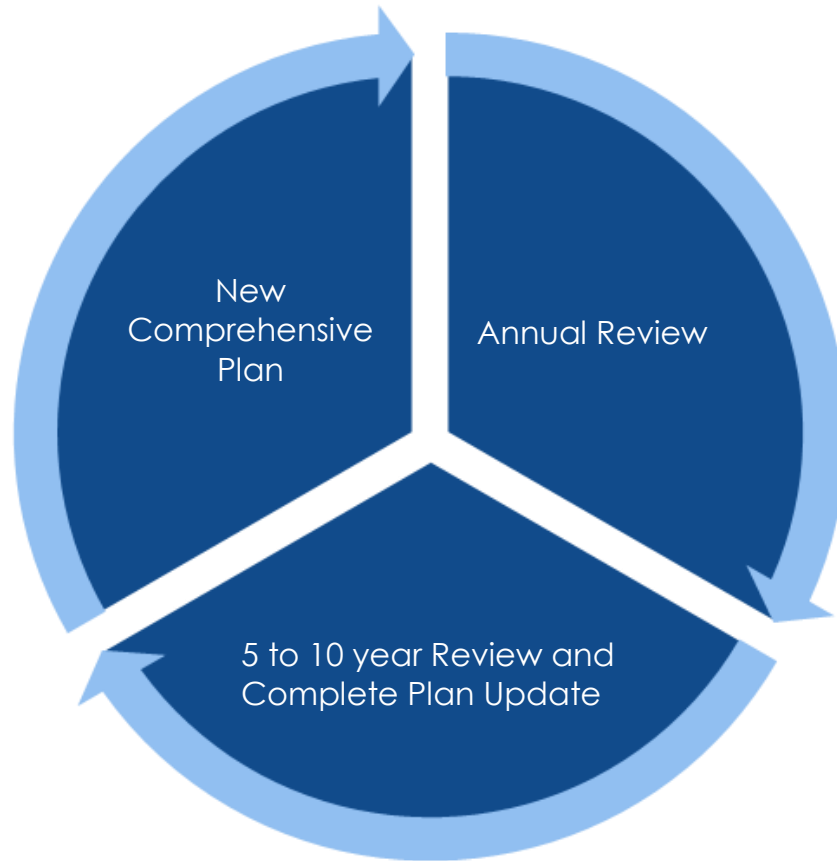
The Comprehensive Plan contains recommendations which when implemented will be of value to the community and its residents. Tools, programs, and methods necessary to carry out the recommendations will be identified through the process.

Nevertheless, implementation of the development policies contained within the plan is dependent upon the adoption of the plan by the governing body and the leadership exercised by the present and future elected and appointed officials of the City.

## Plan Preparation

The Plan was prepared under the direction of the Hickman Planning Commission, with the assistance and participation of the Hickman City Council, City staff, citizens of Hickman, and those who live elsewhere but work in or regularly visit the city.

The time period for achieving the goals, programs, and future developments identified in the Hickman Comprehensive Plan is 20 years. However, the community should review the plan annually and update the document every five to 10 years (2030-2035), or when major, unanticipated opportunity arises. Completing updates every five to 10 years or so will allow the community to incorporate ideas and developments not known at the time of the present planning process.



## Plan Components

Nebraska State Statutes require the inclusion of certain elements in a Comprehensive Plan. A "Comprehensive Development Plan," as defined in Neb. Rev. Stat. § 19-903 (Reissued 1997), shall meet the following descriptions and requirements:

The regulations and restrictions authorized by sections [19-901](#) to [19-915](#) shall be in accordance with a comprehensive development plan which shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth which shall be based upon documented population and economic projections. The comprehensive development plan shall, among other

possible elements, include:

(1) A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land;

(2) The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities;

(3) The general location, type, capacity, and area served of present and projected or needed community facilities including recreation facilities, schools, libraries, other public buildings,

and public utilities and services; and

(4)(a) ...an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas. Failure of the plan to identify subjects for annexation or to set out standards or qualifications for annexation shall not serve as the basis for any challenge to the validity of an annexation ordinance.

Regulations shall be designed to lessen congestion

*in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect property against blight and depreciation; to protect the tax base; to secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts.*

*Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.*

Analyzing past and existing demographic, housing, economic, and social trends allows for the projection of potential conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change due to unforeseen factors. In addition, past trends may be skewed or the data may be inaccurate, creating a distorted picture of past conditions.

Therefore, it is important for Hickman to closely monitor population, housing, and

economic conditions impacting the city. Through periodic monitoring, the City can adapt and adjust to changes at the local level. Having the ability to adapt to socio-economic change allows the City to maintain an effective Comprehensive Plan for the future, to enhance the quality of life for its residents, and raise the standard of living for all residents.

## **Governmental Organization**

The Hickman City Council performs the governmental functions for the city. Pursuant to Neb. Rev. Stat., §19-901, the planning and zoning jurisdiction for the city includes the corporate area as well as the area within one mile of their corporate limits.

## **Process for Adoption**

When it is time to adopt this Comprehensive Plan, the City Council has the opportunity to choose the means of adoption. State Statutes allow for the plan to be adopted as either a Resolution or an Ordinance. However, the means used to adopt the plan is the process to be used in the future to amend it.

Adoption of the Comprehensive Plan requires both the Planning Commission and City Council hold separate Public Hearings. After the Planning Commission Public Hearing, the Planning Commission makes a recommendation to the City Council, who then holds their Public Hearing. Notice of both public hearings is required to be published in the newspaper of

general circulation a minimum of 10 days prior to each hearing.

## **Data Variations**

In some chapters, American Community Survey (ACS) data was used alongside U.S. Census Bureau data during this planning project. ACS data is based upon statistical sampling from the U.S. Census Bureau's data; therefore, there may be variations in the numbers presented based on the source.



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# Chapter 2 Community Engagement

## Your Hickman

Community engagement is vital to a successful planning effort. Public participation makes it possible to have a clearer understanding of how the residents feel regarding **their** communities. During every planning process, there are limited numbers of individuals concerned about the effort either because things are going in a positive direction or specific issues do not impact them. Regardless, those concerns do not minimize the importance of community engagement. Knowing, recording, and then acknowledging what residents think of their communities makes the Comprehensive Plan truly a community's.

Community engagement efforts were led by Marvin Planning Consultants.

## Participation Methods

Transparent and frequent public participation was designed as a major component of this Plan. The process included multiple approaches. It was structured in a manner allowing for stakeholders to be involved in numerous ways throughout the process - if stakeholders missed a meeting, they were still able to provide their thoughts and input through other means. The key elements of participation included:

- A project website;
- Postcards;
- Stakeholder interviews;
- A town hall meeting, and;
- a Citywide survey

## Website

A special project website was established at the onset of the planning process. The project website served as a means to notify residents about upcoming meetings, inform them on the

importance and purpose of comprehensive planning, provide links to input methods, and provide updates on the status of the project.

## Postcards

In order to get the most public participation possible, the planning team developed informational postcards. The postcards led readers to the project website and to the project survey. The postcards were mailed to every address in Hickman and the surrounding area (based on postal routes).

## Stakeholder Interviews

The planning team interviewed key stakeholders to get their input on the current state of the city, and what they view as the future of Hickman. The following groups and or persons were interviewed:

- Senior citizens at an Aging Partners event;
- The City Administrator;
- The City Zoning Enforcement Officer, and;

- The City Mayor

Each group gave the planning team their thoughts on the strengths, challenges, and opportunities of living, working, and playing in Hickman.



### Strengths:

- Small-town feel
- Friendly people
- Knowing your neighbors
- Norris School District
- Strong city services
- Available senior care
- Proximity to Lincoln, being a bedroom community



### Issues:

- Strain from rapid growth
- Being a bedroom community to Lincoln
- Water supply and quality
- Drawing and retaining businesses to the city
- Not enough places to eat
- Affordability of city with recent growth
- No grocery store
- Post Office is not ADA friendly



### Opportunities:

- Smart growth
- More businesses, especially downtown
- Grocery store
- Recreation such as trails, aquatic centers, and parks by new developments
- More housing developments
- Expansion of City services to meet growth
- Funding infrastructure improvements and maintenance to meet growth
- Trail connectivity
- Smart fiscal management
- Expanded senior care services

### Citywide Survey

SurveyMonkey, a web based survey tool, was utilized for gathering more specific input on Hickman. The survey process allows individuals to provide input while remaining totally anonymous. The survey data helped to identify what people want preserved, what needs to be changed, what makes Hickman a comfortable place to live, and what their big ideas are for the future. The survey provided an outlet for persons to provide input if they were unable to attend the town hall meeting in April of 2024. Complete results of the survey can be found in Appendix A.

### Community Meeting - Gathering Input

An open house meeting was held April 4, 2024. At this meeting, 20 attendees provided input on

the Comprehensive Plan and the city overall. Attendees were split into small discussion groups, and then asked six questions about the current, and future, state of the city. Their responses were recorded by the planning team, and can be seen below. Certain responses were repeated by the groups. These comments are noted with a number next to it representing the number of responses.

### Why do you choose to live or have a business in Hickman?

- Born and raised and still here
- Left but came back for family
- It is home
- In home daycare
- Want to give back to community that gave to us
- Close to Lincoln (x3)
- Norris School District (x3)
- Small town feel (x4)
- Family (x2)
- Available housing
- Growing community
- Opportunities associated with growth
- 3 different ways to get to Lincoln
- Proximity to grand kids
- Fastest growing town, larger than 1,000 people, in Nebraska
- Because its not Lincoln (x2)
- Safety: family can play outside, low crime levels
- Everyone knows their neighbors
- ATV/UTVs are fun to ride in town

### What are the biggest opportunities Hickman has for the future?

- Growth
- Family
- Small town living
- Service focused business - non industrial focus
- Business opportunities

- Proximity to Lincoln
- Business and residential growth
- Technology resources - internet broadband
- Retain our youth and young families
- Indoor recreation facility
- To gain an identity - is downtown "main street"? Is 68th "main street"?
- Light industrial
- 3 recreation areas to tie into trails
- Homestead trail connection

### What are the biggest challenges Hickman has right now?

- Supporting Hickman businesses versus Lincoln chains
- Keeping the small town feel
- Not out growing the school district
- Community apathy
- Trying to not be like Lincoln
- Lack of fast restaurants
- Limited health care options
- Youth activities
- Funding sources, tax revenue
- Infrastructure: water, electricity, sewer, roads (x3)
- Retaining or keeping young adults
- Jobs
- Housing, affordable housing (x2)
- High speed internet
- Niche businesses
- Road expansion - turn lanes, better accessibility
- Recreational facilities for middle and high school kids
- Marginal property tax rate: does it benefit them enough as is?
- Infrastructure being able to meet growth
- Affordable housing
- Accessible parking ramps in parks and buildings
- Defining an identity for Hickman

- Feedlot smell

### What city projects would you like to see undertaken within the next 10 years?

- More neighborhood parks (x2)
- Golf course (x2)
- Pool or splash pad (x2)
- Dog park
- Complete trail system (x2)
- Viaduct on Hickman Rd to Hwy 77
- Infrastructure: streets, electricity, water, sewer
- Technology upgrades
- Youth facilities
- Motocross track, paved
- Trail from under crossing to Woodland Blvd
- Continuous loop of a trail, 8-10' width
- Add shoulders to Hickman Rd, Roca Rd, 68th St
- Disc golf
- Cleaning up downtown
- More business downtown
- More parking downtown
- Deputy full time
- Community recycling drop off

### Why do you love Hickman?

- School system
- Proximity to Lincoln
- Parks for youth
- Small town feel (x2)
- Walking trails/parks (x2)
- Safety
- People (x2)
- Community center (x2)
- Community playhouse
- Theater
- Skate park
- Black Dragon Display Show
- Walkable city
- Fireworks and block parties
- Hay Days
- Snow removal
- Cornfields
- Neighbors
- Quiet
- Its not Lincoln

- The bar/food
- Chickens
- Lakes/outdoors
- Trails

### How would you describe the ideal Hickman 20 years from now?

- Thriving community but small town feel
- Restaurants, boutiques, and a shopping district
- Preserved the historic buildings while incorporating the new
- Road/street improvements
- Grocery store
- Manufacturing industry
- Reasonable tax levy
- Good sound infrastructure: water, sewer, electricity
- YMCA type facility
- Connecting trails
- Possibly police department
- EV Charging stations
- More restaurants, retail
- Best in class infrastructure
- Independent from Lincoln
- Revitalize downtown - growing it to Chestnut St
- More businesses and choices
- 3-5 stable industry businesses, employing 500+ people
- Golf course
- Retirement village
- Pool
- Ice cream shop
- Avoid being annexed by Lincoln
- Balanced growth plan throughout
- Affordable living



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## Chapter 3 Population

### Population Trends

Understanding past and existing population trends and applying them to the future is a critical action Hickman should undertake. Hickman's decision-makers should understand where the city has been, where it is currently, and where it appears to be going. Population trends impact all major components comprising the city including housing, economics, medical services, local employment, education, and fiscal stability. Population projections also provide an estimate for the city to base development decisions and future land uses.

The trends examined in this chapter compare Hickman to Lancaster County and its communities. Comparisons to Lancaster County are important, as Hickman's growth can be attributed to its location within the county. It is important for Hickman to understand the region to better plan for this

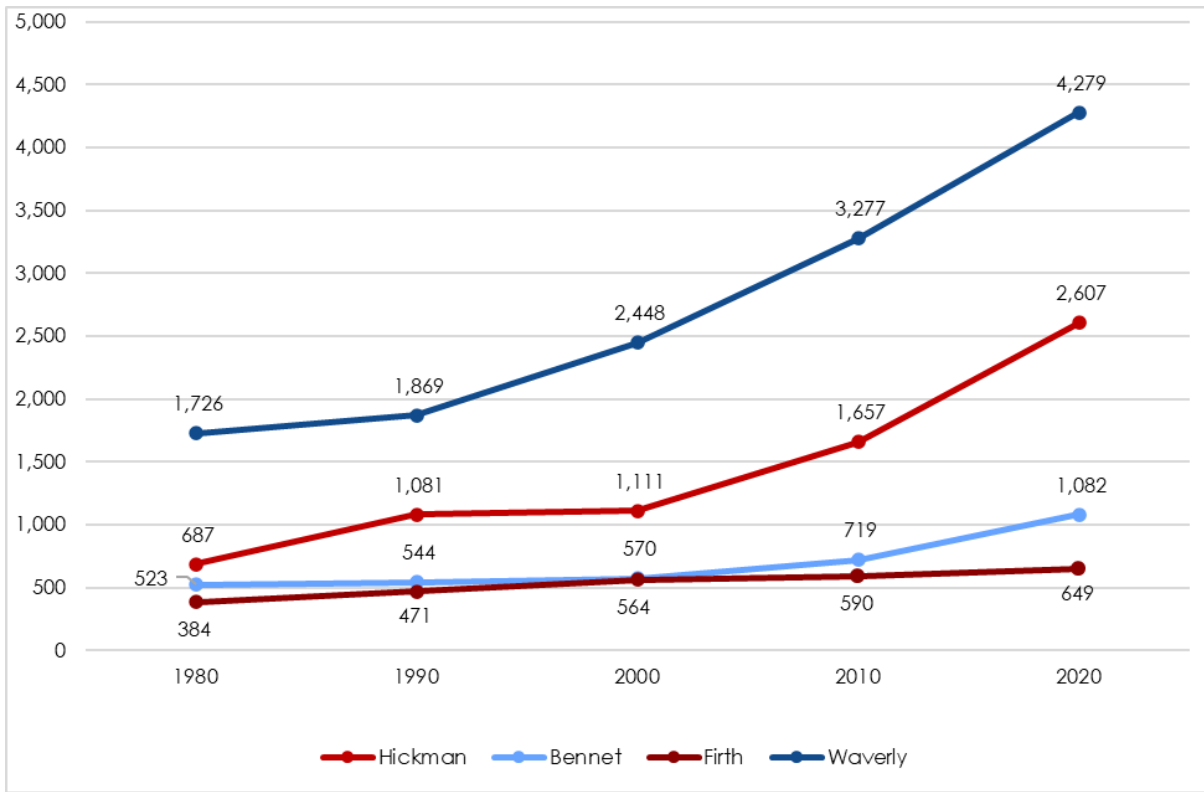
growth. All other cities and villages in Lancaster County were selected as well. The other cities in Lancaster County are not isolated regional centers, and instead are heavily dependent on the Lincoln economy for their prosperity and growth.

Ultimately, population projections are only estimates and unforeseen factors may affect projections significantly. The review of these projections should occur regularly, particularly as new data are released by the Census and the ACS.



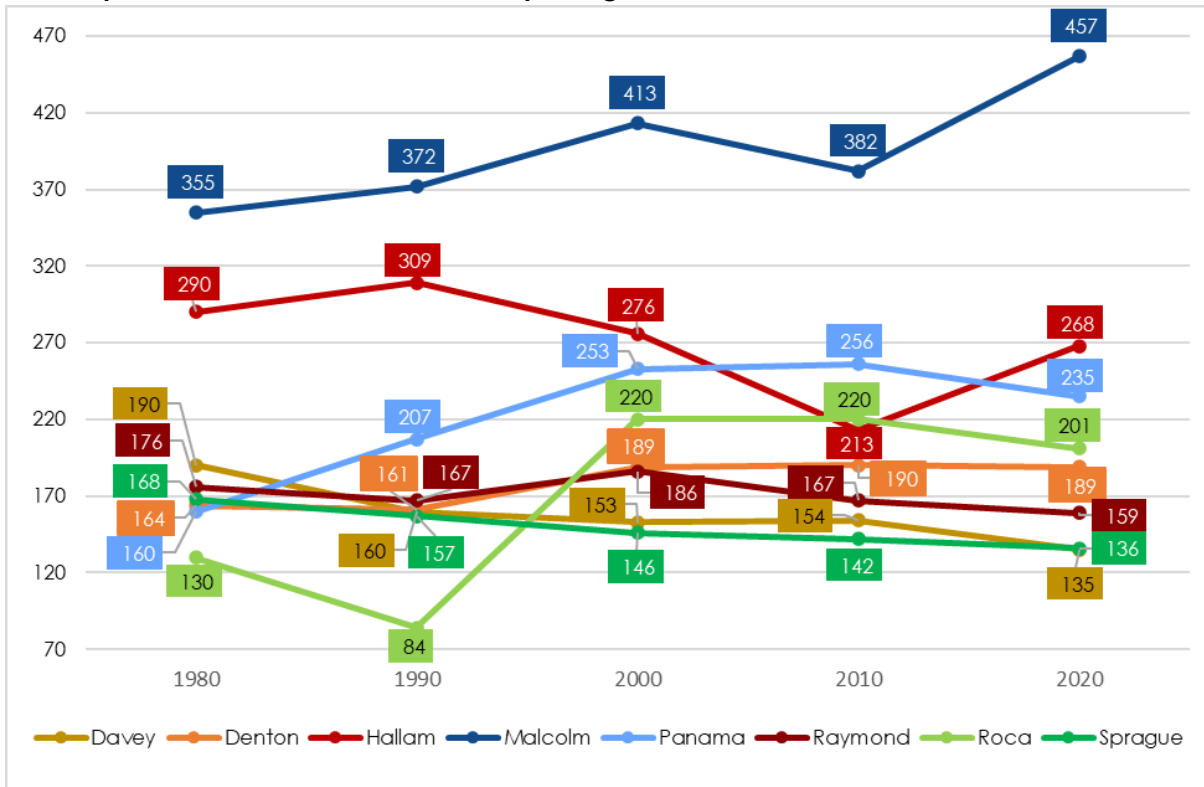
Photo 3.1: Sunday Auction in Hickman, 1973  
Source: US National Archives

Figure 3.1: Population Trends, Hickman, Bennet, Firth, and Waverly 1980-2020



Source: U.S. Census Bureau 1980 - 2020

Figure 3.2: Population Trends, Lancaster County Villages, 1980-2020



Source: U.S. Census Bureau 1980 - 2020

### Trends Analysis

Figures 3.1, 3.2, and 3.3 contain the population over the previous 40 years, comparing Hickman to the cities and villages of Lancaster County. These data are the basis for the eventual projection lines for population scenarios in the community.

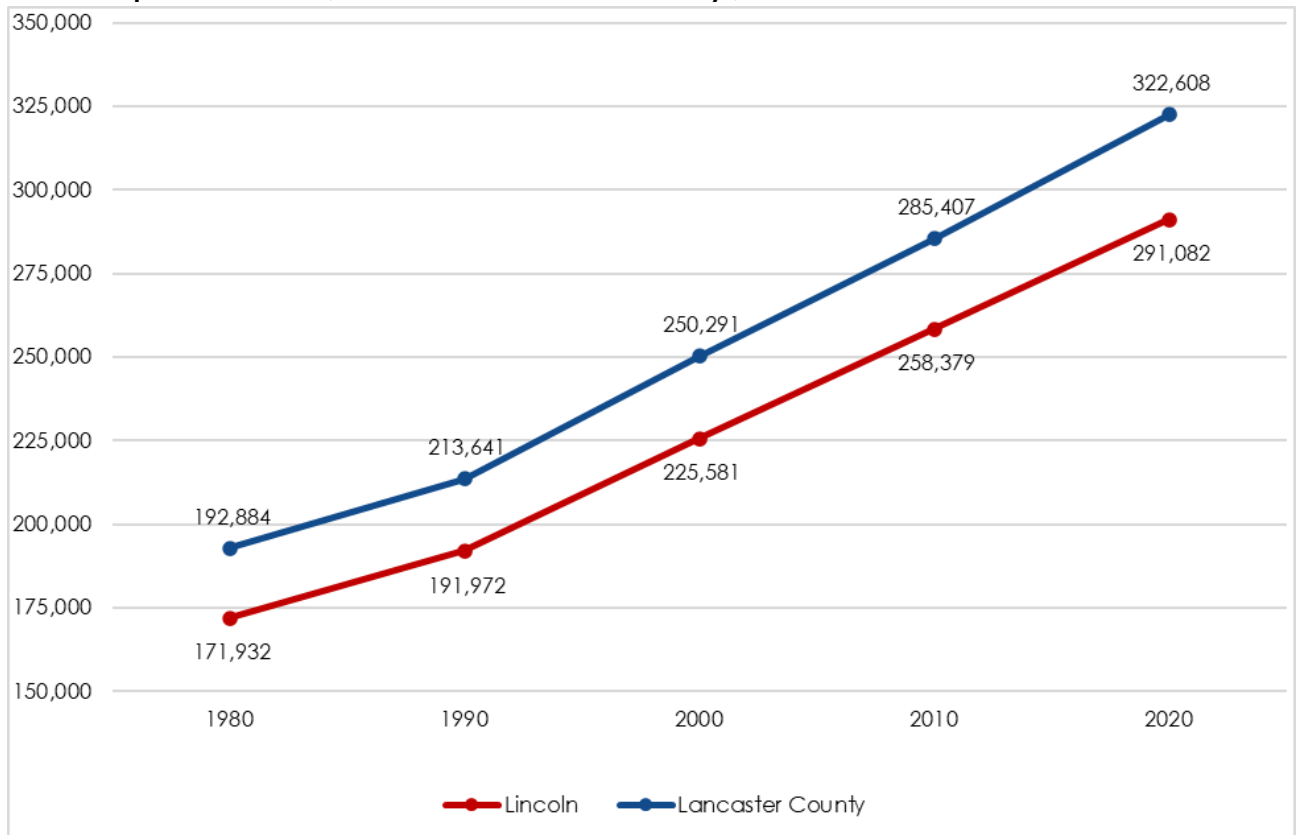
In comparison to Lancaster County, Hickman has the second largest current population behind Lincoln and Waverly. Hickman once had a more comparable population to other cities and villages in the county in 1980 but has since experienced massive population growth. Hickman has grown compared to other municipalities in Lancaster County for several factors; proximity to US-77, quality existing infrastructure compared to nearby villages, and the

**Table 3.1: Age Characteristics, 2012-2022**

Male and Female Populations 2012-2022					
Age in 2012	2012 population	Age in 2022	2022 population	Cohort Change	% Change
		0-4	299	-	-
		5-9	459	-	-
0-4	193	10-14	199	6	3.11%
5-9	166	15-19	152	-14	-8.43%
10-14	174	20-24	82	-92	-52.87%
15-19	81	25-29	26	-55	-67.90%
20-24	62	30-34	253	191	308.06%
25-29	123	35-39	340	217	176.42%
30-34	22	40-44	215	193	877.27%
35-44	169	45-54	191	22	13.02%
45-54	225	55-64	228	3	1.33%
55-64	140	65-74	148	8	5.71%
65-74	71	75-84	74	3	4.23%
75 & older	66	85 & over	31	-35	-53.03%
<b>Total</b>	<b>1,689</b>		<b>2,697</b>	<b>447</b>	<b>59.68%</b>

Sources: ACS 5-Year Estimates 2012 and 2022

**Figure 3.3: Population Trends, Lincoln and Lancaster County , 1980-2020**



Source: U.S. Census Bureau 1980 - 2020

suburbanization of south Lincoln bringing jobs and facilities closer to Hickman. For those reasons, Hickman now has over 1,000 more persons than Bennet, the next closest municipality in population.

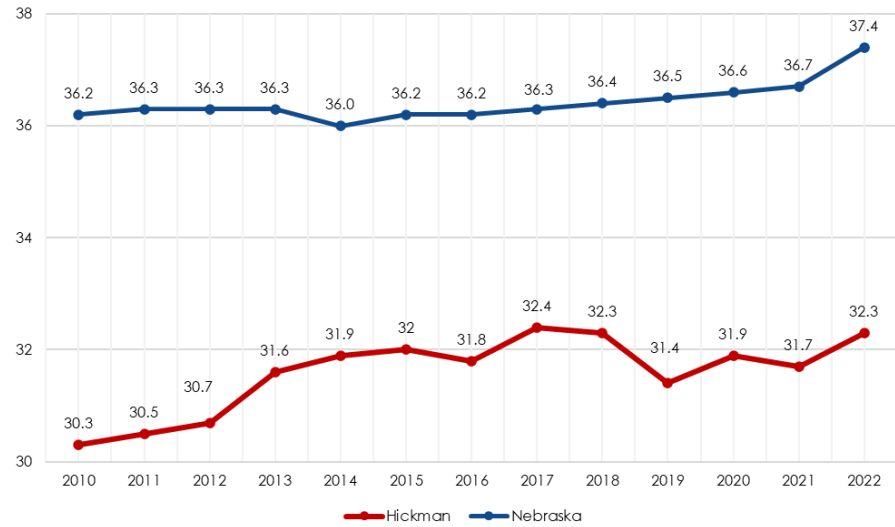
In comparing growth rates to other communities in Lancaster County, Hickman fares considerably better. Most communities saw consistent growth or a slight decrease in population; Hickman grew by 279% over the period, which was the highest growth rate for any municipality in Lancaster County. Lincoln had a growth rate of 69% while the county had a growth rate of 67%. Hickman also outpaces the next fastest growing city, Waverly, by over 100%.

### Age Structure Analysis

Age structure is an important component of population analysis. By analyzing age structure, the city can determine the key dynamic affecting the population growth or decline, and sustainability of Hickman's population. Each age group affects the population in a number of different ways; the existence of large younger age groups means a greater ability to sustain future population growth compared to large older age groups.

Table 3.1 contains the age group structure for Hickman in 2012 and 2022. The examination of the city's age structures provides an understanding of where some of the population shifts are occurring. Reviewing population in this manner permits a detailed analysis of which specific groups are moving in and out of the city. Positive changes in a group

**Figure 3.4: Median Age, Hickman and Nebraska, 2010-2022**



Source: ACS 5-Year Estimates 2010 - 2022

indicate in-migration or births. Negative changes in a group indicate out-migration or a combination of out-migration and deaths.

Hickman saw growth in eight age groups from 2012 to 2022. The 0-4 and 5-9 groups are always an increase as these individuals were not alive for the 2012 American Community Survey. Outside of these age groups, the other increases were in the 10-14, 30-34, 35-39, 40-44, 45-54, 55-64, 65-74, and 75-84 age groups. When you eliminate the first two younger populations, 447 people moved into Hickman during this period. Adding the new births into the mix, the total population growth was 1,205 people.

There were four age groups from 2012 having declined by 2022. The group with the greatest loss was the 20-24 age group, which lost 92 persons, or 52.9% over the time period. The 25-29 age group lost the second most persons, losing 52 persons, or 67.9%. Those over 85 lost significant population

as well.

Overall, Hickman had a positive population pattern occur during the 10 year period, gaining 59.6% of its population when accounting for births as well as in-migration, out-migration, and deaths.

### Median Age

Tables 3.4 compares the median ages of Hickman and Nebraska between 2010 and 2022. The median age for Hickman only increased by two years during this time period (30.3 to 32.3). Hickman has a lower median age compared to the state. The presence of many young families wanting to raise their children in a small town environment while the economic opportunities of Lincoln are a short drive away are likely reasons why Hickman's median age has consistently been lower compared to the state's median age. As shown in Table 3.1, family bearing aged persons are entering the city, leaving Hickman with a younger population and a consistently lower median age.

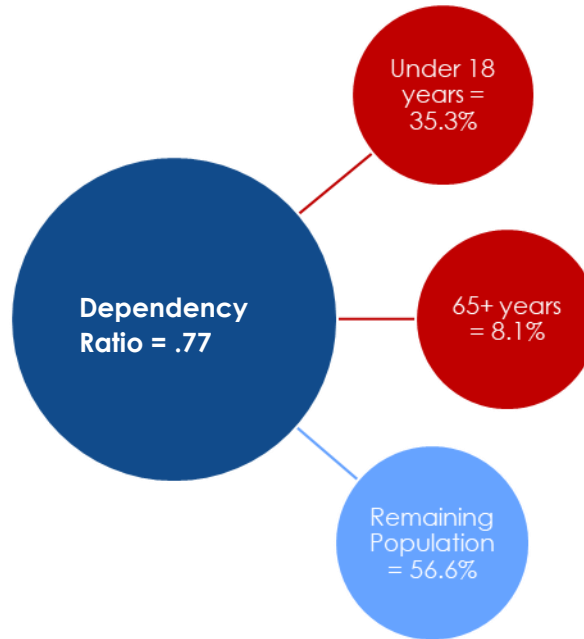
**Dependency Ratio**

This ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the incomes of others.

< 1: 1 Independent resident is able to support more than 1 Dependent resident  
 =1: 1 Independent resident able to support 1 Dependent resident  
 >1: 1 Independent resident able to support less than 1 Dependent resident

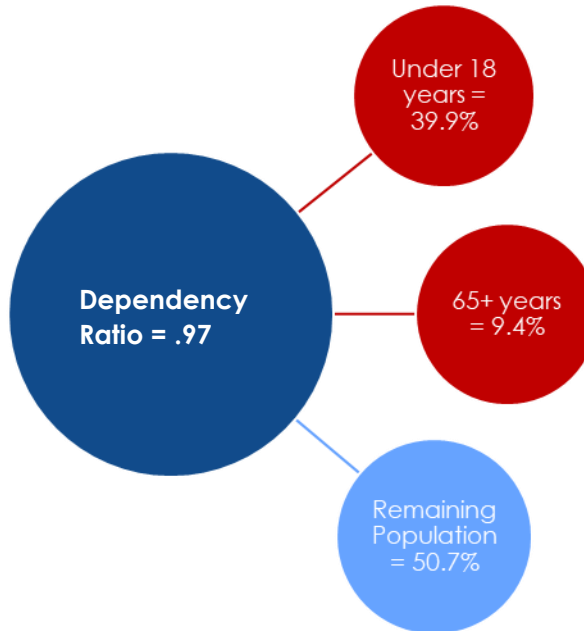
(%18 years and younger + % 65 years and older)  
 Divided by  
 % of remaining population

**Figure 3.5: Dependency Ratio, 2012**



Source: ACS 5-Year Estimates 2012

**Figure 3.6 Dependency Ratio, 2022**



Source: ACS 5-Year Estimates 2022

**Dependency Ratio**

This ratio examines the portion of Hickman' supporting age groups historically dependent upon others for survival (those under 18 years and those 65+ years). The ratio is important to examine as it focuses on the number of dependent persons and if there is enough employed persons in the community to support the dependent populations and the employed population.

Figures 3.5 and 3.6 indicate the dependency ratios for 2012 and 2022 in Hickman. The portion of persons less than 18 years of age increased greatly by 4.6% between 2012 and 2022, however those aged 65 years and older increased by 1.3% over the time period. In 2012, Hickman had a dependency ratio of 0.77. By 2022 the dependency ratio had increased to 0.97.

### Ethnicity

Analysis of ethnicity provides more detail as to the changes being seen in a community. Each resident bring their own cultures and beliefs to the area; supporting each culture and belief is paramount to the success of the city into the future. Both the City and school district need to track these changes annually in order to support and help these groups thrive.

Hickman was predominantly White alone in 2012; this did not change by 2022. The White alone population increased by 1,009 persons (a change of 61.6%) between 2012 and 2022. The total population ultimately increased to 90.07% White.

The Hispanic Origin (Any Race) population decreased from 38 to 29 between 2012 to 2022. The Some Other Race population group increased over the time period, increasing from no persons to eight persons. The other groups saw either a slight increase or decrease in persons over the time period. Despite the increases in these other groups, the population in Hickman remained a majority White alone. This will likely continue into the future for the city based on these trends.

### Educational Attainment

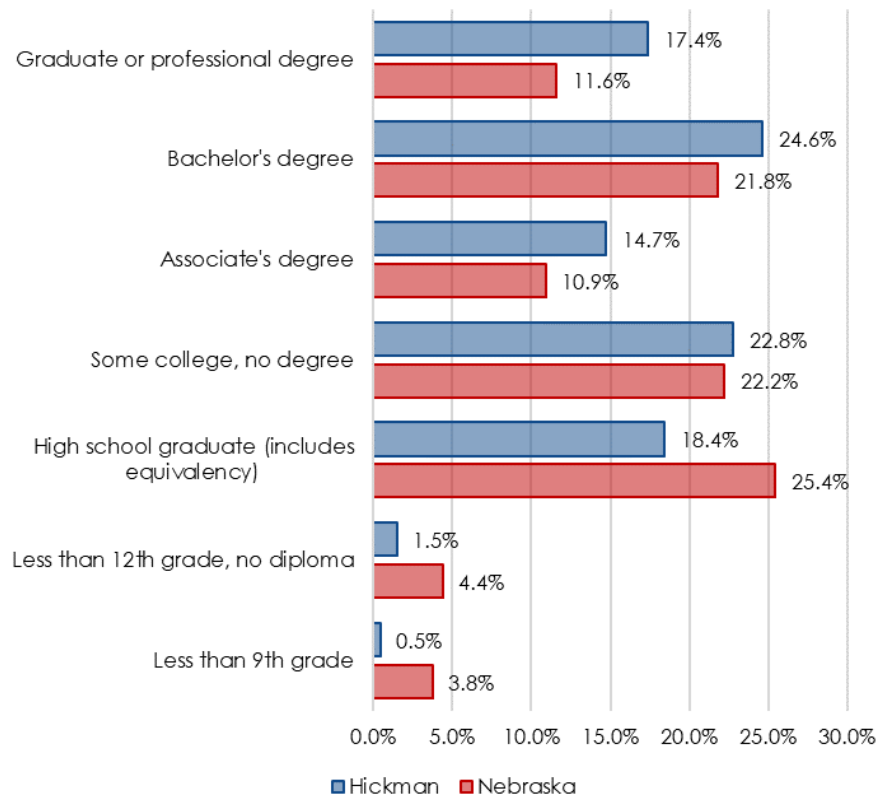
The majority of Hickman residents have Bachelor's degrees, or have attended some college with no degree. Among Hickman residents 25 years and over, 42.0% had a Bachelor's Degree or higher in 2022. There were 97.9% of Hickman residents the same age who were High school graduate or higher, compared to 91.9% statewide.

**Table 3.3: Population by Ethnicity, 2012 and 2022**

Ethnicity	2012		2022		2012 to 2022	
	Number	%	Number	%	Net Change	% change
White alone	1,636	96.86%	2,645	98.07%	1,009	61.67%
Black or African American alone	11	0.65%	8	0.30%	-3	-27.27%
American Indian and Alaska Native alone	0	0.00%	0	0.00%	0	-
Asian alone	3	0.18%	0	0.00%	-3	-100.00%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	0	0.00%	0	-
Some Other Race alone	0	0.00%	8	0.30%	8	100.00%
Two or More Races	39	2.31%	36	1.33%	-3	-7.69%
Hispanic Origin (Any Race)	38	2.25%	29	1.08%	-9	-23.68%

Source: ACS 5-Year Estimates 2012 and 2022

**Figure 3.5: Educational Attainment, 2021**



Source: ACS 5-Year Estimates 2021

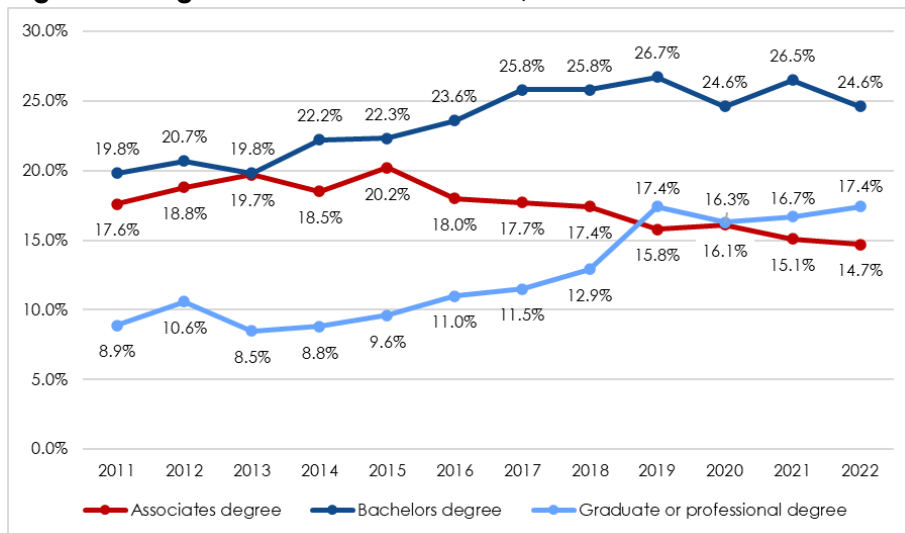
Income and higher education attainment tend to be highly correlated. Over recent years, the share of Hickman residents holding a higher education degree has risen gradually, but steadily, from 2011 to 2022. The share of persons with a Bachelors degree decreased by around 2% between 2021 and 2022. Nevertheless, as of 2022, 42.0% of the population in Hickman has a college degree.

Not all higher paying jobs require college degrees, and quality vocational and on-the-job training in this job environment can translate well into steady living wages. Nevertheless, continuing the increase in educational attainment will be beneficial to the community and economy.

### Population Projections

Population projections are estimates based upon past and present circumstances. The use of population projections allows Hickman to estimate the potential population in future years by looking at past trends. By scrutinizing population changes in this manner, the city will be able to develop a baseline of change from which future scenarios can be generated. A number of factors such as demographics, economics, or social may affect projections positively or negatively. At the present time, these projections are the best tool for predicting future population changes. There are many methods to project future population trends; the one projection technique used is intended to provide Hickman a broad overview of possible population changes in the future.

**Figure 3.7: Higher Education Attainment, 2011-2022**



Source: ACS 5-Year Estimates 2011 - 2022

### Trend Line Analysis

Trend Line Analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Hickman, four different trend lines were reviewed: 2010 to 2020, 2000 to 2020, 1990 to 2020, and 1970 to 2020. A review of these trend lines indicates Hickman will see varied levels of population changes between now and 2050. The following projections summarize the decennial population for Hickman through 2050.

### Summary of Population Projections

Three population projection scenarios were selected:

#### Low = 1990 to 2020

2030	3,496 persons
2040	4,688 persons
2050	6,287 persons

#### Medium = 1970 to 2020

2030	3,765 persons
2040	5,437 persons
2050	7,852 persons

#### High = 2010 to 2020

2030	4,102 persons
2040	6,453 persons
2050	10,153 persons

Each projection trend shows growth for the city. The range of growth between low and high is approximately 3,900 persons.

Year	1970 to 2020
2020	2,607 persons
2030	3,765 persons
2040	5,437 persons
2050	7,852 persons

Year	1990 to 2020
2020	2,607 persons
2030	3,496 persons
2040	4,688 persons
2050	6,287 persons

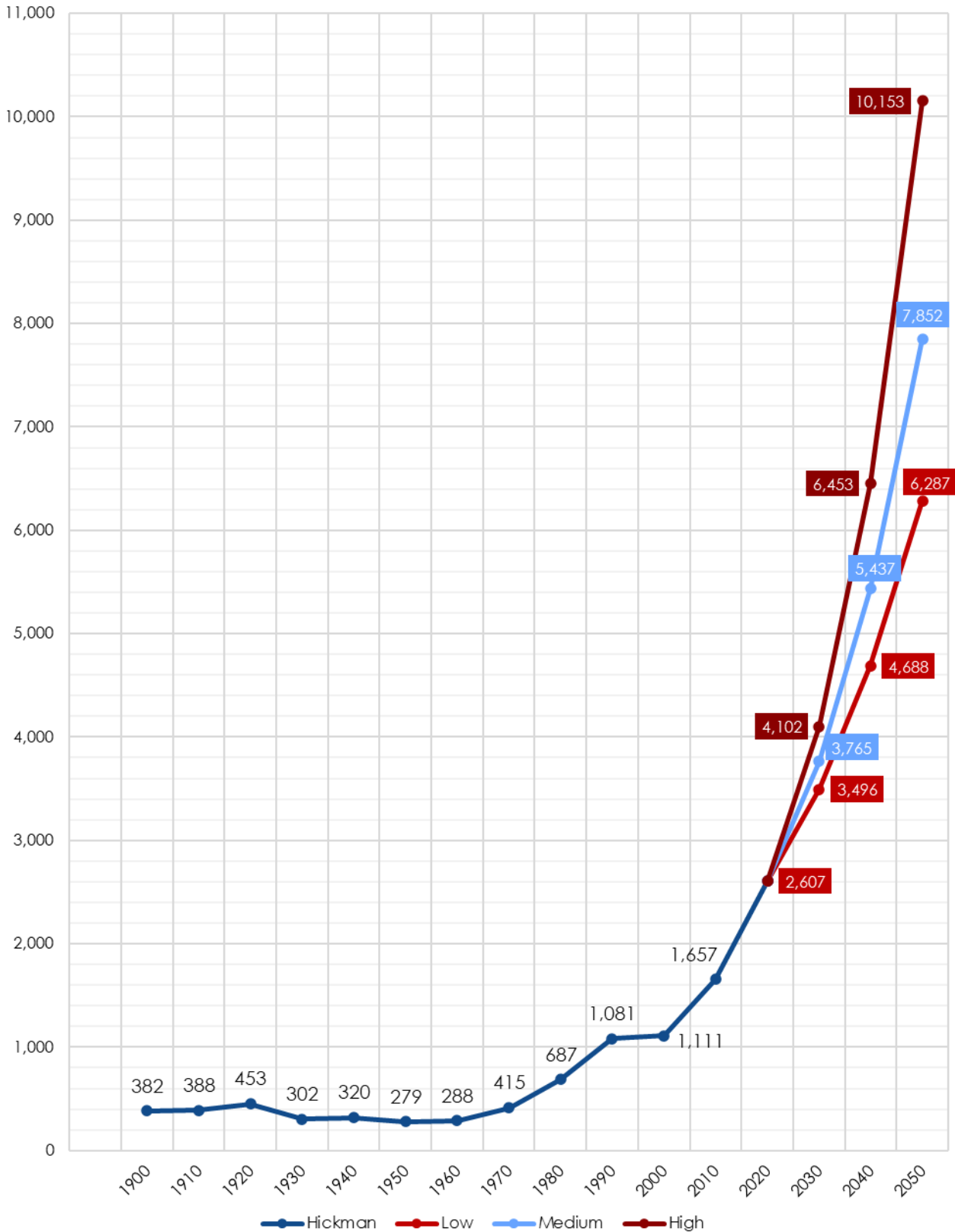
  

Year	2000 to 2020
2020	2,607 persons
2030	3,994 persons
2040	6,117 persons
2050	9,371 persons

Year	2010 to 2020
2020	2,607 persons
2030	4,102 persons
2040	6,453 persons
2050	10,153 persons

**Figure 3.8: Population and Projections**



Source: U.S. Census Bureau 1920 - 2020, Marvin Planning Consultants



# Chapter 4 Housing

## Housing

Housing is an essential need for all residents of a community. Housing preferences also vary widely between people and those in different stages of their life. Young families have different needs and preferences than senior citizens. Those preferences change constantly over time.

This housing profile examines the existing and projected housing market conditions for Hickman, with a focus on affordable and “missing middle” housing and needs of at risk households. Data used in this chapter comes from a variety of sources including the U.S. Census Bureau, U.S. Department of Housing and Urban Development (HUD), Lancaster County Assessor, third-party vendors, and qualitative information from focus group participants.

Projecting future housing needs requires consideration of multiple factors including population

change, household income, housing vacancy rates, employment rates, land use patterns, and residents' preferences. This chapter presents information on the household character of Hickman' residents, describes the existing housing stock and housing conditions, and considers future needs for housing.

## Household Character

Overall, Hickman has seen extensive growth over the past two decades, both in population and households. As Table 4.1 illustrates, the number of households in Hickman grew by only 51.5% from 2012 to 2022. All other types of household grew in this time period except for householders living alone which lost 6%. This checks out as the average household size slightly increased by 5% during the time period.

**Table 4.1: Hickman Households, 2012-2022**

	2012	2022	Change 2012-2022
Total Households	580	879	51.55%
Average Household Size	2.91	3.06	5.15%
Married-couple household	380	556	46.32%
Householder living alone	100	94	-6.00%
Households with one or more under 18 years	325	472	45.23%
Households with one or more 65 years and over	105	200	90.48%
Householder living alone, 65 years and over	50	76	52.00%

Sources: ACS 5-Year Estimates 2012 and 2022

## Households

In 2022, the number of persons in Hickman living in households numbered 2,690, a growth of 992 persons from 1,698 in 2012. According to the U.S. Census Bureau, seven persons lived in group quarters as of 2022.

## Household Size

As seen in Figure 4.1, the average household size in Hickman in 2022 was about 3 persons per household. The trend nationally has been towards a declining household size. Despite this trend, Hickman had a much larger average household size compared to the cities and villages of Lancaster County.

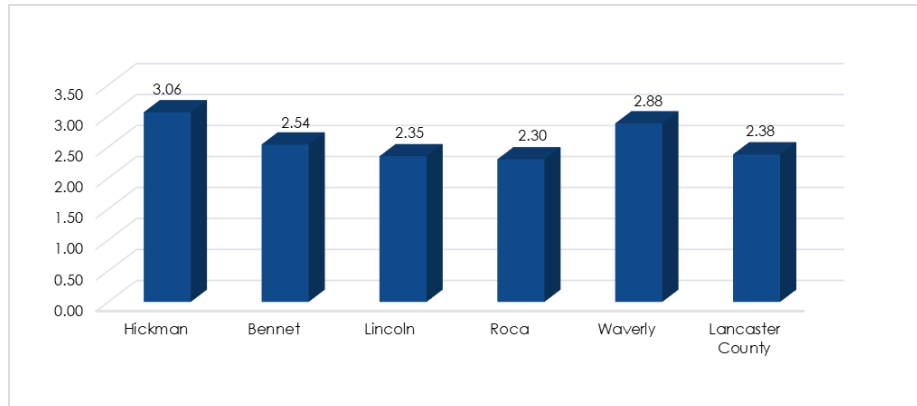
Two-person households were the largest group of owner-occupied housing in Hickman in 2022, with 238 housing units (Figure 4.2). By comparison, the largest household size for rentals was one-person households with 70 housing units.

In 2022, the largest home ownership age cohort (Figure 4.3) were those 35 to 44 years old (317 or 41.4%). The largest renter-occupied age cohort were those 85 years and older (24 or 21.2%). While home-ownership does tend to skew towards older demographics, there is a demand for rental housing among residents of all ages.

## Housing Stock

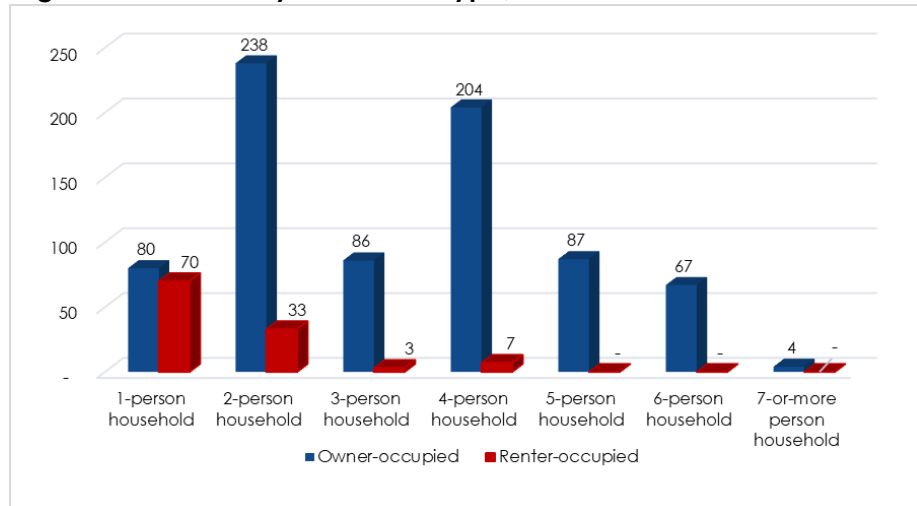
While the housing stock in Hickman continues to age, the share of older units is less than the state overall. However, as each year passes, the housing stock ages, and approximately 1% of existing housing units (on average) are removed from the housing stock through fires,

**Figure 4.1: Population and Projections, 2022**



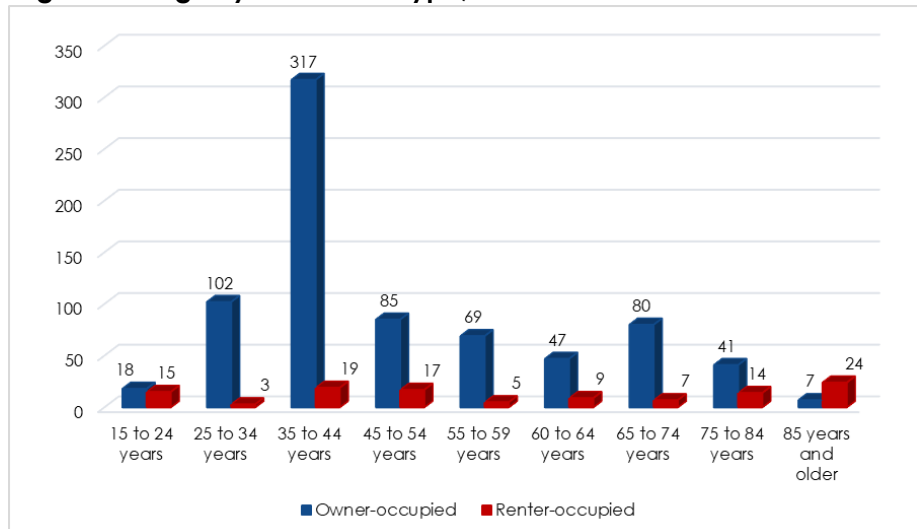
Source: ACS 5-Year Estimates 2022

**Figure 4.2: Persons By Household Type, 2022**



Source: ACS 5-Year Estimates 2022

**Figure 4.3: Age By Household Type, 2022**



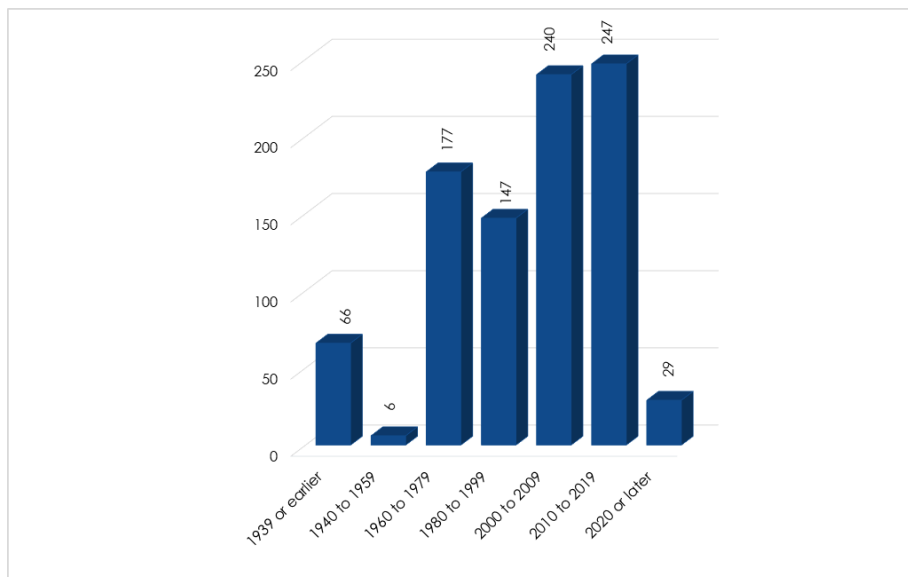
Source: ACS 5-Year Estimates 2022

demolition, or other means. If new units are not placed in service or existing units are not maintained or renovated, neighborhoods can deteriorate, leading to disinvestment and dissatisfaction.

### Age of Housing Units

Hickman' housing stock was primarily built over the last 20 years. Figure 4.4 shows over 400 housing units have been built during this time period accounting for 56% of the housing stock in Hickman. Even though most of Hickman's housing stock is new there are still older homes in the community which may be in need of repair and rehabilitation. Specifically the 7% of homes built before 1940 will have the greatest need.

**Figure 4.4: Age of Existing Housing Stock**



Source: ACS 5-Year Estimates 2022

**Table 4.2: Existing Housing Types, 2022**

Dwelling Type	Hickman % of total	Nebraska % of total
Single-Family, detached	86.4%	71.7%
Single-Family, attached	4.2%	4.0%
Duplex (2 units)	0.4%	1.9%
Tri- or Quadplex (3 or 4 units)	0.4%	2.5%
5 to 9 units	0.0%	4.1%
10 to 19 units	2.4%	4.9%
20 or more units	6.1%	7.7%
Mobile Home	0.0%	3.1%
Boat, RV, van, etc.	0.0%	0.0%
Total	912	848,023

Source: ACS 5-Year Estimates 2022

### Housing Types

A diverse variety of housing types within a community enables residents to more easily find housing which fits the current needs of their household. Hickman has a less diversified housing stock compared to the overall State of Nebraska. As shown in Table 4.2, 86.4% of Hickman' housing is single-family detached units, compared to 71.7% in the overall state. Hickman also has a greater proportion of single-family attached units compared to Nebraska.

"Missing middle" units are not represented as well in Hickman as they are compared to the overall state. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options.

As Daniel Parolek notes in his book *Missing Middle Housing* (2020), "These [housing] types have historically delivered attainable housing choices to middle-income families without subsidies and continue to play a role in providing homes to the 'middle income' market segment that typically straddles 60% to 110% average median household income, in new construction, for-sale housing."

Approximately 5.0% of Hickman's housing meets the definition of Missing Middle Housing (townhouse, duplex, triplex), compared to 7.4% within the entire state.

In addition to a variety of housing types, choices in number of bedrooms is important to ensure the housing stock is appropriate for the size of a community's families and households. The mix

of bedroom diversity in Hickman favors units with more bedrooms compared to the state overall as illustrated in Table 4.3.

### Vacancy Rates

A housing market is considered healthy when the effective vacancy rates are between 5% to 7%. This ensures an adequate product for new housing moving into a community and for existing residents to move into housing which better supports their household needs. A constrained housing market leads to price escalation, potential difficulties in attracting workers to a region, exasperating a tight labor market and hampering economic growth. The lack of available housing may also cause frustration from existing residents who may not find the desired product for their current lifestyle and may choose to leave the community in search of housing fitting their needs.

Conversely, a housing market with high vacancy rates can be problematic for a community. High vacancy rates may place downward pressure on for-sale and rental housing. While lower-cost housing is advantageous for renters and home buyers; it can result in less operating income for rental housing and less ability to borrow against a home's equity, leading to deferred maintenance and or home improvements.

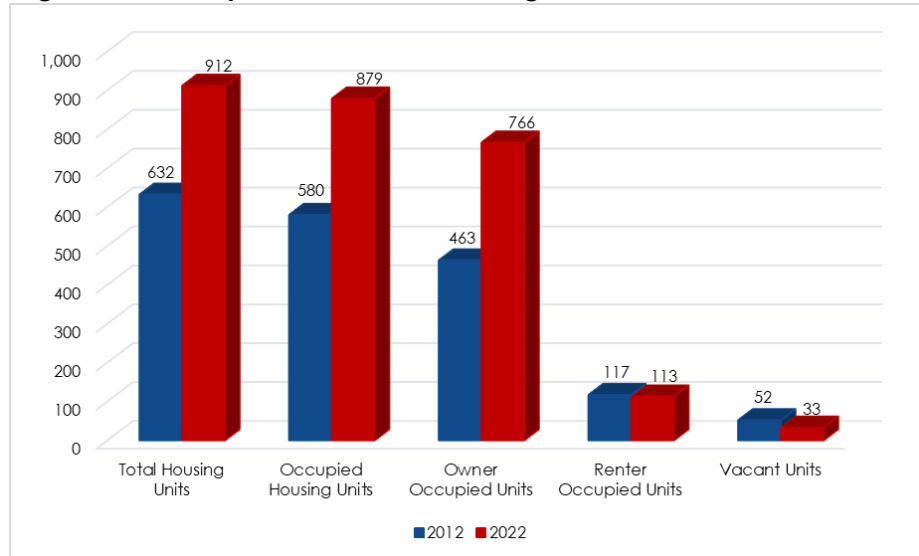
The ACS-estimated number of occupied housing units in Hickman grew from 2012 to 2022, while the number of vacant units shrunk. The number of owner-occupied units increased to 879 while the number of renter-occupied units slightly decreased to 113 (Figure 4.5). The vacancy

**Table 4.3: Number of Bedrooms, 2022**

Number of bedrooms	Hickman		Nebraska	
	Units	% of total	Units	% of total
0	21	2.30%	18,767	2.21%
1	80	8.77%	91,377	10.78%
2 or 3	414	45.39%	519,635	61.28%
4 or more	397	43.53%	218,244	25.74%
Total:	912		848,023	

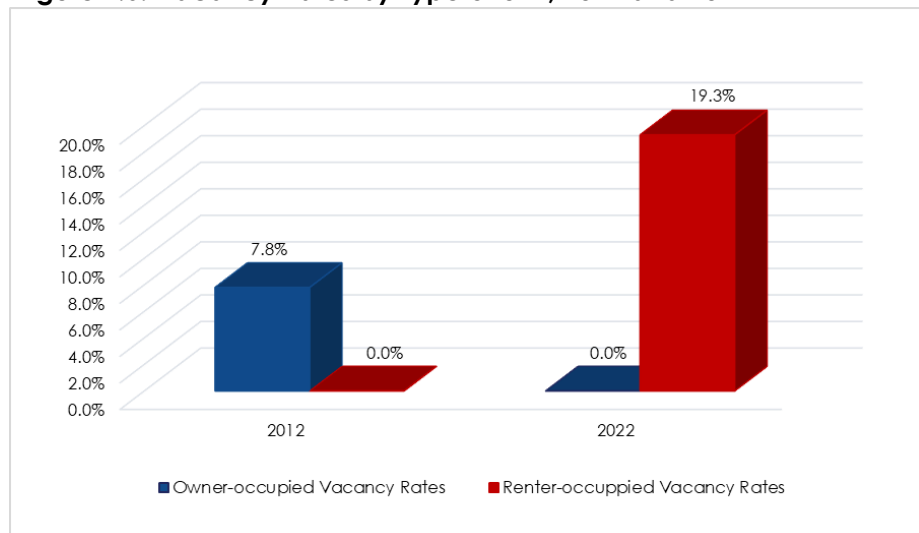
Source: ACS 5-Year Estimates 2022

**Figure 4.5: Occupied vs. Vacant Housing Units, 2012 and 2022**



Sources: ACS 5-Year Estimates 2012 and 2022

**Figure 4.6: Vacancy Rates by Type of Unit, 2012 and 2022**



Sources: ACS 5-Year Estimates 2012 and 2022

rate for owner-occupied units shrank from 7.8% to 0%, while the vacancy rate for renter-occupied units grew from 0% to 19.3% (Figure 4.6).

Over the same time period, the State's median value of housing had increased from \$126,700 to \$205,600. The median value in Hickman grew by nearly 90% over the time period, which was a greater increase than the growth seen in the state (nearly 62%).

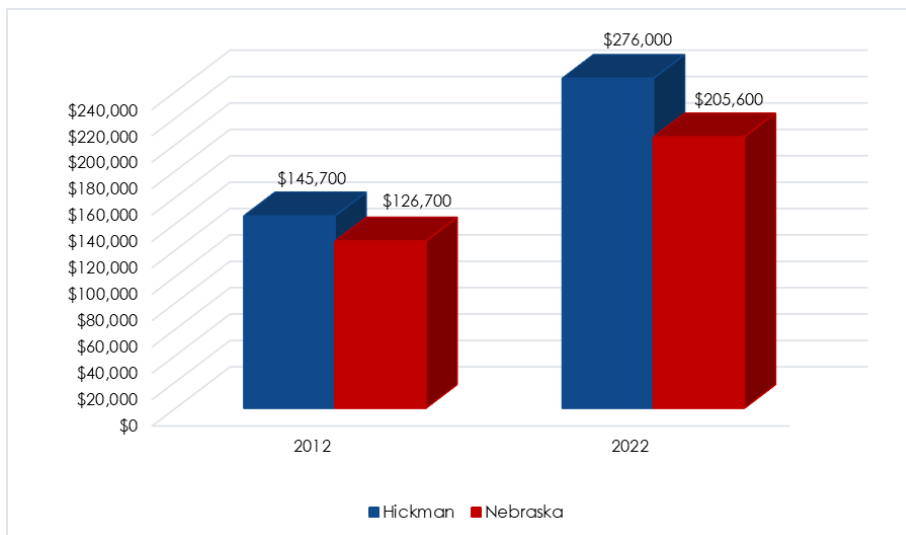
Median gross rent in Nebraska increased by 43.7% between 2012 and 2022. Median gross rent in Hickman grew by almost double, to around \$1,296 a month.

### Housing Conditions

If properties are allowed to fall into disrepair - either because the owner does not have the resources to maintain the structure or simply through neglect - properties can become highly dilapidated. If there is no intervention, it may cost more to rehabilitate the structure than is economically feasible. In many of those cases, these properties become abandoned.

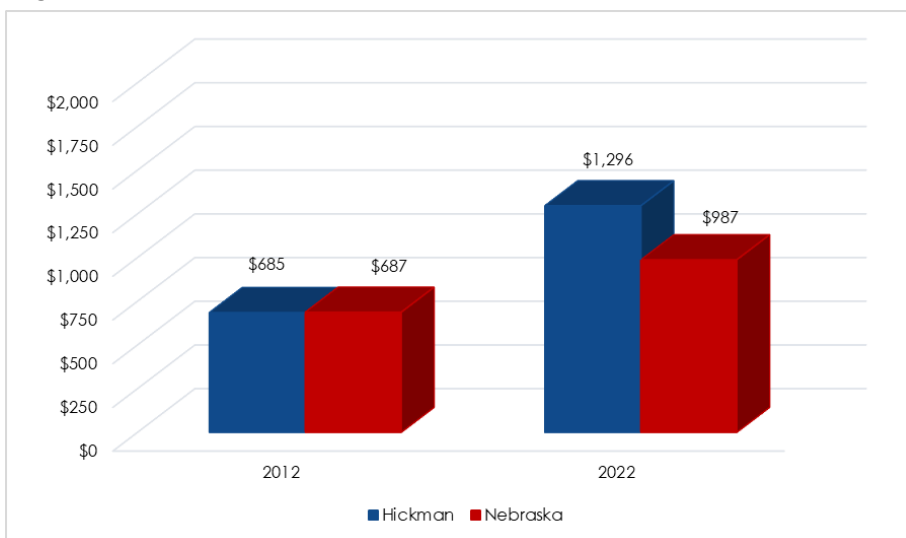
According to HUD guidelines, housing units lacking complete plumbing or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as hot and cold-piped water, a bathtub or shower, and a flush toilet; overcrowding is more than one person per room. In addition, anytime there is more than 1.0 persons per room, the housing unit is considered overcrowded, thus substandard. When applied to Hickman, three units were considered

**Figure 4.7: Median Value Owner-Occupied Units, 2012 and 2022**



Source: ACS 5-Year Estimates 2012 and 2022

**Figure 4.8: Median Gross Rent, 2012 and 2022**



Source: ACS 5-Year Estimates 2012 and 2022

substandard in 2012 and seven units were substandard in 2022 (Figure 4.9 on the next page). Some housing units may have met both criterion and were effectively counted twice. Even so, the City should not assume the number of substandard housing units are overestimated. Housing units containing major defects requiring rehabilitation or upgrades to meet building, electrical, or plumbing codes should also be included in an

analysis of substandard housing.

### At-Risk Households

A key factor to examine is households at risk of entering into a housing crisis, becoming homeless, or due to income constraints not able to maintain their housing.

### Poverty

The poverty rate estimate by the ACS in 2022 is much lower for Hickman (1.9%) compared to the overall poverty rate in Nebraska (10.4%). Those households tend to be at the highest risk for homelessness because they are living on the financial edge and may have issues of income, food, and housing insecurity.

### Cost-Burdened Households

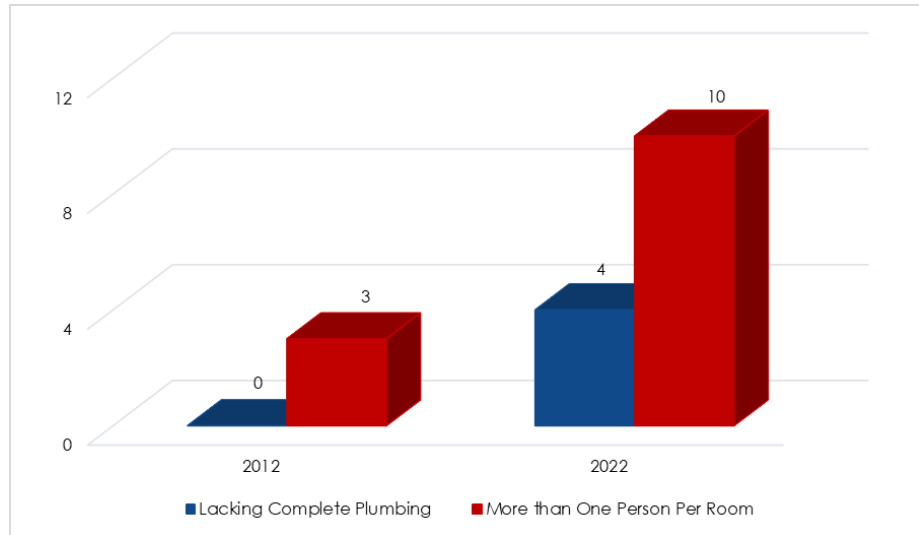
HUD defines cost burdened households as those spending more than 30% of their household income on housing costs. Severely cost burdened households are those spending 50% or more of their household income on housing costs. Housing costs include mortgage or rent, and utilities.

As Table 4.4 illustrates, over 9% of Hickman's households are considered cost-burdened and an estimated 4% are severely cost-burdened.

### Affordable Housing

Communities can have a mismatch, or gap, between the number of units with affordable rents, versus the number of households who can afford those rents without becoming cost burdened. Similarly to renters, homeowners may be living in homes above or below what they can afford for their household income. Monthly housing costs above 30% of median income is considered to

**Figure 4.9: Substandard Housing Conditions, 2012 and 2022**



Source: ACS 5-Year Estimates 2012 and 2022

**Table 4.4: Cost Burdened Households, 2020**

	Owner Occupied		Renter-Occupied		Total	
	Number	% of total	Number	% of total	Number	% of total
Greater than 30% but less than or equal to 50%	38	5.43%	33	38.82%	71	9.04%
Greater than 50%	24	3.43%	8	9.41%	32	4.08%
Not Cost Burdened	629	89.86%	53	62.35%	682	86.88%
Total	700	100.00%	85	100.00%	785	100.00%

Source: 2016-2020 Comprehensive Housing Affordability Strategy (CHAS)

be a burden for the household.

The ACS reports on the estimated number of households living in units which are affordable to their income, among all occupied units. Approximately 53 (62.35%) occupied rental units were considered affordable as they were paying below 30% of their monthly income on rent, out of 85 total occupied units. An estimated 629 (89.86%) of owner-occupied housing units were considered affordable as they were paying below 30% of their monthly income on housing expenses (mortgage, taxes, insurance, utility), out of 700 occupied units.

These statistics indicate the greatest need for additional affordable housing units are rentals, but owner occupied units are still needed in Hickman.

## Housing Goals, Objectives, and Action Steps

Hickman should facilitate diverse housing developments that provide various housing types and price points to provide for a diverse population and economic base.

### Housing Goals

H-1: Provide different housing types and choices, including affordable and workforce housing, throughout each neighborhood to provide for a diverse population and economic base.

H-2: Create housing opportunities with multi-modal access for residents with special needs, including elderly housing options, throughout the city that are compatible with residential neighborhoods.

H-3: Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards.

H-4: Encourage a mix of housing types including, but limited not to Single Family, Townhouses, Condominiums, Live/Work Units, Apartments, and for the Elderly. These mixes should be distributed throughout individual developments. Similar housing types should face each other with changes occurring at the rear of lots. This should include the development of housing that varies in size, density, and location.

H-5: Pedestrian oriented design should be considered in new development of residential and commercial to include shorter block lengths and ADA accessible sidewalks on the frontages of all streets.

H-6: Housing stock constructed in Hickman should be of a standard that will protect the general health safety and welfare of residents while also protecting property values and investments made by existing residents.

H-7: Promote the preservation, maintenance, and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. Funds should be targeted towards property improvement for low and moderate income residents. The city shall maintain and enhance infrastructure and services in existing neighborhoods.

H-8: New and existing residential development should be separated from more intensive uses, such as industrial development, by the use of setbacks, buffer zones, or impact easements.

H-9: The City shall develop and maintain subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.

H-10: The City shall encourage the creation of new residential subdivisions accompanied by homeowners associations and covenants to provide for the maintenance of common areas, easements and drainage, unless the city expressly desires to own and maintain these areas.

H-11: The City shall encourage the establishment of rehabilitation programs to maintain and improve the existing housing stock.

H-12: The development of elderly housing options is a priority for Hickman.

H-13: The City shall accommodate, wherever possible, any alternative or innovative housing development concepts provided they are consistent with and do not compromise the established disposition of land use plans or the goals and policies of this Comprehensive Plan.

### Housing Objective 1: Facilitate population growth with infill development. (H-1)

#### Action Steps

1. Review and package financing incentives for housing affordability, i.e. down-payment assistance; prioritizing older, vacant, and blighted segments of the community for implementation.
2. Preserve and expand the supply of affordable housing with a broad range of innovative approaches, up to and including: incentives, inclusionary zoning, targeted financial tools, public-private partnerships, and other tools and techniques as appropriate.

**Responsible Group/Agency: City Administrator, Zoning Administrator, Planning Commission, NEDED**

**Potential Resources: DED, USDA-RD, NIFA, General Funds**

### Housing Objective 2: Diversify the housing stock in Hickman to provide housing options at multiple price points to serve families of all economic backgrounds. (H-1)

#### Action Steps

1. Market opportunities in Hickman to developers specializing in special-needs, and affordable housing, i.e. Habitat for Humanity, elderly, disabled veterans, modular, etc.
2. Work with affordable housing developers to create additional rental housing for very-low income families.
3. Review and package financial incentives for housing rehabilitation, i.e. owner-occupied rehabilitation, rental rehabilitation; prioritize older and blighted housing stock for implementation.
4. Rental properties in the city increase.
5. Consider utilizing tax increment financing ("TIF") to incentivize and stimulate under-served housing development, prioritizing affordability and special needs housing (senior, ADA accessible, etc.).

**Responsible Group/Agency: City Administrator, Zoning Administrator, City Council, Planning Commission, Habitat for Humanity**

**Potential Resources: NEDED, USDA-RD, NIFA, TIF**

### Housing Objective 3: Facilitate population stability in Hickman's core by renovating and repairing the existing housing stock. (H-7)

#### Action Steps

1. Utilize numerous methods, including self-reporting, nuisance complaints, surveys, and foreclosures, identify the number of existing housing units needing rehabilitation.
2. Package available funding including; state and federal resources, lending funds, and property owners' equity.
3. Implement systematic improvements according to funding agencies' guidelines.
4. Establish a volunteer-labor pool to assist in voluntary home improvements for low-income, elderly, or handicapped homeowners.
5. Maintain the current nuisance and abatement program that include a third-party review of properties and assesses property owners for cleanup and improvements.
6. Continue to secure grants and financial assistance to develop both owner and renter housing rehabilitation/repair programs for low and moderate income households to upgrade their homes to minimum housing quality standards.
7. Promote maximum energy efficiency housing standards and promote utility partner incentives for implementation of energy efficiency improvements.

**Responsible Group/Agency: City Administrator, Zoning Administrator, Lincoln/Lancaster County Habitat for Humanity, Churches and Faith Community**

**Potential Resources: NEDED, USDA-RD, NIFA, Nebraska Energy Office, General Funds**



## Chapter 5 Economic Profile

### Economic Profile

Economic development is a process of investment to increase the well-being of a community. The creation of new enterprises and the retention and expansion of existing businesses enables the creation of jobs for current and new residents, and provides new sources of income.

A diversified economic base enables a community to respond to changing economic conditions, increase local income, create job opportunities, and improve the quality of life of a community. As Edward Hill of The Ohio State University wrote in *Economic Development Quarterly* (2023): “Economic development introduces new goods and services into a region’s portfolio of traded products or expands the productive capabilities of existing members of a region’s economic base.”

In this section, income and

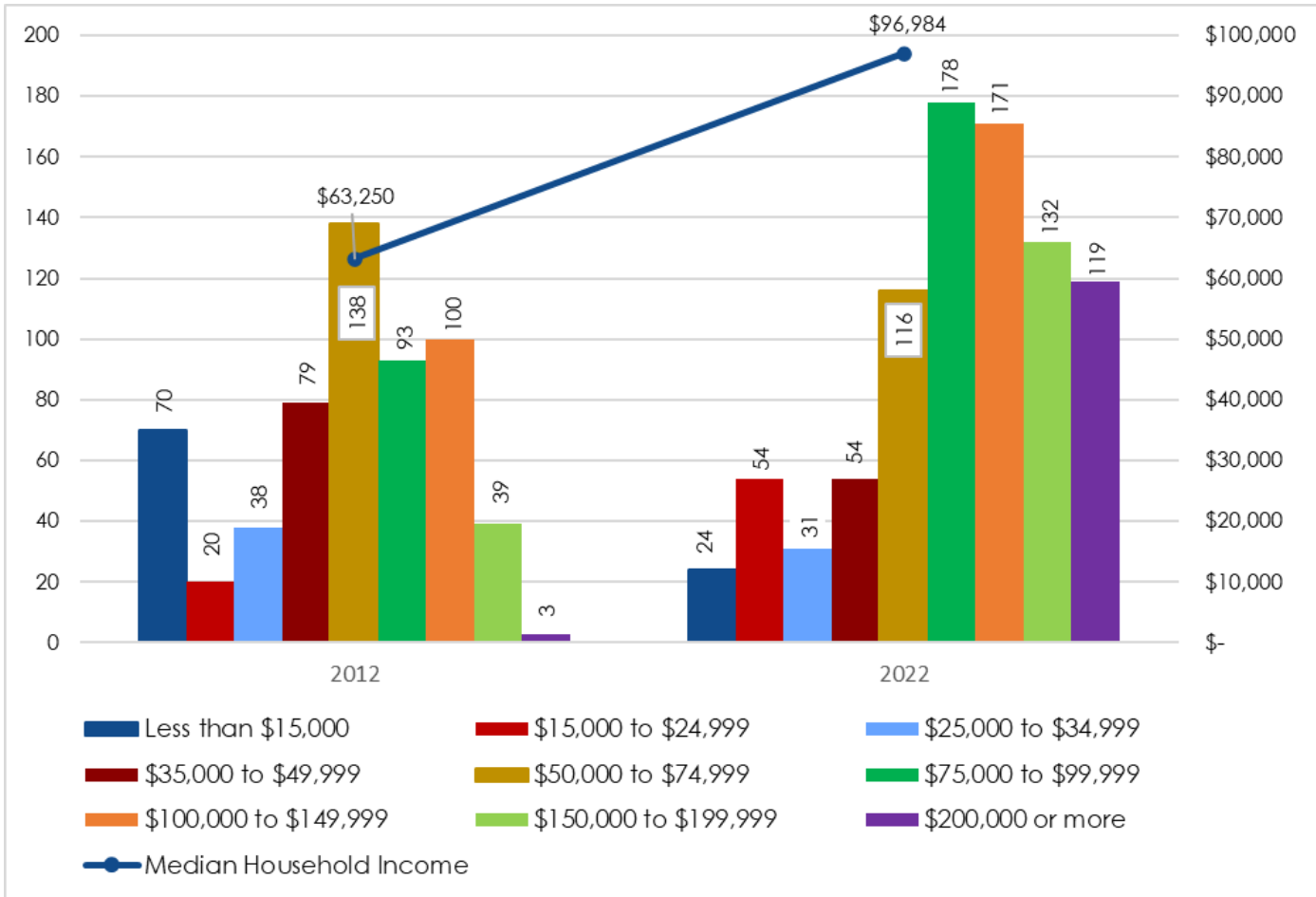
employment data and trends are presented and analyzed for Hickman, Lancaster County, and the state of Nebraska. This section also contains a more detailed analysis of commercial real estate trends.

Many economic data sources only cover counties, metropolitan statistical areas (MSAs), and states. City-specific data is considered when available.



Photo 5.1: Locust Street looking south, downtown Hickman  
Source: Marvin Planning Consultants

Figure 5.1: Household Income, 2012-2022



Sources: ACS 5-Year Estimates 2012 and 2022

### Income Statistics

Income statistics for households are important in determining the earning power of households in a community. These data were reviewed to determine whether households experienced income increases at a rate comparable to the state of Nebraska and the Consumer Price Index (CPI).

Figure 5.1 indicates the number of households in each income range for Hickman from 2012 to 2022. The household income range most commonly reported for each time period was \$50,000 to \$74,999 (23.8% of all households) and \$75,000 to \$99,999 (20.3% of all households),

respectively.

Those households earning less than \$15,000 accounted for 12.1% and 2.7% of all households for the two time periods, respectively. These households account for the poorest of the poor in the city. In addition, the households earning less than \$35,000 made up 22.1%, and 12.4% of all households for the time period in Hickman, respectively.

The median household income for Hickman was \$63,250 in 2012, which was \$11,869 more compared to the state's median income of \$51,381. By 2022, the median household income had

risen again to \$96,984, which was a rise of 53.3% from 2012. The city's median household income surpassed the state's median household income of \$71,722 by \$25,262.

The CPI rose 50.5% over the time period, which indicates household incomes in Hickman exceeded inflation. Over the time period, household incomes increased by 53.3% in the city. However, household incomes in Nebraska rose by 60.5%, thus exceeding the rate of increase in CPI in the state.

### Per Capita Income

The per capita income in Lancaster County increased from \$12,187 in 1982 to \$60,354 in 2022, (or 395.2%) which was greater than the CPI increase for the period. This was a slower rate of increase than the 464% increase for Nebraska statewide, yet both outpaced the increase of the CPI of 198% over the same forty years. This indicates local income growth has outpaced inflation.

### Transfer Payments

Transfer payments make up an increasing share of income. From 1982 to 2022, transfer payments increased from 9.8% of Lancaster County's Total Personal Income to 15.9%.

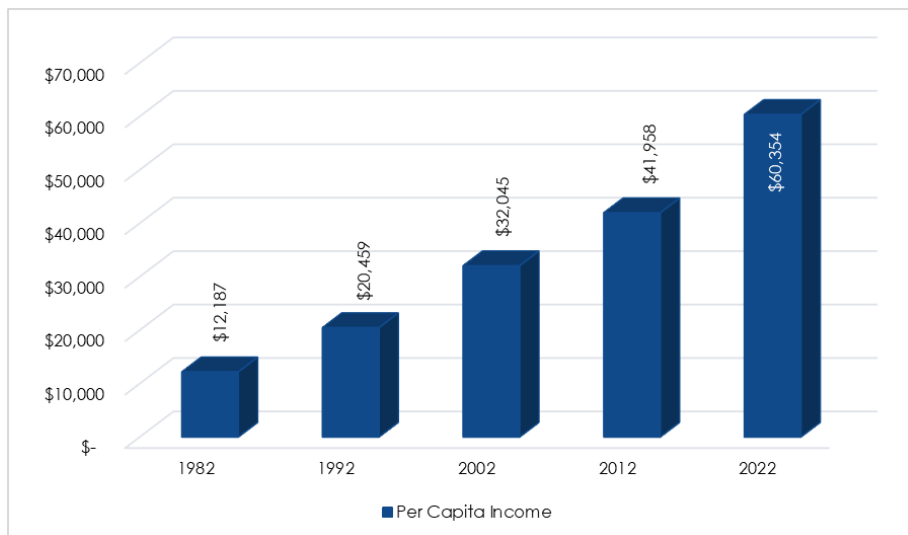
Transfer payments include items such as:

- Retirement and disability insurance benefits, including Social Security
- Medical benefits, including Medicare
- Income maintenance benefits, including Supplemental Security Income (SSI) and the Earned Income Tax Credit (EITC)
- Unemployment insurance compensation
- Veterans' benefits
- Education and training assistance

### Income and Education

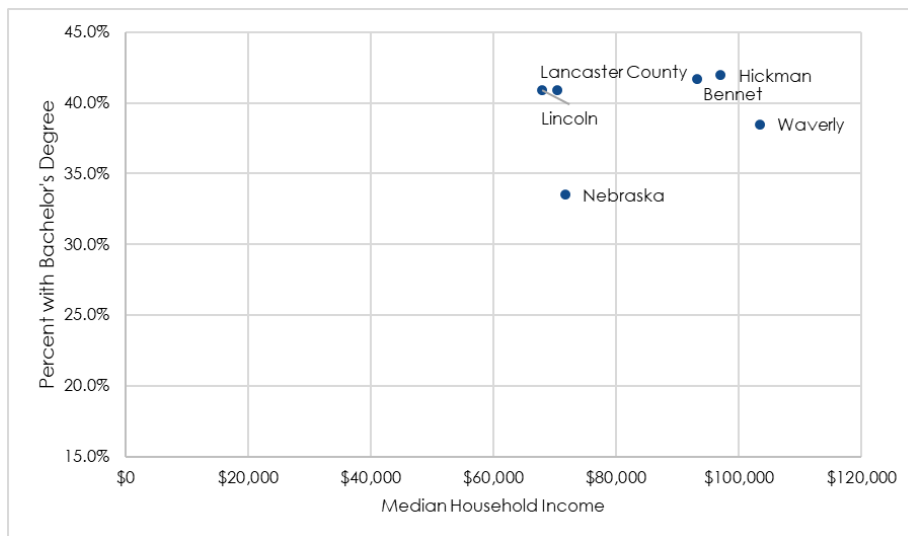
With occasional exceptions, income and higher educational attainment tend to be highly correlated. Figure 5.3 plots Hickman and comparison areas (the County, State, and Lancaster County cities) based on median household income and percent of adults (age 18 and above) with bachelor's degrees or higher. Hickman had

Figure 5.2: Per Capita Income, Lancaster County, 1982 - 2022



Source: BEA Regional Economic Accounts, 1982 - 2022

Figure 5.3: Income by Educational Attainment, 2022



Source: ACS 5-Year Estimates 2022

the highest amount of population with bachelor's degrees or above. Hickman residents had the second highest median household incomes of the comparison areas. Not all higher paying jobs require college degrees. Lancaster County and its communities likely have a much higher level of Bachelors attainment due to the presence of the University of Nebraska-Lincoln.



Photo 5.1: U-Stop Convenience, Hickman  
Source: Marvin Planning Consultants

of 2.0% for a total rate of 7.5%.

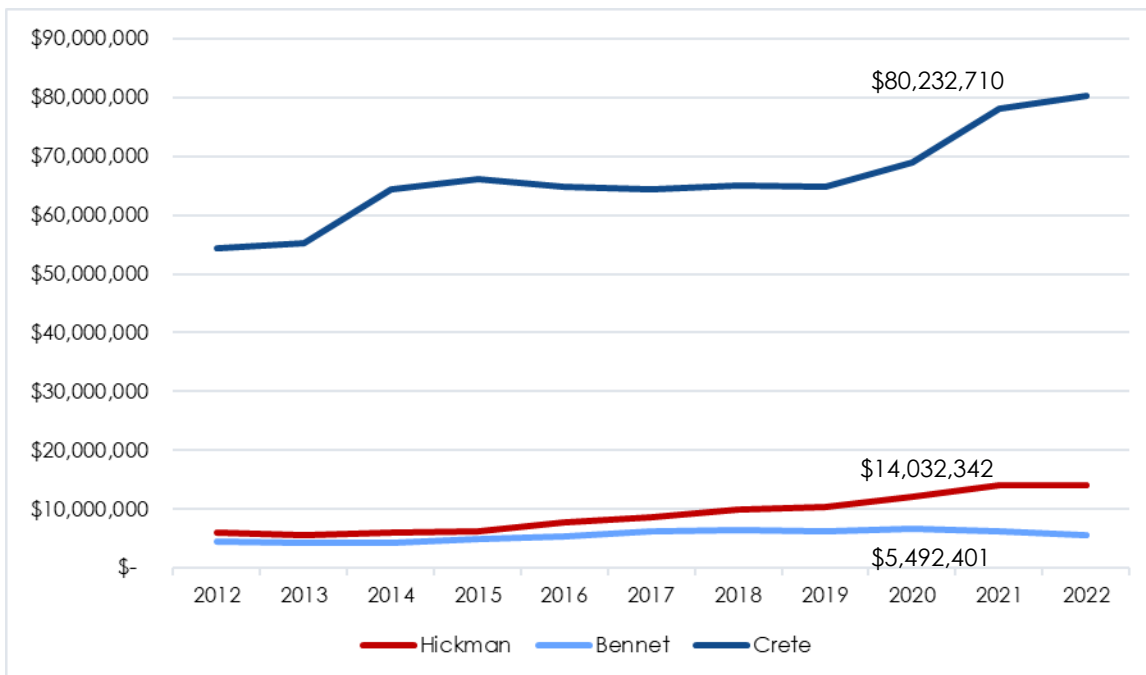
According to the Nebraska Department of Revenue, Net Taxable Sales in Hickman have grown from \$6 million in 2012 to \$14 million in 2022, an increase of 134.7% (Figure 5.5). Bennet realized a lower level of sales--\$5.4 million in 2022. Bennet's sales experienced a ten-year increase of 21.5%. Crete had a larger number of sales with \$80.2 million in 2022. Despite realizing less net taxable sales compared to Crete Hickman's sales experienced a more significant jump in the ten-year period, growing over 90% more. Hickman's sales increased by 47.5% over the time period.

### Sales Tax

Increasing income tends to result in increasing retail sales, providing a base for employment and income for local residents. Retail sales also drive local sales and use tax receipts for municipalities and the State of

Nebraska. The City of Bennet has adopted local rates of 1.0% in addition to the State rate for a total rate of 6.5%. The cities of Hickman and Waverly have adopted a local rate of 1.5%. The City of Lincoln has adopted a local rate of 1.75%. The City of Crete has adopted a local rate

Figure 5.4: Net Taxable Sales, 2012-2022



Source: Nebraska Dept. of Revenue, Non-Motor Vehicle Sales Tax Collections

### Industry Employment

Employment by industry data assists in understanding the key generators of income. The Bureau of Economic Analysis tracks employment by county. The total annual average number of jobs in Lancaster County increased from 205,322 in 2012 to 231,574 in 2022, a 12.79% gain (Table 5.3). This includes people who live elsewhere and commute into Lancaster County. While there were impacts from the pandemic in 2022, total employment in Nebraska grew by 9.6% in the same decade.

Government had the largest number of jobs, 34,441 in 2022, up 1.97% over 2012. Within this sector around 16,000 were employed in state government and around 14,000 were employed in local government. Health Care and Social assistance gained 9% in 2022, and had the second largest number of jobs by industry.

Health Care is the largest employment sector in Nebraska statewide. In Lancaster County Health Care is second among all other sectors. Real Estate was the fastest growing industry, statewide from 2012 to 2022, up 59% in Nebraska while in Lancaster County the fastest growing industry was Information, up 83%.

### Location Quotient

The BEA defines a location quotient (LQ) as an analytical statistic which measures a region's industrial specialization relative to a larger geographic unit. Compared to the state of Nebraska, "Agriculture, forestry, fishing and hunting, and mining", "Retail Trade", "Transportation and warehousing, and utilities", "Educational services, and health care and social assistance", "Arts, entertainment, and recreation",

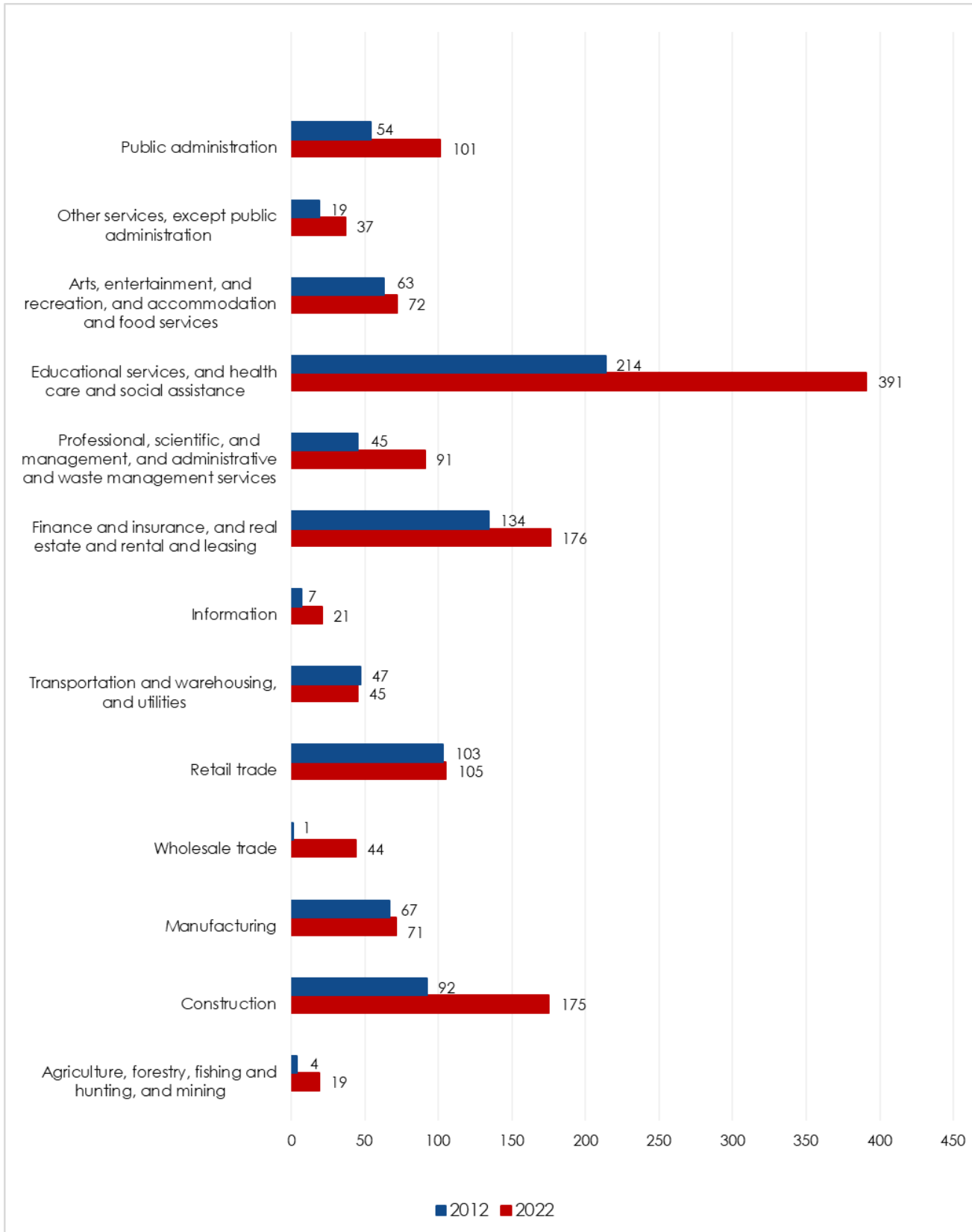
and accommodation and food services", and "Other service" industries had an LQ greater than 1.0. This means Lancaster County had relatively more local employment, than their share of statewide employment. "Accommodation and Food Transportation and Warehousing, and utilities" had the greatest local growth compared to statewide employment, shifting their share of local employment higher.

**Table 5.2: Lancaster County Employment 2012-2022**

Industry	2012	2022	Change
<b>Total Employment by Place of Work</b>	<b>205,322</b>	<b>231,574</b>	<b>12.79%</b>
Farm Employment	1,787	1,663	-6.94%
Non-Farm Employment	203,535	229,911	12.96%
Forestry and Fishing	(D)	(D)	n/a
Mining, Quarrying, and Oil & Gas Extraction	(D)	(D)	n/a
Utilities	227	160	-29.52%
Construction	10,410	14,192	36.33%
Manufacturing	12,614	14,143	12.12%
Wholesale Trade	4,558	4,851	6.43%
Retail Trade	21,739	21,735	-0.02%
Transportation and Warehousing	11,588	14,441	24.62%
Information	2,538	4,620	82.03%
Finance and Insurance	14,673	13,945	-4.96%
Real Estate	6,683	10,859	62.49%
Professional, Scientific, and Technical Services	12,677	15,466	22.00%
Management of Companies	2,261	2,632	16.41%
Administrative/Support/Waste Management	10,093	12,095	19.84%
Educational Services	3,844	4,906	27.63%
Health Care and Social Assistance	25,144	27,531	9.49%
Arts, Entertainment, and Recreation	4,858	5,653	16.36%
Accommodation and Food Services	13,891	14,982	7.85%
Other Services (except Government)	11,194	12,404	10.81%
Government	33,774	34,441	1.97%

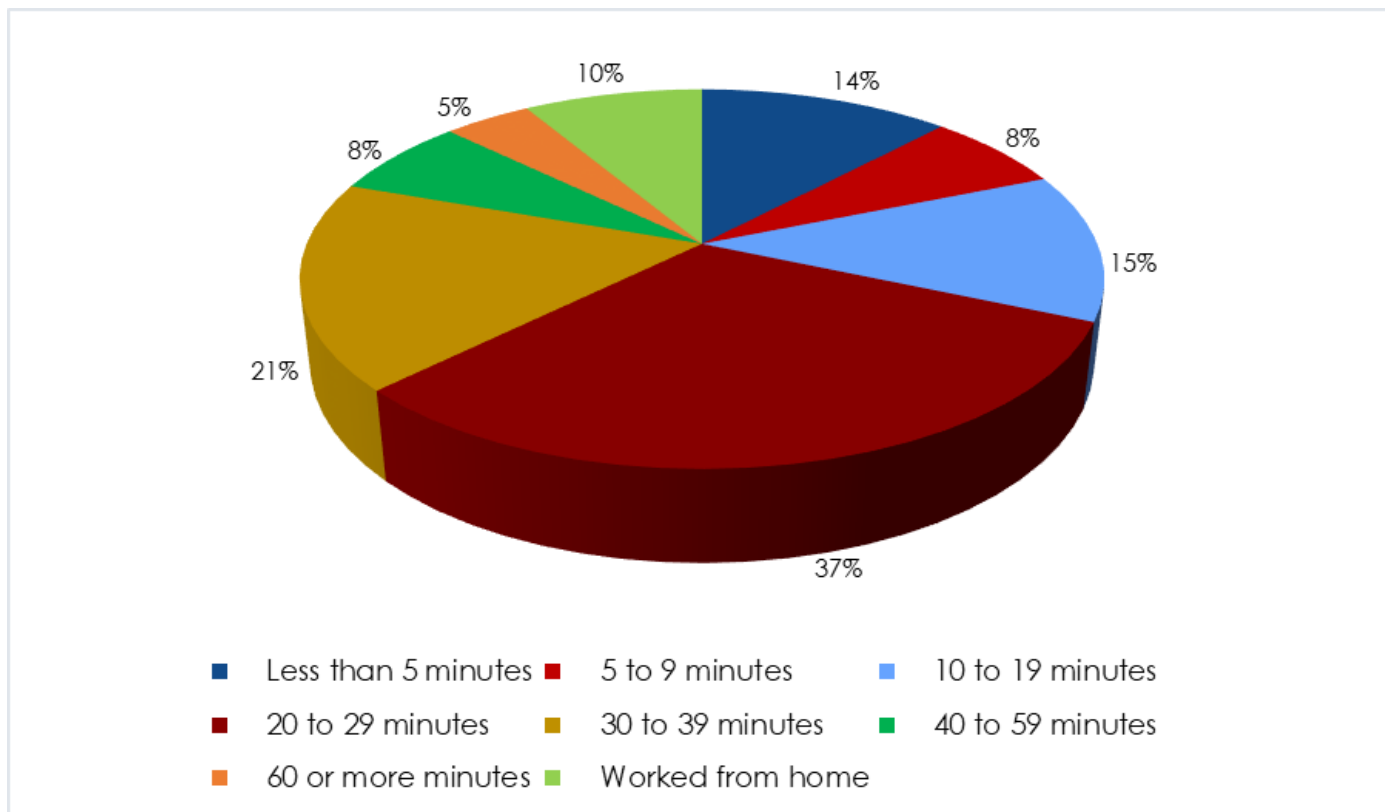
D) Not Disclosed, n/a- Not Available  
Source: BEA Regional Economic Accounts, 2012- 2022

**Figure 5.5: Hickman Residents' Employment by Industry 2012-2022**



Source: ACS 5-Year Estimates 2012 and 2022

**Figure 5.6: Hickman Travel Time to Work 2022**



Source: ACS 5-Year Estimates 2022

**Employment by Place of Residence**

The ACS estimates employment statistics for the people who live in an area. In Hickman, 391 residents reported they worked in the “Educational services, and health care and social assistance” industry in 2022 (Figure 5.6). 176 residents reported working in the “Finance and insurance, and real estate and rental and leasing” industry. “Construction” grew substantially to 175. These represent people who live in Hickman, whether they work in the city or commute outside the city. If more people are employed in an industry, it may indicate opportunities for local job creation.

**Commuter Trends**

Hickman is part of a regional job market, with most local residents leaving the city to commute to work elsewhere while others commute into Hickman from their homes in Lincoln, Lancaster County, or further away. The ACS estimates that in 2022, 79% of Hickman residents left the city to work each day, and 7.4% left Lancaster County to work.

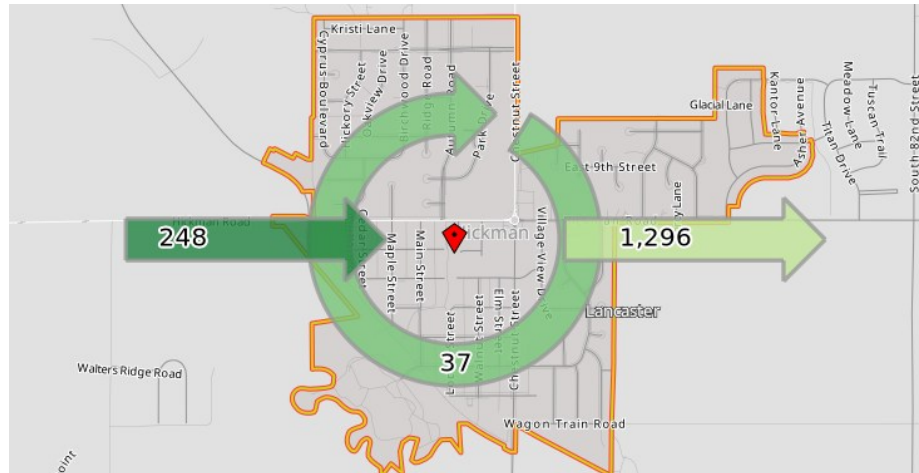
Travel time to work affects quality of life. If commute time becomes excessive, people may seek work closer to home or leave the community to move closer to their workplace. The mean travel time to work for residents in 2022 was 24.8 minutes, compared to the statewide average of 19.1. About 22% of commuters traveled 10 minutes or less to

work, including the 10% who worked from home (Figure 5.6). About 71% commute 20 or more minutes to work, including 13% who commute 45 minutes or more to work.

Figure 5.7 indicates 1,296 residents leave the city for employment, roughly 248 persons live elsewhere and commute to Hickman for work, and only 37 both live and work in Hickman.

Figure 5.8 shows the commute distance and direction for both employed residents as well as the work force. These data show most of the employed population of Hickman work somewhere northwest of the city, presumably Lincoln. Nearly 240 of those people work between 10 and 24 miles away. Figure 5.9 shows Hickman's workforce is originating primarily from Lincoln.

**Figure 5.7: Flow of Resident and Employee Base in Hickman**



Source: U.S. Census Bureau 2021

**Figures 5.8 and 9: Flow of Resident (left) and Employee Base in Hickman (right)**

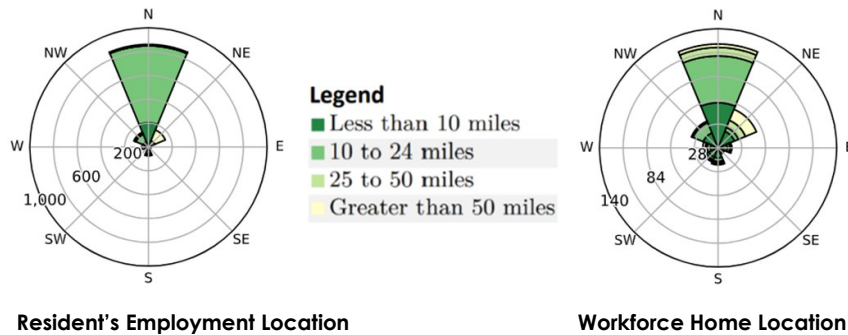
### Occupations

Industry is the type of activity at a person's place of work. Occupation is the kind of work a person does to earn a living. The following data examine five occupational areas established by the U.S. Census Bureau to evaluate trends in employment and the area economy.

The five occupational categories used in the analysis are:

- Managerial business, science, and arts occupations;
- Service occupations;
- Sales and office occupations;
- Natural resources, construction, and maintenance occupations, and;
- Production, transportation, and material moving occupations

In 2022, the ACS reported that the largest number of Hickman residents, 47.3%, worked in Management, business, science, and arts occupations (Table 5.4). This compares to 39.8% of



Source: U.S. Census Bureau 2021

Nebraska residents statewide. The same can be said for Lancaster County where the largest number of residents, 42.7%, worked in Management, business, science, and arts occupations, which is also the largest statewide category.

### Economic Base

A community's economic base is built on the production of goods and services sold primarily outside the local area. The revenues of base industries are returned to the local area in the form of wages to employees and payments to local suppliers. Non-Basic employment relies on business activity providing goods and services primarily within the local area, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

Table 5.4 compares occupation categories for Hickman, to the other cities in Lancaster County, and Lancaster County overall. Where the share of local residents in a certain occupation exceeds the state's share, those jobs are considered "basic"

employment with exports of goods or services bringing new income into that area.

Table 5.4 indicates Hickman exports goods and services produced in three occupational categories:

- Management, business, science, and arts occupation;
- Sales and office occupations, and;
- Natural Resources, construction, and maintenance occupations

The same table presents the Base Multiplier for each area compared to the state of Nebraska. The base multiplier is a number which represents how many non-basic jobs are supported by each basic job. The Base Multiplier for Hickman and Lancaster County is 1.2. For every job considered to be basic, 1.2 other local jobs are supported and/or impacted. Economic development programs typically focus on "basic" sector industries and occupations, to leverage the Base Multiplier factor.

**Basic employment**  
Basic employment is business activity providing goods and services primarily outside the area, the revenues of which are directed to the local area in the form of wages and payments to local suppliers.

Non-Basic employment is business activity providing goods and services primarily within the local area, and the revenues of such sales re-circulate within the community in the form of wages and expenditures by local citizens.

**Table 5.4: Basic/Non-Basic Employment By Occupation, 2022**

Location	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural Resources, construction and maintenance occupations	Production, transportation, and material moving occupations	Base Multiplier
<b>Hickman</b>	47.30%	13.10%	21.10%	11.00%	7.50%	1.2
Bennet	51.50%	11.00%	16.20%	9.80%	11.50%	1.9
Crete	28.90%	13.50%	12.40%	11.20%	34.10%	2.2
Lincoln	42.10%	17.20%	20.90%	7.70%	12.10%	1.2
Waverly	46.30%	11.20%	22.30%	11.40%	8.80%	1.2
Lancaster County	42.70%	16.60%	20.60%	8.10%	12.00%	1.2
<b>Nebraska</b>	<b>39.80%</b>	<b>15.60%</b>	<b>20.30%</b>	<b>10.00%</b>	<b>14.30%</b>	<b>n/a</b>

Sources: ACS 5-Year Estimates 2022

## Economic Profile Goals, Objectives, and Action Steps

The city should develop activities that support the needs of present and future residents by making the local economy stable and diverse.

### Economic Profile Goals

ECON-1: Promote recreation as a continuing means of economic development for Hickman.

ECON-2: Expand recreational assets to allow for the continued promotion for the community's quality of life and lifestyle. Pursue grant funding from local, State, and Federal funds to expand recreational assets.

ECON-3: The youth of Hickman should be encouraged to remain in Hickman or return to the community after completion of their post-secondary education. As a bedroom community, Hickman has an opportunity to draw young residents back to the community. Youth of the community should be involved in the identification and development of community projects.

ECON-4: Encourage, promote, and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises.

ECON-5: Encourage and promote the development of home-based businesses and telecommuting based upon high technology communication infrastructure.

ECON-6: Expand efforts within the community to further build retail and services that cater to the lake visitors.

ECON-7: Maintain current zoning and subdivision regulations that provide for quality design and aesthetics for new commercial and industrial developments.

### Economic Profile Objective 1: Improve the appearance and long-term viability of Downtown Hickman. (ECON-7)

#### Action Steps

1. Identify and appoint local stakeholders to serve on a downtown revitalization committee. This committee will oversee and coordinate revitalization efforts while providing recommendations to city leadership for consultant contracting and implementation.
2. Meet with business-owners to evaluate the future needs of the downtown area, including parking, public infrastructure, patron and delivery accessibility, floodplain mitigation, wayfinding signage, landscaping, and street lighting.
3. Procure the services of a professional engineering and architecture firm to inspect the physical condition and capacity of the area, including, but not limited to building conditions, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities, and floodplain mitigation.
4. Facilitate a public meeting, including key stakeholders, to foster cooperation and communication. Gather information of the needs, thoughts, and desires for downtown Hickman.
5. Identify and package local programs and measure to incentivize downtown property-owners to renovate storefront facades, demolish dilapidated structures, and/or structural improvements to properties.
6. Develop general cost opinions for implementing long-term capital improvements.
7. Develop a Downtown Revitalization Master Plan that reflects public and stakeholders' vision and guides future investment for the area.

**Responsible Group/Agency City Administrator, Downtown Businesses, City Engineer, Downtown Revitalization Committee**

**Potential Resources: NEDED, General Funds, Special Assessment, Business Improvement District, Business Community**

## Economic Profile Objective 2: Develop and promote businesses and activities that will add to the quality of life in Hickman. (ECON-2)

### Action Steps

1. Create a marketing plan for the community.
2. Recruit businesses consistent with the marketing plan.
3. Identify and package incentive programs for entrepreneurship and business startups consistent with the needs of Hickman.
4. Encourage civic events and programming to locate in Hickman.

**Responsible Group/Agency:** City Administrator, Business Community, Hickman Area Economic Development Association (HAEDA)

**Potential Resources:** General Funds, Business Community

## Economic Profile Objective 3: Increase the availability of retail businesses in Hickman. (ECON-4)

1. Establish a broad-based Retail and Service Industrial Committee or Trade Group.
2. Hold focus group sessions with local business leaders to identify a five-year trend in the business community (business failures, expansions, or relocations).
3. Review economic indicators (housing starts, primary employment/unemployment, per capita income, net taxable sales, etc.).
4. Survey local retailers to gather information on products/services, employees, city SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis.
5. Survey the community to gather information on pertinent demographics, income, commuting patterns, purchasing characteristics, and community economic development needs.
6. Consider external influences that may affect future retail development; projected growth in Hickman, commuting population base, retail leakages, etc.
7. Consider the capacity of existing public infrastructure and utilities to support future development.
8. Evaluate available redevelopment sites downtown and prioritize the area for retail investment.
9. Develop strategies for promoting/fostering retail development; identify financial and technical assistance partners, promote local successful businesses.
10. Package the findings and results of these studies for marketing at trade shows, franchise opportunities, and through the Lincoln Area Partnership for Economic Development.

**Responsible Group/Agency:** Identified Stakeholders, Hickman Businesses

**Potential Resources:** General Funds, Private Fundraising

## Economic Profile Objective 4: Design and implement aesthetic corridors drawing traffic along arterial streets into commercial areas of Hickman. (ECON-7)

### Action Steps

1. Acquire rights to utilize property along arterial streets for signage and landscaping improvements (acquisition/permitting).
2. Contract or utilize local talent for site design; incorporate any community branding efforts and logo into the design and site plan.
3. Develop cost opinions for the signage sites.
4. Secure necessary resources (funds, materials, in-kind, etc.) to implement designs.
5. Install signs and landscaping improvements.
6. Dedicate sufficient resources for ongoing operation and maintenance of grounds.
7. Utilizing Downtown BID proceeds, finance the improvement of sidewalks, lighting, and landscaping through the Main Street and 2nd Street corridors to improve the appearance and functionality of these streets as extensions of downtown Hickman

**Responsible Group/Agency:** City Administration, City Council, Property Owners, Business Community

**Potential Resources:** General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, DED Downtown Revitalization Grant



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## Chapter 6 Community Facilities

### Hickman's Facilities

State and local governments provide a number of services to their citizens. These services are provided in a wide range of buildings owned and maintained by different levels of government. Public facilities represent a wide range of buildings and services built and maintained by different levels of government. Such facilities are provided to ensure the safety, wellbeing, and enjoyment of the residents of Hickman. These facilities and services provide residents with social, cultural, educational, and recreational opportunities.

It is important for all levels of government to anticipate the future demand for their services if the city is to remain strong and vital. The examination of existing facilities and future services are contained in this chapter. Alternatively, in some instances, there are a number of services not provided by the local or state governmental body and are

provided by non-governmental entities, private organizations, or non-profits for the community as a whole. These organizations are important providers of services and are in integral part of the community.

### Facilities Plan

The Facilities Plan component of this plan reviews present capacities of all public and private facilities and services. The Facilities Plan for Hickman is divided into the categories of City Facilities, Education, Health Care, Communications, Public Utilities, and Parks and Recreation.

### City Facilities

#### Hickman Community Center

Opened in 2017, the Hickman Community Center is located at 115 Locust Street. This building is multi-purpose and contains the city's offices, a library, gym, meeting room, city offices, and a kitchen area. The facility is 20,000 square feet with storage space

on the second floor totaling around 2,000 square feet. The meeting areas within the facility can be rented out to the public with a variety of event options and spaces. The facility has a bar, outdoor patio, several meeting rooms with kitchen, and gym available to rent.

Source: [hickman.ne.gov](http://hickman.ne.gov)

#### Hickman City Hall

The Hickman City Hall is located within the Hickman Community Center. This facility houses the City Administrator, City Clerk, Treasurer, Zoning Enforcement Officer, Utility Clerk, Community Center Coordinator, and the Public Works Department. The office portion of the Community Center is approximately 8,400 square feet.

Source: [hickman.ne.gov](http://hickman.ne.gov)

#### Hickman Reading Centre

The Hickman Reading Centre is located within the Hickman Community Center. The library is open year round and offers books, DVDs, and magazines for

patrons to check out. The Hickman Historical Center is also located within the library.

Sources: [hickman.ne.gov](http://hickman.ne.gov)

### City Maintenance Facilities

There are several facilities which Hickman City Maintenance uses. They are located at 214 E. 5th Street and within Hickman City Park.

### Educational Facilities

#### Norris Public School District

Hickman is part of Norris Public Schools, which is a public school district covering southern Lancaster County and northern Gage County. Municipalities captured by the district include Cortland, Firth, Hickman, Lincoln, Panama, and Roca.

Norris Public Schools is home to an elementary school, an intermediate school, a middle school, and a high school all of which are located on the district campus at the intersection of 68th Street and Princeton Road. Norris Public Schools was granted District Accreditation from AdvancED Accreditation Commission.

Norris Public Schools saw a peak student population of 2,500 students in 2021-2022. During the time period, a low occurred during the 2000-2001 academic year with 1,473 students. Note: the changes in Figure 6.1 are not as drastic as they may appear as the scale is set for every five students.

Norris High School is classified by the Nebraska State Activities Association in Class B for all sports the school offers.

Sources: [norris160.org](http://norris160.org);

#### Regional Higher Education

Hickman is not home to any higher education facilities. However, the city has multiple institutions located closely in the state and region. These include:

- University of Nebraska-Lincoln (Lincoln);
- Nebraska Wesleyan University (Lincoln);
- Union College (Lincoln);
- Bryan College of Health Sciences (Lincoln);
- Southeast Community College (Lincoln);
- Concordia University (Seward);
- Doane University (Crete);
- University of Nebraska-Omaha (Omaha);
- Creighton University (Omaha);
- College of Saint Mary (Omaha);
- Clarkson College (Omaha);
- University of Nebraska Medical Center (Omaha);
- Nebraska Methodist College (Omaha);
- Metropolitan Community College (Omaha);
- Universal College of Healing Arts (Omaha);
- Bellevue University (Bellevue);
- Midland University (Fremont), and;
- Iowa Western Community College (Council Bluffs, Iowa)

#### Child Care

There are several child care facilities within Lancaster County mostly located in Lincoln. The Nebraska Department of Health and Human Services mandates anyone who takes care of four or more children from different families must be licensed as a child care provider. There are five license types:

- **Family Child Care Home I:** This type of program is in

the home of the provider. The maximum capacity is eight children of mixed ages and two additional school age children during non-school hours.

- **Family Child Care Home II:** This type of program is in the home of the provider or at another site. The maximum capacity is twelve children with two providers.
- **Child Care Center:** This type of program is licensed for 13 or more children while following the staff to child ratio per the state regulations.
- **School Age Only Center:** This type of program is licensed for 13 or more children who are attending or have attended school.
- **Preschool:** This type of program provides educational services where children do not nap and are fed a meal.
- **License Exempt:** Home care provided outside the client's home to a maximum of six children from one family or three or fewer children from more than one family.

Source: [dhhs.ne.gov/Pages/Types-of-Child-Care-in-Nebraska.aspx](http://dhhs.ne.gov/Pages/Types-of-Child-Care-in-Nebraska.aspx)

### Health Care

#### Cedar Plains Family Medicine

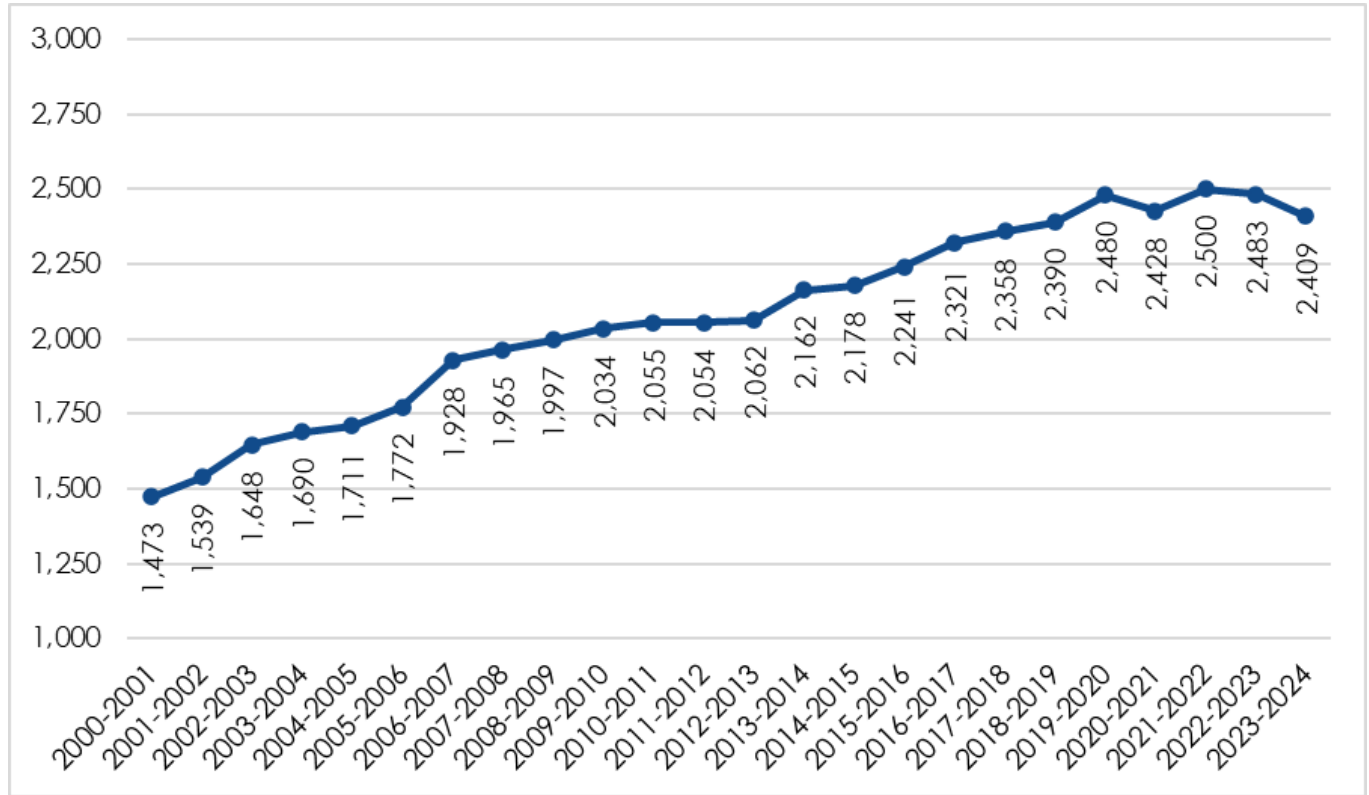
This facility, located at 1201 Park Drive offers comprehensive health care for all ages. Children's care, physicals, and additional health issues are handled there. The facility is open Monday through Friday from 8am to 5pm. This is the only general medical clinic located within Hickman.

Source: [cedarplains.com](http://cedarplains.com)

#### Woodland Family Eye Care

This facility, located at 6750 Woodland Boulevard offers comprehensive eye care for all

**Figure 6.1: School Enrollment 2000-2024, Norris Public Schools**



Source: Nebraska Department of Education

ages. Emergency eye care, contact lenses, and eye exams are available at this facility. The facility is open Monday as well as Wednesday through Saturday. This is the only eye doctor located within Hickman.

Source: woodlandfamilyeyecare.com

**Haven Manor Assisted Living**

The center, located at 730 Larkspur Drive, offers Hickman's seniors elder care without having to leave town. The center has assisted living, independent living, short term care, memory care, adult day care, and hospice care. For socialization, the center holds bingo, birthday celebrations, music programs, trips, and outings in the region. All meals are also provided for residents.

Source: <https://havenmanor.com/index.html>

**Regional Health Care**

Hickman is located within an hour and half drive to top-rated hospitals within the region. These include:

- Bryan East/West Campuses (Lincoln);
- CHI Health St. Elizabeth (Lincoln);
- Lincoln Surgical Hospital (Lincoln);
- CHI Health Nebraska Heart (Lincoln);
- Memorial Hospital (Seward);
- Crete Area Medical Center (Crete);
- CHI Health Lakeside (Omaha);
- CHI Health Creighton University Medical Center—Bergan Mercy (Omaha);
- OrthoNebraska Hospital (Omaha);
- Nebraska Medical Center (Omaha);

**Table 6.1: Lancaster County Early Childhood Capacity, 2024**

	Facilities	Capacity
Child Care Center	116	12,159
Family Child Care Home I	164	1,615
Family Child Care Home II	60	715
Preschool	9	225
Provisional Child Care Center	8	809
Provisional Family Child Care Home I	6	56
Provisional Family Child Care Home II	3	36
Provisional School-Age Only Center	1	150
School Age Only Child Care Center	45	5,259
School-Age-Only Child Care Center	10	1,326

Source: Nebraska Dept. of Health and Human Services, February 2024.

- Midwest Surgical Hospital (Omaha);
- Methodist Hospital (Omaha);
- CHI Health Midlands (Omaha);
- CHI Health Immanuel (Omaha);
- Nebraska Spine Hospital (Omaha);
- Children's Hospital and Medical Center (Omaha);
- Boys Town National Research Hospital (Boys Town);
- Methodist Women's Hospital (Elkhorn);
- Bellevue Medical Center (Bellevue);
- Methodist Fremont Health (Fremont);
- CHI Health Midlands (Papillion), and;
- Syracuse Area Health (Syracuse)

- KM3 News CBS affiliate (Omaha);
  - 6 News NBC affiliate (Omaha);
  - KETV ABC affiliate (Omaha);
  - KOLN (Lincoln);
  - CW Nebraska (Omaha);
  - KLKE (Albion), and;
  - KPTM Fox affiliate (Omaha)
- Source: [americantowns.com/hickman-ne/tv-stations/](http://americantowns.com/hickman-ne/tv-stations/)

### Radio

There are no radio stations based in Hickman but the city does receive frequencies from 52 other stations. Stations from Iowa, Kansas, Missouri, and South Dakota can be heard with the furthest signal received from KWMT in Fort Dodge, Iowa.

Source: <https://radio-locator.com>

### Internet

There are eight internet providers in Hickman, the fastest of which is Windstream offering 2,000Mbps download through DSL. Hickman has benefitted from the Lancaster County Broadband Infrastructure Project, which was completed in 2023. Lancaster County saw an estimated 175 miles of conduit in the county, allowing telecommunications providers to install fiber. This project was funded by the American Rescue Plan Act.

Source: [highspeedinternet.com](http://highspeedinternet.com)

### Public Utilities

The utilities owned and provided by the municipality include street maintenance, water, and sewer.

### Electricity

Norris Public Power District provides electric service within the municipal limits. Norris Public Power District also provides service to the area of Lancaster County immediately outside of city limits.

Source: <https://www.hickman.ne.gov/>

[vnews/display.v/ART/5728c348cfb81?in\\_archive=1](https://www.hickman.ne.gov/vnews/display.v/ART/5728c348cfb81?in_archive=1)

### Natural Gas

The City of Hickman is serviced with natural gas by Black Hills Energy based out of Rapid City, South Dakota.

Source: [https://www.hickman.ne.gov/vnews/display.v/ART/5728c348cfb81?in\\_archive=1](https://www.hickman.ne.gov/vnews/display.v/ART/5728c348cfb81?in_archive=1)

### Solid Waste

There are several private companies which have been contracted out to take care of waste collection for the city of Hickman. These companies use the Lincoln landfill located at 6001 Bluff Road.

Source: [https://www.hickman.ne.gov/vnews/display.v/ART/5728c348cfb81?in\\_archive=1](https://www.hickman.ne.gov/vnews/display.v/ART/5728c348cfb81?in_archive=1)

## Parks and Recreation

This section begins by examining the social, cultural, and recreational facilities found in Hickman. This section then concludes with an examination of park standards used by cities, applied to Hickman. The text from the parks descriptions has been modified from the City of Hickman's website.

### City of Hickman

#### Hickman City Park (Main Park)

Located in Hickman at 100 Main Street, this park offers three baseball fields, a basketball court, as well as playground equipment. Shelters and picnic tables are available at the park for guests to enjoy the outdoors while still being shaded. The park has restrooms open year round and a concession stand. The park is approximately 30 acres in area.

#### Prairie Park

Located at 877 E. 4th Street, this park offers playground

## Communications

In this day and age, strong and reliable communication methods are critical to all people. As humans, we want to stay in touch with our families, friends, and the day to day activities and news occurring around us. This section provides the different communication media available in and around Hickman.

### Local News

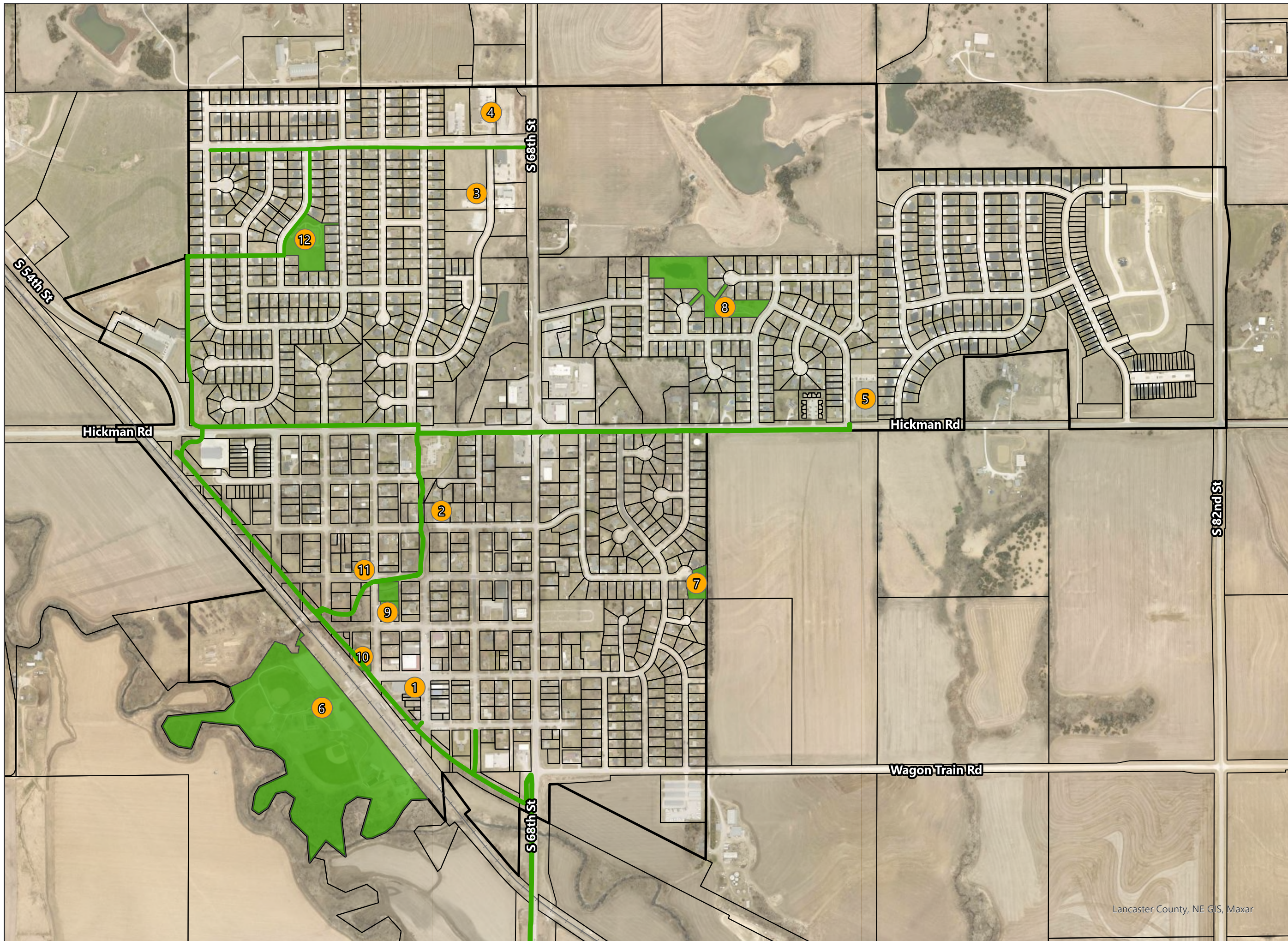
The Voice News is a newspaper serving 25 communities across southeast Nebraska. The Voice News is based out of Hickman. The Lincoln Journal Star, based out of Lincoln, serves and covers the news in Southeast Nebraska.

Sources: [voicenewsnebraska.com/](http://voicenewsnebraska.com/); [journalstar.com/](http://journalstar.com/)

### Cable

Presently there are no local television stations located in Hickman. The over the air stations serving the area originate out of Omaha and Lincoln.

FIG 6.4: COMMUNITY FACILITIES



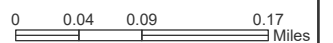
**LEGEND**

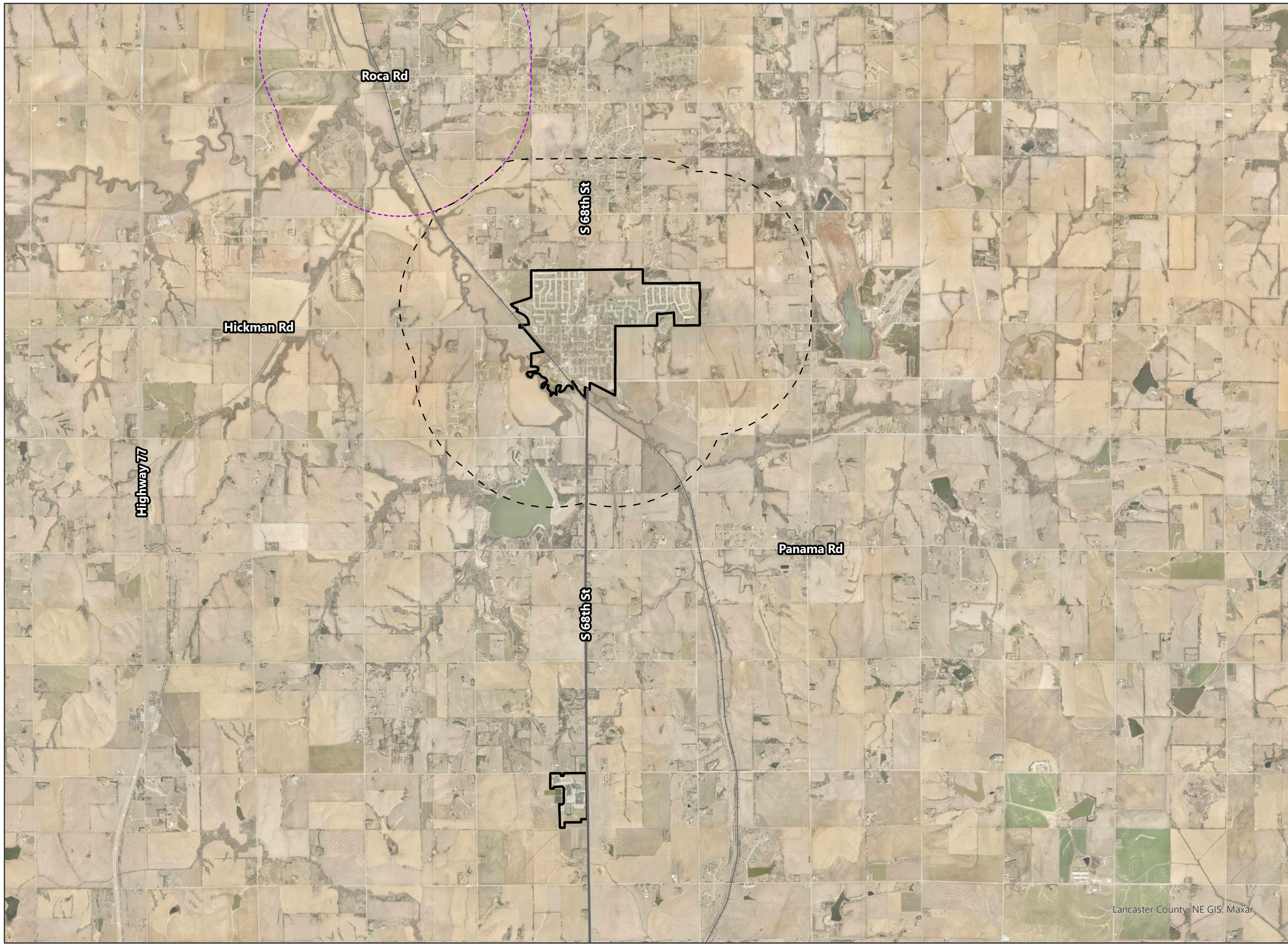
- Public Facilities
- Parks
- Bike Trail
- City Limits
- Railroad
- Roca 1-Mile ETJ
- Hickman 1-Mile ETJ
- Parcels

- 1: Hickman Community Center
- 2: City Maintenance Facility
- 3: Local Healthcare Provider
- 4: Local Eyecare Provider
- 5: Local Assisted Living Facility
- 6: Hickman City Park
- 7: Prairie Park
- 8: Prairie View Park
- 9: LP Stewart Family Skatepark
- 10: Linear Park
- 11: Craig Dodge Memorial Park
- 12: Oakview Park









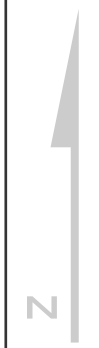
PROJECTION: NE State Plane (Ft.)  
 DATUM: NAD 83  
 DATE: 01.07.25



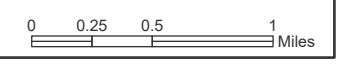


LEGEND

-  Norris
-  City Limits
-  68th Street
-  Railroad
-  Roca 1-Mile ETJ
-  Hickman 1-Mile ETJ



PROJECTION: NE State Plane (Ft.)  
DATUM: NAD 83  
DATE: 01.07.25



equipment for recreation purposes. This park is 3/4th of an acre and on the east side of town.

### **Prairie View Park**

Located along Sunflower Drive in northeast Hickman, this park offers a basketball court and playground equipment for recreation purposes. The park has a large shelter as well as a pond. Prairie View Park is approximately 4 acres in area.

### **LP Stewart Family Skatepark**

Located at 312 Main Street, this park offers a full-sized skatepark for recreation. The skatepark includes a 4-stair with handrail, straight ledge, and a hubba ledge that connects to a bowled corner with a 2-hips and an extension. The skatepark has obstacles for all ages and experience levels and is approximately half an acre in size. The City maintains this park.

### **Linear Park**

Located at the intersection of Main and 2nd Streets, this park offers a landscaped path, several shaded benches, and a drinking fountain. Linear Park is approximately half an acre in area.

### **Craig Dodge Memorial Park**

Located at the intersection of Main and 4th Streets, this park is dedicated to the Lancaster County Sheriff's who have died in the line of duty. This park was opened in 2013 and was named for Deputy Craig Dodge who was shot and killed at the location of the memorial in 1987. The park also memorializes the Hickman School which once sat on this piece of land.

### **Oakview Park**



Photo 6.1: City water tower  
Source: Marvin Planning Consultants

Located in the Baylor Heights Subdivision on Oakview Drive, this new park offers residents a full playground and large green space. The park is approximately 2.6 acres.

### **Future Parks**

Future park space is a priority for the City. Plans for future parks include green space on Titan Drive in the Terrace View neighborhood.

### **City Trails**

Trails can assist with the mobility of residents accessing amenities around their community without them having to use a car. Trails have long been recommended in Hickman by previous Comprehensive Plans as well as several Trails Master Plans which have characterized the benefits of having separated pedestrian and cycle paths from vehicular traffic. Specifically, the 2017 Trails Master Plan provides city officials with a proposed trail map to

guide future trail development.

The existing trail network spans throughout the city.

### **Hickman Linear Park Trail**

The Hickman Linear Park Trail runs from 68th Street and Wagon Trail Road northwest following the path of the railroad. The trail connects with Scott's Creek Trail at Maple Street. The trail then crosses 7th Street where it connects with the Hickman Road Trail, then moving north behind the Arbor Ridge subdivision. The trail then ends, entering the neighborhood north of 1025 Cyprus Boulevard, connecting to the future Baylor Heights Trail. This trail is approximately one mile in length.

### **Hickman Road Trail**

The Hickman Road Trail starts from S. 54th and 7th Streets, then heading east following Hickman Road. Once the trail passes Autumn Road the trail forces

riders to cross Hickman Road to the south, where it connects to Scott's Creek Trails and continues west along the street. The trail connects with the future Scotts Creek Trail which will start north of Walnut Street, then crossing the 68th Street roundabout. The trail continues east until the path ends just to the south of Larkspur Drive. The 2017 Trails Master Plan calls for this trail to be expanded east to 82nd Street. This trail is approximately one mile in length.

**Scott's Creek Trail**

This trail starts at the Maple Street intersection with the Hickman Linear Park Trail and heads east following the Hickman Branch of Salt Creek. Crossing Main Street, the trail follows the bend in the creek north passing the City Skatepark. The trail changes course from the creek, instead continuing straight north, connecting with Hickman Road and the Hickman Road Trail. This trail is approximately .3 miles in length.

**Historic Standards**

A standard used for decades regarding parks and recreation, as established by the National Parks and Recreation Association (NPRA), is 10 acres per 1,000 residents. However, there are a number of standards in addition to NPRA. Nebraska Game and Parks Commission (NGPC) has used a standard of 14 to 25 acres per 1,000 residents. Another standard is the Small Community Park & Recreation Standards (SCPRS), 2003, which examines the primary areas of small community parks and recreation. This standard breaks parks down into five basic categories: sports fields, courts, outdoor recreation, leisure, and other facilities.

This resource also determines the minimum acreages for each and the total comes to 15.5 acres per 1,000 residents.

**Examining Standards**

This section will examine the three historic standards. Table 6.2 examines the NPRA, NGPC, and SCPRS standards for key facilities found in communities. The table is meant as a guide for Hickman, instead of an absolute. For example, not all communities have BMX courses in their communities; in some cases these facilities may become a huge liability risk to the community due to the nature of the uses.

Table 6.3 examines standards as established in Small Community Park & Recreation Standards, 2003. Table 6.4 expands on the standards in Table 6.3 and applies it to the minimum amounts of land needed to meet these standards.

**Park Demands**

Table 6.5 examines population demands per park type, as established by the National Parks and Recreation Association, Tables 6.6 through 6.8 then identifies specific recreational uses and their potential demand based upon the three different population projections in Chapter 3. The number represented in the far right column represents the total needed by 2050 based upon the projections and ideal ratio per 1,000 persons.

Some of the recreational uses may be more in demand than others as the planning period moves forward to 2050; there may be demand for soccer fields, basketball courts, trails,

picnic areas, and park benches. The tables are a guide for the community, not an absolute.

These numbers begin to indicate the overall impact long range growth can have on Hickman. As the planning period moves forward an annual to five year review of these criteria should be undertaken to determine future needs and deficits.

**Table 6.2: Parks and Recreation Standards**

Organization	Standard	2022 pop	Parks and Recreation Needed
NPRA	10A/1,000 residents	2,697	26.9 Acres
NGPC	14-25A/1,000 residents	2,697	37.7 Acres to 67.4 Acres
SCPRS	15.5A/1,000 residents	2,697	41.8 Acres

Source: Marvin Planning Consultants



Photo 6.2: Linear Park  
Source: City of Hickman

**Table 6.3: Population served per Park System Facility**

Facility Category	Parks System Facility Type	Total Population served by one facility	# of facilities Needed per 1,000 residents
Sports Fields	Soccer/Multi-Use Field	1,050	2.6
	Ball Field (Baseball/Softball)	1,640	1.6
Courts	Tennis Court	1,030	2.6
	Basketball Court	1,100	2.5
	Volleyball Court	7,540	0.4
Outdoor Recreation	Small Skate park (7000 sf footprint)	6,410	0.4
	Full-sized Skate park (17,000+ sf footprint)	15,560	0.2
	BMX Track (Standard ABA Certified)	6,250	0.4
	Paved Multi-purpose Trail (per mile)	960	2.8
	Dirt/Gravel Multi-Use Trail (per mile)	430	6.3
Leisure	Playgrounds (per 3,200 sf of fully developed area)	6,270	0.4
	Family Picnic Area	160	16.9
	Group Picnic Area (w/ Shelter)	2,780	1.0
	Park Bench	130	20.7
Other Facilities	Swimming Pool (outdoors)	8,250	0.3
	Outdoors Events Venue	2,380	1.1

Source: Small Community Parks and Recreation Standards, 2003

**Table 6.4: Small Community Parks Land Standards**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	Acres required for one facility	Total Acres required per 1,000 residents (park land standards)
Sports Fields	Soccer/Multi-Use Field	0.95	2.21	6.6
	Ball Field (Baseball/Softball)	0.61	3.77	7.5
Courts	Tennis Court	0.97	0.17	0.5
	Basketball Court	0.91	0.16	0.5
	Volleyball Court	0.13	0.10	0.5
Outdoor Recreation	Small Skate park (7000 sf footprint)	0.16	0.18	0.0
	Full-sized Skate park (17,000+ sf footprint)	0.06	0.50	0.0
	BMX Track (Standard ABA Certified)	0.16	3.12	0.0
	Paved Multi-purpose Trail (per mile)	1.04	2.43	7.3
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	1.83	11.0
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	0.14	0.0
	Family Picnic Area	6.25	0.01	0.2
	Group Picnic Area (w/ Shelter)	0.36	2.06	2.0
	Park Bench	7.69	0.00	0.0
Other Facilities	Swimming Pool (outdoors)	0.12	0.34	0.0
	Outdoors Events Venue	0.42	3.19	3.2

Source: Small Community Parks and Recreation Standards, 2003

**Table 6.4: Population served per Park System Facility**

Type of Park	Optimum Size	Service Area	Uses
Mini Parks	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: <ul style="list-style-type: none"> <li>• Playground equipment</li> <li>• Picnic tables and shelters</li> <li>• Open turf</li> <li>• Natural areas</li> </ul>
Neighborhood Parks	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): <ul style="list-style-type: none"> <li>• Play areas</li> <li>• Tennis courts</li> <li>• Basketball courts</li> <li>• Open field for casual and multi-use play</li> </ul>
Community Parks	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: <ul style="list-style-type: none"> <li>• Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.)</li> <li>• Lighted sports fields with bleachers</li> <li>• Small passive areas for neighborhood park functions</li> <li>• Community center for indoor recreation including kitchen, meeting rooms and large open exercise area</li> <li>• Natural area with trail</li> </ul>
District / Regional Parks	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: <ul style="list-style-type: none"> <li>• Large children's playground (with theme)</li> <li>• Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency</li> <li>• Significant dedicated natural areas with trails and passive park uses</li> <li>• Community center</li> </ul>
Natural Resource Area	based on resource	Entire community	Lands set aside to preserve unique natural resources: <ul style="list-style-type: none"> <li>• Remnant landscapes</li> <li>• Open space</li> <li>• Visual/aesthetics buffering</li> </ul>
Greenway (trails and linear parks)	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
School – Park	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
Sports Complex	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
Special Use	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Source: National Parks and Recreation Association

**Table 6.5: Recreation Needs - Low Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Hickman	# of New Facilities Needed by 2050 Low Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0	5.9
	Ball Field (Baseball/Softball)	0.61	3	0.8
Courts	Tennis Court	0.97	0	6.1
	Basketball Court	0.91	2	3.7
	Volleyball Court	0.13	0	0.8
Outdoor Recreation	Small Skate park (7,000 sf footprint)	0.16	0	1.0
	Full-sized Skate park (17,000+ sf footprint)	0.06	1	0.0
	BMX Track (Standard ABA Certified)	0.16	0	1.0
	Paved Multi-purpose Trail (per mile)	1.04	2.3	4.2
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0	14.6
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	3	0.0
Other Facilities	Swimming Pool (outdoors)	0.12	0	0.8
	Outdoors Events Venue	0.42	0	2.6

Source: Marvin Planning Consultants – 2024

**Table 6.6: Recreation Needs - Medium Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Hickman	# of New Facilities Needed by 2050 Medium Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0	7.5
	Ball Field (Baseball/Softball)	0.61	3	1.8
Courts	Tennis Court	0.97	0	7.6
	Basketball Court	0.91	2	5.1
	Volleyball Court	0.13	0	1.0
Outdoor Recreation	Small Skate park (7,000 sf footprint)	0.16	0	1.3
	Full-sized Skate park (17,000+ sf footprint)	0.06	1	0.0
	BMX Track (Standard ABA Certified)	0.16	0	1.3
	Paved Multi-purpose Trail (per mile)	1.04	2.3	5.8
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0	18.3
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	3	0.0
Other Facilities	Swimming Pool (outdoors)	0.12	0	0.9
	Outdoors Events Venue	0.42	0	3.3

Source: Marvin Planning Consultants – 2024

**Table 6.7: Recreation Needs - High Series Projection**

Facility Category	Parks System Facility Type	# of facilities Needed per 1,000 residents (Demand)	# of Existing Facilities in Hickman	# of New Facilities Needed by 2050 High Series Projection
Sports Fields	Soccer/Multi-Use Field	0.95	0	9.6
	Ball Field (Baseball/Softball)	0.61	3	3.2
Courts	Tennis Court	0.97	0	9.8
	Basketball Court	0.91	2	7.2
	Volleyball Court	0.13	0	1.3
Outdoor Recreation	Small Skate park (7,000 sf footprint)	0.16	0	1.6
	Full-sized Skate park (17,000+ sf footprint)	0.06	1	0.0
	BMX Track (Standard ABA Certified)	0.16	0	1.6
	Paved Multi-purpose Trail (per mile)	1.04	2.3	8.3
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	0	23.7
Leisure	Playgrounds (per 3,200 sf of fully developed area)	0.16	3	0.0
Other Facilities	Swimming Pool (outdoors)	0.12	0	1.2
	Outdoors Events Venue	0.42	0	4.3

Source: Marvin Planning Consultants – 2024

## Public Facilities and Utilities Goals, Objectives, and Action Steps

The expansion of public infrastructure will be conducted in a manner that supports diverse and contiguous growth to ensure the efficient utilization of services without adversely affecting their delivery.

### Public Facilities and Utilities Goals

PUB-1: Continue to expand and upgrade the water, stormwater, and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner without creating large shortfalls for the city to meet demand. The City should focus on upgrading water facilities first, with a focus on water storage.

PUB-2: Strategically locate public facilities within Hickman in order to provide cost-effective, efficient, and timely service to all residents.

PUB-3: Locate public facilities, such as maintenance buildings, in key areas of the city. Facility locations must always be outside of a 100-year floodplain.

PUB-4: Provide services to the public in an efficient and cost-effective manner by utilizing a cost/benefit ratio in evaluating whether to contract for services or to utilize city personnel and resources.

PUB-5: Encourage the dedication of major drainage ways such as wetlands, intermittent creek basins and roadside depressions for the purpose of stormwater collection.

PUB-6: Locate an appropriate site and work to construct a permanent facility for the Senior Center.

PUB-7: Work with the United States Postal Service, when appropriate, to site/relocate or expand the existing postal facility in Hickman.

### Public Facilities and Utilities Objective 1: Maintain a coordinated plan for maintenance, improvement, and future locations of all streets, roads, highways, trails, sidewalks, and bridges in the community; including paving, curbs, gutters, street lighting, curb cuts, replacement, etc. (PUB-1)

#### Action Steps

1. Maintain design standards and policies for various classifications of streets, roads, highways, and bridges to enhance the function and safety of the roadway and street system in Hickman.
2. Continually monitor traffic throughout the community and include traffic counts and figures in any updates to the Comprehensive Plan.

**Responsible Group/Agency:** City Administrator, City Engineer, Public Works Department, NDOR

**Potential Resources:** General Funds, Capital Improvement Budget, NDOR

### Public Facilities and Utilities Objective 2: In accordance with the 2016 Sanitary Sewer Study, expand the trunk line along Hickman Road to the treatment facility and provide for planned improvements and future growth.

#### Action Steps

1. Identify and package local, state, and federal resources for wastewater system upgrades.
2. Consult the Capital Improvements Plan to coordinate other needed subterranean or roadway improvements.
3. Analyze and adjust user rates to make the wastewater system financially supportive.
4. Authorize the City Engineer to prepare plans and specifications for the project.
5. Undertake construction related activities.

**Responsible Group/Agency:** City Administrator, City Engineer, Public Works Department, City Council, Utility partners

**Potential Resources:** General Funds, Capital Improvement Plan Budget, User Fees, Municipal Bonds

### Public Facilities and Utilities Objective 3: Explore the feasibility of flood control infrastructure to alleviate the prevalence of 100-year floodplain in downtown Hickman.

#### Action Steps

1. Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
2. Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

**Responsible Group/Agency: City Engineer, Public Works Department**

**Potential Resources: General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants**

### Public Facilities and Utilities Objective 4: Expand water storage and update the water distribution system.

#### Action Steps

1. Identify and package local, state, and federal resources for water storage/distribution system upgrades.
2. Consult the Capital Improvements Plan to coordinate other needed subterranean or roadway improvements.
3. Analyze and adjust user rates to make the water system financially supportive.
4. Authorize the City Engineer to prepare plans and specifications for the project.
5. Undertake construction related activities.

**Responsible Group/Agency: City Administrator, City Engineer, Public Works Department, City Council, Utility partners**

**Potential Resources: General Funds, Capital Improvement Plan Budget, User Fees, Municipal Bond**

## Education Goals, Objectives, and Action Steps

The city should support and partner with area educational facilities to expand the opportunity for educational attainment for Hickman residents.

### Education Goals

EDU-1: Cooperate with educational entities/agencies in expanding public uses of city and future facilities.

EDU-2: The school district should be informed of all new development proposed within the zoning jurisdiction of Hickman to accommodate future school populations.

### Education Objective 1: Cooperate with educational entities and agencies in expanding the public uses of city's current and future facilities. (EDU-1)

#### Action Steps

1. Create channels of communication to coordinate with the school district public events that may benefit from the use of Hickman's facilities and public areas.
2. Consider the use of joint public agency funding mechanisms for collaborative facilities.

**Responsible Group/Agency: Norris School Board or Education, School Administration, City Administration, City Council**

**Potential Resources: Nebraska Joint Public Agency funding mechanism, School and City Bonding Authority, Sales Tax proceeds, Keno funds, General Fund, Private Donations, Community Development Assistance Act, Civic and Community Center Financing Fund**

## Education Objective 2: Explore opportunities to expand technology and communication infrastructure for public use. (EDU-1)

### Action Steps

1. Implement and maintain a Capital Improvements Plan that allows for the coordination of any subterranean utility upgrades. Private utility upgrades can be coordinated with public projects to reduce the investment cost and make Hickman an attractive investment area for communications service providers and satellite education opportunities.
2. Engage the services of the City Engineer to prepare a Utility Assessment Report.
3. Update the Capital Improvements Plan to coordinate any utility upgrades with projected population and economic development needs as well as the potential to coordinate the timing of any subterranean utility improvements to minimize costs.
4. Identify local, state, and federal resources for fiber upgrades.
5. Secure appropriate funding to make long-term improvements to the subterranean system upgrades affordable to households.
6. Authorize the City Engineer to proceed with plans and specifications for implementation.
7. Construction-related activities.

**Responsible Group/Agency:** City Administration, Public Works, Businesses, City Engineer, Utility Providers

**Potential Resources:** General Funds, USDA - Rural Development, Utility Providers, Usage Fees

## Recreation Goals, Objectives, and Action Steps

The City should ensure prominent recreation opportunities for local residents and visitors. These facilities should be a combination of the expansion and improvement of existing facilities, plus the establishment of additional facilities.

### Recreation Goals

REC-1: Develop parks and recreation space in conformance with the criteria found earlier in this chapter.

REC-2: Design to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.

REC-3: Preserve natural attributes of both the floodplain and floodway to avoid loss of life and property while providing open space

REC-4: Encourage private developers to actively contribute to the city's park, recreation and open space system and encourage the development to supplement those provided by the city. This shall be done through the City's subdivision regulations.

REC-5: Expand recreational assets to allow for the continued promotion for the community's quality of life and lifestyle. Appropriately budget for parks and recreation master planning.,

REC-6: Acquire or otherwise preserve future park areas, recreation areas, and open space sites within growth areas prior to extensive new development to ensure adequate land is available and to avoid prohibitive acquisition costs.

REC-7: Expand the recreational trail system, with an ultimate goal of complete connectivity, utilizing floodplain land, easements, and parklands into areas not currently served, including both developing and established areas of the city.

REC-8: Set standards requiring the dedication of parks and open space, including in the Subdivision Regulations.

REC-9: Develop recreational amenities offering year round use.

REC-10: Work with developers of future rural subdivisions to create conservation areas through cluster subdivisions and conservation easements. These conservation areas should be connected within subdivisions whenever possible.

REC-11: Develop trail connections to area state parks and regional trail systems.

REC-12: Cooperate with all governmental agencies within the region to identify open space and scenic resources, to determine resident and non-residential recreation needs, and to formulate and implement measures for open space preservation and use.

REC-13: Develop and expand youth and adult recreation opportunities in the future. These may include an aquatic center, trails, or a swimming pool.

### Recreation Objective 1: Explore recreational amenities including an aquatic center, wellness center, senior center, trails, or a swimming pool (REC-9, REC-13)

#### Action Steps

1. Form a steering committee to explore options for development of future recreational amenities.
2. Identify the future usage of the amenities including special demands and needs for physical amenities.
3. Inventory amenities recently built in the region. Visit with local officials to determine lessons learned.
4. Present the physical needs and expectations to City Council and the public.
5. Procure the services of a licensed architecture firm to assist in assessing all potential options for the amenity.
6. Inventory available land or buildings within the community that meet the spatial needs of the facility.
7. Prepare architectural rendering and opinion of costs for renovating potential structures for the construction of a new facility, emphasizing energy efficiency and accessibility.
8. Present the renderings and opinion of costs to the public for review and comment; modifying as necessary.
9. Determine the long-term ownership and operational structure of the amenity.
10. Identify potential resources for the construction financing of the amenity.
11. Utilize the architect to develop final plans and specifications for the project as well as construction management services.
12. Construction Activity.

**Responsible Group/Agency: City Administrator, Parks and Recreation Department, Identified Committee, Residents**

**Potential Resources: Municipal Bonds, Local Option Sales Tax, Fundraising, USDA-RD, Civic and Community Center Financing Fund, Community Development Assistance Act (CDAA), Keno Funds, Usage Fees**

### Recreation Objective 2: Develop more trails in Hickman and connect them to regional trails, local parks, and state recreation areas. (REC-11)

#### Action Steps

1. Update subdivision regulations with provisions for programming trails into developments and/or development fees for community trail system.
2. Utilizing the Trails Master Plan, dedicate necessary rights-of way or easements for trails.
3. Begin trail planning along 68th Street.
4. Utilize the City Engineer to develop plans and specifications for trails.
5. Package funds for the construction and implementation of prioritized trail sections; placing priority in utilizing available resources to connect the existing trail sections to one another.
6. Bid phase to include advertising, letting, and contract award.
7. Begin construction activity.

**Responsible Group/Agency: City Administrator, Parks and Recreation Department, Public Works Department, City Engineer, Landowners**

**Potential Resources: General Funds, Capital Improvements Budget, Developer Fees, Municipal Bonds, Local Option Sales Tax, Fundraising, Nebraska Game and Parks Commission, CDAA, Nebraska Department of Roads (NDOR), Keno Funds**

### **Recreation Objective 3: Increase the number of sporting events in the community (i.e. 5K runs, bike races, etc.). (REC-5)**

#### **Action Steps**

1. Develop a planning committee with a cross section of stakeholders interested in attracting events to Hickman.
2. Identify the types of events the community seeks to attract.
3. Conduct a facility assessment to identify the needs or gaps required to host events.
4. Utilize the planning committee to attract, create, and promote annual events based on the availability of facilities.

**Responsible Group/Agency: Parks and Recreation Department, Identified Committee, Residents, Businesses, Public Works Department, School Administration**

**Potential Resources: General Funds, Tourism Grants, Fundraising, Sponsorships**

### **Recreation Objective 4: Ensure future planning of all City parks is ADA compliant. (REC-5)**

#### **Action Steps**

1. Establish an inventory of needed improvements based on ADA park standards.
2. Working with equipment suppliers and installers, develop cost estimates for required improvements.
3. Add necessary investments to the Capital Improvements Plan, and develop fundraising campaigns to offset public costs.
4. As packaged funds become available, install required improvements utilizing city staff and volunteers.

**Responsible Group/Agency: Parks and Recreation Department, Public Works Department**

**Potential Resources: General Funds, Fundraising, Sponsorships, Community Development Assistance Act, Health and Human Services**



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# Chapter 7 Public Safety

## Public Safety

The protection of public safety is a key responsibility of local government. This chapter describes current Hickman fire protection, emergency medical services (EMS), law enforcement, and emergency management.

## Fire and EMS

Hickman Rural Fire and Rescue is comprised of the City of Hickman, the Village of Roca, and the surrounding area.

Hickman Rural Fire and Rescue is a volunteer department. The department provides 24/7 response to all fires, vehicle accidents, HAZMAT/chemical spills and medical emergencies for the people who live and visit their district. Hickman Fire and Rescue also issues burn permits for the fire district and accepts non emergency inquiries on Tuesday nights.

As of the writing of this plan, 25 volunteer firefighters and EMTs

are at the department. The department is located at 401 W. 7th Street with nine garage spaces and multiple stories.

Source: [hickman.ne.gov/vnews/display.v/SEC/City Services | Fire](http://hickman.ne.gov/vnews/display.v/SEC/City+Services+Fire)

## State Fire Marshal

The State Fire Marshal's office conducts fire safety inspections on most properties open to the public. Codes used in these inspections are outlined in Title 153, Chapter 1.

## Law Enforcement

With no local law enforcement, services are provided by the Lancaster County Sheriff's Office, located at 575 S 10th St in Lincoln. The Sheriff's Department is responsible for managing the Lancaster County Courthouse along with providing patrol service, investigative service, administrative support for the county.

(Note: modified slightly from website.)  
Source: [lancaster.ne.gov/1349/Sheriffs-Office](http://lancaster.ne.gov/1349/Sheriffs-Office)

## Emergency Management

Emergency management involves the coordination and integration of activities necessary to build, sustain, and improve the capabilities to prepare for, respond to, recover from, or mitigate against threatened or actual disasters or emergencies, regardless of cause. This includes man-made and natural disasters. The discipline and profession of emergency management applies science, technology, planning, and management to deal with extreme events which can injure or kill large numbers of people, do extensive damage to property, and disrupt community life.

Emergency management is integrated at the local, state and federal levels. All disasters start at the local level. When a local disaster declaration is made because local resources have been overwhelmed, a request may be made for assistance from the Nebraska Emergency Management Agency (NEMA).

Should state resources ever become overwhelmed, a state disaster may be declared and the governor can request assistance from the Federal Emergency Management Agency ("FEMA"). Emergency response operates within the principles of the National Incident Management System ("NIMS") and the Incident Command Systems ("ICS").

It is the responsibility of all elected and appointed county or local officials to protect citizens' lives, and public and private property from the effects of hazards and disasters.

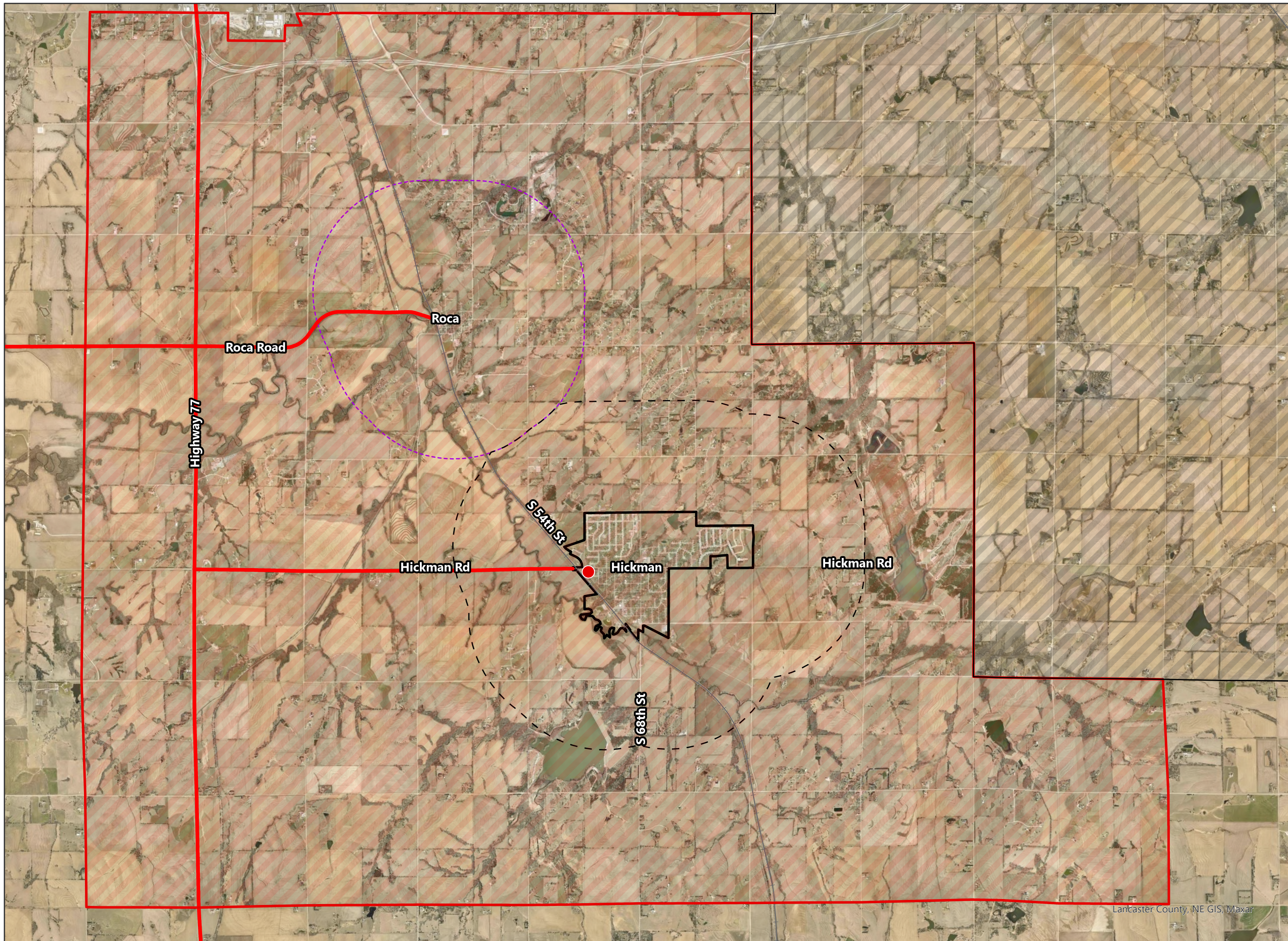
Lincoln-Lancaster County Emergency Management ("LLCEMA") is responsible for facilitating the continuation of government operations in times of disaster or major emergency. This agency coordinates county, city, private sector and volunteer services to facilitate and enable continuity of operations countywide.



Photo 7.1: Lancaster County Courthouse - Sheriff Department's home  
Source: Flickr



Photo 7.2: Hickman Fire and Rescue  
Source: Marvin Planning Consultants

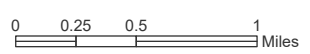


LEGEND

-  Hickman Fire Department
-  Hickman Fire and EMS
-  Bennet Fire and EMS
-  City Limits
-  Railroad
-  Highway
-  Roca 1-Mile ETJ
-  Hickman 1-Mile ETJ



PROJECTION: NE State Plane (Ft.)  
DATUM: NAD 83  
DATE: 01.07.25





## Public Safety Goals, Objectives, and Action Steps

The City will support health care, fire protection, and law enforcement programs with policies and services that improve public safety and well-being.

### Public Safety Goals

SAFE-1: Clean and regulate poorly maintained and nuisance properties based on an adopted nuisance abatement program and property maintenance code.

SAFE-2: Establish regulations protecting Hickman residents from the secondary effects of adult entertainment.

SAFE-3: Continually analyze the cost effectiveness and patrol rates of providing law enforcement through the Lancaster County Sherriff's Office vs. the cost and benefits of locally funded and maintained police department.

SAFE-4: Work to construct safe, at grade, pedestrian crossings at all street, trail, and sidewalk intersections of the railroad tracks.

SAFE-5: Work with the Nebraska Department of Roads and Lancaster County to identify key locations for health safety and general welfare of the public such as the installation of traffic control devices, lighting, electronics, and markings at pedestrian crossings.

SAFE-6: Prioritize the widening of existing arterial streets to allow for turn lanes, shoulders and pedestrian pathways. Maintain road classification descriptions that are utilized in subdivision regulations that enact minimum standards for each applicable road classification.

SAFE-7: Prioritize safety measures and infrastructure at pedestrian crossings on arterial streets.

SAFE-8: Continually monitor emergency response (Police, Fire, EMT) reports and response times to ensure that public safety is not compromised by rapid growth in and around Hickman.

SAFE-9: The City should ensure prominent recreation opportunities for local residents and visitors. These facilities should be a combination of the expansion and improvement of existing facilities, plus the establishment of additional facilities.

### Public Safety Objective 1: Improve the functionality and safety of arterial streets in Hickman with widening projects allowing for turn lanes, shoulders, and pedestrian pathways. (SAFE-5)

#### Action Steps

1. Engage the services of the City Engineer to conduct an analysis of current and future arterial streets to determine the viability of widening projects. Analysis should include the existence of necessary right-of-way for vehicular and parallel pedestrian/bike corridors.
2. Coordinate with Lancaster County on plans for the widening of 68th Street outside of Hickman's jurisdiction to extend widening efforts in a timely and cost-effective manner.
3. Provide cross-sections of various alternatives for widening with options for turn lanes, pedestrian/bike trails for corridors and intersections. Include public review.
4. Provide opinion of cost for preferred corridor cross-sections.
5. Determine the City's ability to finance priority street improvements and potential ROW acquisition. Consult the Capital Improvement Plan and package all financial resources for maximum public benefit.
6. Procure the City Engineer to prepare plans and specifications for street widening improvements.



7. Undertake construction-related activities in a planned system manner, coordinated with Lancaster County projects.

**Responsible Group/Agency City Council, Hickman residents, City Engineer**

**Potential Resources: General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts, NDOR, Lancaster County**

## **Public Safety Objective 2: Improve pedestrian safety with dedicated crossings on Hickman's arterial streets. (SAFE-5)**

### **Action Steps (SAFE-8)**

1. Evaluate sidewalk conditions throughout Hickman. Rate sidewalk and curb/ramp conditions and note needed improvements.
2. Prioritize sidewalks/curb ramps near key public facilities and at intersections of sidewalks along existing and future arterial streets. Map priorities to ensure the proper phasing of improvements.
3. Explore the viability of an under/over pass of arterial streets with cost estimates and potential grant funding.
4. Coordinate the improvements of crosswalks with any improvements and widening of existing arterial streets.
5. Determine the City's ability to finance priority sidewalk improvements. Consult the Capital Improvement Plan and package all financial resources for maximum public benefit.
6. Undertake long-term, priority sidewalk and crosswalk improvements, as funds permit.

**Responsible Group/Agency City Council, City staff, residents, City Engineer, and Fiscal Agent**

**Potential Resources: General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts, NDOR, Lancaster County**



## Chapter 8 Energy

### Energy

This section is intended to meet the requirements for an energy element in Neb. Rev. Stat. §19-903(4) that each city comprehensive plan “Assesses energy infrastructure and energy use by sector, including residential, commercial, and industrial sectors; evaluates utilization of renewable energy sources; and promotes energy conservation measures that benefit the community.”

### Energy Use by Sector

According to Nebraska Energy Statistics, electricity use in Nebraska rose to 32,341 million kilowatt hours in 2021, an increase of 3.8% from 31,172 million kilowatt hours in 2020. The industrial sector used 38.9%, the residential sector used 32.4%, and the commercial sector used 28.6%. The use of electricity produced off-site is ultimately constrained by transmission capacity. Distributed generation of electricity (from wind farms or

solar farms) is also constrained by capacity of the regional transmission grid.

In 2021, Nebraska used 180.1 billion cubic feet of natural gas, a decrease of 0.3% from 2020. The industrial sector consumed 53.5% of total natural consumption in Nebraska in 2021. The residential sector consumed 20.2% and the commercial sector consumed 17.6%. The electric power and transportation sectors accounted for the remainder of gas consumption.

Source: [neo.ne.gov](http://neo.ne.gov)

### Residential Energy Use

Energy is consumed in the residential sector primarily for space heating, water heating, air conditioning, refrigeration, cooking, clothes drying, and lighting. Fuel used for motor vehicles by household members is included in the transportation sector - electricity use will increase with increased use of electric vehicles (EVs) requiring home charging stations. Natural

gas met almost one-half (46.2%) of residential energy needs in Nebraska in 2021, followed by electricity (42%).

Statewide, Black Hills Energy provided residential natural gas service to 254,647 customers as of February 2022 according to the Energy Information Administration.

### Commercial Energy Use

Commercial uses include buildings such as retail stores, nonmanufacturing businesses, motels, health and education institutions for energy use reporting. Government uses are included in this sector for these reports. Common uses of energy in the commercial sector include space heating, water heating, refrigeration, air conditioning, and cooking. Natural gas met almost one-half (47%) of commercial energy needs in Nebraska in 2021, followed by electricity (44%).

Statewide, Black Hills Energy provided natural gas service to 32,302 commercial customers as of February 2022 according to the Energy Information.

### Industrial Energy Use

Energy use in the industrial sector covers fuels for manufacturing, data centers, construction, mining, agriculture, and forestry. Energy to transport products is included in the transportation sector. Natural gas met 1/3 (33.1%) of industrial energy needs in Nebraska in 2021, followed by biofuels (34.3%), and electricity (13.8%).

Statewide, Black Hills Energy provides natural gas service to 5,086 industrial energy customers as of February 2022 according to the Energy Information Administration.

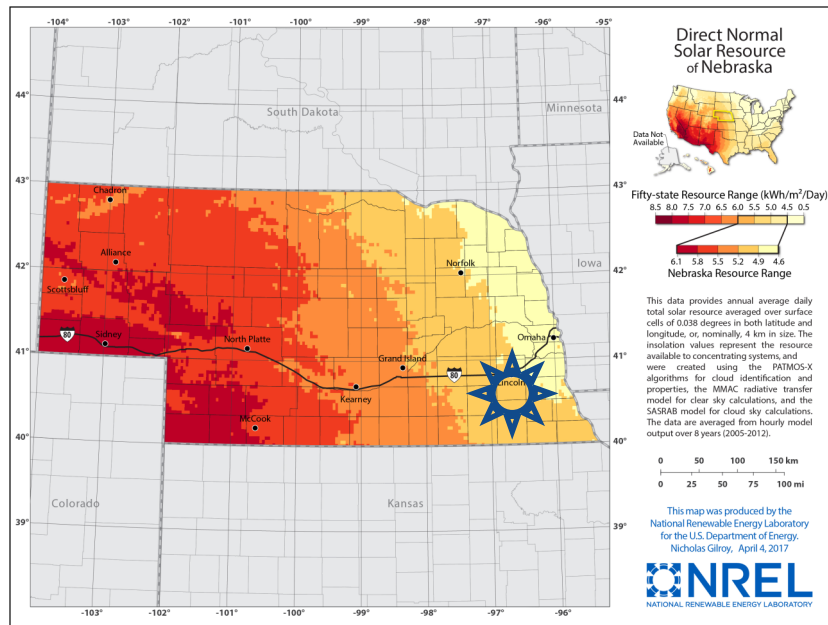
### Energy Generation

Statewide, over 1/3 (36.9%) of Nebraska's electricity is generated by coal, according to the Nebraska Department of Environment and Energy (NDEE). Renewable wind energy is close behind, capacity to generate 27.5% of the state's electricity, with natural gas in third-place with 20% of generation.

### Renewable Energy

Renewable energy is energy from sources which are naturally replenished. Nebraska, like all of the United States, is moving towards renewable and away from legacy fuel sources. While almost 75% of the state's electricity was generated by coal in 2011, only 50% came from coal in 2021.

**Figure 8.1: Direct Normal Solar Resource of Nebraska**



Source: National Renewable Energy Laboratory, 2017

### Biomass

Biomass is renewable organic material coming from plants and animals. This includes biofuels, such as ethanol and biodiesel, along with wood waste, landfill gas, and similar fuels. In 2021, there were six units in Nebraska producing electricity from biomass, and 11 from landfill gas. Source: [eia.gov/energyexplained/biomass](http://eia.gov/energyexplained/biomass)

### Hydropower

Hydropower was one of the first sources of energy used for electricity generation. Until 2019, hydropower was the largest source of total annual U.S. renewable electricity generation. In 2021, there were 20 units in Nebraska producing electricity with hydropower. Hydroelectric accounted for about 3% of Nebraska's annual electricity generation in 2021. Source: [eia.gov/energyexplained/hydropower](http://eia.gov/energyexplained/hydropower)

### Geothermal

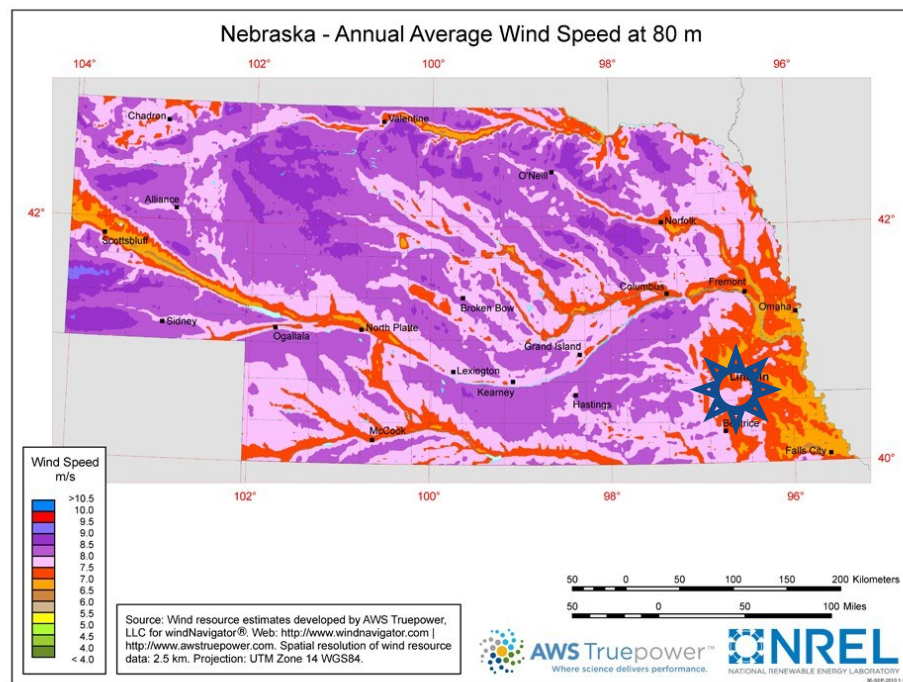
Geothermal energy is heat within the earth. Geothermal energy is a renewable energy source because heat is continuously produced inside the earth. People use geothermal heat for bathing, for heating buildings, and for generating electricity. Geothermal electricity generation requires water or steam at high temperatures (300° to 700°F).

According to the U.S. Environmental Protection Agency (EPA), geothermal heat pumps are the most energy-efficient, environmentally clean, and cost-effective systems for heating and cooling buildings. Source: [eia.gov/energyexplained/geothermal](http://eia.gov/energyexplained/geothermal)

### Solar

A photovoltaic (PV) cell, commonly called a solar cell, is a nonmechanical device which converts sunlight directly into

**Figure 8.2: Average Annual Wind Speed at 80m**



Source: National Renewable Energy Laboratory, 2010

electricity. Some PV cells can convert artificial light into electricity.

The efficiency at which PV cells convert sunlight to electricity varies by the type of semiconductor material and PV cell technology. The efficiency of commercially available PV modules averaged less than 10% in the mid-1980s, increased to around 15% by 2015, and is now approaching 20% for state-of-the-art modules. Experimental PV cells and PV cells for niche markets, such as space satellites, have achieved nearly 50% efficiency.

Rooftop solar has increasingly become an option for many homeowners and small businesses. The direction and pitch of the roof affect the amount of energy produced, as do nearby trees or other structures.

In 2021, there were 13 units in Nebraska producing utility-scale electricity with solar as the primary energy source. Only 0.2% of Nebraska's electricity was generated by solar in 2021, but the capacity doubled in just two years.

Source: [eia.gov/energyexplained/solar](http://eia.gov/energyexplained/solar)

### Wind

An increasing share of Nebraska's energy comes from renewable wind energy. In 2021, there were 1,333 utility-scale wind turbines producing electricity in Nebraska. The state's wind generation grew from 3% of electricity generated in 2011 to 25% in 2021.

According to the US Department of Energy's Office of Energy Efficiency & Renewable Energy, "Areas with annual average wind speeds around 6.5 meters per second and greater at 80-m height are generally considered to have a resource suitable for

wind development. Utility-scale, land-based wind turbines are typically installed between 80 - and 100m high although tower heights for new installations are increasing - up to 140 m - to gain access to better wind resources higher aloft."

Individual sites may be powered by Small Wind Energy Systems, a type of wind energy conversion system with a rated capacity of 100 kilowatts or less.

Technological advancements are driving the growth of the small wind power market by making turbines more efficient and cost-effective. Small wind turbines can operate efficiently on wind speeds of just nine miles per hour.

The location of large commercial utility-scale wind farms are chosen for a variety of factors, including wind speed, and the ability to tie into interstate transmission lines gaining access to the electric grid.

Source: [eia.gov/energyexplained/wind](http://eia.gov/energyexplained/wind)

### Net Metering

Since 2009, private electricity generating facilities with capacity at or below 25 kilowatts may operate under Nebraska's net-metering statutes. Any excess generation produced by the system will be credited at the utility's avoided cost rate and carried forward to the next billing period. Any excess remaining at the end of an annualized billing period is to be paid out to the customer.

### Solar/Wind Access

Municipalities are permitted to develop regulations or development plans protecting access to solar and wind energy

resources if they choose to do so. Local governing bodies may also grant zoning exemptions to solar and wind energy systems which would be restricted under existing regulations, so long as the exemption is not substantially detrimental to the public good.

## Conservation Measures

There are different ways to improve energy efficiency and usage. These strategies range from simple (often less costly) to complex (often more costly). Unfortunately, not all of the solutions will have an immediate return on investment. Individual property owners and tenants will need to find strategies fitting their budgets to harvest long-term savings.

Some common ways to make a structure more energy efficient include:

- Converting incandescent light bulbs to Compact Florescent Lights (CFL) or Light Emitting Diodes (LED);
- Installing additional insulation;
- Replacing windows;
- Changing out older, less-efficient air conditioners and furnaces to newer high-efficiency units;
- Changing out older appliances with new EnergyStar rated appliances;
- Adding solar panels;
- Adding individual-scale wind energy conversion systems (WECS), and;
- Installing a geothermal heating and cooling system

## Resources

### Brownfields Assistance

A brownfield is a property, the expansion, redevelopment, or reuse of which may be

complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

### ESAs

Sec. 128(a) Assessments are Environmental Site Assessments (ESAs) providing preliminary environmental information to determine if there is contamination on a property. The Nebraska Department of Environment and Energy offers these assessments at no cost.

These assessments are performed in accordance with the “all appropriate inquiry” requirements but may include additional activities such as nearby drinking water well sampling and testing building materials for asbestos, lead-based paint and/or mold.

The first part of the assessment examines the background, setting and past uses of a property. It includes a records review, site reconnaissance, interviews, and, as a final product, a report documenting the environmental conditions at the property.

The second part of the assessment examines and evaluates the conditions identified in the initial assessment. Soil and groundwater sampling and analyses are conducted to determine whether any contamination associated with any environmental conditions has occurred on the site. The

results of the sampling and analyses are evaluated in the Assessment Report.

Source: [dee.ne.gov](http://dee.ne.gov)

## Energy Goals, Objectives, and Action Steps

The city will grow and develop in a manner that conserves the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and an efficient provision of services.

### Energy Goals

ENERGY-1: Zoning regulations and design standards should be created to protect the environmental and natural resources of Hickman through the encouragement of preservation and conservation practices.

ENERGY-2: Federal requirements and regulations relating to natural resources and environmentally sensitive areas shall be followed when land use regulations are developed. Hickman's regulations should, at a minimum, be as strict as federal standards, and where appropriate, enforced in a manner stricter than federal guidelines.

ENERGY-3: Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development demonstrating an adverse impact on surface or ground water supplies shall not be allowed

ENERGY-4: The conservation of natural resources is a priority in Hickman. Zoning and subdivision standards shall reflect conservation by allowing compact, mixed-use development and utilizing Conservation Easements and other regulatory tools.

ENERGY-5: Continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by applying identified mapped areas showing the floodplain and floodway.

ENERGY-6: Discourage development within the identified 100-year floodplain to avoid property loss during flood-events.

ENERGY-7: Cooperate on a regional level regarding stormwater management structures and control.

ENERGY-8: Enforce and monitor the requirements for stormwater management under the National Pollutant Discharge Elimination System ("NPDES") Phase II program.

ENERGY-9: The city will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as prevailing wind direction and velocity.

ENERGY-10: Promote the planting of desired species of trees recommended by the standards of the Nebraska Forest Service. All trees planted on city-owned property will comply with the recommendations.

ENERGY-11: Enforce standards for landscaping and plant materials via subdivision regulations

ENERGY-12: Encourage rain barrels and the conservation or containment of stormwater runoff. The scale and context of rain barrels shall be addressed in design standards or neighborhood covenants.

ENERGY-13: Promote the development of bioswales in areas as a means to contain stormwater runoff at the neighborhood and property levels.

ENERGY-14: Energy efficiency and conservation shall be a priority in the investment in community facilities. The City of Hickman shall lead this effort by policy and practice.

ENERGY-15: The City shall identify and promote energy efficiency incentives and education offered by

City owned or partnered utility providers.

ENERGY-16: Development should not occur within the established 100-year floodplain

### Energy Objective 1: Increase the energy efficiency of buildings within Hickman. (ENERGY -15)

#### Action Steps

1. Educate homeowners regarding practical energy efficiency measures.
2. Partner with Norris Public Power District and Nebraska Public Power District to enhance Hickman's understanding of energy use patterns, rates, programs, and incentives
3. Encourage energy conservation through the siting of development and landscaping standards by updating the subdivision regulations.
4. Review and update zoning and building codes to reflect the promotion of on-site renewable energy generation such as solar, wind, and geothermal.
5. Explore opportunities within the Capital Improvements Plan to supplement public facilities investments with on-site renewable energy generation.

**Responsible Group/Agency:** City Administration, Businesses, Property Owners, Residents, Norris Public Power, Nebraska Public Power

**Potential Resources:** Private investments, Nebraska Department of Energy, Usage Fees, Utility Providers

### Energy Objective 2: Educate Hickman residents regarding the Comprehensive Plan Energy Element (ENERGY-16)

#### Action Steps

1. Use the city website to inform citizens of the City's energy related efforts, as well as provide energy saving tips.
2. Recognize local projects that support the goals and strategies of the energy element.
3. Working with Norris Public Power, and other utility providers; package available energy efficiency incentives into an informational flyer/pamphlet for distribution to Hickman and area residents.
4. Review the Energy Element on annual basis, coinciding with the Comprehensive Plan document as a whole, for updates and relevancy.

**Responsible Group/Agency:** City Administration, Residents

**Potential Resources:** General Funds, Sponsorships, Nebraska Department of Energy



## Chapter 9

# Hazards

### Hazard Mitigation

Hazard mitigation planning reduces loss of life and property by minimizing the impact of disasters. It begins with local governments identifying natural and manmade disaster risks and vulnerabilities common in their area. After identifying these risks, they develop long-term strategies for protecting people and property from similar events. Mitigation plans are key to breaking the cycle of disaster damage and reconstruction.

The impacts of hazard and potential damage can be avoided, or at least lessened, with thoughtful land use and development practices. Hazard mitigation informs the entire emergency management cycle.

This chapter summarizes findings from the draft form of the Lower Platte South Natural Resources District (“NRD”) Hazard Mitigation Plan 2025, and references resources for mitigation planning.

The hazard mitigation plan will be adopted after the adoption of this Comprehensive Plan.

The Federal Emergency Management Agency (“FEMA”) requires hazard mitigation plans be updated every five years to reflect changing conditions. This Comprehensive Plan should itself be updated to reflect any changes in the hazard mitigation plan.

### Hazard Mitigation Plan

The Lower Platte South NRD Hazard Mitigation Plan is being updated by JEO Consulting Group, and will be approved by FEMA in compliance with requirements of the Disaster Mitigation Act of 2000. Developing a hazard mitigation plan is not only good public policy for a resilient community, but participation in and adoption of a hazard mitigation plan is also required to become eligible for certain federal funding sources.

The 2025 plan update process is

being sponsored by the Lower Platte South Big Blue NRDs and is being lead by local planning representatives from NRDs and Emergency Management offices in Cass, Otoe, Lancaster, Seward, Butler, and Saunders Counties. The City of Hickman is being represented by the City Administrator and the Director of Permits, Codes, and Zoning.

### Hazard Mitigation Goals and Objectives

The hazard mitigation plan will include goals, objectives, and action items, including:

- Goal 1: Protect the Health and Safety of the Public
- Goal 2: Reduce Future Losses from Hazard Events
- Goal 3: Increase Public Awareness and Education on the Vulnerability to Hazards
- Goal 4: Improve Emergency Management Capabilities
- Goal 5: Pursue Multi-Objective Opportunities (whenever possible)
- Goal 6: Enhance Overall

Resilience and Promote Sustainability

### Critical Facilities

The hazard mitigation plan will identify a broad range of Critical Facilities for each participating jurisdiction. For the City of Hickman, these include a meeting hall, a church, park facilities, and city facilities.

### Hazard Risk Assessment

The hazard mitigation plan will include a description of the hazards considered, including a risk and vulnerability assessment.

### Top Hazards of Concern

Each participating entity has begun ranking hazards with the potential to affect their own jurisdiction. For the City of Hickman, the top hazard of concern included:

- Hazardous Materials Release (Transportation)
- Dam Failure
- Drought/Grass/Wildfires/Fire Protection
- Flooding
- High Winds and Tornadoes (Tornadoes)

### Mitigation Strategy

The primary focus of the mitigation strategy is to identify action items to reduce the effects of hazards on existing infrastructure and property based on the established goals and objectives. These actions consider the most cost effective and technically feasible manner to address risk.

The intent of each goal and set of objectives is to develop strategies to account for risks associated with hazards and identify ways to reduce or

eliminate those risks. Local planning teams will be evaluating and prioritizing mitigation and strategic actions. These actions included: the mitigation and strategic actions identified per jurisdiction in the previous plan; additional mitigation and strategic actions discussed during the planning process; and recommendations from consultants for additional mitigation and strategic actions based on risk probability and vulnerability at the local level.

Planned actions to implement the hazard mitigation strategies for the City are presented below. The actions listed are in draft form, and will be implemented into the 2025 hazard mitigation plan. Responses to questions asked by JEO during the planning process are listed in quotation.

#### Hazard 1: Hazardous Materials Release (Transportation)

Chemical transportation spills are a concern for the local planning team due to the potential contamination of land and surface water. While no significant events have occurred locally, the City experiences heavy traffic flows through town on highways and rail lines which can be carrying hazardous materials. Transportation routes of top concern include the BNSF rail line, 68<sup>th</sup> St, and Hickman Road. Critical facilities including City Hall by the rail line and the Fire Department on Hickman Road are vulnerable to chemical transportation spill incidents.

#### What has the community done to mitigate the risk of this hazard?

“This project has not yet started.”

#### What needs to be done to reduce the risk of this hazard?

1. “Conduct tabletop exercises with City Staff to determine the level of response and corresponding scenarios in the event of a chemical transportation spill.”
2. “Have emergency contact sheets readily available for any employee to implement. The notification sheets should define the level of emergency and script to be used when communicating with our mutual aid emergency contact professionals. Including location of emergency and who they will be coordinating with from the City. Include the Mayor, City Administrator and Public Works Director’s phone numbers for communication of the event and be updated when changes are made to ensure the flow of information during an event.”

#### Hazard 2: Dam Failure

The City of Hickman has three high hazard dams surrounding the community. One, Upper Salt Creek 35-A, is located directly northeast of the city boundaries. The dam is owned and managed by the Lower Platte South NRD. Two, Salt Creek 8 – Wagon Train dam is located east of Hickman. Three, Salt Creek 9 – Stagecoach Dam is located southwest of Hickman. Evacuation mapping is needed for Stagecoach and Wagon Train dam failures.

High hazard dams are required to have Emergency Action Plans in the case of a dam failure. While no dam failure events have occurred on record, dam failure is a hazard of concern due to the

high potential for property damage and loss of life.

**Have there been any changes since the last plan?**

“Yes, Wagon Train Lake was drained in 2022 to remove sediment build up on the bottom and are waiting on rains to refill the lake. Water levels are very low two years later, presenting less risk than in previous years. “

**What has the community done to mitigate the risk of this hazard?**

- “High Hazard Dam 35-A has emergency contact sheets with notification sheets that define the level of emergency and script to be used when communicating with our mutual aid emergency contact professionals. It includes the location of the dam.”
- “The two other dam emergency contact action plans have not yet been started.”

**What needs to be done to reduce the risk of this hazard?**

1. “Conduct tabletop exercises with City Staff to determine the level of response scenarios in the event of a dam failure and determine how to designate a point of gathering at the onset of an emergency event.”
2. “Emergency contact sheets should be readily available at each location used as a point of gathering during an emergency and should include the current Mayor, City Administrator and Public Works Director’s phone numbers and be updated when changes are made to ensure the flow of information during an event.”

**Hazard 3: Drought/Grass/Wildfires/Fire Protection**

The City’s water system includes four metered wells which are monitored monthly for water level. The County has a drought monitoring board, but the City has its own drought response plan that has been used in previous dry years for water restrictions. The City has high nitrates in some wells which can be exacerbated by drought conditions. During past drought periods the local water supply has been sufficient. However, the local planning team indicated with the population growth Hickman has experienced, additional water supplies are currently being investigated for any future events.

The Rural Fire Protection District built a new station in Hickman. Rural fires within the south district of Lancaster County are under the coverage of the station, along with the mutual aid of surrounding rural fire stations. During fire emergencies they generally fill their grass rigs and tanks at the nearest community to the fire, however, some small communities do not have a large amount of storage or pumping ability to supply the needs, so they supplement the need for water by coming to Hickman or another adequate facility. During the October 2022 Hallam fire event, water was utilized from Hickman. The fire destroyed three homes and injured two firefighters.

**What has the community done to mitigate the risk of this hazard?**

- “Beginning June 2021, the city implemented mandatory odd and even

watering days beginning May 1<sup>st</sup> and ending September 30<sup>th</sup> each year including a policy for warnings and fines. This policy has continued yearly.”

- “The City has completed construction of additional water vessels which have doubled the capacity for treatment to 1300 gpm (gallon per minute) design and 1800 gpm max.”
- “The City drilled two test wells in search of new water sources and did not have success.”
- “An option is to redrill the current wells to a larger diameter and install a turbine pump to increase the volume available to pump.”
- “An option is to install a 2-million-gallon ground storage facility at the treatment plant with a high service pump to supplement our current 300,000-gallon water tower. This would allow the use of the current wells and decrease the head pressure, which will increase the ability to pump more water to the storage containers.”
- “Increasing water storage will increase our fire protection capabilities. Our peak usage is 1.029 mgd (million gallons per day) on average in the summer runs 0.8 mgd.”
- “Transmission line replacement and upgrade from 10” to 16” from the water treatment plant to the city limits within the next 2 years.”
- “We are adding a booster station at the current water tower location to increase water pressures in the city for residents and businesses north of Hickman Road.”
- “Design phase of the booster

pump on the water tower property.”

**Have there been any changes since the last plan?**

“Yes.”

**Does this accurately describe your community’s risk or concern related to this hazard?**

“Yes.”

**Please describe any recent events and their impacts on the community.**

- “In June 2020 high winds and intense rain caused the main park and downtown area to experience flooding. The Salt Creek backed up into Main Park which then washed-out part of the BNSF railroad tracks which allowed water to flow in the downtown area. Damage occurred to the railroad tracks, playground equipment, trails, ball fields, and several downtown businesses and houses. Tree limbs and several trees throughout town fell to the ground. Two fireworks tents were collapsed and damaged.”
- “Most recently high winds events occurred on June 1 and June 16, 2024, both left tree debris in Main Park area, on the city trail system and across city streets.”

**What has the community done to mitigate the risk of this hazard?**

- “We continue to follow our floodplain regulations and in December of 2023, we updated them to include more definitions, diagrams and pictures with the goal of making them easier to follow and understand. Within the update, the city opted to prohibit the placement of manufactured (mobile) homes within the special flood hazard area as we

currently do not have any located in SFHA.”

- “The city has moved many vehicles and equipment to a shop not located in the floodplain.”

**What needs to be done to reduce the risk of this hazard?**

1. “Create a plan and contract with a person(s) to record a drone fly over of the Hickman Branch of Salt Creek, focusing on the area from the overpass around the back of Main Park to Hickman Road. Main Park is the recurring source of floodwaters and debris causing damage to play equipment, trails and it becomes an entry point to downtown business and houses.”
2. “Use the footage to identify areas with fallen trees and beaver dams which need to be cleared for flow.”
3. “Flood Administrator and Public Works to review the drone recordings at least every six months.”
4. “Keep a historical record for reference and track changes to the stream bank.”
5. “Have a drone fly over immediately after each intense rain event to identify hot spots not seen under normal conditions.”
6. “Create and budget for mitigation to clear the debris and stabilize stream banks as needed. Work with adjacent property owners who have portions of the Salt Creek run through their land and need to be cleared as it affects their property as well.”

**What needs to be done to reduce the risk of this hazard?**

1. “Increase water volume by either revamping current wells or drilling new ones.”
2. “Complete installation of the booster pump on the water tower property.”
3. “Increase the water transmission line to 16” line from the water treatment facility to the city limits.”
4. “Increase water storage capacity to two times (2x) the peak usage for fire safety.”
5. “Budget for the construction of a 2-million-gallon storage tank adjacent to the water treatment facility and include it in the capital improvement plan.”
6. “Seek funding sources and grants to offset the cost of the storage tank.”
7. “Add a booster station at the current water tower location to increase water pressures in the city for residents and businesses.”

**Hazard 4: Flooding**

The local planning team identified flooding as a significant concern for the community. The local planning team estimated that future flood events could impact more than 40 percent of the city’s population and would interrupt critical facility operations. Approximately ten percent of the structures located within the city are within the one percent annual flood risk area. There are several facilities located in the floodplain including the two City Maintenance Shops.

**Hazard 5: High Winds and Tornadoes (Tornadoes)**

A tornado in October 2013 damaged nine residential homes with significant hail and damaged the local schools. Municipal records are backed up locally to the cloud. Hickman has one warning siren located on Chestnut Street which is activated by Lancaster County Emergency Management. There are no FEMA certified safe rooms in Hickman. The City has mutual aid agreements and additional resources identified in the Lancaster County Local Emergency Operations Plan.

**Have there been any changes since the last plan?**

“No .”

**Does this accurately describe your community's risk or concern related to this hazard?**

“Yes.”

**Please describe any recent events and their impacts on the community.**

- “In June 2020 high winds and intense rain caused the main park and downtown area to flood. The Hickman Branch of the Salt Creek backed up into Main Park which washed -out part of the BNSF railroad tracks allowing the flood water to flow in the downtown area. Damage occurred to the railroad tracks, playground equipment, ball fields, and several downtown businesses. Tree limbs and several trees throughout town fell to the ground. Two fireworks tents were collapsed and damaged.”
- “Most recently high winds events June 1 and June 16, 2024, left debris scattered

throughout the city.”

- “As we have learned from recent tornadoes in Omaha and surrounding areas there are items and land needed for alerting, sheltering after an event, searching, restricting access to the areas to prevent looters, debris removal, central command center, FEMA trailers for showers and restrooms, donation drop off site, and more as needed.”

**1 What needs to be done to reduce the risk of this hazard?**

1. “Backup generator for City Hall to power for a group of residents who may need to shelter in place for a period until housing can be found for them. Have a pet policy in place, which may include an off-site location or two separate shelter locations.”
2. “Backup generator hard wired at each well site.”
3. “Provide protection of the backup generator, either place in a building or build a structure to house them safely.”
4. “Evaluate working order and power capabilities of the city’s portable generator as it was purchased in 2008.”
5. “Hardwired full capability backup generators are needed for water and wastewater treatment facilities.”
6. “Keep a log of planned maintenance checklist standard inspections for all generators (including portable).”
7. “Designate an area for post-storm shelter and FEMA trailers if necessary.”
8. “Hardwire warning alert sirens.”
9. “Account for the number of

vehicular barriers and access the number of entry points to the city as continued growth has added new roads and entrances to Hickman. Increase the number of barriers as needed to adequately protect the City from trespassers post-storm event.”

10. “Have adequate signage to put on the barricades or in what was the ROW to direct people.”
11. “Have adequate signage to put out in key areas as identified ahead of time in case of downed communications directing people to shelters and contact information.”
12. “Conduct tabletop exercises with City Staff to determine the level of response scenarios in the event of a dam failure and determine how to designate a point of gathering at the onset of an emergency event.”
13. “Emergency contact reference book should be readily available at each location used as a point of gathering during an emergency and should include the current Mayor, City Administrator and Public Works Director's phone numbers and be updated when changes are made to ensure the flow of information during an event.”

**Plan Maintenance**

Each participating jurisdiction in the hazard mitigation plan is responsible for monitoring, evaluating, and updating the plan during its five-year lifespan. Plan review and updates should

occur annually, with a complete update occurring every five years. At the discretion of the governing body, updates may be incorporated more frequently, especially in the event of a major hazard or as additional mitigation needs are identified.

This comprehensive plan should also be reviewed regularly and updated when the hazard mitigation plan is revised.

### Lancaster County Local Emergency Operations Plan

The Lancaster County Local Emergency Operations Plan establishes standardized policies, plans, guidelines, and procedures for emergency resources and governmental entities to respond and recover when a disaster event occurs. It contains information regarding direction and control, communications and warning, damage assessment, emergency public information, evacuation, fire services, health and human services, law enforcement, mass care, protective shelters, utilities and resource management. Hazards of priority information from the last LEOP (2017) was incorporated into the 2020 HMP. This plan was updated in 2021 and is reviewed every five years.

### Resources

FEMA and the American Planning Association work together to provide resources to communities for hazard mitigation planning. Their report *Hazard Mitigation: Integrating Best Practices into Planning* (2010), identifies effective multi-jurisdictional hazard mitigation strategies and tools based on a series of case studies for large

and small towns and rural jurisdictions across the United States.

In 2020, the APA adopted a Hazard Mitigation Policy Guide, which includes 13 Guiding Policies on hazard mitigation. The guide supplements and updates APA's earlier report, with a focus on recent severe hazard occurrences. Plans need to consider not just mitigation, but adaptation to changing conditions and situations.

Source: [planning.org/nationalcenters/hazards](https://planning.org/nationalcenters/hazards)

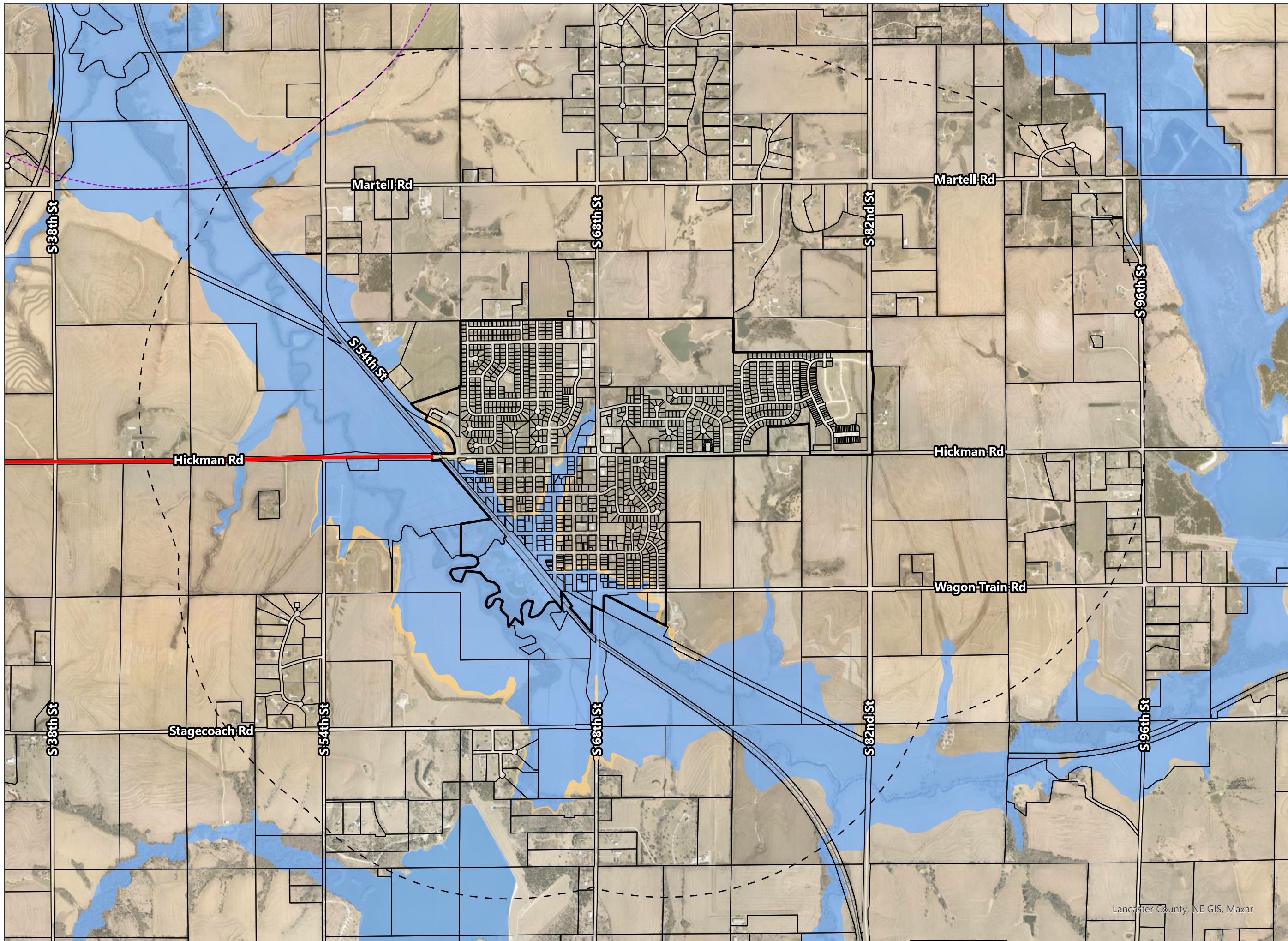
### Policies

#### Policy 1: Supporting the current Plan

The City provides adequate support for goals and objectives of the Hazard Mitigation Plan once adopted.

#### Policy 2: Flood Protection

The City maintains conformance with the National Flood Insurance Program ("NFIP"), and considers participating in the FEMA Community Rating System ("CRS") to provide flood insurance premium discounts to property owners and tenants.



**LEGEND**

- City Limits
- Railroad
- Highway
- Roca 1-Mile ETJ
- Parcels
- Hickman 1-Mile ETJ

**Flood Risk**

- 0.2% Annual
- 1% Annual
- Floodway

N

**MPG**  
MARVIN PLANNING CONSULTANTS  
Specializing in Municipal, County and Neighborhood Planning

PROJECTION: NE State Plane (Ft.)  
DATUM: NAD 83  
DATE: 01.07.25

Lancaster County, NE GIS, Maxar

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# Chapter 10

## Land Use

### Hickman's Land Use

Land use and development are the primary focus of the Comprehensive Plan. The land use element does not regulate land use - it is a general guide for future decision making. The Comprehensive Plan is not regulatory; however, the Plan reflects the community's ability and preferences to guide and plan for development and land use policy.

The Comprehensive Plan - in particular the land use element - plays a fundamental role as the substantive basis for regulations implementing the Plan such as zoning, subdivision, and floodplain management. A clear land use element provides a vision for the future and helps prevent, or at least minimize, conflicts between different uses of land.

It is essential for the land use element to reflect the wants and needs of Hickman's residents and

property owners, within the constraints of the landscape. This chapter addresses the statutory requirements of the land use element, describes existing land use, and presents the future land use plan. This chapter also discusses the community character of Hickman and action items for building on this unique character.

### Land Use Element

This section is intended to meet the requirements in Neb. Rev. Stat. §19-903(1) that the Comprehensive Plan include: "A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land".

The land use element is based on an understanding of how Hickman's citizens have built their community. All of the other

elements presented so far in this plan, from demographics to hazard mitigation, inform the analysis of existing land use to determine recommendations for future land use.

### Existing Land Use

Land in Hickman and the surrounding area has been developed for many different purposes. Existing land use includes both the use of buildings and parcels of land. The use of land is constantly changing - this Plan presents a snapshot in time of existing land use. It is essential to have a solid understanding of existing land use at a point in time to carefully consider future land use policy.

### Existing Land Use Categories

The utilization of land is best described in specific categories providing broad descriptions where numerous businesses, institutions, and structures can be grouped. For the purposes of the

Comprehensive Plan, the following land use classifications are used:

- Vacant/Agriculture;
- Single-Family Residential;
- Multi-Family Residential;
- Public/Institutional;
- Commercial;
- Utilities, and;
- Transportation/ROW

### Land Use Constraints

While certain areas are well situated for different types of growth and development, they may also be subject to constraints discussed throughout this plan. These constraints may direct development elsewhere, or they may simply be issues to be improved and resolved. Constraints to land use include concerns such as:

- Water availability;
- Limited opportunities for in-fill development;
- Neighborhood impacts of existing commercial and industrial uses, including visual blight;
- Cost to extend infrastructure including streets, electricity, water, and sewer service;
- Agricultural uses;
- Transportation such as highways and railroads;
- The reach of the gravity-fed sewer system, without adding lift stations, and;
- Willingness of adjacent property owners to sell land at prices which the market will support

**Table 10.1: Existing Land Uses**

Use	Acres	Share of Developed Area (acres)	Share of Total Area (acres)
Residential	1,134.1	66.9%	19.5%
Single-Family	1,100.9	64.9%	18.9%
Multi-Family	33.2	2.0%	0.6%
Public/Institutional	198.7	11.7%	3.4%
Commercial	36.6	2.2%	0.6%
Utilities	13.5	0.8%	0.2%
Transportation/ROW	3,12.4	18.4%	5.4%
<b>Total Developed Land</b>	<b>1,695.2</b>	<b>100.0%</b>	<b>29.1%</b>
Vacant/Agriculture	4,121.0	-	70.9%
<b>Total Area</b>	<b>5,816.2</b>	<b>-</b>	<b>100.0%</b>

Source: Marvin Planning Consultants

### Extraterritorial Jurisdiction

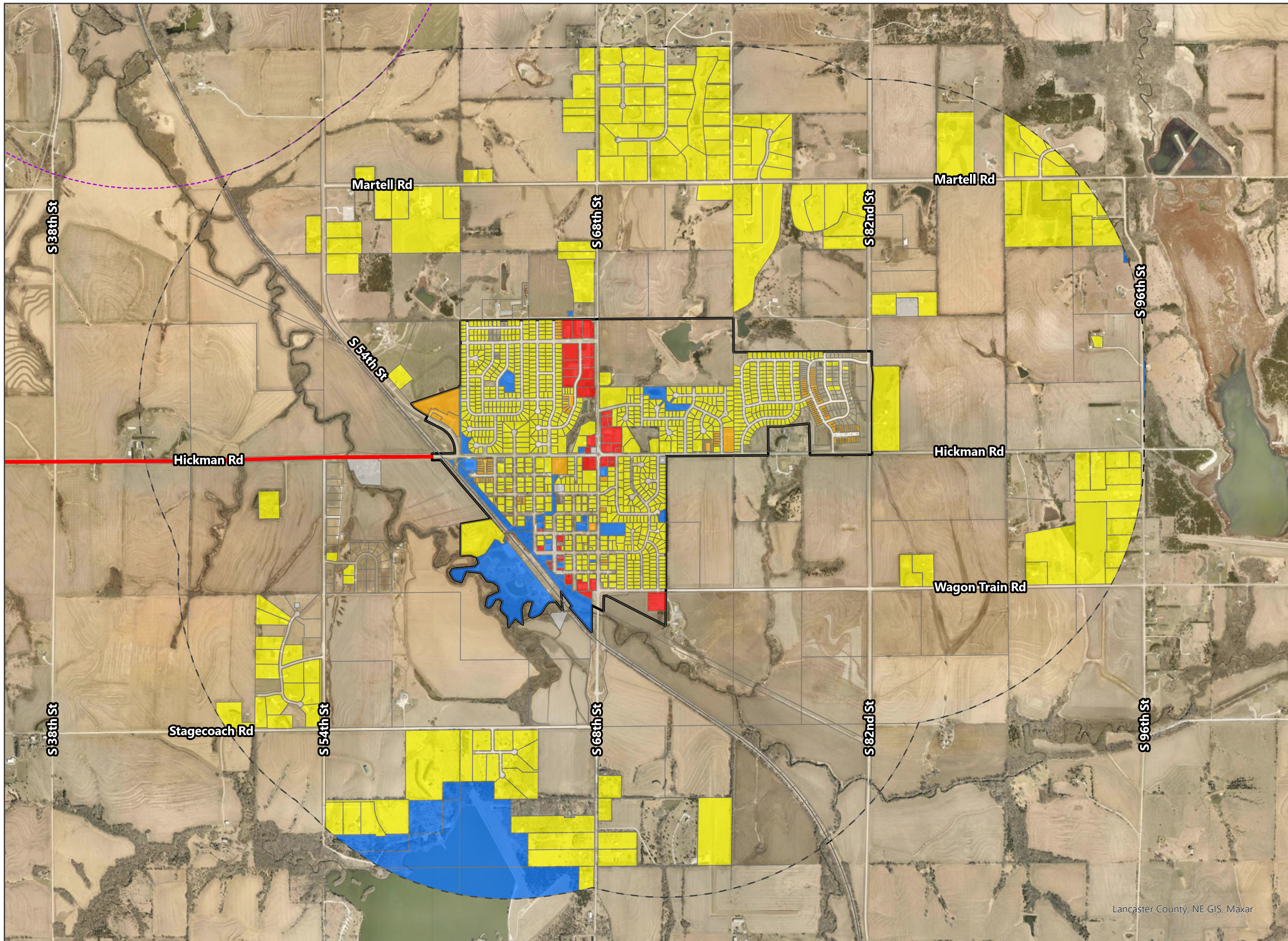
The City of Hickman has planning and zoning jurisdiction over the unincorporated area of Lancaster County within one-mile of the city limits, known as the extraterritorial jurisdiction or ETJ. The Future Land Use Plan also applies to the ETJ, with or without annexation into the city limits.

- MU - Mixed-Use
- LI - Light Industrial
- P/R - Parks and Recreation
- P/Q-P - Public/Quasi-Public

### Future Land Use

The Future Land Use Plan is intended to be a policy guide to how land will be used in the future, balancing private sector development with the public interest, so the city can effectively and efficiently deliver public services. The future land use categories cover areas inside current city limits, future annexation areas, and the extraterritorial jurisdiction. The categories in the Future Land Use Plan are as follows:

- LDR - Low-Density Residential
- MDR - Medium-Density Residential
- HDR - High-Density Residential
- C - Commercial



**LEGEND**

- City Limits
- Railroad
- Highway
- Roca 1-Mile ETJ
- Hickman 1-Mile ETJ

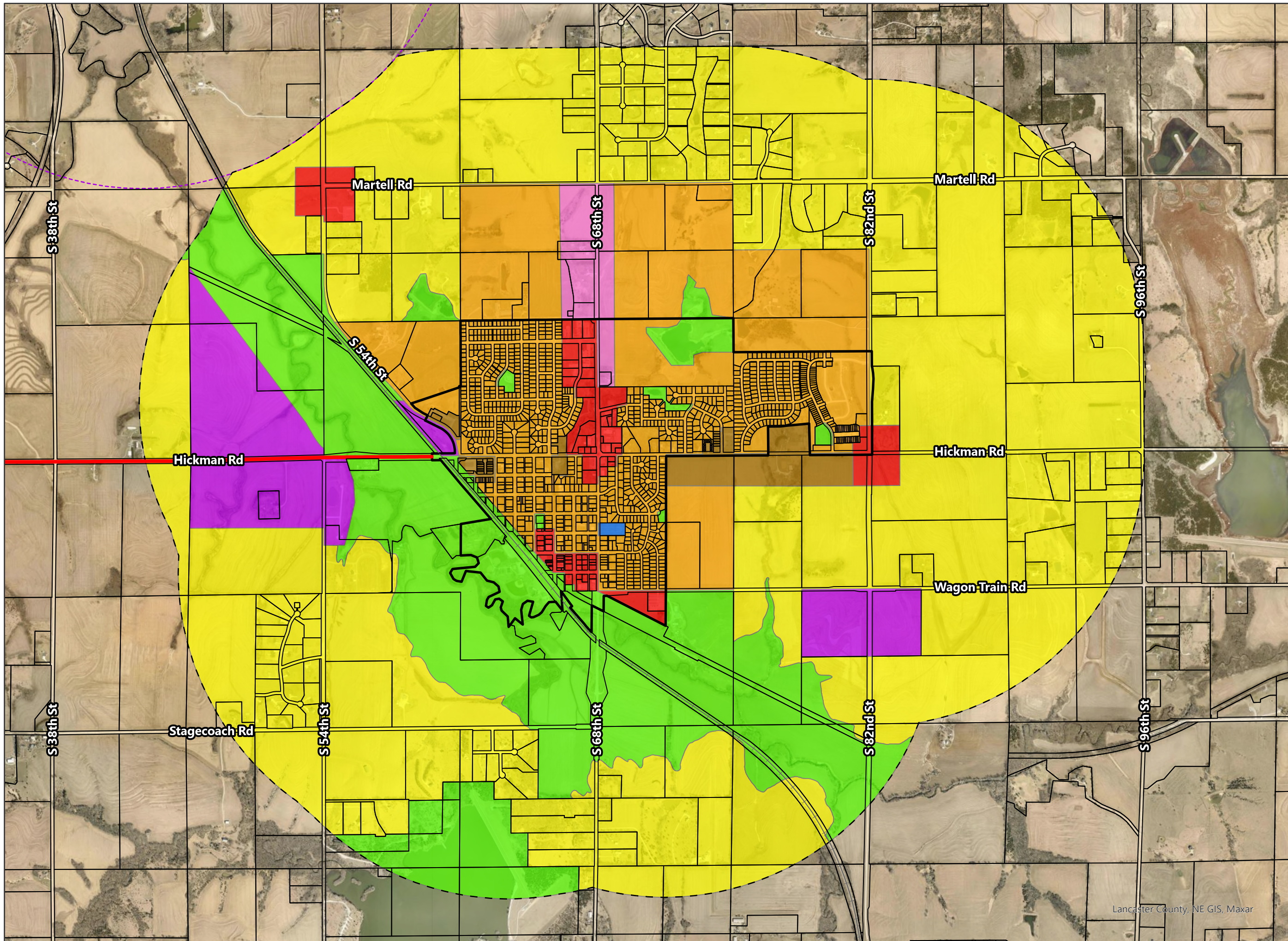
**Land Use**

- Agricultural/Vacant
- Single Family
- Multi-Family
- Public/Institutional
- Commercial
- Utilities















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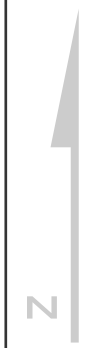
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**LEGEND**

-  City Limits
-  Railroad
-  Highway
-  Roca 1-Mile ETJ
-  Parcels
-  Hickman 1-Mile ETJ
- District**
-  Low-Density Residential (LDR)
-  Medium-Density Residential (MDR)
-  High-Density Residential (HDR)
-  Commercial (C)
-  Mixed-Use (MU)
-  Light Industrial (I)
-  Parks and Recreation (P/R)
-  Public/Quasi-Public (P/Q-P)



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## LDR - Low-Density Residential

### General Purpose

Due to the mixture and blending of different residential uses and densities, the Hickman Future Land Use Plan recognizes this blending through a multi-level density approach. The Low Density Residential land use district includes both existing and new residential neighborhoods, including the Missing Middle concept.

Some areas within Hickman where this land use district is identified are ideal for infill development and redevelopment.

### Compatible Uses

1. Residential single-family dwellings
2. Missing Middle residential development (such as cottage court, townhouses, duplex, tri-plex)
3. Accessory Dwelling Units ("ADUs")
4. Residential care facilities
5. Public facilities (such as fire stations, public utility substations, community centers, etc.)
6. Religious and Educational uses and structures
7. Renewable Energy facilities, within performance standards

### Incompatible Uses

1. Industrial uses
2. Large scale commercial. Small scale commercial, such as corner stores or bodegas, may be compatible

### Issues

1. Off-site impacts - visual, noise odors, runoff
2. Traffic and site access
3. Natural amenities such as trees and waterways
4. Topography and drainage
5. Municipal water and sewer availability
6. Sidewalks and multi-modal accessibility

### Special Policies

1. Densities should be up to seven dwelling units per acre with city water and sewer services
2. Missing middle dwelling units need to be designed to match the architectural context of neighborhood

## MDR - Medium-Density Residential

### General Purpose

The Medium Density Residential land use district includes both existing and new residential neighborhoods with a mix of single-family, two-family, and multi-family dwellings on small to moderately-sized lots with supporting community facilities. It is intended to encourage creative development patterns and adaptive reuse of existing structures. Streets are paved with sidewalks, curb, and gutter.

### Compatible Uses

1. Residential single-family dwellings
2. Missing Middle residential development (such as cottage court, townhouses, duplex, fourplex)
3. Accessory Dwelling Units ("ADUs")
4. Residential care facilities
5. Small-scale mixed-use development
6. Public facilities (such as fire stations, public utility substations, community centers, etc.)
7. Religious and Educational uses and structures
8. Renewable Energy facilities, within performance standards

### Incompatible Uses

1. Industrial uses
2. Commercial uses, except in small scale mixed use developments

### Issues

1. Off-site impacts - visual, noise odors, runoff
2. Traffic and site access
3. Natural amenities such as trees and waterways
4. Topography and drainage
5. Municipal water and sewer availability
6. Sidewalks and multi-modal accessibility

### Special Policies

1. Densities should range between seven and 15 dwelling units per acre
2. Density may be increased for small lot development





## HDR - High-Density Residential

### General Purpose

The High Density Residential land use district includes both existing and new residential neighborhoods with multi-family residential development on moderate to large-sized lots with supporting community facilities. It is intended to encourage creative development patterns. Streets are paved with sidewalks, curb, and gutter. This land use type is ideally located near intersections of arterial streets to act as a buffer between more high intensity uses and lower density residential uses.

### Compatible Uses

1. Missing Middle residential development (such as cottage court, townhouses, duplex, fourplex)
2. Multi-family residential development/apartment complexes
3. Residential care facilities
4. Large-scale mixed-use development
5. Public facilities (such as fire stations, public utility substations, community centers, etc.)
6. Religious and Educational uses and structures
7. Renewable Energy facilities, within performance standards

### Incompatible Uses

1. Industrial uses
2. Commercial uses, except in large-scale mixed use developments

### Issues

1. Off-site impacts - visual, noise odors, runoff
2. Traffic and site access
3. Natural amenities such as trees and waterways
4. Topography and drainage
5. Municipal water and sewer availability
6. Sidewalks and multi-modal accessibility

### Special Policies

1. Densities should start at 15 or above dwelling units per acre

## C - Commercial

### General Purpose

The Commercial land use district provides for a variety of commercial uses, typically located along arterial and collector streets and roads.

### Compatible Uses

1. Commercial retail and services uses
2. Accommodations and food/beverage services
3. Arts, entertainment, and recreation
4. Auto service uses (such as auto sales or repairs)
5. Multi-family residential development
6. Mixed-use development
7. Public facilities (such as fire stations, public utility substations, community centers, etc.)
8. Religious and Educational uses and structures
9. Wireless telecommunication facilities
10. Renewable Energy facilities, within performance standards

### Incompatible Uses

1. Single-family residential development, unless included in an overall mixed use concept

### Issues

1. Off-site impacts—visual, noise odors, runoff
2. Traffic and site access, and parking
3. Municipal water availability and connections
4. Sewer system connections
5. Flood hazard areas
6. Natural amenities such as trees and waterways
7. Sidewalks and multi-modal accessibility

### Special Policies

1. Effective minimum lot area should be based upon adequate space for vehicular movement and parking
2. Developments of one acre or more may be required to meet the standards of NPDES permitting
3. Developments which create more than a 5% increase in runoff may be required to construct a detention basin to control runoff
4. Screening should be provided between residential and commercial/industrial property
5. Landscaping should be provided along arterial and collector streets and roads, and in parking lots
6. Limit new access along arterial and collector streets





## MU - Mixed-Use

### General Purpose

The Mixed Use land use district is intended to accommodate a flexible blend of commercial and industrial uses. These areas are typically located along arterial highway corridors or arterial streets.

### Compatible Uses

1. Commercial retail and services uses
2. Accommodations and food/beverage services
3. Light manufacturing and warehousing, inside a structure
4. Commercial grain storage and agricultural services, when off-site impacts and hazards are mitigated
5. Auto service uses (such as auto sales or repairs)
6. Public facilities (such as road maintenance storage, fire stations, public utility substations, community centers, etc.)
7. Wireless telecommunication facilities
8. Oil and gas production and services
9. On-site renewable energy facilities, within performance standards

### Incompatible Uses

1. Residential development, other than caretaker/watchman quarters

### Issues

1. Off-site impacts - visual, noise odors, runoff
2. Traffic and site access, and parking
3. Groundwater / Municipal water availability and connections
4. Sewer system connections
5. Flood hazard areas
6. Natural amenities such as trees, and waterways

### Special Policies

1. Effective minimum lot area should be based upon adequate space for vehicular movement and parking
2. Developments of one acre or more may be required to meet the standards of NPDES permitting
3. Developments which create more than a 5% increase in runoff may be required to construct a detention basin to control runoff
4. Screening should be provided between residential and commercial/industrial property
5. Landscaping should be provided along arterial and collector streets and roads, and in parking lots
6. Limit new access along arterial streets and roads

## LI - Light Industrial

### General Purpose

The Light Industrial land use district is intended to provide for manufacturing and warehousing uses. These uses typically require larger tracts of ground and have multiple buildings on a site. Location of industrial uses needs to be sensitive to other uses, in particular to residential areas, which may require screening and mitigation of impacts.

### Compatible Uses

1. Manufacturing (indoors and outdoors)
2. Warehousing, outdoor storage, and self-storage
3. Data centers
4. Commercial grain storage and agricultural services
5. Farm machinery and vehicle sales and service
6. Auto and large vehicle service uses (such as auto sales or repairs)
7. Accessory retail use of products manufactured on-site
8. Off-site commercial advertising (billboards)
9. Public facilities (such as road maintenance storage, fire stations, public utility substations, community centers, etc.)
10. Wireless telecommunication facilities
11. Renewable energy facilities, within performance standards

### Incompatible Uses

1. Residential development, other than caretaker/watchman quarters

### Issues

1. Off-site impacts - visual, noise, odors, runoff
2. Traffic, especially truck traffic, and site access, and parking
3. Groundwater / Municipal water/wastewater system availability
4. Topography
5. Flood hazard areas
6. Off-site commercial advertising (billboards) may lead to blight conditions

### Special Policies

1. Effective minimum lot sizes based upon adequate space for vehicular movement, parking, and drainage
2. Developments of one acre or more may be required to meet the standards of NPDES permitting
3. Developments which create more than a 5% increase in runoff may be required to construct a detention basin to control runoff
4. Outdoor storage should be protected by security fencing, and may require a solid visual buffer
5. Data centers need to be located near power supply





## P/R - Parks and Recreation

### General Purpose

The Parks and Recreation land use district provides for parks and recreation sites. Parks should also be provided in all areas with new residential neighborhoods.

### Compatible Uses

1. Local and County parks and recreation areas
2. Golf courses and accessory uses
3. Non-profit conservation lands

### Incompatible Uses

1. Industrial development
2. Livestock operations which cannot mitigate impacts

### Issues

1. Natural amenities such as trees, and waterways
2. Sidewalks and multi-modal accessibility

### Special Policies

1. For major regional recreation facilities, new access along arterial streets and roads should be limited



## P/Q-P - Public/Quasi-Public

### General Purpose

The Public/Institutional land use district provides for public and institutional facilities. These facilities are also located throughout the community in other land use districts.

### Compatible Uses

1. City and County buildings and facilities
2. State and Federal buildings and facilities
3. Non-profit buildings and facilities
4. Renewable Energy facilities, within performance standards

### Incompatible Uses

1. Livestock operations

### Issues

1. Traffic and site access, and parking
2. Flood hazard areas
3. Sidewalks and multi-modal accessibility

### Special Policies

1. Public and non-profit land holdings may have long-term impacts on property tax revenues
2. Limit new access along arterial streets and roads

## Community Character

Every community has a unique character distinguishing a specific place from every other place. Character encompasses many aspects of the community, from the street grid, lots and blocks, to the brick storefronts downtown and homes in tree-lined neighborhoods, to the extensive prairie stretching from the city into the countryside.

## Signage and Wayfinding

Community character includes a combination of physical and psychological experiences. Residents and visitors learn to “read” a place based on formal and informal clues.

## Community Entrances

There is only one chance to make a first impression on visitors, and potential new residents and employers. Community entrances are a statement welcoming new and returning people to town. A well-designed monument sign conveys a message more than mere words. Entrance signs should reinforce the community brand with curbside appeal. Landscaping improves this appeal.

## Wayfinding

Wayfinding refers to how people find their way around the community. Appropriate signage helps people walk and/or drive to specific locations in the community. Wayfinding would more easily direct visitors to downtown, public facilities, and city parks.

A unified wayfinding system does not need to be elaborate, but it does need to easily convey a message as well as be legible to drivers as well as pedestrians.

## Signage

Signs are an important form of communication. Sign control - or the lack of sign control - can have a significant impact on the community’s appearance and economic competitiveness.

The image of a community is fundamentally important to its economic vitality and the signs along a community’s streets can greatly affect the image of a place. Sign clutter is ugly, costly, and ineffective; “When everyone shouts, no one can be heard.”

Commercial signage on the street and building front helps people get where they need to go. A good sign code is pro-business because an attractive business district will always attract more customers than an ugly one. Signs can be well designed at a human scale, or they can create visual clutter and distracted driving as pedestrians and motorists search for their destination.

On city streets, ground-mounted monument signs are an effective form of commercial signage. They can also be designed to fit into the overall architectural character of a specific building or development.

## Landscaping

Landscaping is critical to creating a positive community character. It also filters drainages (such as bio-swales) and provides buffers; Landscaping makes a particular impression in areas such as:

- Along streets, especially major thoroughfares;
- Along parking barriers;
- Near commercial and public buildings, and;
- In public spaces

Landscaping should include a variety of organic and hardscape materials, appropriate to Hickman’s environment. These may include:

- Xeriscaping (not “zero-scape”);
- Grass and ground cover;
- Shrubs and trees, and;
- Street furniture

Street trees, for example, not only improve the appearance of the community, but also provide erosion control and drainage as well as breaking up large expanses of concrete and asphalt.

As new development and re-development occurs in Hickman, the City should work closely with developers and property owners to ensure there is appropriate landscaping installed and maintained to improve the appearance of the community.

## Cluster or Conservation Subdivisions/Planned Unit Developments

The Cluster Subdivision is designed to “cluster” building lots into certain pockets of the site. Generally, these pockets are located where the least amount of negative impact will be made to the natural environment.

In addition, the Cluster Subdivision provides a means to create new neighborhoods where natural amenities are present, such as mature trees, slopes, streams and buffers. The Cluster Subdivision will be one of the most powerful tools the City and Developer have to preserve parts of the existing natural environment.

Subdivisions should be designed

using principles of environmental conservation and clustering. When clustering is used in subdivision design, the same number of dwelling units can be realized while natural features are preserved. The preserved areas can be used as natural open spaces, linear parks, or trails. This can have the effect of increasing property values as people are drawn to live in areas with environmental amenities.

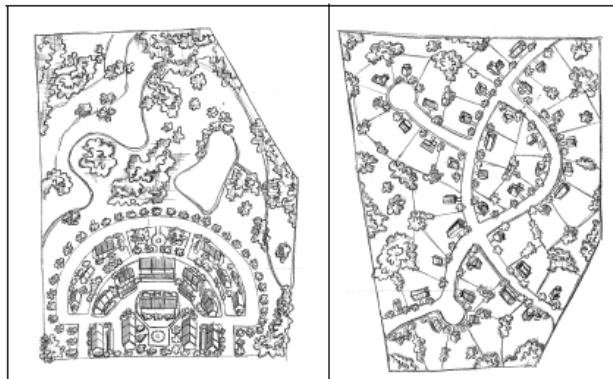
Another beneficial effect often accompanying cluster development is as developers utilize this technique, Hickman can recognize an overall increase in open space without having to increase the park system.

Density bonuses can be used to encourage developers to preserve natural space within their developments, while still developing approximately the same number of lots can do this. The Figure show how clustering concepts can be used to develop the same number of lots in a smaller area, thereby preserving natural features such as tree clusters.

### Ghost Platting

Per the City of Hickman's current Zoning Regulations, a ghost plat is a subdivision or re-subdivision concept plan illustrating possible future lot layout, street networks, and utility systems for oversized lots, outlots, or undeveloped land within or adjoining a preliminary plat. When making future land use decisions, this a concept the City should continue to refer to.

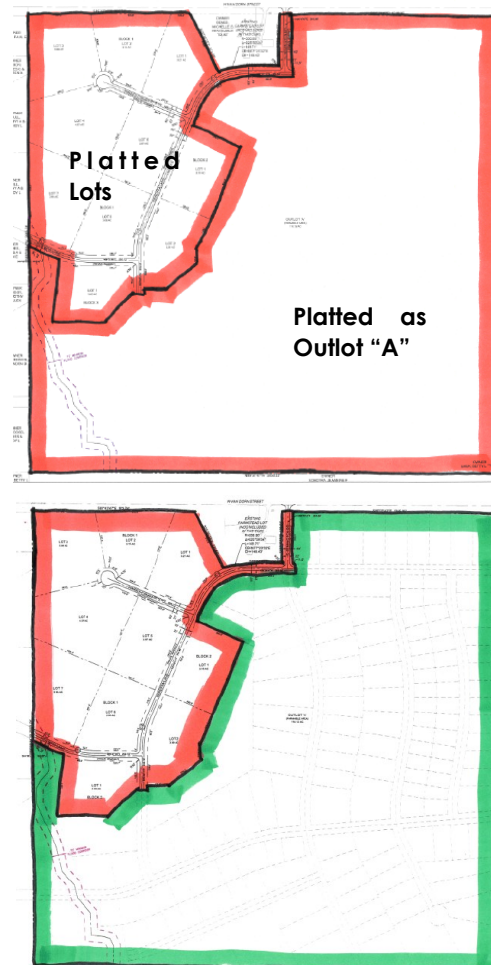
**Figure 10.3: Subdivision Types**



*Conservation subdivisions (left) feature smaller lots with a high percentage of open space. Conventional subdivisions (right) feature large lots with little common open space. A conventional subdivision is subject to all of the base zoning district standards, such as minimum lot size, front setbacks, landscaping, and adequacy of public facilities.*

Source: 21st Century Land Development Code; Freilich, Robert H., White, S. Mark; APA Planners Press 2008

**Figure 10.4: Ghost Platting**



Source: Marvin Planning Consultants



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# Chapter 11 Annexation

## Annexation

As cities grow in population, employment, and services, the municipal limits will need to expand to provide infrastructure to new development.

## Annexation Element

This section is intended to meet the requirements in Neb. Rev. Stat. §19-903(5)(a) that the Comprehensive Plan include: “an identification of sanitary and improvement districts, subdivisions, industrial tracts, commercial tracts, and other discrete developed areas which are or in the future may be appropriate subjects for annexation and (b) a general review of the standards and qualifications that should be met to enable the municipality to undertake annexation of such areas.”

## Annexation Process

The State of Nebraska has established a process for municipalities to extend their

corporate limits into contiguous areas, provided the criteria for such action is justified. An important consideration of annexation is the property in question may not be further than 500 feet from corporate limits of the municipality in order to be considered adjacent and contiguous.

There are two methods for annexing land into the corporate limits:

- Voluntary - Land requested to be annexed by the property owner(s), or;
- Involuntary - Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character and annexation is initiated by the municipality

Landowners desiring voluntary annexation of land must submit an annexation plat prepared by a licensed surveyor. The annexation plat must be approved by the City Engineer and filed with the City Clerk

along with a written request signed by all owners of record within the proposed annexed area.

The City Council must make three separate readings of the annexation ordinance (waiver of the three readings is not allowed by State law for this process). A majority of the City Council must make affirmative votes in favor of an annexation at each reading to pass the ordinance.

A certified copy of the annexation ordinance shall then be filed with the County. The City has one year to develop a plan addressing the provision of services to residents of the annexed area.

With regard to annexation, the City should establish provisions for subdivision improvement agreements and non-contested annexation agreements with any future Sanitary Improvement Districts (SIDs). This type of agreement assures the City the

SID can be annexed at such time as it becomes necessary, without the SID contesting the action.

## Boundary Changes Affecting State Aid

The Nebraska Department of Review sets forth procedures for reporting population changes due to boundary changes and the resulting effect on state aid. The municipality must submit the following documentation to the Department when a boundary change occurs:

1. A certified copy of the annexation ordinance;
2. A certified map of the municipality showing the area annexed (or de-annexed), and;
3. Calculations and basis for the population estimate by count of housing units multiplied by average persons per household in the most recent federal census, or by other method specified by the Department

The Department will review documentation within 60 days and certify the total new population of the municipality.

Source: [revenue.nebraska.gov/government/municipal-boundary-changes](http://revenue.nebraska.gov/government/municipal-boundary-changes)

## Potential Future Annexation Areas

The City of Hickman should consider annexation of adjacent property to assure the proper provision of health and safety public services.

## Proposed Annexation Areas

Near-term annexation areas should be considered for annexation within the next one to five (1-5) years. Many of these areas are currently eligible for

annexation, and should be brought into the corporate limits at the earliest opportunity. Other areas should be considered for annexation over the long-term, five or more years from plan adoption or when developed. City decisionmakers should take into consideration:

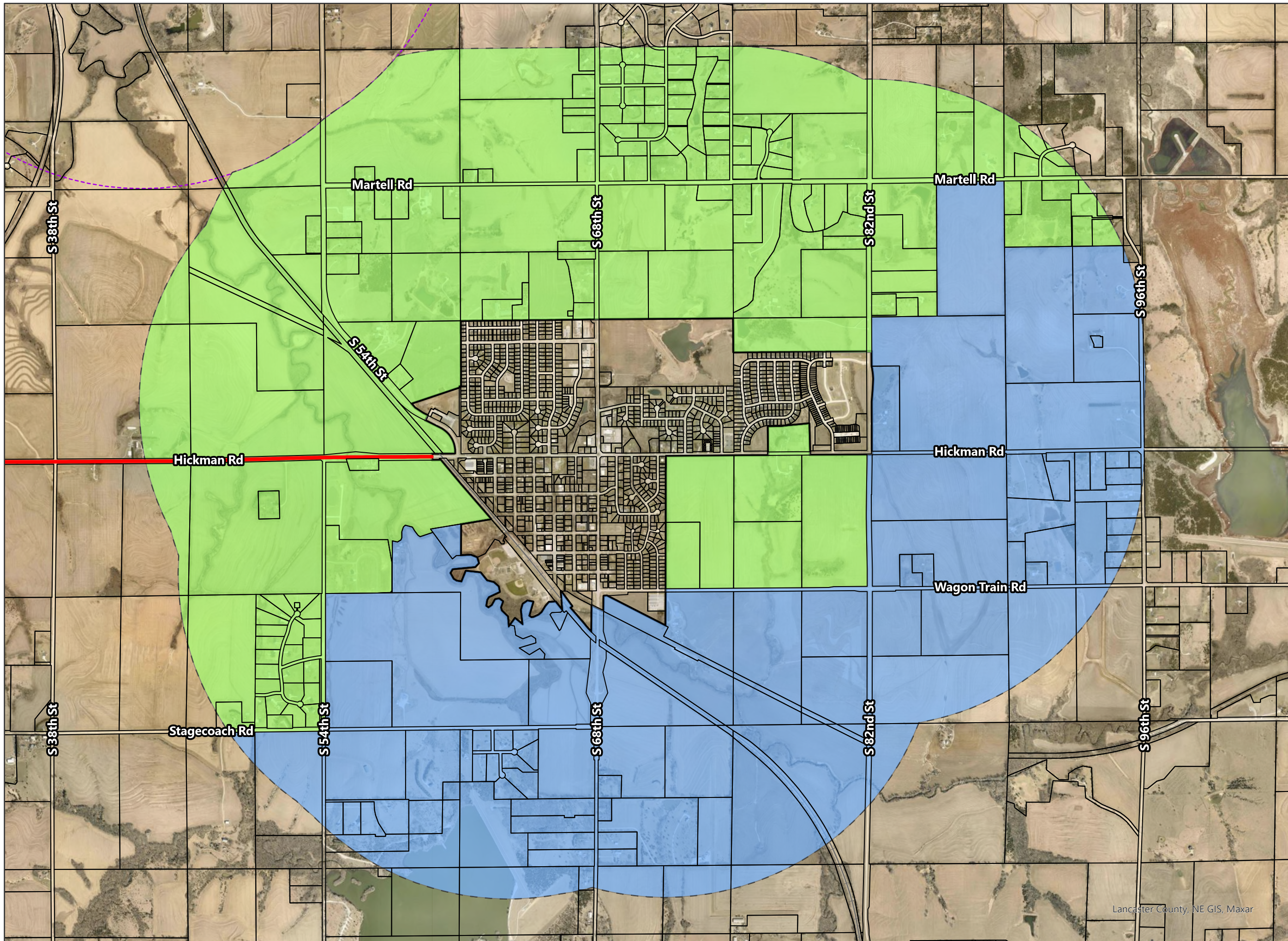
- Annexation DOES NOT commit the City to extend services in the near term;
- Statutory requirements only require a “plan” for how services will be provided, to be completed within one year, and;
- Annexation DOES NOT require the City to pay for the extension of services

Property can be considered for annexation when meeting state requirements, even if not shown in this plan as a proposed annexation area.









## Policies

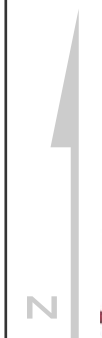
### Policy 1: Proactive Growth

Future growth and development has adequate land available while avoiding land use conflicts and incompatible impacts. The City should proactively pursue annexation of eligible property over the short-term. The City should also be prepared to annex additional property as it becomes developable over the long term.

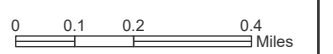


**LEGEND**

-  City Limits
-  Railroad
-  Highway
-  Roca 1-Mile ETJ
-  Parcels
-  Hickman 1-Mile ETJ
- Term**
-  Long
-  Short



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# Chapter 12 Transportation

## Transportation

Transportation is a prime determinant of land use. The City, County, and State transportation network, combined with railroads, defines access to land and much of its potential for development. Land Use and transportation create the pattern for future development.

This section is intended to meet the requirements for a transportation element in Neb. Rev. Stat. §19-903(2): "The general location, character, and extent of existing and proposed major roads, streets, and highways, and air and other transportation routes and facilities".

## Streets and Roads

The city's primary road network includes State highways, county roads, and city streets. Maintenance and construction of the road network is a cooperative effort.

## Functional Classification

The street and road network is classified by function:

- Expressway - major roadway for state or regional access
- Arterial - major road with high volumes of traffic, primarily connecting places to each other
- Collector - street with less traffic, connecting local traffic to arterial roads
- Local - street with low traffic volumes and slow design speeds, primarily uses for direct access to property

These streets can be seen in Figure 12.1, courtesy of the Nebraska Department of Transportation.

## One and Six Year Plans

The City Street Superintendent develops the One and Six-Year Road Plan for the city, which is adopted by the City Council. The current plan, as of 2024, listed general street maintenance projects having been completed

in 2024.

For 2025 and forward, the projects listed under the One Year category are as follows:

- Replacing Wagontrain Avenue from Wagontrain Rd to 1st St at an estimated cost of \$317,000
- Replacing Chestnut Street (68th Street) from the north corporate limits to 7th Street (Hickman Road), and adding curb and gutter, at an estimated cost of \$4,710,000

The projects listed under the Six Year category are as follows:

- Replacing Chestnut Street (68th Street) from 7th Street (Hickman Road) to Wagon Train Road, and adding curb and gutter, at an estimated cost of \$2,624,000
- Replacing the intersection of Chestnut Street (68th Street) and Woodland Boulevard with a concrete roundabout at an estimated cost of \$609,000

Source: City of Hickman

## NDOT

Hickman is located in the Nebraska Department of Transportation (NDOT) District One, headquartered in Lincoln. NDOT's Surface Transportation Program Book for 2024-2029 (the "five-year plan") includes projects in the Hickman region, to be completed between 2024 and 2029. These include:

- Municipal resurfacing in Lincoln (\$400,000);
- Expand I-80 to six lanes, replace culverts, add surfaced shoulders, and seal the road from NW 56th Street to the Pleasant Dale exit (\$120,242,000)
- Resurfacing, bridge maintenance, grading, adding culverts, and surfacing on the Hickman Spur (\$2,692,000);
- Sealing the N-2 between Lincoln and Syracuse (\$2,631,000);
- Adding culverts to US-6 west of SW 63rd Street (\$2,012,000);
- Bridge maintenance and culvert work on Sun Valley Blvd in Lincoln (\$4,390,000);
- Bridge maintenance on Cornhusker Highway and Cother Blvd in Lincoln (\$9,357,000);
- Bridge maintenance on US-34 and NW 48th Street in Lincoln (\$1,679,000);
- Resurfacing and bridge maintenance on US Highway 43 from N-41 to Bennett (\$16,286)
- Sealing US-77 from Beatrice to Princeton (\$4,939,000);
- Sealing US-77 from I-80 north to Davey (\$1,616,000);
- Resurfacing and culvert work along US-77 north of Davey to Cresco (\$10,844,000);
- Resurfacing, culvert

maintenance, and bridge maintenance along NE-79 from US-34 to Raymond Road (\$4,056,000);

- Bridge Maintenance on NE-79 on Agnew Road (\$977,000);
- Concrete repair and joint sealing on I-80 from US-34 to NW 56th Street (\$1,433,000);
- Bridge maintenance on I-80 from Wavery to NW 48th Street (\$26,119,000);
- Joint sealing on I-80 from the I-180 junction to US-77 (\$148,000);
- Cable Median Barrier on I-80 from 27th Street to the Platte River (\$11,463,000);
- PCC and slab jacking on I-80 from Wavery to the N-66 junction (\$1,001,000);
- District 1-A High Mast Tower Replacement along I-80 (\$2,101,000);
- Resurfacing on I-180 from the I-80 interchange to Cornhusker Highway (\$2,368,000);
- Bridge maintenance on I-180 over I-80 (\$8,736,000);
- Concrete resurfacing and sealing on I-180 from the I-80 to Cornhusker Highway (\$2,368,000);
- Bridge maintenance on the Adams Street Bridge in Lincoln (\$3,936,000);
- Resurfacing I-180 from Cornhusker Highway to R Street (\$847,000);

The Program Book includes a capital improvement project in Lincoln, an intersection improvement, which will cost an estimated \$34.7 million.

Source: Nebraska Department of Transportation

## Public Transit Lancaster County

Public Rural Transit is the primary transit agency available to Hickman residents. This agency provides door-to-door public transportation for all of Lancaster County along with the communities of Adams, Ceresco, Cortland, Eagle, and Greenwood. However, due to the rural designation, the trip must either start or end outside of the Lincoln city limits. Citizens of Hickman can board a trip to Lincoln or request a ride home from the city.

StarTran is the City of Lincoln's transit agency, providing many services within the capital city including fixed routes and paratransit. The agency does not currently provide service for Hickman, thus this service can only serve as one leg of a trip for residents

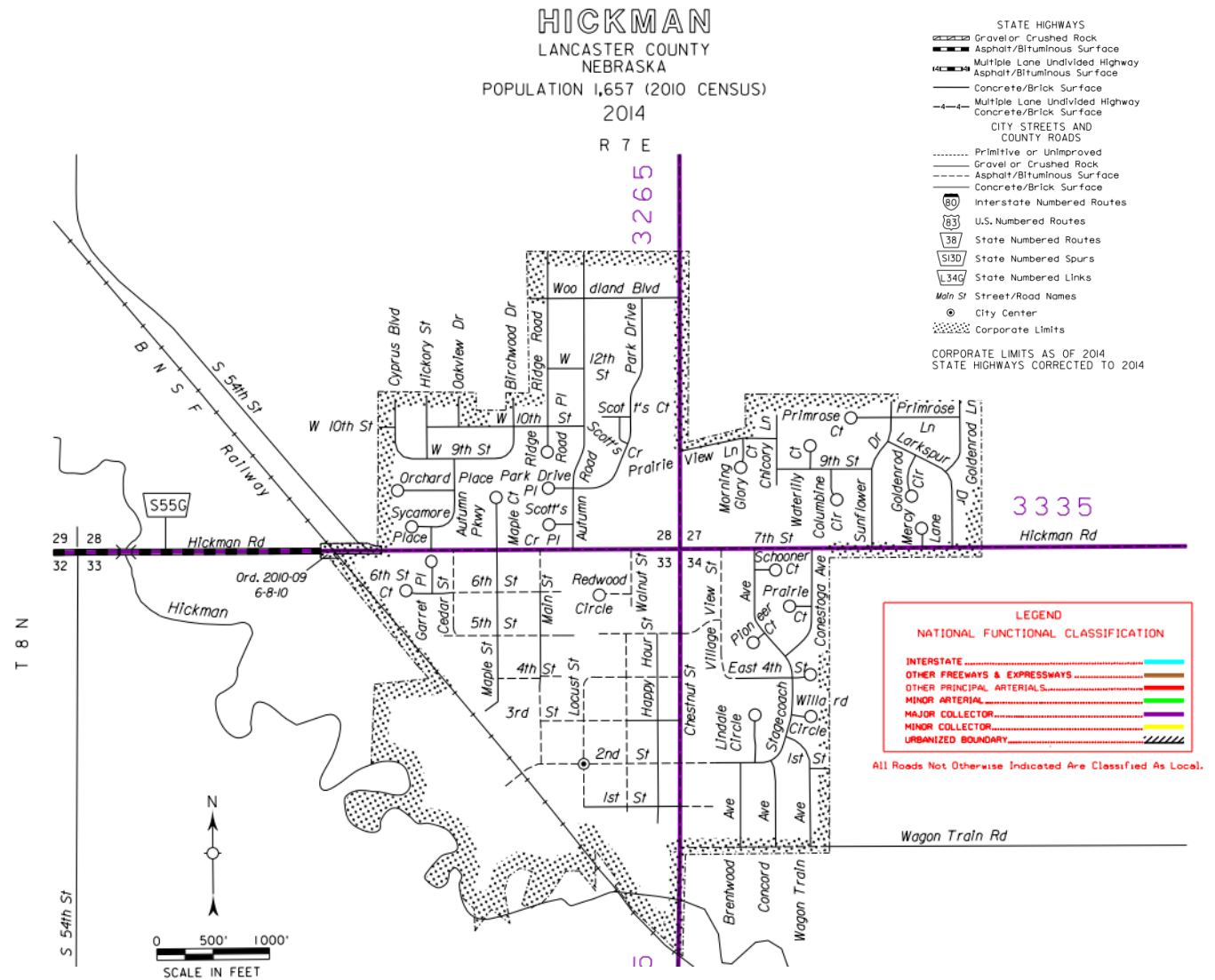
Source: City of Lincoln, 2023

## Transportation Network Companies

A Transportation Network Company ("TNC") option referred to as a ridesharing or ride-hailing service is a type of transportation service based on a technology-based platform. TNCs, like Uber and Lyft, have revolutionized the way people access on-demand transportation services, providing a convenient alternative to traditional taxis and public transportation. Residents, employees, and visitors of Hickman can utilize TNCs to provide access to/from the city to supplement the transit system. Some companies also provide additional services, such as food delivery

Source: Nebraska Public Service

Figure 12.1: Hickman National Functional Classification



Source: Nebraska Department of Transportation

Commission, 2023

## Multi-Modal

Multi-modal transportation planning creates communities where it is possible to get around by walking, bicycling, and public transportation. Many State and county highways are designed to favor high-speed motorized traffic, without consideration of those on foot or on a bicycle.

For young people and older residents, building streets for multiple modes of transportation becomes all the more important. Young people need to be able to go places without relying on drivers. As well, many older

Source: Google Maps

people may prefer not to drive, or may become unable to drive. Trail development is also becoming an economic development attraction as young families consider options for where to live. The National Association of Realtors has reported on recent studies which show living near trails and greenways will likely raise property value an average of 3-5% and sometimes even as high as 15%.

## Community Trails

Multi-user trails are becoming a popular piece of infrastructure for everyday transportation as well as exercise and recreation. As noted in Chapter Six, trails have long been a priority for residents. Hickman residents are currently served by three trails. In 2024, the City received funding from the Nebraska Game and Parks program to connect Scott's Creek Trail to the City's new Pedestrian Underpass under 68th Street.

Sources: [www.hickman.ne.gov](http://www.hickman.ne.gov)

## Regional Infrastructure

Given Hickman's proximity to Lincoln, residents likely expect to be able to take advantage of Lincoln's bike and trail system. Today, however, the closest trail extending toward Hickman is along Martell Road and S 38th Street. This trail is about 3 miles from the heart of Hickman.

## Accessibility

The Americans with Disabilities Act ("ADA") was signed by President George H.W. Bush in 1990. The ADA is intended to make sure people with disabilities have the same rights and opportunities as everyone else.

The NDOT Roadway Design Manual (May 2022) provides guidance for design of pedestrian and bicycle facilities in conformance with ADA. This includes having a transition plan when structural modifications are required to provide accessibility, including curb ramps.

Sidewalks on rights-of-way and bridges must be at least four-feet wide, provided there are larger passing spaces every 200 feet (driveways may be considered as passing spaces). A shared-use path must be a minimum 10 feet wide, with 11-14 feet preferred in certain situations.

## Air Travel

The nearest scheduled passenger air service is available at the Lincoln Airport around 22 miles away from Hickman. Flights are available from this facility to Chicago (ORD), Denver, and Houston by United Airlines.

## Railroad

Burlington Northern San Francisco ("BNSF") has a rail line which runs through Hickman. This line connects north to Lincoln and south to Rulo. The nearest Amtrack location is 20 miles away from Hickman in Lincoln at 277 Pinnacle Arena Drive.

## Resources

### Electric Vehicle Charging Stations

Electric vehicles (EVs, also known as battery-electric vehicles) require off-board electric charging stations. Although the majority of EV owners charge at home, public charging and

workplace charging stations are necessary for trips away from home.

There are currently three types of EV charging stations:

- **Level 1 chargers** use typical electric outlets (120V);
- **Level 2 chargers** are typically freestanding or hanging, and require a higher level of service (240V);
- **Level 3 or DC fast chargers** are freestanding stations. They can take around 30 minutes to charge a vehicle but require a very high level of service (480V).

General public charging uses Level 2 or DC fast charging, while Level 1 stations are typically located in a home garage or place of business. Charging stations should typically be located where vehicle owners are highly concentrated and parked for long periods of time. Public charging stations should also be located along highway corridors.

According to the US Department of Energy, there are no public EV charging stations located in Hickman. There are numerous public charging stations located in Lincoln with the closest at Standingbear High School on S 70th Street. There are two chargers at this location—two small Level 2 (J1772 connection) chargers operated by ChargePoint. A Level 2 charging station typically provides approximately 25 miles of range per hour of charging.

Currently, NDOT is focusing electric charging infrastructure funding on the designated Alternative Fuel Corridor (AFC) along I-80 and in the Omaha area. Additional state and federal funding programs may be available in the future.

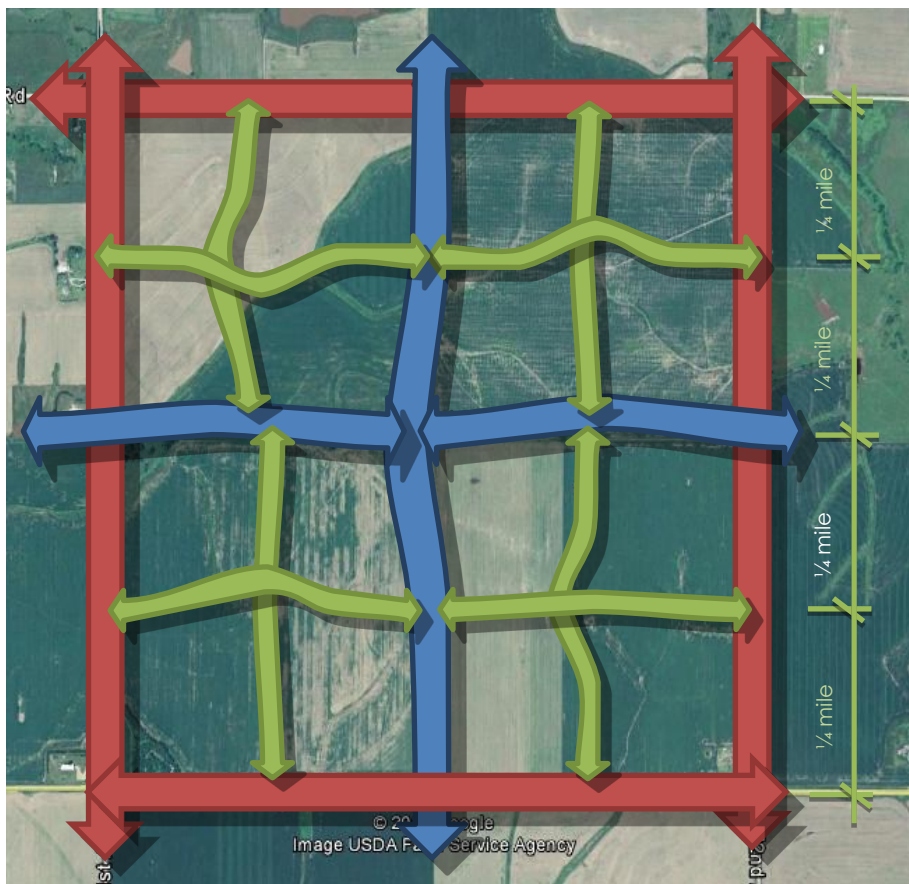
Hickman's Zoning Ordinances should be reviewed to provide guidelines for EV charging stations to be located in safe locations, integrated with parking requirements.  
 Source: [afdc.energy.gov/fuels/electricity\\_basics.html](https://afdc.energy.gov/fuels/electricity_basics.html)

## Policies

### Policy 1: Three through-routes per section policy

As seen in Figure 12.2, three through-routes per section would require subdivisions within the same section to connect local streets to create standard access points and better internal traffic flow. These route access points should fall as close as possible to the 1/4, 1/2, and 3/4 mile marks along each section. This would create a standard road network, eliminating confusion while traveling through neighborhoods, limit dead ends, and better traffic flow along adjacent arterial and collector streets.

**Figure 12.2: Through Route Policy**



Source: Marvin Planning Consultants

These identified through-routes are encouraged to be contiguous throughout the section and implement traffic calming measures to discourage high-speed cut through traffic. Minimal offsets of roadway design may also be implemented.

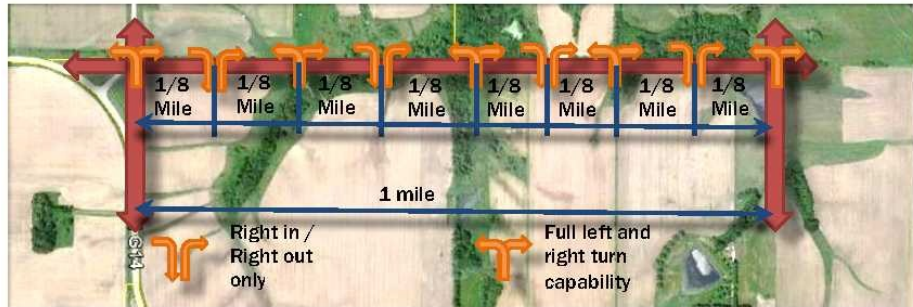
### Policy 2: Access Point Policy

This transportation policy builds upon the three through routes per section concept and the corresponding access criteria. This policy is illustrated in Figure 12.3. Full access points (A) are recommended every quarter mile within a section. Full access points are entrances into subdivisions allowing full turns in all directions, both right and left. In addition to these full access points, intermediate access points (B) are allowed at eight mile points with limited access. Limited access allows for only right-in, -right-out traffic movement.

### Policy 3: Intersection Policy

Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

Figure 12.3: Through Routes Policy



Source: Marvin Planning Consultants



## Chapter 13 Implementation

### Implementation

Successful community plans have the same key ingredients: "2% inspiration and 98% perspiration." This section of the plan contains the inspiration of the many city officials and residents who have participated in the planning process. However, the ultimate success of this plan remains in the dedication offered by each and every resident.

There are numerous goals and action items in this plan. These items should inform annual workplans and budget-setting to assure progress continues to bring the plan to life.

### Action Plan

The Comprehensive Plan is not intended to sit on a shelf. The plan is intended to be put into action. Goals and action items specific to each plan element are included in the relevant chapter.

### Evaluation of Development Proposals

Development proposal applications should be carefully reviewed against the goals and of the Comprehensive Plan as well as the specific requirements of the development regulations. This plan is not regulatory; however, the underlying regulations are based on compatibility with this plan. Each development application should address how the specific proposal meets the goals of the comprehensive plan.

In cases in which a proposal is not clearly supported by the plan, the developer should be encouraged to improve the project to meet the community's goals. On the other hand, approval of a proposal not in conformance with the comprehensive plan would point to the need to review and update the plan to better serve the citizens of Hickman.

### Implementation Action Items

This plan recommends several implementable action items which can be undertaken immediately. These include:

- Implementing the Goals and Policies outlined in this plan;
- Floodplain Regulations & Mapping;
- a Capital Improvement Program, and;
- Plan Maintenance

The City Council will have a critical role in implementation of this plan through the annual budgeting process. Elected officials, staff, and volunteers take the primary role in implementation of the comprehensive plan.

Other action items are referenced in support of activities by other entities which support implementation of this plan.

## Comprehensive Plan Maintenance

### Annual Review of the Plan

A relevant, up to date Plan is critical to the on-going planning success. To maintain both public and private sector confidence; evaluate the effectiveness of planning activities; and, most importantly, make mid-Plan corrections on the use of city resources, the Plan must remain current. The annual review should be performed each January to begin the calendar year. This review should result in a report from the Planning Commission and Staff to the City Council and the citizens of Hickman.

### Unanticipated Opportunities

If any innovate development and/or redevelopment opportunities arise which impact any elements of the plan and which are determined to be of importance, a plan amendment may be proposed and considered separate from the Annual Review and other proposed Comprehensive Plan amendments.

The Comprehensive Plan amendment process should adhere to the adoption process specified by Nebraska law and provide for the organized participation and involvement of citizens.

### Five Year Review

As discussed in the Introduction, the Comprehensive Plan is a 20-year plan. However, the Planning Commission should review the plan annually and update the document at least every five years (2029), or when major, unanticipated opportunity arises. Completing updates every five years or so will allow the City to

incorporate ideas and developments not known at the time of this planning process.

# Appendix A

## Survey Results

### #1: Please answer the following General questions as indicated above.

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
Hickman's history and architecture should be preserved.	21.74%	44.02%	23.10%	9.24%	1.90%
There are adequate after-school programs available.	3.01%	12.84%	55.46%	22.68%	6.01%
Good quality education is available in Norris Public Schools.	32.43%	39.51%	16.35%	8.17%	3.54%
High school kids travel too far for entertainment and jobs.	14.71%	34.60%	29.70%	17.17%	3.81%
Middle school kids don't have anything to do with their free time.	9.84%	31.15%	33.88%	19.95%	5.19%
It is important to preserve and share Hickman's history	18.96%	47.53%	23.90%	7.69%	1.92%
The future of Hickman is more important than preserving its history.	18.08%	32.33%	20.82%	24.38%	4.38%
Overall, Hickman is a good place to live.	30.33%	59.29%	4.10%	4.92%	1.37%
Hickman has a likeable rural and small town atmosphere.	24.66%	56.99%	6.03%	10.68%	1.64%
Local government officials are responsive to community needs.	4.67%	25.00%	44.23%	19.23%	6.87%

### #2: Please answer the following Economic Development questions as indicated above.

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
If I had the means, I would start or invest in a small, local business.	19.18%	42.74%	17.53%	16.44%	4.11%
It is too hard for small businesses to survive here.	9.07%	35.44%	31.59%	22.80%	1.10%
Hickman should offer tax incentives to fill vacant buildings downtown.	17.53%	42.74%	21.92%	13.15%	4.66%
New business should be along 68th Street and Downtown.	18.46%	50.96%	14.33%	14.33%	1.93%
The City should keep all new business development within city limits.	14.29%	31.04%	24.18%	28.30%	2.20%
I would pay extra taxes for improvements downtown.	3.02%	15.66%	18.41%	35.44%	27.47%
New and expanded manufacturing or assembly plants will bring the kinds of jobs we need.	4.40%	22.80%	28.30%	23.35%	21.15%
There is a strong available workforce in Hickman.	4.95%	28.30%	38.19%	25.82%	2.75%
There are enough part-time jobs for high-school students.	1.93%	10.74%	29.48%	45.18%	12.67%
Retaining youth is key to Hickman's future.	13.15%	50.41%	17.53%	16.71%	2.19%
Retaining current business is key to Hickman's economic survival.	22.53%	63.19%	9.62%	4.12%	0.55%
Recruiting new business should be priority for the City.	25.75%	47.12%	14.25%	8.77%	4.11%
Existing business districts should be revitalized.	14.29%	44.23%	27.75%	10.99%	2.75%
We should partner with neighboring communities for the future of our region.	13.15%	48.22%	27.40%	7.67%	3.56%

**#3: Please answer the following Development/Housing questions as indicated above.**

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
Commercial real estate is over-priced in Hickman.	24.93%	28.15%	43.99%	2.64%	0.29%
Old buildings/houses should be cleaned up or torn down.	22.29%	52.20%	12.90%	10.85%	1.76%
The entrance to Hickman is attractive.	5.00%	45.59%	14.12%	31.76%	3.53%
The City should be more proactive in supporting existing industries and businesses in Hickman.	14.41%	55.59%	25.88%	3.82%	0.29%
Hickman has a variety of housing options.	6.74%	57.18%	10.85%	21.41%	3.81%
Real estate and rental rates are less expensive than surrounding counties.	2.64%	8.21%	26.10%	38.42%	24.63%
Should there be Public Housing in Hickman.	0.88%	15.88%	23.24%	28.53%	31.47%
Most homes in Hickman appear to be in good condition.	8.50%	80.35%	6.45%	4.69%	0.00%
New housing should be located next to the corporate limits and connected to existing services.	7.62%	40.18%	37.83%	12.02%	2.35%
More affordable housing is needed for young families.	17.06%	46.47%	16.47%	15.59%	4.41%
Older adults need more housing and assisted living facilities.	8.50%	43.70%	34.31%	10.26%	3.23%
There needs to be more apartments, town homes, or duplexes.	3.81%	17.60%	22.87%	29.03%	26.69%
Enough homes are for sale in the \$250,000 to \$400,000 range.	9.68%	36.36%	24.34%	23.75%	5.87%
I would buy a condominium or town home if I could afford one.	4.11%	12.02%	21.11%	29.62%	33.14%
There is enough rental properties in Hickman.	7.65%	15.00%	47.65%	23.53%	6.18%
Overall, homes in Hickman have an above average appearance.	7.62%	64.52%	16.42%	10.85%	0.59%
I would support a program to strengthen community pride and appearance.	16.42%	58.65%	18.77%	4.69%	1.47%
Developers should be allowed to build residential subdivisions in rural areas.	8.50%	34.60%	21.99%	21.70%	13.20%
Developers should be required to enhance roads and bridges.	31.18%	51.47%	12.06%	4.12%	1.18%
Developers should be required to locate next to corporate limits and connect to existing services.	14.79%	33.43%	41.42%	7.99%	2.37%
Growth and development should be carefully managed.	46.76%	45.29%	5.59%	2.35%	0.00%

**#4: Please answer the following Renewable Energy questions as indicated above.**

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
The City should focus on developing technology and energy resources.	17.89%	38.42%	20.23%	14.96%	8.50%
Wind farms will strengthen our economy.	7.92%	13.20%	16.72%	14.37%	47.80%
Solar farms will strengthen our economy.	10.56%	24.34%	19.65%	13.78%	31.67%
Wind farms can be attractive.	4.41%	10.88%	13.24%	17.65%	53.82%
Solar farms can be attractive.	4.41%	18.53%	16.76%	21.47%	38.82%
I think large wind mills would ruin my view of the landscape.	53.37%	17.89%	9.97%	13.20%	5.57%
I think large solar farms would ruin my view of the landscape.	39.00%	17.30%	17.60%	18.77%	7.33%
Wind energy will help us protect other natural resources in Hickman.	7.33%	16.42%	21.99%	18.48%	35.78%
Solar energy will help us protect other natural resources in Hickman.	9.09%	25.51%	23.46%	15.54%	26.39%

**#5: Please answer the following Recreation questions as indicated above.**

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
There should be more places where kids can hang out with their friends.	28.15%	45.45%	17.01%	7.04%	2.35%
There are plenty of extracurricular activities and events for kids.	5.28%	17.89%	31.38%	36.95%	8.50%
There are adequate senior citizens activities.	1.47%	8.80%	61.88%	23.17%	4.69%
There are adequate adults activities.	1.76%	21.99%	28.74%	37.24%	10.26%
I often use community centers and/or walk-n-bike paths, tracks, or trails.	24.05%	52.20%	9.09%	11.73%	2.93%
There are not enough places to exercise, or they are too far away.	6.18%	22.65%	20.29%	41.18%	9.71%
Outdoor recreation options are limited in Hickman.	12.06%	40.00%	13.24%	27.65%	7.06%
There are adequate cultural opportunities, events and activities.	4.13%	18.88%	35.99%	33.04%	7.96%

**#6: Please answer the following Transportation questions as indicated above.**

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
City roads are in good condition.	6.59%	70.96%	6.59%	13.47%	2.40%
There are plenty of extracurricular activities and events for kids.	1.77%	17.11%	18.58%	36.58%	25.96%

**#7: Please answer the following Public Safety/Health questions as indicated above.**

Item	Strongly Agree	Agree	No Opinion/ Not Sure	Disagree	Strongly Disagree
Police, EMS, and fire protection are adequate.	15.88%	55.88%	15.59%	10.59%	2.06%
I receive good health care locally.	5.87%	26.39%	39.00%	21.41%	7.33%
I feel that adequate senior services are available.	2.94%	9.12%	69.71%	15.29%	2.94%
I feel that adequate senior services are affordable.	2.36%	4.72%	78.47%	9.73%	4.72%
I feel that adequate child care is available.	1.47%	11.76%	46.76%	27.35%	12.65%
I feel that adequate child care is affordable.	1.76%	8.24%	56.18%	20.00%	13.82%

**#8: Please answer the following Development/Housing questions as indicated above.**

Item	Hickman	Lincoln	Beatrice	Wilber	Crete	Nebraska City	Omaha	Gretna	Online/Internet
Entertainment (such as movies, miniature golf, etc.)	3.64%	99.09%	14.85%	2.42%	9.09%	3.94%	30.00%	9.39%	0.66%
Outdoor recreation (such as hunting, hiking, boating, etc.)	44.12%	46.08%	5.56%	0.65%	5.56%	8.17%	13.73%	6.54%	0.00%
Outdoor exercise (such as walking, running, biking, etc.)	45.55%	38.08%	8.54%	4.27%	9.96%	7.47%	8.90%	3.91%	0.00%
To play sports (such as basketball, tennis, golf, etc.)	12.33%	85.62%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%
Indoor exercise (such as walking, aerobics, weights, etc.)	45.10%	68.18%	1.05%	0.35%	0.00%	0.35%	0.70%	0.35%	0.00%
Swimming (outdoor or indoor)	5.39%	87.88%	15.49%	12.12%	11.11%	4.71%	7.07%	2.36%	0.00%
Cultural events (such as theater, concerts, museums, etc.)	19.87%	94.64%	4.42%	2.52%	1.58%	2.21%	45.11%	3.15%	0.00%
Festivals and fairs	26.10%	83.05%	9.49%	13.56%	9.83%	11.53%	32.88%	6.78%	0.00%
Grocery shopping	21.88%	99.39%	5.17%	0.00%	4.26%	0.61%	3.04%	0.61%	0.00%
Furniture shopping	0.93%	73.77%	11.11%	0.31%	0.31%	0.31%	65.43%	3.70%	0.65%
Clothes shopping	6.42%	92.97%	2.14%	0.61%	2.14%	0.92%	30.58%	17.13%	1.63%
Vehicle shopping	3.74%	89.10%	9.35%	0.00%	4.05%	1.87%	28.97%	4.36%	0.32%
Farm equipment shopping	8.15%	54.81%	28.15%	2.96%	10.37%	5.93%	5.93%	1.48%	0.14%
Antique's	23.03%	78.09%	11.24%	2.81%	5.06%	8.43%	24.16%	7.30%	0.18%
Gas/Convenience items	68.71%	84.36%	5.52%	0.31%	2.15%	1.84%	6.75%	4.29%	0.00%
Hardware/Lumber	49.85%	94.12%	3.41%	0.00%	2.17%	0.31%	1.24%	0.31%	0.00%
Other shopping	20.53%	91.39%	4.64%	0.99%	1.66%	1.66%	27.81%	11.26%	.90%
Dining out (fast food)	34.17%	99.06%	10.03%	0.63%	4.70%	2.19%	18.18%	5.33%	0.00%
Dining out (with sit-down service)	57.72%	96.60%	15.74%	1.23%	4.01%	3.09%	32.10%	6.79%	0.00%
Bar/Entertainment	49.66%	92.91%	6.76%	1.35%	2.03%	2.03%	20.61%	4.39%	0.00%
Community clubs or groups	28.45%	85.34%	3.88%	0.00%	1.72%	0.86%	6.03%	1.29%	0.00%

**#9: Which of the following services and/or businesses should be the focus of economic development activities in the future?**

Question	Very Important	Important	Neutral	Less Important	Not Important
Daycare - children	30.26%	36.18%	24.67%	2.96%	5.92%
Daycare - adults	5.32%	23.26%	50.50%	11.30%	9.63%
Grocery store	47.88%	31.60%	10.75%	6.84%	2.93%
Banking	8.20%	18.03%	29.51%	28.85%	15.41%
Tech support computers	5.26%	15.79%	38.16%	24.67%	16.12%
Tourism	6.58%	17.43%	35.53%	20.72%	19.74%
Arts and culture	7.57%	29.28%	31.91%	16.78%	14.47%
Main street retail	18.69%	46.23%	22.95%	7.21%	4.92%
Restaurants: Family Friendly	43.51%	46.10%	6.49%	2.92%	0.97%
Restaurants: Sports Bars	26.14%	37.58%	18.30%	11.11%	6.86%
Restaurants: Fast Food	26.62%	41.56%	16.56%	11.04%	4.22%
Recreational facilities	31.48%	48.20%	14.10%	3.93%	2.30%
More jobs: High Level	19.02%	39.02%	27.21%	9.18%	5.57%
More jobs: Middle Level	19.02%	50.82%	19.67%	6.23%	4.26%
More jobs: Entry Level	24.09%	44.88%	19.80%	6.60%	4.62%
Youth retention	21.97%	43.28%	23.93%	7.21%	3.61%
Senior housing - including assisted living	9.60%	37.09%	39.07%	9.60%	4.64%
Healthcare	18.42%	43.75%	26.32%	8.55%	2.96%
Better broadband	45.07%	31.58%	16.78%	2.96%	3.62%

**#10: Please answer the following Development/Housing questions as indicated above.**

Question	Very Available	Available	Neutral	Less Available	Not Available	N/A
Daycare - children	3.61%	16.39%	24.92%	12.46%	5.90%	36.72%
Daycare - adults	0.00%	3.92%	31.37%	3.92%	5.88%	54.90%
Grocery store	5.61%	33.33%	8.91%	36.30%	15.18%	0.66%
Banking	25.25%	37.38%	17.05%	9.84%	4.26%	6.23%
Tech support computers	2.31%	11.55%	24.75%	17.49%	22.77%	21.12%
Tourism	1.66%	9.27%	27.81%	17.55%	23.18%	20.53%
Arts and culture	1.99%	27.81%	23.51%	19.54%	12.25%	14.90%
Nursing home facilities	1.66%	13.25%	26.82%	11.59%	5.96%	40.73%
Assisted living facilities	1.99%	17.28%	25.91%	8.97%	5.65%	40.20%
Meals on wheels	0.99%	4.64%	30.79%	5.96%	5.63%	51.99%
Senior services	0.67%	10.07%	28.19%	9.06%	3.69%	48.32%
Main street retail	1.67%	17.73%	26.09%	40.13%	9.36%	5.02%
Restaurants: Family Friendly	3.99%	44.52%	14.29%	33.89%	2.33%	1.00%
Restaurants: Bar/Sports Bar	2.67%	41.00%	19.00%	27.67%	6.33%	3.33%
Restaurants: Fast Food	2.68%	19.06%	12.37%	37.79%	25.08%	3.01%
Healthcare facilities	2.02%	24.58%	20.54%	29.97%	13.47%	9.43%
Recreational facilities: Indoor	2.03%	24.66%	20.95%	31.76%	14.19%	6.42%
Recreational facilities: Outdoor	5.76%	35.93%	16.95%	24.75%	12.88%	3.73%
Agricultural support (such as dealerships, parts, and repair)	0.34%	7.82%	19.39%	14.29%	23.13%	35.03%

### #11: What is/will be your plan for retirement?

- None of the above: 6.06%
- Already retired: 11.11%
- Stay in Hickman: 29.97%
- Seek a nearby location: 9.09%
- Stay in Nebraska: 18.86%
- Move to another state: 24.92%
- Elaborate (please specify); comments below
- "family is in Nebraska"
- "When kids graduate, moving out of state - if kids were younger would have sent them back to Lincoln for schooling - Norris education went downhill since moving here - AND Way too much Norris politic with everything from education to Sports (lots w Sports)"
- "retired, staying Hickman while able"
- "Unsure yet. I have 20 years before I retire"
- "No"
- "Florida"
- "Won't be able to afford the taxes in this town by now. You've already proven to waste tax dollars on the unnecessary city building, the theater that will never be used."
- "Less Taxes!"
- "Travel in an RV -no lawns to mow, snow to scoop, etc"
- "To find an affordable acreage"
- "Or in the country away from Hickman"
- "I am no where close to retirement age."
- "Moving outside of city limits."
- "Taxes and utilities are too high in Hickman, so likely moving outside of town."
- "Not sure"
- "Move to Lincoln"
- "I will leave NE if taxes aren't controlled. IA is much better on state income tax"
- "Stay near Hickman"
- "Moving to a tax friendly state that does not tax my pensions"
- "We own a home in Hickman and plan to retire here."
- "We are undecided, it will largely depend on where our children end up but we like living in Hickman or in one of the surrounding developments depending on how they grow."
- "No golf course or pool in Hickman."
- "Unsure at this time"
- "Not sure"
- "Not sure where at this time."
- "It doesn't make sense to retire in Nebraska. Between the property taxes and income tax on social security payments it's cost prohibitive to stay here."
- "I have more and more services I need and will need."
- "Rent a quality townhouse"
- "Probably move after kids are done with high school"
- "Possibly move closer to kids/grandkids"
- "Move to another country"
- "Find a 15+ acreage"
- "Move to warmer climate more affordable state."
- "Move to Lincoln"
- "Taxes"
- "soon as my grandkids graduate we plan to move to a less taxed state."
- "Unknown. Depends on where my kids end up living"
- "not sure"
- "Long term care with medical resources near"
- "Like to retire at a home on a lake"
- "Will likely move out of state to better weather"
- "Somewhere with less taxes"
- "Way too Republican base values in semi-rural Nebraska to stay."
- "Will stay after I retire because we live in a wonderful townhouse."
- "Some where more affordable"
- "Lincoln"
- "Seeking lower taxes somewhere"
- "Plan to stay in our house"
- "Texas or Florida"
- "No idea"
- "Somewhere with lower property taxes"
- "I taught in California and have been retired for 15 years"
- "Unsure, depends on kids' plans."
- "Find a state with lower taxes"
- "Might stay in Hickman, but might move out of town a couple miles with more land/space."
- "Will depend on where kids end up."
- "Mountains"
- "Acreage"
- "Taxes are WAY TO HIGH in Hickman"
- "Outside city limits"
- "No idea"

**#12: Please answer the following Development/Housing questions as indicated above.**

Area	1	2	3	4	5
Manufacturing / Assembly	38.36% 112	18.15% 53	24.32% 71	12.67% 37	6.51% 19
Mining	77.27% 221	7.34% 21	8.04% 23	2.10% 6	5.24% 15
Technology	17.87% 52	13.40% 39	30.93% 90	21.99% 64	15.81% 46
Retail and Wholesale Trade	7.53% 22	11.64% 34	29.79% 87	28.42% 83	22.60% 66
Energy	23.00% 66	19.86% 57	29.62% 85	15.68% 45	11.85% 34
Agriculture	12.10% 34	13.17% 37	27.76% 78	22.06% 62	24.91% 70
Other	31.30% 36	6.09% 7	24.35% 28	5.22% 6	33.04% 38

- Elaborate (please specify); comments below
- "this is a bedroom community"
- "Joey Hausmann golf course around Harlan Reservoir"
- "Pool / Golf Course"
- "Eateries, grocery store, car wash, and youth baseball/ softball complex"
- "Let's leave the energy generation to the people that know what they're doing. Solar/wind are highly unreliable and offer no shortage of environmental impact on the area."
- "Grocery store"
- "Need a golf course."
- "Stop building new houses. No more cookie cutter hoa neighborhoods. Taking the charm away from hickman. As it is I no longer want to be here anymore."
- "I think having entertainment and groceries etc would be important. The cost of those things cannot exceed what it would cost to drive to Lincoln."
- "Support independent owners and entrepreneurs"
- "Retail business"
- "a lot depends on the tax burden on local residents for any of these initiatives. Water and sewer are exorbitant costs
- in Hickman"
- "Grocery"
- "Outdoor recreation. Swimming pool"
- "Future businesses should remain close to 68th St. The area around the reservoir should remain field or grassland."
- "I would say anything that speaks to families, most people who live in Hickman do so because they don't want to live in a big city (like Lincoln) but want to be close enough for the wants and needs that come up. So ensuring we have access to internet (lots of remote workers) and clean water is a huge complaint we hear most of the time. If we could have shops or cafes available that would keep more residents here as well as bring in more guests."
- "Please get a golf course and a pool already"
- "Swimming pool"
- "Services"
- "Public transportation between Hickman, Lincoln, and Beatrice."
- "Churches"
- "We need a pool"
- "Farm store, grocery store"
- "Aquatic facility"
- "Pool"
- "Microbrew pub"
- "Swimming pool"
- "Healthcare"
- "We are a bedroom community. We cant out lincoln lincoln. Enhance what we can by all means but lower our taxes so ppl move here"
- "Restaurants & Entertainment"
- "Infrastructure: water, electric, internet, roads, snow removal, etc."
- "Walking distance to church, stores, bank, USPS, would be ideal."
- "Get high speed internet for all rural homes within the Hickman corporate jurisdiction not just within the city limits. We have no options except Windstream DSL which is painfully slow and poor service."
- "Repair of existing beauty, expansion of existing services (our power is awful and I have the data to back that up). Make our town beautiful, make it the shining jewel, not with new stuff. Maybe the new paint kind of new"
- "More green space"
- "Water infrastructure needs improvement"

- "Swimming pool"
- "Entertainment options #1; City Infrastructure #5"
- "Nuclear energy"
- "Recreation"
- "Our area severely lacks low/ mid level workforce and jobs. Hickman is full of well paid citizens who commute to Lincoln. It's too expensive for low/middle class families to live in Hickman. I believe that's why it's difficult for Hickman to support small businesses. Small businesses need cheaper labor than what the current citizens of

Hickman are willing to work for. Current citizens demand higher salaries than most and businesses struggle to find local employees that are willing to work in for their offered wages."

- "Remember that people in Hickman enjoy the rural area with a tight-knit community. Maintain the integrity of the small town."
- "Construction"
- "The entrances to the town are awful. Empty lots with overgrown weeds North entrance garbage

apartments west entrance. City has abandoned the original downtown. Made a huge mistake with the theater to draw business on a non consistent basis. Should have built strip mall in place of a theater."

- "Fast food more gas stations with outdoor multi purpose facilities"
- "Family / Kids entertainment"

### #13: Please rate the following governmental entities.

Entity	Excellent	Good	Average	Improvement Needed	N/A
Mayor	7.43%	24.32%	40.20%	8.45%	19.59%
City Council	5.76%	24.07%	34.58%	17.97%	17.63%
City Hall	9.80%	29.73%	28.72%	15.20%	16.55%
Public Works Department	10.20%	37.07%	22.11%	16.67%	13.95%
Planning & Zoning	4.05%	25.00%	28.72%	26.01%	16.22%
Code Compliance	4.79%	26.37%	34.59%	11.30%	22.95%
Local Fire Department	36.24%	43.96%	9.40%	2.68%	7.72%
City Law Enforcement	19.66%	41.02%	18.64%	11.19%	9.49%
Elementary education	34.58%	34.24%	9.49%	10.17%	11.53%
Secondary-education	29.25%	31.63%	10.88%	11.56%	16.67%
Utilities	6.35%	31.10%	26.09%	29.77%	6.69%
Other	2.46%	7.38%	15.57%	19.67%	54.92%

- Elaborate (please specify); comments below
- "Lower utility prices-fix existing electrical issues"
- "city administrator"
- "The water quality is HORRIBLE!"
- "Water quality"
- "Want Allo!!!"
- "The water quality is atrocious, only surpassed by the denial of poor water quality."
- "TAXES"
- "Houses and buildings keep going up but cannot support the infrastructure in water or electricity."
- "Community Improvement Initiatives"
- "Parks are great"
- "Need more of water pressure

- second well"
- "Water storage and source"
- "Improve the water quality & pressure!!"
- "We need to not depend on surrounding cities for our public services, we need to be more innovative in our education, build stronger curriculum programs, pay attention to details and quality and bring in more critical thinking - we should be raising future Presidents of the USA in our schools."
- "Business development needs to improve. With a growing city why are we losing businesses? To name a few businesses, Lakeside Liquor, Mettle Grill, Titan Fitness, etc."

- "Wireless internet, please"
- "Property taxes and city spending are out of control."
- "Water"
- "Need new water tower; focus on water quality"
- "Need swimming pool or water park"
- "More fiscal responsibility and infrastructure improvements; keep building without investing in infrastructure"
- "Internet service in rural acreages within the Hickman limits is terrible and is a deterrent to living here"
- "Make our existing stuff great, why is my quiet walk interrupted by a busy road, design our city"
- "to be more inclusive. Most of

- “it can be walked. Major cities are going green spaces and less roadways. We’re becoming an intersection with a gas station.”
- “Roads”
- “water needs improvement”
- “Sheriff harassing citizens for no violation. Rude”
- “Transparency on issues; no hidden agendas”
- “To many dead trees”
- “Utilities are poor. No water pressure and electrical outages”
- “Water storage please please no more water restrictions”
- “I have no idea about the mayor or city council. I don’t even know who they are or role they serve in this community.”
- “You don’t want to know”
- City Administrator
- “City streets are in terrible shape. Invest in infrastructure first it’s been an afterthought
- for years. No survey asking about clean water, and water tower volume necessity”
- “City council and city hall do not listen at all to the majority of this community which has lead to many short term citizens that move to Firth or Roca. This can be seen from growth in the last few years where Hickman has steadily slowed and others growing.”
- “City Administrator”

**#14: Please prioritize the following critical items Hickman should focus on in the future. (1) Highest to (5) Lowest preference.**

Item	1	2	3	4	5
Street improvements - maintenance and safety	15.22%	19.03%	41.52%	15.92%	8.30%
Economic development	22.41%	22.07%	23.10%	19.66%	12.76%
Pedestrian friendly development (e.g. sidewalks, trails, bike lanes)	18.21%	21.65%	29.21%	17.18%	13.75%
Public building improvement	6.97%	24.39%	32.40%	21.95%	14.29%
Planning policies guiding the future of the city	17.99%	21.80%	28.37%	16.26%	15.57%
Housing improvements	10.64%	18.44%	41.84%	21.99%	7.09%
Beautification	11.81%	21.53%	39.24%	17.71%	9.72%
Community activities and facilities	18.12%	22.65%	28.22%	19.51%	11.50%
Public parking	17.31%	15.55%	26.50%	19.08%	21.55%
Pedestrian scaled street lighting	12.94%	21.68%	29.02%	22.38%	13.99%
Other	40.26%	9.09%	15.58%	9.09%	25.97%

- Elaborate (please specify); comments below
- “Have owners clean up junk that are eye sores in yards. Spray weeds in timely manner”
- “Infrastructure”
- “Joey Hausmann golf course around Harlan Reservoir”
- “Pool / Golf Course”
- “Again. We have wasted enough of the already back breaking taxes we pay on the red brick road I have never seen a bike on, the roundabout that was poorly designed and poorly executed and the lavash and overdone buildings down town”
- “No more housing/apartments etc.”
- “one tree planted per house along street of houses built after 2022. we need trees planted for oxygen, reduce air pollution, soil erosion, and provides habitat and food sources for wildlife”
- “Incentivize environment, ecology, conservation”
- “learn to walk before you run consider the cost burden on existing residents and businesses before undertaking an endeavor”
- “Connect city bike trail to MoPac and Wagon Train lake”
- “Modest swimming pool not destination pool”
- “Swimming pool”
- “Clean up the area surrounding 68th & Hickman Rd...especially the old stone building with the broken windows.”
- “a pool”
- “We need a golf course and a pool”
- “Revitalizing downtown”
- “Intergeneration networking that could lead to two-way assistances for those citizens interested. Witherbee neighborhood in Lincoln has such an intentional goal. (Last 20 yrs.)”
- “Reducing water cost”
- “Community pool”
- “Stop signs for Pedestrians to stop and look before crossing roads. They don’t pay any attention to their surroundings while walking or on a bike.”
- “New water tower; focus on water quality”
- “Swimming pool and accessible playground”
- “Green space”

- "Pool, water park, park with walking trails on the East end of Hickman"
- "Infrastructure of city #4; Extend trail to 82nd St. #3"
- "Fix streetlights and streets"
- "Utilities"
- "Would love a dog park. Also apartments that are less than 800 a month!!"
- "Lowering taxes"
- "Recreation"
- "A city pool is the only improvement needed."
- "Swimming pool!"
- "Infrastructure (particularly water)"
- "Old town Utilities infrastructure"
- "Youth sports complete not on other side of tracks"
- "Grocery shopping and more food options so not needing to go to Lincoln so frequently"
- "Fishing pond for the kids"
- "Lighting is very poor and need more outdoor community multipurpose facilities like soccer/baseball/softball/football/pickle ball/tennis/pond for fishing ect..."

### #15: How long have you lived in Hickman?

- Less than 1 year: 9.84%
- 1 to 5 years: 30.82%
- 6 to 10 years: 18.36%
- 11 to 15 years: 12.79%
- 16 to 20 years: 8.52%
- 21 to 30 years: 10.16%
- 31 years to 40 years: 2.95%
- 41 years to 50 years: 2.30%
- 50+ years: 0.33%
- I don't live in Hickman: 3.93%

### #16: Please tell us your age range.

- Under 18 years: 0.00%
- 18 to 19 years: 0.00%
- 20 to 24 years: 1.33%
- 25 to 29 years: 6.89%
- 30 to 34 years: 8.52%

- 35 to 39 years: 17.38%
- 40 to 44 years: 18.03%
- 45 to 54 years: 23.28%
- 55 to 64 years: 14.43%
- 65 to 74 years: 9.51%
- 75 to 84 years: 1.64%
- 85 and over: 0.00%

### #17: What is your role in the community?

- City Leadership: 2.01%
- Resident: 93.62%
- Business Owner: 9.40%
- Other (please specify): 4.03%; comments below
- "Live in firth"
- "Work in Hickman"
- "American Legion Member"
- "Future business owner"
- "Educator"
- "Live in neighboring town - visit often"
- "Live outside Hickman"
- "Youth coach"
- "Legion volunteer"
- "Community participant"
- "Rural home"
- "Employee of business"

### #18: How many children do you have/had in your family?

- 0: 10.63%
- 1: 14.29%
- 2: 36.54%
- 3: 25.58%
- 4: 8.64%
- 5+: 4.32%

### #19: What age/grade level are your children? Select all that apply.

- Daycare/Preschool: 21.45%
- K-5: 33.82%
- 6-8: 22.55%
- 9-12: 22.91%
- College: 15.27%
- Grown (adult): 37.45%

### #20: My children live: (select all that apply)

- At home: 67.15%
- Away at college: 8.30%
- Grown - Living in Hickman:

8.66%

- Grown - Living in Nebraska: 29.60%
- Grown - Living out-of-state: 14.08%

### #21: Education style for my children (select all that apply)

- Public: 84.64%
- Private: 9.29%
- At home: 6.43%
- N/A: 7.86%
- Other (please specify): 1.43%; comments below
- "My kids did public but I would not do public ever again. Will do home school for grandchildren:"
- "College graduates:"
- "Private daycare in Lincoln"
- "Norris"

### #22: Employment

- Employed Full-Time: 74.26%
- Employed Part-Time: 3.30%
- Self-Employed: 9.24%
- Stay at home parent: 2.31%
- Unemployed: 0.33%
- Retired: 10.56%

### #23: Which of the following industries is your primary income? (US Census categories).

- Agriculture, Forestry, Fishing, Hunting, and Mining: 1.68%
- Construction: 5.39%
- Manufacturing: 7.74%
- Wholesale Trade: 1.01%
- Retail Trade: 2.02%
- Transportation and warehousing and utilities: 4.04%
- Information: 4.71%
- Finance, Insurance, real estate, and rental and leasing: 11.78%
- Professional, scientific, management, administrative and waste management: 10.44%
- Educational, health, and social services: 20.88%

- Arts, entertainment, recreation, accommodation and food services: 2.02%
- Other services (except public administration): 5.05%
- Public administration: 2.69%
- Retired: 11.11%
- Disabled: 0.00%
- Other: (please specify): 9.43%; comments below
- "retail trade and construction"
- "Health & Fitness"
- "Youth Baseball and Softball Complex"
- "Bnsf railroad"
- "Railroad"
- "Public Safety"
- "Military"
- "Not your business"
- "Marketing"
- "Mechanic"
- "Sea Merchant Marines"
- "Technology"
- "Currently not employed"
- "Healthcare"
- "LES Generation specialist"
- "Healthcare"
- "Technology"
- "Architecture"
- "Banking"
- "Engineering Consultant"
- "Sales"
- "Sales"
- "Marketing"
- "Sales"
- "Telcom"
- "Tech"
- "Nursing and lineman"
- "Body shop painter"

#### #24: Do you work in Hickman?

- Yes: 18.94%
- No: 81.06%

#### #25: How far is your commute to work?

- Work at/from Home: 17.67%
- Less than 10 minutes: 9.33%
- 10 to 14 minutes: 10.33%
- 15 to 29 minutes: 37.33%
- 30 to 44 minutes: 10.67%
- 45 to 59 minutes: 1.67%

- 60 minutes or more: 1.00%
- Retired: 9.67%
- Other (please specify): 2.33%; comments below
- "Don't worry about it. That's for me to know."
- "Home"
- "2-3 minutes drive & 12 minutes walk"
- "Work from home"
- "Drive to Lincoln for work"
- "Travel for work, cover a 7 state territory"
- "Varies."

#### #26: Highest Level of Education

- Grade/Middle School: 0.00%
- High School: 11.55%
- GED: 0.66%
- Community/Technical/Vocational: 20.13%
- 4-year College/University: 41.58%
- Graduate / Advanced Degree: 27.39%

#### #27: What brought you to Hickman?

- Family: 24.91%
- Retirement and Family: 4.44%
- Work: 12.97%
- Retirement: 1.37%
- Always lived here: 4.78%
- School District: 37.88%
- Other: 31.40%; comments below
- "But no longer would come for School District"
- "hunting and fishing"
- "Clean community"
- "Live closer to our kids"
- "Small town, grow family, safety"
- "Quieter, safer community"
- "Small town environment close to Lincoln."
- "Growing community. Business opportunity."
- "Small sense of community"
- "Nowhere else to live when I was looking. Can't leave soon enough"
- "Small town living"

- "Small town"
- "Friends"
- "Tired of high taxes."
- "We happened to go to an open house out here & decided to build in Hickman instead of Lincoln. We liked the small town feel & heard good things about Norris"
- "Wanted to live close to Lincoln, but not in Lincoln"
- "Close to family, found good property to start our farm"
- "Lower taxes. NOT ANYMORE!"
- "wanted to get out of Lincoln"
- "My husband grew up in Roca. Hickman had more housing options when we were looking"
- "Originally moved here for the school district, but have not been happy with the way things have been going, so are now exploring other options."
- "Location"
- "Small community/ housing"
- "Bought an acreage"
- "Near Lincoln"
- "I found a walk out lot I liked for building a new home"
- "Wanting a smaller community feel still close to Lincoln"
- "Rural area to live"
- "small town"
- "New business venture"
- "We moved here because of Norris Schools. It was a better back then, but has gone downhill."
- "I heard Hickman was getting a golf course and a pool :/"
- "Acreage owner"
- "Proximity to Lincoln"
- "Closer to family in Bennet"
- "Wanted to live outside of Lincoln"
- "Small town, acreage"
- "Favorable housing prices"
- "Cost of lot to build"

- "Purchased home"
- "Enjoy the small town and would love for it to stay small"
- "Rural/ small town living, cost of living"
- "Small town"
- "Leaving the city"
- "Wanted small town living"
- "Friends"
- "Safe, Quiet & Closer To Spouse Work"
- "Available housing"
- "nice acreage"
- "Small town"
- "Love small town feel."
- "Wanted an acreage"
- "Available housing in rural area"
- "Norris ranks at a 4, not that great"
- "Out of the city"
- "Wanted to live in a safe small community."
- "A desire to live in a small town"
- "Ability to live on an acreage."
- "Thought it would be good place to raise family"
- "Small town atmosphere"
- "Proximity to Crete/Lincoln"
- "Wanted to live on an acreage"
- "Small town. Not big!!!"
- "Housing at that time 1976"
- "My kids were small then"
- "Didn't want to live in Lincoln."
- "Housing availability"
- "The smalltown feel"
- "Wife"
- "Liked the town and area"
- "Affordability of Land"
- "Small town, live close to bigger city"
- "My daughter and grandkids"
- "Young families/community"
- "Small town atmosphere"
- "Terrace View Housing development"
- "Small town with acreage"
- "Wanted small town lifestyle/

community and a smaller school for our kids"

- "Smaller school and safe, quiet, young community"
- "Available housing for sale"
- "Housing was less of a competition like it is in Lincoln"
- "Small town"

**#28: All of us have different experiences with where we live. We want to know how YOU FEEL about Hickman. Is Hickman a quality place to live?**

- Very high quality: 13.91%
- High quality: 55.63%
- Neither high nor low quality: 24.17%
- Low quality: 2.32%
- Very low quality: 0.33%
- Other: (please specify) 3.64%; comments below
- "Doesn't have the small town feel anymore"
- "I knew Hickman when I was younger. Still the same drug ridden dump it was, they just raised the taxes."
- "Taxes way to high."
- "cost of water and sewer is way too high comparatively to other communities the size of Hickman. What is 'affordable' housing in Hickman? Seems like all new home construction is well over \$400k today"
- "I like the neighborhood (Terrace View), but we need more things in Hickman to make it actually feel like a community. At current state, it is a commuter town."
- "Would be Very high quality if the Education was better."
- "Would be great if we would get a golf course and a pool"
- "Good town. Looking to move due to high taxes"
- "It has changed alot with all the growth. Basically lincoln

issues have come to our area. I'm just glad my kids went to school and lived here when they did. It's not a small town country feel with all the spoiled kids and rules that are not followed!!"

- "Can we consider a pool?"

**#29: I plan to retire in Hickman.**

- Yes: 43.20%
- No: 46.26%
- Already Retired: 10.54%

**#30: I am confident in Hickman's future.**

- Yes: 59.54%
- No: 10.53%
- Not sure: 29.93%

**#31: What is your vision for the downtown areas in the next 10 years? (2024-2034)**

- "there is no downtown"
- "I just would like to see the spaces that are built used for offices and jobs"
- "More for young adults to do"
- "more retail, destination shops/boutiques/ice cream"
- "Retain current businesses"
- "Bring more stores"
- "Pickleball court, keep the buildings up to date."
- "enlarge the commercial area out to 68th street, add a parking area, beautify it and then utilize it for small town festivals."
- "A restaurant that serves a good and reliable breakfast."
- "A restaurant added and more small businesses (brewery)"
- "Retail that is a destination that draws FROM surrounding communities."
- "No one cares"
- "It would be nice to see more small-town retail in the downtown area as well as some family-style restaurants"

- that would bring local foot traffic into the downtown area."
- "Expanded retail/ restaurants/ activity centers"
  - "Grow businesses, restaurants & shops."
  - "Hopefully more shops and more activity. More family friendly"
  - "Would love to see locally-owned businesses - retail and restaurants"
  - "A place to spend a Saturday or Sunday afternoon. It would be nice to have a baseball/softball field complex nearby."
  - "Would love to see a way nicer looking, attractive downtown area with restaurant or coffee shop that you can sit outside, some retail for shopping and a friendly vibe with flowers/ planters and sitting areas"
  - "It will take some intentional planning or it will not advance. The potential for flooding is a concern for that area."
  - "Stop wasting our tax dollars on buildings! We don't need anything else for Pete's sake!"
  - "Restored with more parking."
  - "More things to do"
  - "More things to do"
  - "More public parking is the biggest issue"
  - "We need a Vegas style strip. With casinos and shows/ concerts. Would bring a lot of money to the city/county and lower our taxes."
  - "I have always loved little downtown areas , especially when they are maintained to keep the same look & feel the buildings originally had decades prior. It would be nice to keep that for Hickman; repairing where necessary, and adding on if possible but still keeping the small town feel. It would be great to have multiple functioning businesses to shop at /frequent in the downtown area besides just a bar ."
  - "No opinion"
  - "I would like to see it be a mix of the old charmy farm town think Mayberry. We need to figure out what is going on with the apartments down there and the used buildings. Empty buildings are not attracting anyone."
  - "More shops or cafes, businesses for haircuts or nail services."
  - "Down town is fine. Leave it alone."
  - "More shopping/food options that will draw business to the area, possibly a grocery store, more public events (bands, street dances, festivals)"
  - "Improvement for utilities in the older homes, underground power lines. Working on keeping up the older homes to look nice. It's hard to pay such high taxes where only half of the town looks kept up."
  - "The same. Fixing things that need to be fixed, doesn't seem like a priority to hickman. They want to build build build"
  - "family friendly restaurants and local coffee shop/ bakery"
  - "Hopefully not like the current ghost town."
  - "It would be nice to have a little entertainment district with bands etc."
  - "I would love to see it continue to revitalize!! Make it inviting for businesses as well as new areas of town."
  - "Food, business and retail development on 68th and/or downtown to create a vibrant community. Perhaps Food Truck nights and Farmers/Open Air markets to create a sense of community. Check out Circle C community in Austin, Texas."
  - "I don't see much change. Maybe an increase in some sort of retail."
  - "More variety of services and things for kids"
  - "Continued shared use of facilities and available parking space. Utilize shuttle services to encourage participation in Locust Street events and activities."
  - "It would be nice to have solid, stable businesses which remain downtown long-term and attract people from Lincoln."
  - "Would have been great to develop athletic complex.. soccer, baseball, softball.. would bring people to your town year round.."
  - "As is. Community Center and Theater are solid. Need to beautify Hickman bar."
  - "More retail and bistro"
  - "more family friendly and a swimming pool!"
  - "Build local businesses"
  - "More restaurants in the future and movie house hopefully."
  - "It will likely develop more slowly than residents would like for it to."
  - "The new theater is the right direction to take downtown. Offer existing businesses some TIF"
  - "More retail - restaurants, nice bars, shops"
  - "1. Encourage new development/ replacement

- of old worn out buildings.”
- “Focus should be in new commercial development along 68th St”
- “Maintain what is already there.”
- “Restaurant and sports bar”
- “More entrepreneurial business, variety. Bike trails to get to/from through all of Hickman to the main city square.”
- “More retail shops. An ice cream shop. A coffee shop. A consignment shop where locals can sell their handmade items. Flowers, trees.”
- “Shops and restaurants with some entertainment other than a bar.”
- “More family friendly-activities for kids and family and bring the community together. A facelift of buildings and more inviting feel.”
- “It would be nice to see more shops, cafes or somewhere anyone can hangout in. Easy access via the trails and options for any age.”
- “more restaurants and things to do, pickleball courts would be great, especially indoor for the summer.”
- “More retail”
- “I don’t know”
- “More retail and services”
- “A few restaurants and entertainment shops”
- “I would love to see more small businesses & entertainment available. Added parking areas for busy times is needed.”
- “Like to see something online of either a coffee shop or something more family focused”
- “Hoping to have more shopping opportunities, coffee place, bars”
- “Gain more businesses”
- “I hope there’s investment downtown. Aside from Hickman haydays, there’s not much activity downtown most of the year. The playhouse and the bar draw people in. The businesses currently located downtown don’t align. There’s a body shop next to a bridal shop next to the VFW these businesses are occupied at different times.”
- “Economic development”
- “Parking solutions, coffee shop, floral shop, ice cream shop”
- “Keep the charm, but improve any buildings that can be used for business purposes.”
- “A people focused downtown that provides meaningful opportunities for connecting and gathering.”
- “Na”
- “More retail and food industry services.”
- “More vibrant and greater usage. The only time I see people is when there is an event at the theater or when picking up mail.”
- “If you lower our taxes, the city will grow naturally because of the quality of life, and the free market will fill the gaps. Would love to fix the water problem. Can nothing be done with the reservoirs we have nearby?”
- “Wherever economics takes us”
- “More restaurants and venues”
- “More family friendly events, more businesses”
- “Businesses that show pride in their products and community. Expanded parking.”
- “Need to make Main Street more like Ashland entertainment and shopping”
- “More activity.”
- “Trick or treat on the trail is my favorite Hickman event. It always draws a great turnout. Costume contest was a great event as part of that. Having food trucks downtown during trail event was also great idea.”
- “Clean. Farmers market. Like it a lot currently.”
- “We need to beautify with flowers and such”
- “More businesses and jobs.”
- “Leave it be”
- “I think we are on the right path. Need a few more business and fast food restaurants to keep people in Hickman”
- “I believe the downtown area can be a thriving business district, with more businesses, buildings, and apartments making downtown an attractive destination to visit. There is untapped potential for additional bars and restaurants, ice cream shop, boutiques and shops, as well as leaning in to the golf cart scene. Revamping and beautifying all the way to 3rd street. Potentially revamping 1st street to Locust. Apartments with accessible parking with businesses wanting to have offices in Hickman.”
- “I owned retail for 25 years. I believe in it. But i also know its tough. Have as much as we can but accept we are a bedroom community, and thats ok. Beautify our town. Lower our taxes. We will thrive.”
- “To try and entice people from the surrounding small communities to come and

- entertain families here. Plus host family outings as well."
- "For Hickman to attract more business, retail and restaurants, as well as a grocery store."
- "Clean up the buildings"
- "Expand retail business."
- "Vital business district, restaurants, no open lots"
- "Fill the existing buildings with active businesses."
- "depends on population"
- "Business hub of the city, but not retail."
- "Would be nice to have a full grocery store"
- "More businesses"
- "Having a walkable community area with businesses that are fun and high quality. Right now, there's really no reason to stay and hang out in the downtown area. Maybe some benches, trash cans, small play areas in addition to quality, family friendly food and drink businesses would be great!"
- "Boutiques and sports bar and legion."
- "Increase the recreational and shopping experiences people can have there."
- "Beautify the area. Get some cute shops like a bakery or cafe, antique shop, etc. clean up or replace the junky buildings and abandoned gas station."
- "Restore and beautify"
- "More retailers"
- "Maintain/ grow commercial businesses"
- "mix of commercial and residential, more vibrant, family environment, leveraging local historical and cultural assets"
- "Maintain/improve the appearance of the downtown are to the glory of its hay day."
- "Addition of more local shops / restaurants / entertainment"
- "Would be nice to update and make it more inviting to families for dinner, coffee, shopping"
- "It's in a flood plain"
- "No comment"
- "I envision downtown becoming a nostalgic and bustling area of business. Tourists will come visit Hickman from miles around. It will be a destination and the unique small businesses will be a draw for tourism."
- "bring more life to downtown by more businesses"
- "Update and clean up"
- "Needs improved parking and a reason to go there."
- "More retail"
- "Develop businesses to retain yourh and recreational areas for the community"
- "Idk"
- "More retail. Restaurants. Fast food options"
- "Thriving businesses"
- "Little to no change. Development should occur along 68th street and 82nd st. There is no space to develop downtown and businesses would not be successful as little traffic is in downtown. This is a flood plain area. Lots on the east side are still empty and available. If anything --Hickman needs a larger post office!!!!"
- "Let it grow naturally, don't force or go soliciting specific businesses. Be fair to residents and businesses in taxing, good job city council for batting down the grocery that wanted to only profit and get incentives to be in our town."
- "Make it a place to stroll and shop, maybe a little cafe and a couple more little shops. Finally finish that mixed use building on the corner! What's up with that?"
- "Nothing, I think it's OK as is"
- "Tear it down"
- "Would love it if the city stopped trying to grow. The appealing small town feel will be lost. If people want the big city... They would have or can move to Lincoln."
- "Not much change"
- "More new business."
- "More business, and things to do"
- "Coffee shop, family dining, local shopping, local grocery store"
- "More retail spaces and restaurants"
- "I would like to see more festivals/shows in the future. I would also like to see more businesses open."
- " S o m e t h i n g t h a t compliments the theater A new post office"
- "A thorough mix of eateries, stores, and activities (like mini bowling or golf simulators). Places to hang out both inside and out."
- "More public parking available - Priority."
- "Beautification"
- "To add more businesses and possibly more fast food options and a pool."
- "We need a secondary retail/ business district with a variety of options and services"
- "Not sure"
- "Develop the small businesses rather than adding chains/ corporate business."
- "Transition retail out of existing downtown location and move to more accessible area. Use existing downtown area to attract

businesses that don't require retail storefronts (tech office, dance studio, mechanic shop, daycare, fitness gym, etc)"

- "Natural gradual improvement"
- "Maintain businesses in downtown area, with no additional lots being added for space."
- "Not worth the effort"
- "More shops, maybe an arcade"
- "Coffee shop, retail space, restaurants, walkable community"
- "My perception of downtown right now is mostly government buildings and a bar. Hickman needs to do a better job of promoting local businesses and creating environments where people want to start a business. But that only happens with a high enough population to drive traffic keep the doors open."
- "Na"
- "The downtown is fine. It is what it is."
- "More family friendly businesses and more developments for hanging out in Hickman instead of driving to Lincoln (ie axe throwing/bowling/mini golf, sonic/ice cream shop)"
- "There's no room now that the theater has been built."
- "Create an area where people want to be and is accessible"
- "Nothing growth should be on 82nd street."
- "Better retail, entertainment, expansion, and places to eat"
- "More businesses, keep the historic feel"
- "Restaurants / Apartments / Recreation Activities"
- "Updated buildings with

additional businesses"

- "Preserve and keep occupancy"
- "More eating establishments..family friendly and more activies for younger children..swimming pool, drive inn theatre"

### #32: What do you like about other downtown areas that you have visited and/or lived in?

- "community center"
- "when Hickman gets to Lnk pop then ask me"
- "easy access"
- "outdoor bar seating"
- "old town feel"
- "unique shopping experiences"
- "Clean, well maintained streets"
- "Every downtown areas have a splash pad for our younger children. Mine are teenagers now but when we or other people have families visiting with little children a splash pad would be beneficial for them while visiting during the summer."
- "The historical look with the modern shops"
- "uniform lighting with seasonal banners, hanging plants, sidewalk and street repair with additional curbing and landscaping."
- "Restaurants ,shopping"
- "Water feature & small play ground in a courtyard. With 3-4 business with shopping and patios surrounding it."
- "Ice cream/popcorn shops. Outdoor beer gardens. Micro brewery. Farmers markets."
- "People"
- "Historically-minded structures that house businesses that are owned and operated by local community members that employee local community

members. Businesses that drive local foot traffic and support 'outdoor' activities such as coffee, eating, etc. that bring opportunities for the community to interact and tighten."

- "Many different retailers, restaurants, etc"
- "NA"
- "Charming businesses, boutiques, restaurants & bars."
- "Variety of shops and areas I can enjoy time with my family"
- "variety of retail, bars, restaurants, lodging, etc. Clean and kept up - investments in beautification + availability of special events areas."
- "A vibrant setting with mis-use space such as restaurants, outdoor play space for kids and adults, wide sidewalks, places to sit, artwork, etc."
- "Old buildings kept up, retail"
- "I like Ashlands downtown, fun variety of businesses, eating spots and flowers/trees that are nice looking and inviting"
- "The small town community that serves it."
- "Everything is in one place and not spread out all over the community."
- "Lots of things to do, places to eat, shopping,"
- "The old style business fronts and lots to chose from"
- "Being able to support more people when holding community events. People around Hickman like to socialize and bring their kids to events, so the crowds are bigger than what the city plans for. The park doesn't even have much parking when there are activities going on. Be careful with

- trying to add more taxes."
- "Again, the maintained small town /old time-y feel of the buildings, the architecture, having several diverse business options"
- "Seward has a nice downtown. Lots of shops (coffee, Ice cream parlor, etc) I think they also have a park there as well. That would attract more people if the park was more attractive and connected to the main street more."
- "More shops to visit, walking paths that actually get you to businesses."
- "They are fine."
- "Shopping options, food options"
- "Community feeling. The whole town feels so political around Norris where it's not needed."
- "Everyone is rude and stuck up. Not warm and inviting. More interactions for parents and kids that are fun events. Summer block parties, dunk tanks, just fun events."
- "I'm not fond of most downtown areas I've seen."
- "small town local businesses. would love a plant/nursery business"
- "Syracuse, NE. They have about half the population, fewer surrounding communities but they support a brewery/restaurant, winery, two other bar/restaurants and several other businesses in their downtown area alone. Why can't that be Hickman?"
- "I like that there is a nightlife and places to just sit outside and listen to music or attend events."
- "Small town quaint."
- "Unfortunately the best downtowns are usually on the Main Street of the community. In this case, that would be 68th and Hickman road as it grabs the attention of passersby and it's good for small businesses."
- "Inviting atmosphere (clean, well maintained)."
- "Quaint, variety, small town feel"
- "Seasonal plantings perhaps cared for by city employees"
- "There were multiple family-friendly food options available."
- "Would love to expand trail system.. we walk several days a week"
- "Not much. I like being on the outskirts and visiting downtown as infrequently as possible."
- "lots of things to do and see"
- "Local feel"
- "Lots of activities to do, a lot of shopping and food choices."
- "People are there."
- "Pella, IA has the tulip festival that brings in thousands of people to a little town. Winterset, IA has Bridges of Madison County that brings in thousands of people to a little town. BRAN - bike ride across Nebraska - be a host town along the route. Promote Hickman for more than the connection to Norris Public Schools."
- "It's great to see historical buildings preserved, but new life brought to them through retail businesses. Outdoor seating or gathering areas for special events is always a plus."
- "Love the reading center and post office"
- "Clean, bike trail, park"
- "Outdoor/sidewalk dining option, regular farmers market, start/stop community walks/bike rides, flea markets on Main Street."
- "Redevelopment like the Lincoln Haymarket or Hastings downtown. Hickman Doesn't have the availability to do redevelopment that can make it a consistent destination place"
- "The downtowns I've liked consisted of more than 2 blocks and was older architecture. I don't see much history in Hickman's downtown. It's not going to reflect much history, so why waste resources "preserving" history. Instead, make Hickman a destination to see with beautiful new architecture, unusual or unique attractions or festivals."
- "Walkable, businesses, restaurants"
- "Convenience. Great staff. Pleasurable."
- "They are clean & pretty. Much of downtown Hickman is trashy & forlorn."
- "The ability to get almost anything you need (entertainment, meals, drinks, general shopping)"
- "Bricktown in Oklahoma City has such a unique vibe and options for all ages. Lots of shops connected and easy to access. Nebraska City has a great history and options for everyone with golf, pool, historical tours and the various festivals they put on."
- "they're easy to walk, a variety of places to walk into, eat healthy meals, shop, places to eat outside when it's warm, outdoor activities to do."
- "They have viable retail options"
- "choices"
- "I moved here from the

Hastings area & saw them build downtown into a destination for restaurants, unique stores, & places of art & entertainment.”

- “They have a swimming pool to keep kids active and busy in the summer”
- “The amount of businesses that have an opportunity be in the down town area for local consumers”
- “Ashland is a great example of how you create a downtown area.”
- “Walkability, availability of services, green space”
- “Greenery, brick or designed crosswalks, shade, outdoor movies”
- “The Community Center, a Bar & Grill to go to, that it leads to the Community Park”
- “Walkability, plants and other seasonal decor to make the downtown more welcoming. Ambient lighting and love music. Businesses like coffee or ice cream shops or restaurants where people can congregate with outdoor spaces that can create places to congregate and build relationships.”
- “Na”
- “Attractive storefronts and ability to walk a few blocks while browsing through interesting stores.”
- “Weston, MO is a great example.”
- “Shops. ..quaint”
- “Spots to sit! There are no benches or outdoor cafes.”
- “There are many beautiful, historic downtown areas in the region. They offer a community gathering place and charm that Hickman does not and won’t have. That’s okay. We could have great sports facilities, a pool

and other fun things for families, and focus on quality of life, and we’ll see businesses flourish that carve a niche for themselves.”

- “Cleanliness “
- “Bars nightlife restaurants etc”
- “Modern businesses while preserving the history of the town”
- “Variety of restaurants and shops”
- “Small town feel with quaint shops”
- “Walkability. Being able to walk around to multiple shops and businesses/events”
- “Waterfront views. Wide variety of retail stores. Ice cream”
- “Ashland is good vibe”
- “More activity and shops”
- “Walkable, pretty flowers, green spaces, variety of unique shops and eateries”
- “Planter boxes and trees”
- “Social opportunities. Bars. Restaurants. Dog friendly. Library. Gym. Family friendly.”
- “Community center, bar/ restaurant”
- “Christmas lights”
- “Plattsmouth Nebraska City are examples of keeping the old and incorporating it with the new. Cheery small town feel with more amenities.”
- “Shops, parking, decorations, outdoor areas to eat, 2 story buildings.”
- “Much much cleaner than ours. We have too much junk downtown. Attractive fronts, nice lighting and signage, distinctive businesses”
- “The local shops, restaurant and entertainment places.”
- “Historic, well kept.”
- “A good mix of retail, and outdoor space.”
- “I like the playhouse plays. I like the legion fish fries and

the pancake feeds. I like the bar. I like the community center for Makers Marts and basketball. I use the reading room and love to see the kids there. I like that the trail system allows me to get downtown. I use the post office daily.”

- “Less government micromanagement”
- “Easy access and parking”
- “More shops”
- “I like walkable areas with good retail stores and attractions”
- “Historical feel and local businesses.”
- “It is close to the park and connected with walking trails.”
- “Attractive and unique places to eat and shop.”
- “Small shops”
- “Clean”
- “More food and entertainment options.”
- “Places to eat, bars, coffee places, shops. Clean areas”
- “No comment”
- “Cute shops, unique street signs and lighting, food vendors, large downtown area, variety of businesses, cohesive feel, nostalgic, small -town feel.”
- “Clean, welcoming”
- “Pool, variety of shops”
- “Nice”
- “Nebraska City has a historic downtown that has been invested in to revive businesses in the area.”
- “History and businesses”
- “Ice skating and cube in lincoln.”
- “Small town businesses.”
- “Towns were larger so that made a difference. Post office that is large enough for community.”
- “Variety - Not one big arts facility that suits a small

- portion of the population and holds questionable events i.e., called White Trash Bash - Certainly not a very inclusive event for a city that wants to be where everyone wants to live and enhance business."
- "In the small town I grew up in, we had a drug store, clothing stores, hardware store, flower shop, post office, bowling alley, a couple of restaurants, a donut shop, furniture store and a couple of bars downtown. It was nice to stroll up and down the street to shop, run errands, stop to eat and visit with friends and neighbors."
  - "Small town atmosphere"
  - "Shopping"
  - "That they are not trying to grow and change what is already good"
  - "Unique shops but more than one or two - half d to do in our downtown."
  - "Clean and easy to access."
  - "Lots of open thriving businesses, walkable and looks good."
  - "Lively, things to do, more than one option for food/ bar, options"
  - "Has places to eat, has local shopping,"
  - "A central location for shopping and restaurants. A meeting place for community celebrations, street fairs, outdoor concerts, etc."
  - "Ease of access and parking, historic charm and well maintained buildings."
  - "Walkability"
  - "Sioux Falls, SD has a great downtown. Bars, restaurants, activities, stores, salons, arts, events. You hang out there because it has everything you need/want. They pooled their resources and took it from a place no one wanted to be to a place everyone wanted to be."
  - "Well equipped parking for each business."
  - "Town square, continued downtown improvement, downtown committees, business feedback, summer weekly or bi-weekly community events."
  - "They have lots of fun shops that work together to better the community. Pools that are clean and well maintained."
  - "A variety of businesses"
  - "Outdoor dining, walkable, well lit and landscaped."
  - "Any good downtown area is easily accessible and a central hub. Look at all other communities large and small in our area. The downtown area is almost always very near the center OR where traffic is the highest. Hickman's existing downtown is neither."
  - "Small town atmosphere"
  - "Small town feel."
  - "Easy accessibility which Locus is not."
  - "Lots of shopping, fun stuff for kids, short walks between shops"
  - "Things to do. Movies, restaurants, unique shops or retail spaces. In Lincoln I can grab dinner, play board games, go see a movie, and get a drink afterwards all within short walking distance of each other."
  - "Na"
  - "The wide variety of things/ activities to do, local shops to support"
  - "Small town business is supported by the community."
  - "Things to do and shared reasons to be there"
  - "Hickman bar and Andy's are the best thing in downtown."
  - "Welcoming, family friendly, everyone of all ages is invited or can feel included"
  - "Some have murals and shops/ cafes"
  - "Entertainment"
  - "Outdoor seating at bar/food establishment, entertainment for all ages, places for families/friends to gather and come together"
  - "An active environment is important"
  - "More stuff to do "
- #34: What amenities would you like to see in the parks?**
- Basketball Court: 41.11%
  - Pickleball Court: 46.30%
  - Tennis Court: 25.93%
  - Walking Trail Loop: 58.15%
  - Playground: 39.26%
  - Soccer/Flag Football Field: 34.07%
  - Other (please specify): 32.22%; comments below
  - "Pool"
  - "swimming pool"
  - "swimming pool"
  - "Updates baseball field"
  - "T-ball, softball, baseball sports complex built. Bring money into the community vs everyone taking our money elsewhere. Think of ways like this to build sales tax to generate money. This could help/keep improving the city needs."
  - "Pool"
  - "Splash pad or swimming pool"
  - "Roller hockey rink"
  - "Baseball and softball complex"
  - "Again with the spending tax payers money."
  - "Pool"
  - "Swim pool/splash pad"
  - "Disc Golf"
  - "Splash pad or shallow pool"
  - "Golf course"

- "Golf course."
- "City pool"
- "Covered seating at the new park, water fountain, bathroom at the new park, parking lot for the new park where the field is to the South of the park so everyone can stop parking in front of other people's homes!"
- "Finish or connect the bike/walking trails."
- "Accessible Playground"
- "Baseball/softball fields"
- "Pool"
- "A trail to the Jamaica trail"
- "A connection to the Homestead Trail to the west"
- "New Baseball Fields"
- "Swimming pool"
- "swimming pool"
- "Outdoor music area (regular weekly music)"
- "Swimming pool"
- "Swimming pool. Splash pad"
- "Splash pad"
- "Splash pad but only if the water infrastructure is addressed first!"
- "POOL, trees to climb, natural playscapes"
- "Pool"
- "Restrooms"
- "Swimming pool"
- "Community pool or water park."
- "Swimming pool or splash pad"
- "Golf Course, city pool"
- "Exercise course/stations"
- "We need a pool"
- "Swimming pool"
- "Pool"
- "Golf, sporting clays, fishing pond, other quality of life options available to lots of people."
- "Pool"
- "Pool"
- "Running trails"
- "dog park"
- "Shooting and Archery Range"

- "Pool"
- "pool"
- "Another great playground on the east side please"
- "Swimming pool"
- "Pool"
- "Parks are good"
- "I would never use it but we need a pool"
- "Splash pad"
- "we need a trail from the new underpass north to Woodland Blvd."
- "Accessible playground"
- "Dog Park"
- "Pool"
- "Disc Golf."
- "Pool or Water Park"
- "Sand volleyball"
- "Parking, Pool"
- "Pool"
- "Archery Range"
- "Better baseball fields"
- "Pool"
- "BASKETBALL COURT AT OAKVIEW PARK"
- "Golf course"
- "When is the 82nd & 7th park going to be developed? Current parks need to be maintained & kept in good shape."
- "A pool"
- "Dog park"
- "Outdoor tennis court/pickleball would be most ideal."
- "Pool"
- "Golf"
- "Pool and Dog park"
- "Existing parks are very nice and offer lots of things to do."
- "Pool"
- "City pool or other water installations"
- "Dog park"
- "Fix street and infrastructure first."
- "Fishing"
- "Baseball/softball/soccer"
- "Whiffle ball"
- "Enclosed area for younger kids"

**#35: Do you feel that the city provides adequate trail/pedestrian access to key areas of the community (neighborhood connections, parks, businesses)**

- Yes: 74.30%
- No: 25.70%

**#36: What activities do you use the City's trail network for?**

- Walking dog or pet: 56.16%
- Walking/biking to city parks: 52.54%
- Walking/biking to businesses: 18.48%
- General Activities/exercise: 74.64%
- Other (please specify): 4.71%; comments below
- "No"
- "Lighting project has been a great addition to the city trails"
- "Would like to bike to Lincoln and Wagon Train Lake on a trail vs road."
- "I would love if we could get a longer trail connected for those who go more than 6 miles, without having to make several loops."
- "Walking while kids play"
- "Looking for a pool"
- "Running"
- "Trick or treat on the trail event"
- "With age has come less frequency of use, but I always felt like they were well maintained and safe."
- "Extend 7th st trail to 82nd st. Place trail on 68th street behind houses and Prairie View Park water to keep golf carts off streets. Golf carts on streets & even 68th Street should not occur. What enforcement is being done to keep youth from driving & keep carts off 68th street?"
- "Trail is nice although snow powing needs to be a

- priority.”
- “To Vist others in town”
- “NA “

**#37: List the one most important quality of Hickman that must be preserved.**

- “small town feeling”
- “small town atmosphere”
- “why preserve? onward!”
- “trails/parks”
- “small town”
- “small town atmosphere”
- “small town caring for each other”
- “History”
- “Trees”
- “It’s youth”
- “Stay class B school district”
- “small town fun”
- “Can’t think of one.”
- “Family”
- “Safety of the residents”
- “Small-town atmosphere”
- “Smaller town feel”
- “Clean & maintained homes & businesses.”
- “Small town feel and sense of community”
- “safe streets”
- “Current trails”
- “The hardware store is the only thing in the town worth its salt.”
- “Small town feel”
- “It’s small town feel!”
- “Community involvement”
- “The small town feel must be preserved.”
- “Small town feel”
- “Small town atmosphere”
- “Nothing.”
- “Small town feel”
- “Growth”
- “Small town feel.”
- “The small town / agricultural feel.”
- “Quiet, small town vibe even if it grows”
- “Small town feel”
- “Lower taxes”
- “The small town feel.”
- “Small town feel”

- “Downtown. There’s a lot of history there and it should be kept nice instead of run down.”
- “preserve having control of our town and not letting Lincoln bleed into us.”
- “Family atmosphere”
- “Clean”
- “Small town. This absolutely does not need to be a suburb of Lincoln. People move to Hickman to get out of Lincoln. While growth is important, it makes not sense to allow homes and apartments to be built when we are on water restrictions every summer, and there are power outages constantly, and water is turning brown all the time. Fix the town for the people that are already here FIRST.”
- “Street quality”
- “Small town ““feel””
- “Small town fer!”
- “Continue to promote opportunities for the community to keep learning from and connecting with the many talented people living in and around Hickman.”
- “Safety”
- “Support our school!”
- “Small town bedroom community with an awesome class B school”
- “Cost of living here”
- “Downtown”
- “The downtown area its heart of the city.”
- “Safety.”
- “Keeping children safe on the streets, free to ride their bikes, go to the playground and arrive home without worry”
- “Safety”
- “Family friendly / safety”
- “Small town feel”
- “Separation from Lincoln,

- remain an attractive location to live.”
- “Strong School system“
- “I don’t have any idea. What is Hickman known for?”
- “Walking and biking Trails“
- “Downtown character.“
- “Small town feel“
- “None“
- “Small Community“
- “Growth, don’t let Hickman get ‘too’ big where you can’t know your neighbors as well or lose that ‘community’ feeling.“
- “small town feel“
- “N/A“
- “Commitment to 20-year plans - low density housing“
- “Good roads“
- “Small town feel.“
- “Small town without a lot of rules or regulations no HOA’s let kids be kids allow us to use our golf carts“
- “Small town living.“
- “The ability to drive ATVs and golf cars.“
- “Please don’t ruin the scenery by supporting wind farms. They’re ugly and no one will move here to live by a wind farm.“
- “Downtown vitality“
- “Food Services“
- “Safety“
- “History“
- “Small town“
- “Downtown“
- “Community unity or spirit. Do not make decisions that could fracture the community.“
- “Tranquility“
- “Small town community feel“
- “Police protection“
- “Safety and security“
- “Continued QUALITY growth“
- “The feeling of community“
- “Rural living“
- “Small town feel“
- “Trick or treat on the trail and Hickman hay day’s events“

- "High home ownership"
- "Small Town atmosphere"
- "Small town that it is... stop trying to grow it so fast"
- "Small town atmosphere."
- "Family-focused"
- "Family friendly activities and environment."
- "Small town identity, low crime"
- "The downtown needs to look more like the Haymarket in Lincoln ~ charming brick streets, flowers, street lamps etc"
- "Small Town/agriculture"
- "Small town feel"
- "The small town atmosphere."
- "Safety"
- "Small town feel"
- "Nice neighborhoods"
- "Small town atmosphere"
- "Small town feel."
- "Good school system"
- "Downtown business district"
- "The feeling of safety for families. I think the unique thing about Hickman is that everyone knows their neighbors and watches out for them."
- "quiet"
- "Small town feel!"
- "Multi-generational living"
- "Safety/community civil mindedness"
- "Small town feel."
- "Safety for children"
- "Friendly community"
- "Stay small."
- "The small town feel"
- "Old beauty"
- "Separate from the city"
- "Recognize we are primarily a suburb/commuting community. With continued developing nearing from Lincoln, the community doesn't have to provide every employment opportunity"
- "Friendly, respectful people"
- "Safety of residents and community."
- "Small town"
- "Low crime rate"
- "Small town feel"
- "Small town feel"
- "Trails"
- "Small town community"
- "The small-town feel."
- "post office"
- "Small town feel"
- "Small town feel"
- "HISTORY"
- "Small town feel"
- "Remaining a small town through growth. We moved to Hickman from Lincoln as we grew up in a small town and wanted to get back to that atmosphere."
- "Remain a small town."
- "Integrity. We don't need all these apartments clogging up this nice city and attracting shit birds so they can go to Norris. You wanna go to Norris then buy a house here"
- "Community center. Theatre. Let's make downtown cool and inviting"
- "Small town feel"
- "Well maintained homes & parks with adequate infrastructure."
- "Small town, quiet atmosphere."
- "Keep Hickman separate from Lincoln politics"
- "City employees have no leadership on what needs to be fixed"
- "The smaller population, the small town feel."
- "Small town atmosphere"
- "City park"
- "Independence from Lincoln. While the taxes are high here, the smaller community is better able to service the roads and infrastructure. If we are annexed by Lincoln that all goes away."
- "Young population"
- "Being able to walk on all the trails around the town"
- "The small town feel, it needs to maintain it's separation from Lincoln, maintain its quaintness."
- "The small town charm"
- "Keeping small town feel"
- "Walkability and small business support"
- "History of the town."
- "The downtown"
- "Small town community feel"
- "Small Town"
- "Not sure"
- "The small town feel"
- "Small town feel."
- "Strong sense of community."
- "Small town atmosphere"
- "Small town"
- "Quality/smaller school. The school has gotten huge with so many towns feeding into it and continuing to grow with the many families moving to Hickman and the surrounding towns. I worry it will be the same size as LPS soon."
- "Small town vibe"
- "I do really enjoy how committed Hickman is to having playgrounds for kids. People even come from Lincoln to use them. For a city this size having more than one play area for kids is surprising in a good way."
- "The people"
- "A quiet friendly community."
- "Affordable housing/taxes"
- "City limits"
- "Cemetery"
- "Small town living"
- "Small town feel"
- "Small town"
- "Family Friendly"
- "The community feel and not become a big city mindset"
- "Rural separation from Lincoln"

**#38: List the one thing that most needs to be changed about Hickman.**

- "fast food, grocery store"
- "cant think of anything close enough to what i need and want"
- "employment"
- "Needs a pool"
- "The way water smells and tastes"
- "need swimming pool, another grocery store"
- "need a swimming pool"
- "Weed Control"
- "More parks"
- "Grocery store"
- "More healthy activities for adults"
- "sidewalks on 68th Street through town"
- "Bring a major grocery store to Hickman!"
- "Another gas station. Ustop controls gas price and it's to busy."
- "Water quality."
- "THE NAME and more affordable housing."
- "Ways to keep people and their money within Hickman while maintaining our small-town atmosphere."
- "Updated infrastructure for growth"
- "More restaurants, shops, bars, & groceries."
- "Grocery store or more variety of stores"
- "clean up of older areas"
- "Create a better space for youth activities - there is a lot of money to be made with youth complexes"
- "City administration that cares about residents"
- "Local taxes and utilities are much higher than Lincoln and the surrounding area. We Mugsy keep costs in check."
- "Need to have more access to community center, pickle

balls courts, golf course, swimming pool but does not need to be in Hickman can be in Norris district. And more food options and grocery store"

- "Need a swimming pool"
- "Taxes Taxes TAXES"
- "Needs a real grocery store"
- "We need a grocery store!!!!"
- "We need a pool"
- "Stop trying to be Lincoln and too big for your britches. Lower the property taxes."
- "We need a pool like waverly"
- "Taxes and High utilities!"
- "The good ole boy feel. Who you know. And property taxes."
- "Updating & upgrading any areas necessary to accommodate for the massive growth that Hickman has experienced over the years and continues to experience."
- "We need Russ's! An actual grocery store!"
- "The water quality"
- "Infrastructure and water need to be updated desperately. Also need to plant more trees and native gardens."
- "Lower taxes"
- "Focus on getting the water and electricity issues fixed."
- "More places to shop/eat"
- "The roads in the new neighborhoods are horrible. There's dips and dents in roads that shouldn't be there."
- "adding landscape and trees to new construction and neighborhoods"
- "More businesses. I'd like to stop driving to Lincoln for literally everything."
- "Taxes"
- "See above."
- "We need more starter

homes. The young adults can not afford housing."

- "High utilities"
- "Incentivize water conservation, transition lawn types and mulch alternatives including plantings requiring less water"
- "Lower property taxes, especially for those whose children don't attend Norris"
- "More dining options.. we drive to Lincoln & other small towns"
- "We need a multi sports complex with baseball/ softball/football and soccer. There are far too few fields in this community of almost 3000 people. What happened to this supposed priority from our last comprehensive plan??? WE. NEED.BALLFIELDS."
- "Add full sized Grocery store"
- "street lights need to be at EVERY intersection!!"
- "No more roundabouts. Hate them."
- "Postal services"
- "It needs a grocery store."
- "cost of water and sewer"
- "More things to do - give residents a reason to stay in Hickman for entertainment vs going to Lincoln and give people outside of Hickman a reason to come here, which will generate money for the community."
- "Grocery store"
- "Help for small businesses."
- "At some point an elementary school in town needs to be planned. Seems like a significant number of younger families with kids in Hickman."
- "water system"
- "Affordable and additional water for expansion and to keep the community looking good. High cost water will kill

the above average appearance to the community."

- "Water"
- "Need grocery store- should have approved Russ Market plan"
- "Growth mindset to bring more business and recreation to the community."
- "Clean up the rundown houses & businesses. Put some effort into some landscaping"
- "downtown/along 68th St/ town entrances"
- " Most important is upgraded utilities, especially water, then additional businesses, restaurants, and recreation opportunities"
- "More recreational activities for children. Ex. The community center gym being open when kids aren't in school, with it staffed. (No fees)"
- "More transparency: I would like to see more from city officials, we have lived here for 9 years and I have never met the mayor or heard of anything from him. City Council could do better about sharing what goes on in meetings and what they need community members help with, one member recently started sharing via Facebook what happened after the meeting which is super helpful especially when we can't get to the meetings due to work and other activities."
- "The ""Titan Pride"" can sometimes feel arrogant, unfortunately, I would like it if it felt more innovative and always looking for growth and doing better, more about good character, honesty, responsibility, etc.

Not that people don't have these characteristics, I'm just saying sometimes the overall ""Titan Pride"" can feel like the community does no wrong, and obviously this is tied in with the school, but Hickman is so defined by the school, that's the feeling that sometimes comes across."

- "We need a pool and a golf course"
- "Connecting the bike trail by the restaurant"
- "run down housing"
- "Wind and or solar energy needs to be used"
- "Full grocery store instead of just convenience items."
- "Finish connecting the sidewalk from the northwest area to the north east area across 68th St."
- "Fast food"
- "We need a better more affordable place to get groceries. This in return would give kids in our community a great place to work."
- "The water issues. There's not enough water capacity/ pressure in the morning or during the summer."
- "It's not the most welcoming place."
- "Wish drivers would slow down through town"
- "Need a grocery store"
- "Fast Food Options"
- "Swimming pool or splash pad"
- "Increased availability of retail and food service."
- "A pool"
- "A grocery store"
- "Bring the tax levy down"
- "Internet access is HORRIBLE!"
- "Quality of life amenities such as parks, courts, fields, pool, etc. Hickman would be wise to focus on being family friendly, because people are continually going to buy

more online, and we're never going to compete with the retail and entertainment options in Lincoln."

- "Grocery store"
- "Lower taxes"
- "Danger of 68th Street to norris"
- "We need a full grocery store."
- "Lack of restaurants and groceries."
- "Need swimming pool and grocery store"
- "Dated downtown, run down areas/housing"
- "Need new water tower and focus on water quality"
- "High school taxes"
- "Stop trying to be a big city with all the amenities. If you want that big city life move back to it, don't bring it here."
- "Taxes are high for property"
- "Pool."
- "Limit expansion, keep it small, that's why we moved here"
- "Opportunities to spend money locally. Particularly with every day items like groceries. A bike trail that connects to the Jamaican trail would be neat."
- "Utilities need to expand capabilities to support growth"
- "Lose the bedroom town stigma and develop Hickman local pride"
- "Housing prices"
- "Downtown is not attractive, but it could be!"
- "Too many taxes"
- "Better sidewalks between quadrants of the city/ less need to cross busy streets."
- "The animosity among entities trying make improvements."
- "Needs to be open to expand. Goal should be

- population of 10k. Hold houses accountable to city ordinances around cleanliness."
- "More retail"
  - "High taxes"
  - "Bring in more businesses instead of taxing/overcharging them which encourages them to move away"
  - "More businesses"
  - "Don't forget about the people that live in the older parts of town. The small neighborhood park as very small and outdated."
  - "More businesses"
  - "Establish city law enforcement"
  - "When we have issues with the city it usually is with the lack of support to our residents. It seems that the city staff supports the developers and ignores what effect change will do to our neighborhoods. A more proactive response from the city staff would be helpful."
  - "more connected trails. More road maintenance"
  - "Post Office"
  - "I would really like to see more adult community activities"
  - "Add small businesses and fast food"
  - "New city clerk with a friendly helpful welcoming personality"
  - "New housing and making them look like copy neighborhoods of Lincoln... Too close..."
  - "The access to food close by (restaurant and stores)"
  - "Need a grocery store"
  - "Clean up or clear away the junky old houses and properties."
  - "Suburbia with a gas station"
  - "Less apartments"
  - "Better understanding that we cannot compete on larger scale businesses with Lincoln"
  - "Adequate infrastructure to support growing city (e.g., water supply)"
  - "We need walking trails to connect East Hickman (82nd) to West Hickman."
  - "Decrease in utility costs"
  - "More food/grocery options"
  - "More responsive City Government"
  - "WiFi, price of utilities, water issues"
  - "Infrastructure and planning for future"
  - "Hickman needs more businesses."
  - "cleaner more attractive trails"
  - "Traffic safety around parks"
  - "Push to grow without a plan"
  - "Water infrastructure needs major improvement"
  - "Lower taxes!"
  - "There needs to be more amenities for youth. The new playground is great. However a pool would be an attractive hangout spot for families in the summer, too."
  - "Too much growth and losing small town feel."
  - "Don't allow any more apartments"
  - "We need a pool. At the high school and an outdoor pool"
  - "More local businesses"
  - "Water park"
  - "Update & improve infrastructures (utilities, streets, etc.)"
  - "Need a fast food place"
  - "Stop growing with houses and focus on infrastructure. Hickman is about to lose small town and be sucked by Lincoln anyway. For over 40 years, everyone goes to other cities for work and most services, doubt this is going to change since the feed store left, the grocery store downtown replaced by a facility used once a month by some, where as a business i.e. replacement grocery store would have been used weekly by everyone, like the Old Hickman."
  - "We need a pool"
  - "Fix the streets and clean up all of the dead and fallen trees"
  - "Get the railroad to clean up their junk pile by the walking trail"
  - "Adequate utilities"
  - "Continue to NOT build on the south side of Hickman Rd to the east of the water tower."
  - "Inforce laws/rules!!"
  - "Taxes, I have a coworker who lives on an acreage by Roca. I pay \$1,700 a year more than him in property taxes on a house that is assessed at \$100k less. What do I have to show for that \$1,700 that he doesn't also have?"
  - "Homes that are affordable"
  - "More local family sit down dining"
  - "Connecting walking trails all together, extending trails in some places, and maintaining all the trails"
  - "More job offerings"
  - "The smell every nice evening around 6"
  - "There's a large rift between ""lifers"" and new comers. Until we bury that hatchet we're going to struggle to get things done."
  - "Public parking."
  - "The water problems and utility costs"
  - "Grocery store"
  - "The city administrator"
  - "More restaurants A pool"

- "Trail to Norris schools"
  - "Reduce the cost of water and sewer."
  - "The price of water and electricity"
  - "Need more jobs and activities for the youth."
  - "It is a bedroom community, we need businesses and we need residents to be able to work here rather than travel to another town for work."
  - "Limit expansion."
  - "Nothing"
  - "None"
  - "Infrastructure. We have allowed so many new houses to be built when we can't support the previous houses - talking water/sewer/electric/ etc."
  - "Utilities department"
  - "Better infrastructure before more building. We need dependable electricity and water"
  - "We need things for kids to do"
  - "More businesses to reduce my reliance Lincoln. Grocery store, movie theatres, restaurants, etc."
  - "Infrastructure"
  - "A healthcare facility"
  - "No more apartment complexes."
  - "Amount of taxes"
  - "Enough water for the town"
  - "City council"
  - "Access to affordable groceries"
  - "No more Apartments needed"
  - "We don't live in Lincoln so stop acting like we do"
  - "Better roads - 68th is dangerous."
  - "Infrastructure update!!"
  - "Speed / Crosswalks Hickman Road."
  - " C o m m u n i c a t i o n / professionalism with management of city"
  - "Ability to move safely between neighborhoods-traffic"
  - "Pool"
- #39: What makes Hickman a comfortable place to live?**
- "friendly"
  - "eventually there will be a need for swimming pool/golf course but new people will have to pay for it"
  - "size of community"
  - "Friendly community"
  - "community"
  - "safety, good trails. reading center
  - Average income poeple
  - Close to big city
  - The small town feeling and everyone so courteous of others.
  - Well kept, pride in our land, school involvement
  - our neighbors are great
  - Fun place to ride golf carts and talk with people.
  - Quiet Friendly neighborhoods
  - Great city staff. Very responsive.
  - Friendly community with the convenience to go to Lincoln for things that are not in Hickman.
  - The small town, community atmosphere.
  - Smaller town feel with accessible amenities
  - Clean community.
  - Small town values and close sense of commmunity. Just peaceful here
  - active families in safe neighborhoods
  - It is quiet
  - Close to Lincoln
  - Neighbors
  - Nice people. Friendly faces.
  - Nothing anymore. Used to be okay but it bloomed into a fad town.
  - Friendliness and low crime
  - It's feels safe here to raise families.
  - Sense is community
  - The residents.
  - Safe
  - Small town atmos here
  - The atmosphere. The amount of kids my children had to play with. The sense of family.
  - It's safe, quiet & friendly
  - low crime. save for my kids. quiet.
  - The small town feel and having everything we need locally.
  - I've been here forever, but I'm not sure I'd totally call it comfortably. It needs improvements that I've mentioned elsewhere.
  - Small town friendly atmosphere
  - Quite
  - Nothing.
  - People are friendly and it is a safe place close to a big city.
  - Honestly, I don't know that it's comfortable. I enjoy the smaller town.
  - safety
  - Family atmosphere
  - Good people
  - Size.
  - Outdoor activities. Small town vibe. Just enough in town to stay entertained if we choose to.
  - Small town, but close enough to needed amenities (some available here in small quantities - construction materials, groceries).
  - Agriculture around it
  - Proximity to population centers Lincoln, Omaha, Kansas City
  - It's safe and has great parks for families
  - Close to south Lincoln & south bypass
  - Quiet, safe, small town living with an excellent school system with the "big city" far enough and close enough

- away.
- Safe
- quiet and calm
- Safe, quiet, trusting people
- Very near in big cities.
- Proximity to Lincoln and good schools.
- easy access to Lincoln, the interstate, and the local hardware store
- Safety
- Small town feel
- Quiet
- Close proximity and easy commute to Lincoln and other towns. Lower cost of housing than in Lincoln (lower property tax)."
- "small town"
- "Safe town with well maintained housing."
- "It's a small town in close proximity to Lincoln."
- "Close to Lincoln"
- "Small town feel, safe, clean."
- "Its a small town"
- "N/A"
- "Small living, close knit neighborhoods"
- "All the families, our kids have friends near by they can walk to or we can walk to the park with friends together."
- "Open spaces, not overly crowded, lively neighborhoods around the holidays, people interacting with each other."
- "Small amounts of traffic noise"
- "quiet, close to Lincoln"
- "Not sure"
- "Feels safe & has a small town feel while still having your basic business & medical needs."
- "Not as big as Lincoln"
- "The small town feel and our kids can play comfortably"
- "The safety of the community."
- "Proximity to school"
- "Easy to get around and to activities/services"
- "Low crime"
- "The houses have been platted very well and nice neighborhood streets"
- "Low crime"
- "Size and relatively safe feel of the city."
- "Safe"
- "Small and safe"
- "Welcoming community with services to match"
- "City Hall is centralized — everything you need on one place."
- "It feels safe, it's possible to know your neighbors, the traffic isn't terrible, the people are very nice."
- "Peaceful"
- "Close to Lincoln"
- "Peacefulness"
- "Safe for the most part."
- "Feeling of safety and community."
- "Rural safe community"
- "Low crime, quiet"
- "Low crime; very kid friendly town"
- "Respectful neighbors"
- "Quiet, low crime, most people are friendly."
- "Literally keeping it a small town is why I like it... don't need to bring lots of new homes and business... it will be just like lincoln then... just beautify it"
- "Small town atmosphere"
- "Small and safe"
- "Safe environment. Friendly people. Fun neighbors. Close to Lincoln but far enough to have the small town life style."
- "Quiet, low crime. Still has somewhat of a rural feel about it"
- "Safe, great neighborhoods, all the wonderful activities around holidays for kids"
- "Being away from development"
- "Community feel"
- "Know your neighbors super friendly."
- "Safety, noise, away from 77 and the bypass"
- "Friendly neighbors"
- "Nice neighbors"
- "Well policed and friendly people."
- "The people. Small hometown feel"
- "Small town feel but still close to bigger city."
- "Small town atmosphere"
- "There is a good mix of retirees, families and kids in my neighborhood. The residents seem to care about one another."
- "less people, more space"
- "Friendliness of neighbors and business personnel."
- "Friendly people, easy to drive around"
- "The people"
- "Great size and it's close proximity to Lincoln"
- "Safety for children"
- "Proximity to Lincoln"
- "Neighbors."
- "The quality of the park and area surrounding it."
- "Close to larger city if you need services and for workplaces and healthcare. I wouldn't live here if it wasn't close to Lincoln because there's so little available in town."
- "Small population"
- "Not connected to the city"
- "Residential with small town feel, good services and a great school system. Those are driving our growth"
- "Slower-paced, calm environment"
- "The safety of the community."
- "The current small town culture Hickman has is what makes it feel like a safe and

- comfortable place to live."
  - "Friendly residents and low crime"
  - "Friendliness"
  - "Good people, small feel."
  - "Quiet"
  - "It's safe."
  - "quiet, friendly town"
  - "Small town feel"
  - "Nothing"
  - "Nice and safe town to live"
  - "Safety"
  - "It is a safe and clean place to raise a family. We enjoy the quietness of small town life while still being close to Lincoln."
  - "Right balance between small town but thriving community."
  - "It is safe and welcoming"
  - "Small town family like atmosphere"
  - "Friendly people"
  - "The neighbors"
  - "Quiet, close to nature."
  - "Wide streets, easy to walk around, generally safe"
  - "No crime"
  - "Small town feel. Hickman has a feel much like Mayberry! Please keep it that way."
  - "Small town atmosphere"
  - "Far enough from Lincoln but not too far."
  - "Not as comfortable as it use to be"
  - "It's not Lincoln, generally speaking it's safe here and the neighbors are friendly. Granted that could be said about a lot of neighborhoods in Lincoln."
  - "Excess ability to Lincoln for work"
  - "Can walk around the entire town on walking trails and mostly everyone waves and seems friendly"
  - "Away from the city and safe surroundings."
  - "Hickman is small enough
  - that you get to know people and close enough to Lincoln to get everything you need."
  - "Still feels like a small town"
  - "It's small. Everyone in my neighborhood mostly is in the same phase of life."
  - "Community"
  - "I don't live in Hickman"
  - "Friendly Small town feel"
  - "Small Town, close to larger city"
  - "The friendly people"
  - "No opinion"
  - "The people are friendly and its about family and being outside"
  - "Small town feel."
  - "Current size. I know and/or are familiar with many in the community, but it's getting more difficult to keep up with the growing numbers."
  - "Small town atmosphere"
  - "Safe, relaxed environment, with caring community"
  - "Small town community"
  - "Small and not busy"
  - "Small safe"
  - "The people!"
  - "The people are very friendly."
  - "People"
  - "Clean and quiet."
  - "Small town feel."
  - "Safety"
  - "Quiet, welcoming, low crime"
  - "Excessively high taxes and substandard intranet service."
  - "Small community"
  - "Nothing once kids graduate we are moving to an acreage"
  - "Small town"
  - "Smaller than Lincoln"
  - "Small town far enough from Lincoln"
  - "Space"
  - "Good people who look out for each other and safety"
  - "Distance from Lincoln but
  - accessible resources"
  - "Small town feel"
- #40: What's your big idea for the future of Hickman? The Comprehensive Plan update offers us an opportunity to envision the future of Hickman. Submit your "Big Ideas" for the future by using the comment feature to share your thoughts.**
- "grocery store"
  - "Get a pool"
  - "More restaurants and a grocery store"
  - "need swimming pool for everyone"
  - "if funding available, indoor/ outdoor swimming pool"
  - "maintain cleanliness, clean up yards"
  - "Parks, green space, and trails for future families to stay in Hickman"
  - "Baseball/softball facility for our youth teams to practice. Currently most of our youth go to Lincoln and spend that money in Lincoln."
  - "Connect Hickman's trail system to the Homestead Trail"
  - "Try to bring more commercial north of town. Car dealership /Ag dealer / fast food ect. /Apartments , that would help support the local economy."
  - "City work with Joey Hausmann to build a golf course around Harlan Reservoir. (He just built a personal 4 holes course behind his house.) Many (100 plus) residents travel 30 +miles for golf leagues. The community even rents out other courses to put on fundraising events. Keep that money here. This will give you benefits in all areas you're looking for. -Activities for youth and adults -new

- businesses (course and clubs house) -local high school jobs -Norris home course - after school/summer program, - HUGE attraction to keep growing a clean community building! - generates local tax income for city improvement's"
- "The area east of Hickman is growing very fast but the kids have to go a long way to a playground. A park including a pool or splash pad would be nice. Seems like the city is dragging their feet on this issue. Lots of young families in that area."
  - "Change the name"
  - "Ways to bring business to Hickman without impacting the rural nature and views that make Hickman special. Revitalizing the downtown area with amenities that would keep our money and community in Hickman to grow community relationships, while maintaining our small-town atmosphere."
  - "Roller hockey rink or mixed use hockey/ tennis/ pickle ball courts that could be used for a variety of youth/ adult sports and recreation"
  - "Renovate downtown similar to the Bricks in Kearney NE."
  - "revitalized classic ""main street"""
  - "Baseball and Softball Complex Indoor fieldhouse for mix use Hotel Grocery store Fast food restaurants 10+ miles of paved trails"
  - "Pool, pickleball courts, better downtown. More food options, grocery store"
  - "Lower taxes"
  - "Let's just improve what is here! I don't want Hickman to grow and spread out to much and then lose the ability to be a safe community."
  - "Make Hickman self sufficient and support the local businesses. Stop calling business from out of town."
  - "Continue to grow but also staying ahead of the growth with infrastructure upgrades without raising taxes"
  - "Like I said before, you need to get big casinos in town. Make a Vegas style strip. That would be not only fun. But would attract people from all over. Live concerts, would open up a slew of jobs at a higher pay. Crime would increase but maybe the sheriff will actually do their jobs instead of netflixing or not writing tickets."
  - "It would be nice to have a few more business out here : fast food (also provides more jobs for PM teens) , small bookstore downtown, affordable gift or clothing shop , more family friendly restaurants, small movie theater , a ""soda shop""of sorts for kids for after school/ weekends/ summers, eventually a pool /water park of some kind...."
  - "Grocery store"
  - "Russ's Market, fast food location, ice cream shop."
  - "Shopping Retail center with everyday services provided. Shopping, retail, fast food, groceries etc."
  - "Leave things alone and concentrate on LOWERING TAXES!!!" "Stop building houses, apartments etc.... keep it a small town feel."
  - "Accessible Playground"
  - "Improve utilities/water access."
  - "Grocery store, keeping the small town feel, offering a better health care doctor for adults and children, growing food and coffee options. A hotworx would be awesome for a gym. additional safety features for Norris public schools to prevent school shootings and violence. possibly a city pool.. but would need more water because im barley allowed to water my yard.. even tho the plaque says keep Hickman beautiful with a big green tree."
  - "Turn downtown into an entertainment district. 68th st on the north side of town, grocery/retail."
  - "Don't let developments out grow utilities"
  - "I just want it to be inviting for YOUNG families. And that we have opportunities for our senior citizens."
  - "Could be a "get away from Big City and chill / shop" kind of place."
  - "Trail to Jamaica trail"
  - "Support entry level businesses to employ entry level employees"
  - "We need a full-service grocery store. That would greatly reduce trips into Lincoln. Also, it'd be neat to establish a large orchard adjacent to town. That would preserve the agricultural feel of the town and possibly increase tourism (like the AppleJack festival in Nebraska City)."
  - "Multi sports complex"
  - "swimming pool"
  - "Grand entrances to the north and west of town"
  - "We needs more family friendly shops , needs more restaurants options, needs groceries, needs to have outlet mall so that more jobs opportunities. Public

- transportation should be considered."
- "Successful locally-owned businesses providing residents with necessary goods and services."
  - "Indoor entertainment (movie theatre, bowling alley, skating rink)"
  - "Not get too big"
  - "Expand city limit to protect/control growth. as well provide opportunity for business growth."
  - "Hickman is a bedroom community. Focus on services such as groceries, health clinics, daycare facilities, retail, fast food. More services that people have to make a special effort to go to Lincoln to get."
  - "Finding good water sources."
  - "Hickman needs a swimming pool! It would bring jobs to the community for teens/young adults. And give our youth a summer activity locally."
  - "A swimming pool would be nice, but it needs to be done without raising our taxes."
  - "Focus on technology or clean energy. Require developers to plant trees and help upgrade infrastructure as they develop"
  - "Updated utilities (water system) and larger community gym/facilities for multi-use at the same"
  - "Work with the other small towns around Hickman to gather other events and activities that go on throughout the year to create a master 'travel pass' where families can check off the various events and things to do."
  - "Do our best to keep open green spaces in the community. Really invest in our education - and not with a focus on sports, but a focus on innovative curriculum and teaching methods - we should be raising strong men and women who have good moral character and love family and each other, but also want to give back to the community, we should be raising a generation of thinkers and problem solvers that can face the next generation of AI."
  - "We need a pool and a golf course"
  - "Make the Oakview Park more wheelchair friendly."
  - "Find a way to finance pool and youth activities - improve utility service"
  - "Clean energy use"
  - "I would like to see an art gallery downtown or place to sell handmade items."
  - "Adding a grocery store and a water park here would be fantastic. Think the community wouldn't have to hardly go anywhere else to get what they need."
  - "Incentivizing businesses to establish in Hickman."
  - "Add services while maintaining the peaceful, small town environment. Think Aksarban village."
  - "Instead of a "solar farm", integrate solar into existing and new buildings. In another county I saw a solar cover over a bike/walk trail in median of four-lane highway. Could panels be on a viaduct, water tower, on top of businesses, private outbuildings, or the fire station?"
  - "Practice golf range"
  - "Sports Bar & Grill - We need a place to ""go and hang out with friends & family before & after ball games"".
- Fast Food with Drive-Thru Options - always needing to stop & get food and we have limited options, plus hardly any drive-thru fast food places. I think those types of additions to Hickman would be very well received (such as Runza, Dairy Queen, etc)."
- "Create spaces, activities and events to bring people together and build community."
  - "A thriving downtown where people can walk around, enjoy the atmosphere and stroll through lots of interesting store and restaurant options."
  - "Pool"
  - "Is there anything in the comp plan for economic development for industry or manufacturing"
  - "Make Hickman a welcome oasis for remote workers and entrepreneurs who work from home. Invest in emerald infrastructure to attract young tech talent so they stay and raise families here."
  - "Using public resources, help make the Hickman area the best place in the region to raise a family. Do something like that really well and don't try to be everything to everyone. Personally, I love the restaurant and baseball field combo in Pleasant Dale. The fields in York are amazing. The trails in Lincoln are awesome. The pool facilities at Firethorn are enviable. One big idea: a drive-in theater."
  - "Trails connecting outside developments to hickman"
  - "Farmers market/co-op grocery store"
  - "Focus on needs of existing residents instead of trying to

- attract new ones. A new water tower has been needed for years. Stop building any more apartments."
- "Public golf course"
  - "Offer to Beautify a house exterior or yard per year for someone who can't afford Or plant more shrubs and trees"
  - "Pool"
  - "Pool would be awesome. Longer bike trail would be lovely. More parks and outdoor facilities. We have great parks now."
  - "Downtown renovation, park on the east side"
  - "Schools which excel at core subjects"
  - "Thriving business district in both downtown and east of 68th. Additional 4 round snouts to slow traffic down in and around Hickman Road and 68th. Grocery store. Athletic facility (private business). Fast food, ice cream. Satellite offices for businesses in agriculture, tech, medical. Build a Hickman Elementary to take the k-6 burden off of Norris. 9-hole municipal golf course south of Hickman road on 82nd. Hotel. City pool. Outdoor and indoor pickleball courts. Tap house bar location."
  - "Cottage style housing with basic assistance for senior living."
  - "Beautify our neighborhoods, get junk cars etc off the streets lower taxes. Appeal to ppl to move here. Retail follows population"
  - "Have the trails overall connect to the Homestead Trail and expand to Wagon Train and Stagecoach Lakes. Encourage small business owners to open places here by offering incentives."
  - "N/a"
  - "Grocery store,fast food fair and affordable utility rates"
  - "Become a leader in Nebraska for small businesses and renewable energy."
  - "A permanent director of Hickman Hay Days. We should make this celebration as big as Wilbers or Swards. I would be neat to see Hickman be a destination city for people to come and enjoy and have fun."
  - "more connected trails. More road maintenance"
  - "Broadband upgrades are necessary. A good, plentiful water source is mandatory."
  - "I've heard maybe a Russ's market"
  - "I think the city should put a pool in. I am aware of the vote for the proposed pool a few years ago. I think this proposed plan was too expensive and the pool and proposed facilities was too excessive. A relatively small, basic pool would suit the needs of the community without raising our already outrageously high taxes. Find a pool solution/middle ground that does not raise taxes while still providing a fun place to hang out and cool down in the summer"
  - "Add a diner and small NICE motel"
  - "Swimming pool"
  - "A public pool!"
  - "Ice cream shop, young adult staffed in non-business hours, downtown."
  - "Grocery store"
  - "Planned growth that limits community sprawl, and incorporates trails and parks. Outdoor spaces are important for kids and families."
  - "Pool, water park or splash pad for kids and families."
  - "Improve the existing infrastructure to support the current population reliably."
  - "I have no big ideas, but id like to see a Christmas tree in the middle of the roundabout."
  - "To have better water."
  - "No comment"
  - "swimming pool"
  - "Pool"
  - "Keep small town feel, teenagers need somewhere to work, keep entertainment here not Lincoln, pool, a community center with more to offer."
  - "N/a"
  - "Na"
  - "Check out other thriving towns our size and get ideas. Lincoln is coming this way....we could draw people into businesses"
  - "Thriving downtown businesses. A community swimming pool like other small towns have. Better quality infrastructure."
  - "Indoor swimming & fitness facility."
  - "Fast food please!"
  - "Keep it a small town, stop focusing on building and stop urban-sprawl."
  - "We need a pool"
  - "Beautification of parks and trails. When walking all we're looking at is dead and fallen trees"
  - "Add a public swimming pool"
  - "Multiple softball/baseball complex"
  - "Hickman needs to attract some type of industry or manufacturing that can employ a portion of its population. Without that we are just another

- neighborhood in Lincoln."
- "To grow"
  - "Having more restaurants/retail stores could make it a good place for people to visit. Right now there are not a lot of reasons someone would come down to Hickman, or if someone does come to visit, not a lot of places for someone to go."
  - "I would like to see some sort of manufacturing come to Hickman to increase job opportunities. I would also like to see a police department opened as the community grows."
  - "Motocross track"
  - "We really need a pool or "3rd place" for youth. I know y'all haven't wanted a pool in the past but it is important. Also, make good on that golf course/sports complex proposal from the comp plan."
  - "Outdoor Pickleball Courts. Soccer/Football Fields off of Ball Fields."
  - "A community that is family friendly and open to all."
  - "Pool"
  - "Don't have one"
  - "To remain family orientated"
  - "Add a pool and indoor sports complex. Grocery store and fast food options that also provide places for youth to work. Extend the trail to Wagon Train lake."
  - "Hickman needs a swimming pool and grocery store."
  - "Do not force change"
  - "Full trail system. Starbucks"
  - "We need a swimming pool. Hickman seems to be one of the only small communities without a pool. Lifeguards, concession, cleaning, etc are great jobs for high school kids!"
  - "As a young adult I just want Hickman to have things to do. I'd love a movie theatre - like a real one and not a crappy cinema with bad seating and sound. I'd love for people to have a reason to start a business here that serves the community rather than just a place for an insurance agent to set up a storefront. Boutiques, retail, electronics stores, anything."
  - "Better infrastructure"
  - "Ice cream shop (sonic or local place), local coffee shop, activities for young families, pool(?), bowling alley, axe throwing, dine in restaurant options/ fast food options too."
  - "Tourism needs to be capitalized on. We need something to draw others in. This could help ease tax implications on current residents"
  - "Fix infrastructure first. No expansions until infrastructure is updated. Fix or finish the underpass that leads to nowhere."
  - "Need to utilize growth on the 82nd street for business and multipurpose sports complex. Even if you want an industrial are this would work to. Grow towards the by pass which helps out of town money kept taxes down."
  - "City pool. Dosnt need to get a big fancy pool just a pool with a slide. Aka like wilburs pool"
  - "Bowling alley, simple swimming pool, baseball and softball practice areas for kids 1st-8th., fast food, affordable grocery store (Russ's is not great), 2nd gas station, another water tower, better and bigger schools and incorporate better parking with those schools"
  - "Keep its small town feel. Keep housing affordable"
  - "Connecting Bike Path to Homestead Trail instead of just talking about it for 10 years. More sports fields in town. Fix our utilities costs and water (quality)"
  - "Arcade Center/Bar, Bowling Alley, Theatre, Ice Cream Parlor"
  - "Rural farming buffer zone. Maintain small identity."
- #41: What is your vision for Hickman? Share your vision for the short- and long-term improvements that will make your community better in 2044**
- "swimming pool"
  - "more businesses in downtown, entertainment district with the theatre"
  - "keep factories and low income housing"
  - "City pool, pickleball courts, solar panels for residents, indoor youth facilities for sorts teams to practice. 9-hole golf course"
  - "Shut down residential development requiring city services. Keep the small town feel where the kids can walk the town and adults can drive their UTVs. Block parties and fireworks are allowed. If the town gets too big, the fun stuff we take for granted goes away with the influx of more Karens and Chads."
  - "Continue to grow in the Lincoln direction"
  - "Short term -golf course (2026 completed) -local sport complex on east side of Hickman. (2029) -HICKMAN sign light up on hwy 77 to draw traffic (2024) Long term (6,000 population) -a lot small businesses(American Dream) thriving -own city police force -rated #1 safest community in

- state"
- "A trail extending all the way to wagon train lake would be nice."
- "Name change and more affordable housing"
- "We need to find ways to keep Hickman a "small town" and protect it from the urban sprawl coming from Lincoln, while providing industry that supports our local infrastructure that does not destroy the natural beauty that surrounds us. The rolling hills of farmland are a big part of what makes Hickman special."
- "Expanded infrastructure for growth and expanded activity spaces for residents."
- "Expand downtown businesses."
- "Continue to expand housing to support local business. We will always be a bedroom community, but there is no need to go into Lincoln for everything."
- "The city of Hickman is a simple bedroom community for people who work and do most of their entertainment activities in Lincoln. It is okay, to know what we are."
- "More community events for families Free options also More outdoors options for adults and youth"
- "Get out as soon as possible"
- "Grocery store!!!!"
- "More places for entertainment and family activities. Keeping the small town atmosphere "
- "Lowering taxes. property taxes are higher than Lincoln. That shouldn't be the case. Vegas style strip. Stop acting like you own the city. You work for us."
- "More retail and services. Affordable Groceries etc."
- "Lower taxes"
- "Keeping the small town feel by not building anymore developments."
- "A larger community with a small town feel but it needs more things to do (shop, eat, activities)."
- "Shared above"
- "adding additional water, a regular sized grocery store, more food options."
- "Growing community."
- "Lower taxes"
- "Gear housing towards young families."
- "Idk"
- "Utilize technology and conservation methods to be wise providers of great services for Hickman residents."
- "It would be great to have Hickman remain a small town surrounded by agricultural fields, but it could be supplemented with amenities like a large grocery store."
- "Multi sports complex"
- "That I could see more family friendly shops, more fun activities that we can do around in Hickman. Hopefully they will make better affordable houses in the future."
- "Necessary goods and services being available before Hickman triples in size again."
- "continue to elect mayor and council members who are more concerned for the community than the politics. Next time city lots are drawn for new construction, make sure each home has a back yard that can be of some utility. The west side homes are built on postage stamp sizes and I see no reason why so many lots were crammed into such tight spots."
- "Indoor entertainment (movie theatre, bowling alley, skating rink)"
- "Building a local elementary school in town at some point would reduce busing, reduce cost of expanding the central Norris education site."
- "Water and water treatment, are a must to continue growing."
- "Finding good water sources, building a swimming pool, complete existing trail and ensure safe crossings over 68th street and Hickman Road."
- "Short term, curb appeal improvement, property cleanup, grants for startup businesses. Long term, more amenities local to Hickman."
- "Another gas station would be nice - maybe on the other side of town by 68th & Wagon Train, or across the railroad tracks."
- "Improve water and other utilities, require developers to plant trees"
- "Facelift to downtown buildings, More community events."
- "Water issues fixed (maybe a 2nd treatment plant), internet and power outages (thankfully we haven't gone too long without either but working remotely this is a huge issue) and then connecting up the various trails/walking paths"
- "I'd love to see a nice pool, some pickleball courts, more spaces for activities, it'd be great to also make better use of the lakes around us, a fun summer haven. I'd love to see more small businesses, and a downtown people can walk through and enjoy date nights and evenings out."
- "A usable pool and golf

- course"
- "try to keep rural feel, improve utility services"
- "Clean energy use"
- "I"
- "Get our water and our power system up to date"
- "Revitalizing downtown to an entertainment district. Connecting the Hickman trails to the lakes and the homestead trail."
- "Lots of green space and recreational opportunities. Places to shop and eat."
- "Scholarships for, and more, free opportunities for our youngest citizens whose families can't afford private payment. Someday a City Library."
- "I want to support my local businesses, but they have to be businesses that I want to spend my money in. Food services places are huge and places that can draw community events, especially when they weather gets nice."
- "Redevelopment of the downtown area, consisting of businesses and spaces that bring people together. Increased childcare and early childhood development centers. Addition of a swimming pool, splash pad, sand volleyball, improved and increased softball fields and other youth activities."
- "Swimming pool, new businesses, recreational options for all ages. Fast food options for families going to and from activities at Norris. Controlled and thoughtful growth that doesn't compromise the existing acreages and farms. Sustainable sources of energy. Educational opportunities for adults who may want to change careers or advance their career."
- "Pool"
- "Will Hickman continue to be a bedroom community or is there a possibility it can be a more economically sustainable community with some type of industry"
- "More connectivity and tech access. Affordable homes for young families. Economic diversity beyond agriculture or manufacturing— we need healthcare, retail, etc. so the city can weather industrial downturns. There needs to be a prudent plan for growth with thoughtful neighborhoods instead of sprawl. Lure younger entrepreneurs."
- " Hickman is the best place in the midwest to raise a family. It's safe, affordable, the school has invested in its future, it's clean, and the sense of community has only grown over the years."
- "Growth/organic expansion"
- "Short term need of a new water tower. The Black Dragon fireworks demo night is also very unique and brings lots of people to town to spend money in the community. Nice to see Hickman bring in tax money off the fireworks tents. July 4th events are a key part of Hickman identity as a patriotic town."
- "Connected trails"
- "Keep it from becoming lincoln like"
- "Pool"
- "Would love a bike trail that connects Hickman with Wagontrain Lake, Stagecoach Lake, Norris, and Firth."
- "I like the small town community. Don't want this to be a suburb of Lincoln. Love to be a part of a small community that I can invest my family in long term. Place to be proud to tell people I love."
- "This survey is by TOO long. You will lose many responders."
- "Get population to 10k to stave off Lincoln from annexing the town."
- "Above"
- "I would love to see them expand downtown to encourage people to come to Hickman and enjoy spending money here."
- "Access to more water"
- "Continue growth and become a town that you don't need to leave."
- "Planned controlled growth of new subdivisions which includes trails that are not just sidewalks."
- "In the long term I would like for us to promote a trail from Hickman to connect with Wagon Train Lake and the Homestead Trail."
- "more connected trails. More road maintenance"
- "It won't be long before Hickman is a sub-division of Lincoln. A smooth transition would be nice!"
- "Swimming pool"
- "Make it more of a lake community. Have some great natural resources around us."
- "That the space keeping Lincoln and Hickman doesn't close so much that Hickman is a part of Lincoln. Also, that the rural housing areas can stay rural and spacious."
- "A real grocery store. High speed internet available to all locations. Interesting shops and businesses on Main

- Street."
  - "Treat us like we have something pretty to preserve, then like we're a small community in Sweden, their neighborhood models are much better. Smaller pods and not one stop shops full of cars."
  - "Less development"
  - "See previous answer"
  - "Encourage (and perhaps provide incentives) for homeowners to plant some trees and other landscaping plantings, especially in the newer neighborhoods. The city might also invest in some natural beautification projects to improve the overall look/feel of the city."
  - "To develop with current residents in mind"
  - "No comment"
  - "swimming pool"
  - "Pool, better parking, traffic control near parks."
  - "Long term water infrastructure improvements Short term more trails"
  - "Building a pool and investing in busi esses both old and new ill help make Hickman a great place to live AND work."
  - "Keep it small town feel with more to do"
  - "Improved & updated infrastructure so there is adequate water, sewer, electricity."
  - "Solid infrastructure, removal of city sales tax, a community that has stopped growing in size and has grown as a community."
  - "More restaurants for people to gather. A building spot for Redemption Hill church. A pool."
  - "Don't care I'll be dead"
  - "Add trails on the NE edge of town and a dog park."
  - "Long term- attracting business to help growth Short term- housing has to be more affordable, most homes that are available in Hickman ranges between 300-450k, making it hard to justify staying when Lincoln has more affordable homes starting at 200k with similar bed/baths"
  - "Small businesses connected by a trail system, pool, golf course, grocery store. Most money stays in Hickman."
  - "City utilities need improvement, adequate housing (some is less affordable than Lincoln), improvement of school district"
  - "Leave Hickman a small town. Stop trying to make it more commercial"
  - " Grocery options. Restaurants. Another gas station"
  - "A town doesn't need to increase population to be considered a success. Slow down the growing and building of new houses, developments, etc. Hickman needs to attract a lower income workforce that businesses can utilize. Existing residents aren't willing to work in small/local business because it would require lower wages than we receive now. Attract workers willing to work for those willing to work for the lower wages and see small businesses flourish."
  - "Natural improvement"
  - "Grocery store. Some businesses that offer more manager/executive level jobs - I would love to work locally but do not want to take a huge pay cut to do so."
  - "Improve the streets"
  - "I would absolutely love a coffee shop that people can gather in/walk to"
  - "Infrastructure"
  - "Small town living with some amenities"
  - " Better community that is not encompassed by those who have always lived here-it's too overtaken by the people whose last name matters and tied to where the money is."
  - "Small town focus"
  - "Focus on needs for the the majority and not minority in power."
  - "To not become a community of houses and keep the economics developing"
  - "Build a unique identity. Who are we? Publicize it. Stay distinct from Lincoln."
  - "I would love to have somewhere to take my young grandchildren too that is enclosed for their safety. A swimming pool or movie theater would be fantastic"
- #42: What type(s) of outdoor recreation are most important to you?**
- "Tennis"
  - "Golf and swimming"
  - "walking"
  - "swimming pool"
  - "fishing, walking, hunting"
  - "walking, would use a swimming pool"
  - "walking trails"
  - "Play equipment"
  - "Pickleball, walking, biking, golfing."
  - "Trails, trails, trails."
  - "Trail system"
  - "Youth sports complete east side of tracks Golf course"
  - "Fishing, target shooting, bike riding, swimming."
  - "Swimming."
  - "Roller hockey, tennis,

- swimming"
- "Expanded bike paths & pickleball courts."
- "safe trails and good parks."
- "Running trails Baseball / Softball Complex Basketball Swimming pool"
- "Baseball and soccer fields"
- "Trails"
- "Pool, pickleball, golf course possibly a country club type developed with pool"
- "Trails from Hickman to Lincoln"
- "Pool"
- "Swimming, walking, farmers market"
- "Fishing, golf, baseball, softball, football, etc"
- "Swimming"
- "Hunting, Fishing and Golf"
- "Hiking, picnic areas , water park, playgrounds"
- "Camping, water sports."
- "Community Swimming Pool"
- "Walk/bike trails. Connect them."
- "Parks, places for kids to be outside and play."
- "Sand volleyball, walking trails, pickleball"
- "Sports"
- "parks and paths that feel safe to walk alone"
- "Activities for kids and adults. Basketball, pickleball, sand volleyball."
- "Fishing, camping"
- "Walking and playgrounds."
- "Trail, playgrounds for kids."
- "Trails"
- "Connected, lighted trail system Accessible playground equipment for young families Park shelters with handicap access"
- "I bike often. The city park trail is too short for a workout. It would be great to have a connection to the Homestead Trail to the west (that trail ultimately goes all the way north into Lincoln, so it would connect Hickman's trails to Lincoln's)."
- "Trail for biking & walking"
- "Sports fields"
- "Tennis and pickleball"
- "walking, and love the ability to use golf carts here."
- "More connectivity to parks from one to another"
- "Football field, pet parks."
- "Walking and biking."
- "sidewalks and trails"
- "Walking trails, soccer fields, playground"
- "Walking"
- "Biking/walking/jogging trails that connect to the Lincoln trail system and Wagon Train Lake. Golf- Can the town support a course or encourage development? Outdoor Tennis and Pickle ball courts"
- "Hickman has a decent variety of outdoor recreation. Should take advantage of the nearby lakes."
- "The trail and a swimming pool."
- "Walking and biking"
- "Swimming pool."
- "A pool would be nice - without raising taxes. Biking on the trails is nice. But no one here knows how to use them. When you are approaching someone from behind, say I'm on a bike & I'm coming up to a walker, I'm supposed to announce my presence by saying something like "on your left". Then I would pass them on the left. But people here seem clueless on trail etiquette/ rules."
- "Trails and parks"
- "Pool, more open play areas for kids to use imagination, green space for soccer, kickball, running around."
- "Trail/walking/running paths, being able to go farther than 5-6 miles without having to do multiple loops"
- "open spaces, trees, a pool! places to walk and bike, I'd love to see more natural playscapes for kids that include trees and playing with water, like the water rivers at the zoos the kids can play in."
- "Swimming and golf"
- "sports and walking"
- "Bird and nature watching"
- "Places to walk & enjoy green space & nature."
- "Hunting and fishing"
- "Anything outdoors."
- "Parks, trails, pool"
- "Trails, swimming pool"
- "Walkability/biking/golf"
- "Walking trails, park, playground for kids."
- "Aquatics, ability to host competitions such as softball or baseball tournaments. Adult basketball, sand volleyball or softball leagues. Live music or summer movies. Friday night events with music, movies, games, drinks and food. Farmers market our artisan/makers market on weekends."
- "Expanded trails to Wagon Train SRA."
- "Walking, biking, pickleball, cornhole, bocce ball."
- "Pool"
- "Swimming pool"
- "Addition of a pool"
- "Hiking, walking, swimming"
- "I love to hunt and fish, personally. Would love for the city to invest in the fishing amenities at the lakes!"
- "Walking paths"
- "Pool"
- "Extensive trail system that connects the rural areas to the town of Hickman"
- "Play grounds, trails, basketball hoops, pools"
- "Hiking, sports, swimming"

- "Fishing, hunting"
- "Pickleball. golf"
- "Hunting, shooting/archery sports."
- "Pickleball would be fun, outdoor volleyball"
- "Park, pool, trails, concerts"
- "Walking/running/hiking/ biking"
- "Longer bike trail."
- "Walking, kayaking, hunting, fishing"
- "Basketball"
- "Biking"
- "Pool"
- "Youth facilities and safe walking biking paths"
- "Pickleball, swimming pool, 9 hole golf course, tennis courts, out door basketball court."
- "Golf, fishing"
- "Pickleball court selfishly. Swimming pool for others"
- "Walking/biking trail systems"
- "Trails-parks and recreation for people of all ages"
- "Trails and parks"
- "Parks. Walking paths."
- "Trails - biking/walking"
- "Golf, gardening, fishing and walking."
- "walking, biking"
- "Walking, swimming, making sure equity is involved in future decisions"
- "Pool"
- "Swimming pool"
- "Golf. Both ball golf and disc golf."
- "Youth activities."
- "Pickleball"
- "Walking, biking, archery"
- "Fishing/hiking"
- "Hunting, fishing, birdwatching, hiking/walking with dog"
- "Hike/bike trails, ideally around the perimeter of the city and surrounding areas, not just within Hickman."
- "Walking trails, pool, water park or splash pad."
- "Running/walking trails"
- "Basketball and tennis courts. And a swimming pool"
- "Boating, fishing, walking"
- "Parks, trails, tennis courts"
- "Community pool"
- "Golf"
- "swimming, biking, kayaking, walking"
- "Pool"
- "Lake's, trails, hunting, fishing"
- "Trails for bike riding"
- "Fishing and hunting"
- "Pool"
- "Hunting, fishing, and green space."
- "Sports"
- "Swimming"
- "Swimming pool. Parks."
- "Trails, soccer, basketball, tennis, pickleball, softball/ baseball."
- "Better trails. We have an underpass but can't use it. I want to be able to walk over to the nice new park but it's difficult to get to."
- "Fishing, hunting."
- "Walking and swimming"
- "Walking"
- "Walking and swimming"
- "Trails with some exercise station like in Kansas City."
- "Trails"
- "Pickleball courts"
- "Tennis courts"
- "Tennis courts"
- "Lakes, fishing, boating etc"
- "Pool, golf, trails, parks"
- "Pickleball, Soccer & Football Fields that are not on the outfield of a ball field."
- "trails and places to walk"
- "Pool"
- "Walking paths"
- "Sports and walking/running"
- "Bike trail, expand the trail through the northeast and southeast sides of Hickman."
- "Pet friendly"
- "Community activities/sports"
- "Playgrounds"
- "A swimming pool would be great but going back to the infrastructure-we have to get that fixed before we even entertain this. I would also love to see some adult activities such as slow pitch softball/sand volleyball/etc."
- "Trails"
- "Pool!"
- "Parks for my kids. Golf courses."
- "Parks"
- "Walking"
- "Walking, pickle ball court, golfing, volleyball courts"
- "Wagontrain."
- "All of them bas ball/softball/ football/hunting/trap/soccer/ golf/fishing/cross country running or sking/road races/ marathons/boating/ paddle boarding/ and much more."
- "Focus on the park/pond on the NE part of town."
- "Swimming, baseball and softball, volleyball , frisbee golf"
- "A local pool for families!"
- "Walking on trails and access all over town"
- "Baseball, Walking, Biking, Soccer"
- "Outdoor seating, entertainment"
- "Effective paths and trails to allow movement w/o cars. Parks and sports fields"
- "Activities that involve younger children.. under 4 or so"

# **FY 2024 Cost of Service / Rate Design Study**

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## **City of Hickman Water Utility**

### Final Report

September 25, 2024

**JKEC**

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## Executive Summary

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This study was prepared by JK Energy Consulting, LLC (JKEC) for the City of Hickman and its water utility (Utility). The purpose of the study was to review the Utility's revenues and expenses and ensure water rates are adequate to pay for projected expenses.

Based on the analysis completed, it appears the existing rates do not collect sufficient revenue to cover projected revenue requirements, including debt service payments, in fiscal year (FY) 2027. While revenues are sufficient to cover projected expenses through FY 2026, by FY 2027 the projected cash basis cost of service is 18.3% greater than projected revenue (see Table 1, Line 27). The shortfall is primarily driven by debt service issued to fund the Utility's capital improvement program. The Utility is planning to construct a \$5.8 million redundant water main in the FY 2027 timeframe.

The proposed rate plan would implement annual rate increases of 6% in FY 2025, FY 2026 and FY 2027. If the Utility does not implement the proposed rate increases, the Utility does not collect sufficient revenue to pay projected operating expenses, capital improvements and debt service expenses in FY 2027. If the Utility does not implement the series of rate increases in FY 2025 and FY 2026, it would likely need to implement a rate increase of approximately 18% in FY 2027.

The cost of service analysis was completed to assess the amount that each rate class should be paying, compared to the revenue that is being collected from existing rates. The cost of service indicated all rate classes were paying less than the allocated cost of service, primarily because a 6% increase in revenue was necessary. The indicated rate changes varied between 5.9% and 7.5%, depending on the rate class and usage profile (see Table 6). This is a relatively narrow bandwidth of required rate changes. Implementing similar rate increase percentages for all rate classes and rate components would be a reasonable approach to implementing the proposed 6% increase in revenue.

The purpose of rate design is to develop rates that reflect the cost of service and accomplish other goals established by the Utility. The proposed rates would increase the average monthly residential water bill from \$57.55 in FY 2024 to \$61.00 in FY 2025, or approximately \$3.45.

The Utility's water rate tends to be on the higher end of its peer group. There are multiple factors that affect water costs, including geography, customer sales growth, and financing costs if large capital projects are necessary. The Utility has experienced rapid growth in water sales in current years and this growth has dictated the construction of significant water system improvements. While these improvements may cause short-term rate increases, they provide for long-term stability of supply and enable the Utility to serve

expected growth. As the growth materializes, additional water sales may enable the Utility to stabilize or reduce water rates.

## **Conclusions**

The following conclusions were reached, based on the information provided and analyses completed:

1. Projected revenues from existing rates are approximately \$762,000 for FY 2024.
2. Projected operating results indicate the need for a rate increase of approximately 18% by FY 2027. This increase is primarily driven by debt service associated with the construction of a new redundant water main at a cost of \$5.8 million.
3. Implementing a series of 6% rate increase in FY 2025 through FY 2027 would provide a phase-in of necessary rates to fund debt service on the redundant water main.
4. Existing rates would need to increase by approximately \$46,000, or 6%, based on the proposed rate plan.
5. The cost of service indicated that all rate classes are paying within a reasonable bandwidth compared to the overall 6% revenue increase proposed.
6. Implementing an across-the-board rate increase of 6% for all rate classes and rate components would be a reasonable method for implementing the proposed revenue increase.
7. Implementing a rate change of 6% results in rates that are toward the higher end of the Utility's peer group. Numerous factors beyond the control of the Utility, including growth and the need for reliable water supply and distribution, have resulted in rates that are higher than the Utility's peer group.

## **Recommendations**

The following recommendations were developed based on the analyses completed and conclusions reached:

1. Water rates should be increased 6% on October 1, 2024 (for FY 2025) and 6% for FY 2026. This equates to an average monthly residential bill increase of \$3.45 in October 2024 and \$3.66 in October 2025. The rate ordinance included in Appendix A would implement these rate increases.
2. The Utility should plan for a rate increase on October 1, 2026 (FY 2027). The amount and timing of this rate increase is dependent on the construction cost, schedule and debt service costs associated with the new redundant water main project.
3. The Utility should evaluate its rates if an unexpected expense or change in usage occurs between now and FY 2027.

## Purpose and Approach

---

The purpose of this study was to review the water rates charged by the Utility. The goal of future water rates was to collect sufficient revenue to cover projected expenses, including debt service for water system improvements.

The approach to the study involved completing several tasks. Retail water sales, operating expenses, non-retail revenues, and other financial information was collected. Test year expenses for FY 2024 and future expenses through FY 2027 were projected. A rate plan was developed to meet the financial goals established by the Utility. The allocated cost of service for each rate class was calculated and compared to revenue from existing rates. The existing rate ordinance was reviewed, and new rates were developed. A written report was prepared and presented to the City Council on September 24, 2024.

## Background

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### *City of Hickman – Water Utility*

The City operates the water utility, which serves customers located within Hickman and a number of customers in adjacent rural areas. The Utility serves approximately 1,070 customers, approximately 1,000 of which are residential. The City is located near Lincoln and has experienced higher-than-normal growth rates in recent years. Recent building permit activity suggests that water sales growth of 5% or more annually may be expected, largely due to residential and small commercial construction activities.

The planned growth patterns have resulted in the Utility making significant capital improvements to its water system in recent years, with additional plans in the next four years. The City issued nearly \$5 million in bonds to fund water treatment facility improvements and is planning to construct a water main project costing nearly \$6 million in the FY 2027 timeframe. The construction of the water main project is necessary to provide a redundant water main to supply the Utility in case the existing water main experience an unexpected short-term outage due to maintenance, a break or some other damage.

## Projected Financial Results

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The purpose of preparing projected financial results is to compare projected revenues with expenses and determine the need for future rate increases. Projections were prepared for the period FY 2024 through FY 2027 based on information provided by the Utility.

## Parameters

The following parameters were used to develop the test year budget and the projected financial results.

1. Historical and projected results were prepared based on the Utility's fiscal year (October 1 through September 30).
2. The FY 2024 water department budget was used as the basis for the FY 2024 test year budget, with normal escalation and adjustments for other known changes.
3. Capital improvements of \$150,000 per year would be paid from ongoing revenues without issuing additional debt.
4. Operating and maintenance expenses, administrative costs, and other internal expenses were projected to increase at a rate of 3% annually.
5. Water sales were projected to increase by 5% annually based on recent growth history.
6. Projected financial results were presented on an "accrual basis" and "cash basis." Accrual basis accounting is consistent with Generally Accepted Accounting Principles (GAAP) and cash basis results were intended to reflect actual cash flow. Each approach is important for ratemaking purposes, since the Utility's rates should ensure positive cash flow, positive net income.
7. The cost of service was prepared on a cash basis, including capital improvements and debt service payments, while excluding depreciation.
8. Depreciation expense of \$150,000 in FY 2024 through FY 2027 was included in the accrual-based financial results.
9. Existing debt service was included based on the repayment schedule provided by staff.
10. The City would issue bonds in FY 2027 to fund projected water system improvements, including the construction of a redundant primary water main at a cost of \$5.8 million. The new bonds would be issued for 25 years with an interest rate of 5%. No debt forgiveness or grants were included.
11. Minimum debt service coverage ratio of 110% was included as a constraint for rate-setting purposes.

## Projected Financial Results

Table 1 (see page 6) shows the projected financial results for FY 2025 through FY 2027, along with test year FY 2024 and historical financial results for FY 2022 and FY 2023. The projected financial results do not include any rate changes or use of available funds for rate stabilization. While there appears to be sufficient revenue in FY 2025 and FY 2026, when new bonds are issued to fund the redundant water main project, there would be a shortfall of approximately \$162,000 in FY 2027. If the City waits until bonds are issued in FY 2027, it will need a rate increase of 18% to provide adequate revenue to cover projected operating costs, debt service payments and capital expenditures that are funded from ongoing revenues.

Table 1  
City of Hickman  
2024 Water Cost of Service Study  
Projected Financial Results  
Existing Rates

Line	Description	Actual (1)		Test Year		Projected	
		2022	2023	2024	2025	2026	2027
<b>1</b>	<b>Operating Revenues</b>						
2	Charges for Services	\$ 652,020	\$ 734,470	\$ 761,629	\$ 799,710	\$ 839,696	\$ 881,680
3	Rate Changes	-	-	-	-	-	-
4	Other Operating Revenue	146,345	51,240	64,292	66,221	68,207	70,254
<b>5</b>	<b>Total Operating Revenue</b>	<b>\$ 798,365</b>	<b>\$ 785,710</b>	<b>\$ 825,921</b>	<b>\$ 865,931</b>	<b>\$ 907,903</b>	<b>\$ 951,934</b>
<b>6</b>	<b>Operating Expenses</b>						
7	Personnel Services	91,086	114,359	118,111	121,654	125,304	129,063
8	Other Operating Expense	119,334	212,120	152,624	157,203	161,919	166,776
9	Depreciation	123,442	124,786	124,786	128,530	132,385	136,357
<b>10</b>	<b>Total Operating Expenses</b>	<b>\$ 333,862</b>	<b>\$ 451,265</b>	<b>\$ 395,521</b>	<b>\$ 407,387</b>	<b>\$ 419,608</b>	<b>\$ 432,197</b>
<b>11</b>	<b>Operating Income - GAAP Basis</b>	<b>\$ 464,503</b>	<b>\$ 334,445</b>	<b>\$ 430,400</b>	<b>\$ 458,544</b>	<b>\$ 488,295</b>	<b>\$ 519,737</b>
<b>12</b>	<b>Non-Operating Expense/(Revenue)</b>						
13	Interest Income	\$ (157)	\$ (12,078)	\$ -	\$ -	\$ -	\$ -
14	Existing Interest Expense	11,646	13,115	68,937	68,533	65,719	62,730
15	Future Interest Expense	-	-	-	-	-	307,500
16	Interfund Transfer Out	570,164	154,144	-	-	-	-
17	Bond Costs	-	-	-	-	-	-
<b>18</b>	<b>Total Non-Operating Expense/(Revenue)</b>	<b>\$ 581,653</b>	<b>\$ 155,181</b>	<b>\$ 68,937</b>	<b>\$ 68,533</b>	<b>\$ 65,719</b>	<b>\$ 370,230</b>
<b>19</b>	<b>Net Income - GAAP Basis</b>	<b>\$ (117,150)</b>	<b>\$ 179,264</b>	<b>\$ 361,463</b>	<b>\$ 390,012</b>	<b>\$ 422,576</b>	<b>\$ 149,507</b>
<b>20</b>	<b>Cash Basis</b>						
21	Net Income	\$ (117,150)	\$ 179,264	\$ 361,463	\$ 390,012	\$ 422,576	\$ 149,507
22	Plus Depreciation	123,442	124,786	124,786	128,530	132,385	136,357
23	Less Existing Debt Service Principal	-	(140,000)	(195,000)	(200,000)	(205,000)	(205,000)
24	Less Future Debt Service Principal	-	-	-	-	-	(92,566)
25	Less Capital Expenditures	(37,698)	-	(150,000)	(150,000)	(150,000)	(150,000)
<b>26</b>	<b>Net Income - Cash Basis</b>	<b>\$ (31,406)</b>	<b>\$ 164,050</b>	<b>\$ 141,249</b>	<b>\$ 168,541</b>	<b>\$ 199,961</b>	<b>\$ (161,702)</b>
<b>27</b>	<b>Rate Change for Breakeven Cash Flow</b>	<b>4.8%</b>	<b>-22.3%</b>	<b>-18.5%</b>	<b>-21.1%</b>	<b>-23.8%</b>	<b>18.3%</b>

Notes:  
(1) Based on audited financial statements.

Table 2 shows projected debt service coverage based on existing rates. A rate increase of 8.9% would be necessary in FY 2027 to provide sufficient debt service to meet debt service coverage requirements for existing bonds and the projected bond issuance for the water main project. The needed rate change to provide sufficient cash flow is greater than the rate increase required to maintain a 1.10 debt service coverage ratio. The proposed rate plan is based on the cash basis operating results.

**Table 2**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Projected Financial Results - Debt Service Coverage**  
**Existing Rates**

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	<b>Retail Revenue - Existing Rates</b>	\$ 761,629	\$ 799,710	\$ 839,696	881,680
2	<b>Debt Service Coverage</b>				
3	Net Revenue (1)	\$ 555,186	\$ 587,074	\$ 620,680	\$ 656,094
4	Debt Service Expense	\$ 263,937	\$ 268,533	\$ 270,719	\$ 667,796
5	<b>Debt Service Coverage (2)</b>	<b>2.10</b>	<b>2.19</b>	<b>2.29</b>	<b>0.98</b>
6	<b>Revenue Increase for 1.1x Coverage</b>	<b>(264,855)</b>	<b>(291,688)</b>	<b>(322,889)</b>	<b>78,482</b>
7	<b>Rate Increase for 1.1x Coverage (%) (3)</b>	<b>-34.8%</b>	<b>-36.5%</b>	<b>-38.5%</b>	<b>8.9%</b>

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

**Future Rate Changes**

Table 3 (see page 8) shows the projected operating results with 6% rate increases in FY 2025, FY 2026 and FY 2027. The series of rate increases in FY 2025 through FY 2027 would result in sufficient revenue to cover projected operating expenses, debt service costs, and planned capital improvements. Implementing a series of rate increases would help customers avoid a sudden increase while providing stable financial results for future periods.

If the City defers rate increases until FY 2027, when the bonds are issued for the redundant water main project, it will likely need a rate increase of more than 18%. If the City is reasonably sure it will construct the water main project in the FY 2027 timeframe, it should consider implementing 6% rate changes in FY 2025 and FY 2026. An additional rate increase of 6% in FY 2027 would likely be needed, but its implementation can be delayed until additional information about project costs, interest rates and bond financing parameters.

**Table 3**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Projected Financial Results**  
**Proposed Rates - Cash Basis**

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	<b>Operating Revenues</b>				
2	Retail Sales - Existing Rates	\$ 761,629	\$ 799,710	\$ 839,696	\$ 881,680
3	Rate Changes	-	45,698	103,762	171,033
4	Other Operating Revenue	64,292	66,221	68,207	70,254
5	<b>Total Operating Revenue</b>	<b>\$ 825,921</b>	<b>\$ 911,629</b>	<b>\$ 1,011,665</b>	<b>\$ 1,122,967</b>
6	<b>Operating Expenses</b>				
7	Personnel Services	\$ 118,111	\$ 121,654	\$ 125,304	\$ 129,063
8	Other Operating Expense	152,624	157,203	161,919	166,776
9	Depreciation	124,786	128,530	132,385	136,357
10	<b>Total Operating Expenses</b>	<b>\$ 395,521</b>	<b>\$ 407,387</b>	<b>\$ 419,608</b>	<b>\$ 432,197</b>
11	<b>Operating Income - GAAP Basis</b>	<b>\$ 430,400</b>	<b>\$ 504,242</b>	<b>\$ 592,057</b>	<b>\$ 690,771</b>
12	<b>Non-Operating Expense/(Revenue)</b>				
13	Interest Income	\$ -	\$ -	\$ -	\$ -
14	Existing Interest Expense	68,937	68,533	65,719	62,730
15	Future Interest Expense	-	-	-	307,500
16	Interfund Transfer Out	-	-	-	-
17	Bond Costs	-	-	-	-
18	<b>Total Non-Operating Expense/(Revenue)</b>	<b>\$ 68,937</b>	<b>\$ 68,533</b>	<b>\$ 65,719</b>	<b>\$ 370,230</b>
19	<b>Net Income - GAAP Basis</b>	<b>\$ 361,463</b>	<b>\$ 435,709</b>	<b>\$ 526,338</b>	<b>\$ 320,541</b>
20	<b>Rate Change</b>		6.00%	6.00%	6.00%
21	<b>Cash Basis</b>				
22	Net Income	\$ 361,463	\$ 435,709	\$ 526,338	\$ 320,541
23	Plus Depreciation	124,786	128,530	132,385	136,357
24	Less Debt Service Principal	(195,000)	(200,000)	(205,000)	(205,000)
25	Less Future Debt Service Principal	-	-	-	(92,566)
26	Less Capital Expenditures	(150,000)	(150,000)	(150,000)	(150,000)
27	<b>Net Income - Cash Basis</b>	<b>\$ 141,249</b>	<b>\$ 214,239</b>	<b>\$ 303,724</b>	<b>\$ 9,331</b>
28	<b>Rate Change for Breakeven Cash Flow</b>	-18.5%	-26.8%	-36.2%	-1.1%

Table 4 (see page 9) shows the projected debt service ratio if the proposed rate increases are implemented. The series of proposed rate increases would increase debt service coverage to approximately 1.24 in FY 2027. This calculation does not include the effect of any debt forgiveness or use of grant money. Increasing rates based on the proposed rate plan of 6% annual increases through FY 2027 would provide some margin over required debt service coverage ratio requirements, provide additional financial flexibility to issue new bonds, cover revenue shortfalls, and pay for unexpected operating expenses.

**Table 4**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Projected Financial Results - Debt Service Coverage**  
**Proposed Rates**

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	<b>Retail Revenue - Proposed Rates</b>	\$ 761,629	\$ 845,408	\$ 943,458	1,052,714
2	<b>Debt Service Coverage</b>				
3	Net Revenue (1)	\$ 555,186	\$ 632,771	\$ 724,442	\$ 827,128
4	Debt Service Expense	\$ 263,937	\$ 268,533	\$ 270,719	\$ 667,796
5	<b>Debt Service Coverage (2)</b>	<b>2.10</b>	<b>2.36</b>	<b>2.68</b>	<b>1.24</b>
6	<b>Revenue Increase for 1.1x Coverage</b>	<b>(264,855)</b>	<b>(337,386)</b>	<b>(426,652)</b>	<b>(92,552)</b>
7	<b>Rate Increase for 1.1x Coverage (%) (3)</b>	<b>-34.8%</b>	<b>-39.9%</b>	<b>-45.2%</b>	<b>-8.8%</b>

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

## Cost of Service

The purpose of the cost of service analysis is to identify the costs related to serving each class of customers. Several steps were completed to prepare the cost of service analysis. A test year budget was prepared based on the FY 2024 operating budget, with adjustments for known changes. Each expense item was identified and assigned to a utility function, and further classified as a base, extra capacity (peak day or peak hour), and customer related expense. This process is called “functionalization” and “classification.”

The costs related to each function were allocated to each customer class based on generally accepted cost allocation principles for municipal water utilities. The allocated costs were compared to revenues based on existing rates. The comparison of the cost of service to revenue from existing rates was used as a factor in designing rates.

## Test Year Budget

The purpose of preparing a test year budget is to create a scenario that is as close to “normal” operating conditions as possible, reflecting known changes for the Utility. The test year budget for FY 2024 included the following adjustments to the FY 2024 operating budget:

1. Normalized water sales based on typical historical water sales.
2. Exclusion of sales tax revenues and expenses.
3. Debt service based on existing loan repayment schedule.
4. Additional operating margin based on increasing revenues by 6% was included.

The test year budget for FY 2024 was approximately \$807,000 and is summarized in Table 5. The test year budget represents the amount that needs to be collected from retail rates. It includes all operating expenses, debt service payments, capital improvements funded from rates, and is reduced for revenue from interest income and other non-retail revenue.

**Table 5**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Test Year Budget by Function**  
**Annual**

Line	Rate Class	Production / Distribution	Customer / Metering	Other	Total
1	Residential	\$ 374,144	\$ 124,270	\$ 251,329	\$ 749,743
2	Multi-Family	-	-	-	-
3	Commercial	25,576	10,241	20,713	56,530
4	Municipal	137	303	613	1,053
5	Tank Truck	-	-	-	-
6	Fire Hydrants	-	-	-	-
7	Private Fire Protection Service	-	-	-	-
8	<b>Total</b>	<b>\$ 399,857</b>	<b>\$ 134,815</b>	<b>\$ 272,654</b>	<b>\$ 807,326</b>
9	<b>Percentage</b>	<b>50%</b>	<b>17%</b>	<b>34%</b>	<b>100%</b>

**Functionalization and Classification**

Functionalization and classification involve assigning the expense items to function and classifying those expenses on the basis of a reasonable allocation method. The following functions were used for the Utility:

1. Water Production
2. Water Distribution (including storage)
3. Customer service
4. Metering
5. Other (interest income, other charges)

Production and distribution costs were split between base costs, which vary in proportion to water usage, and extra capacity costs. Extra capacity costs were divided between extra peak day capacity and extra peak hour capacity. These costs vary in proportion to the amount the peak usage exceeds the average usage. Customer and metering costs include those costs associated with serving a particular customer, regardless of the customer’s water usage. This would include expenses like customer billing, meter reading, customer accounting expense, and maintenance costs related to these functions.

Table 5 (see page 10) summarizes the classification of test year expenses, including the allocation to the various retail rate classes. Approximately \$400,000 is production and distribution-related, \$135,000 is customer-related and \$273,000 is related to other expenses. Based on this classification, 50% of the Utility's test year budget is production and distribution-related, 17% is customer-related, and 34% is considered other expenses unrelated to production, distribution or customer expense. A large portion of the other expenses is the margin associated with implementing the 6% rate change.

### ***Cost Allocation***

The functionalized costs were allocated to the various rate classes using generally accepted methods for preparing embedded cost of service studies. There is no standard cost of service methodology that the Utility is required to follow by a regulatory agency. There are a number of guidelines that municipal utilities follow, including publications and guidelines from the American Water Works Association.

### ***Comparison of Revenues to Cost of Service***

Revenues collected from existing rates were compared to the allocated cost of service. The purpose of this comparison was to provide guidance on the adequacy of the existing rates for each rate class. This comparison can be used to assess the general magnitude of rate changes needed for each rate class and is one factor in determining the need for rate adjustments for individual rate classes.

Table 6 (see page 12) compares the revenue from existing rates to the calculated cost of service. Overall, the cost of service was 6% more than revenues from existing rates. The cost of service was 5.9% more than existing revenues for residential customers; 7.5% more than existing revenues for commercial customers; and 7.4% more than existing revenues for municipal customers. All rate classes are currently paying a rate that is within 2% of the calculated cost of service, which is a reasonable bandwidth for cost of service calculations. Based on the cost of service results, it is reasonable to implement a similar rate change for all rate classes.

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**Table 6**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Comparison of Cost of Service**  
**to Revenue from Existing Rates**  
**Annual**

Line	Rate Class	Revenue		Difference	
		Existing Rates	Cost of Service	\$	%
1	Residential	\$ 708,044	\$ 749,743	\$ 41,699	5.9%
2	Multi-Family	-	-	-	0.0%
3	Commercial	52,604	56,530	3,926	7.5%
4	Municipal	980	1,053	73	7.4%
5	Tank Truck	-	-	-	0.0%
6	Fire Hydrants	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	0.0%
8	<b>Total</b>	<b>\$ 761,629</b>	<b>\$ 807,326</b>	<b>\$ 45,697</b>	<b>6.0%</b>

## Rate Design

The proposed rate plan would increase rates by a cumulative total of 18% through FY 2027. The proposed rate design included in the rate ordinance would implement the first two 6% annual rate changes in October 2024 and October 2025. Based on the cost of service results, an across the board approach to increasing the monthly customer charge and flow-based charge was used. Under this approach, all customers would experience a similar percentage rate increase.

The proposed rate change would increase the average monthly residential water bill by \$3.45 per month in October 2024 and \$3.66 in October 2025 and \$3.87 in October 2026. Table 7 (see page 13) shows the revenue from existing rates and the proposed FY 2025 rates by rate class, effective October 2024. Table 8 (see page 13) shows the proposed revenue increases by rate class for FY 2026, effective October 2025.

A third rate increase of 6% will likely be necessary in FY 2027 if the City proceeds with construction of a redundant water main and issues bonds to fund the project. The proposed ordinance attached to this report does not include the FY 2027 rate change. The City should assess the need for the FY 2027 rate change in the summer of 2026 when it likely will have better information about growth trends, the cost of the new water main, and financing parameters including interest rates and financing term.

**Table 7**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Proposed Rate Change by Rate Class - October 2024**  
**Annual**

Line	Rate Class	Revenue Existing Rates	Revenue FY 2025 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 708,044	\$ 750,527	\$ 42,483	\$ 3.45	6.0%
2	Multi-Family	-	-	-	-	0.0%
3	Commercial	52,604	55,761	3,156	6.23	6.0%
4	Municipal	980	1,039	59	2.45	6.0%
5	Tank Truck	-	-	-	-	0.0%
6	Fire Hydrants	-	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	-	0.0%
8	<b>Total</b>	<b>\$ 761,629</b>	<b>\$ 807,326</b>	<b>\$ 45,698</b>	<b>\$ 3.66</b>	<b>6.0%</b>

Note:

1. Change in average monthly bill for customers within rate class.

**Table 8**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Proposed Rate Change by Rate Class - October 2025**  
**Annual**

Line	Rate Class	Revenue FY 2025 Rates	Revenue FY 2026 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 750,527	\$ 795,558	\$ 45,032	\$ 3.66	6.0%
2	Multi-Family	-	-	-	-	0.0%
3	Commercial	55,761	59,106	3,346	6.60	6.0%
4	Municipal	1,039	1,101	62	2.60	6.0%
5	Tank Truck	-	-	-	-	0.0%
6	Fire Hydrants	-	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	-	0.0%
8	<b>Total</b>	<b>\$ 807,326</b>	<b>\$ 855,766</b>	<b>\$ 48,440</b>	<b>\$ 3.77</b>	<b>6.0%</b>

Note:

1. Change in average monthly bill for customers within rate class.

With the proposed rate increases, the Utility's residential water rates in FY 2025 would be toward the higher end of rates for municipal utilities in eastern Nebraska. Table 9 (see page 15) provides a comparison of existing rates for the cities of Beatrice, Lincoln, Nebraska City, Seward, and Wahoo to the proposed FY 2025 rates for Hickman. The comparisons were prepared for usage of 5,000 gallons, 10,000 gallons and 15,000 gallons.

The typical monthly residential water usage for the Utility is approximately 9,000 gallons per month. Based on the comparison prepared for 10,000 gallons of usage, the calculated monthly bill in FY 2025 would be lower than Seward for the analyzed usage levels and somewhat higher than Beatrice, Lincoln, Nebraska City and Wahoo. The rate comparison indicates the projected water rates are toward the higher end of the selected peer group.

There are multiple factors that affect water costs, including geography, customer sales growth, and financing costs if large capital projects are necessary. The Utility has experienced rapid growth in water sales in current years and this growth has dictated the construction of significant water system improvements. While these improvements may cause short-term rate increases, they provide for long-term stability of supply and enable the Utility to serve expected growth. As the growth materializes, additional water sales may enable the Utility to stabilize or reduce water rates.

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**Table 9**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Typical Bill Comparison**  
**Rate Comparisons - October 2024 Rates**  
**Residential 3/4" Meter**

<b>Rate Comparisons</b>			
<b>Utility</b>	<b>5,000 gal</b>	<b>10,000 gal</b>	<b>15,000 gal</b>
Beatrice (1)	27.20	38.45	49.70
<b>Hickman (2)</b>	<b>42.51</b>	<b>55.76</b>	<b>79.61</b>
Lincoln (3)	29.28	46.76	64.25
Nebraska City (4)	24.78	35.21	29.97
Seward (5)	39.19	65.51	95.66
Wahoo (6)	36.88	47.80	58.72

Notes:

1. Effective October 1, 2023
2. Proposed rates, based on 6% rate increase and subject to final rate design.
3. Effective January 2024
4. Rates effective March 2019
5. Rates effective January 2019
6. Rates effective February 1, 2024

## Conclusions

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The following conclusions were reached, based on the information provided and analyses completed:

1. Projected revenues from existing rates are approximately \$762,000 for FY 2024.
2. Projected operating results indicate the need for a rate increase of approximately 18% by FY 2027. This increase is primarily driven by debt service associated with the construction of a new redundant water main at a cost of \$5.8 million.
3. Implementing a series of 6% rate increases in FY 2025 through FY 2027 would provide a phase-in of necessary rates to fund debt service on the redundant water main.
4. Existing rates would need to increase by approximately \$46,000, or 6%, based on the proposed rate plan.

5. The cost of service indicated that all rate classes are paying within a reasonable bandwidth compared to the overall 6% revenue increase proposed.
6. Implementing an across-the-board rate increase of 6% for all rate classes and rate components would be a reasonable method for implementing the proposed revenue increase.
7. Implementing a rate change of 6% results in rates that are toward the higher end of the Utility's peer group. Numerous factors beyond the control of the Utility, including growth and the need for reliable water supply and distribution, have resulted in rates that are higher than the Utility's peer group.

## Recommendations

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The following recommendations were developed based on the analyses completed and conclusions reached:

1. Water rates should be increased 6% on October 1, 2024 (for FY 2025) and 6% for FY 2026. This equates to an average monthly residential bill increase of \$3.45 in October 2024 and \$3.66 in October 2025. The rate ordinance included in Appendix A would implement these rate increases.
2. The Utility should plan for a rate increase on October 1, 2026 (FY 2027). The amount and timing of this rate increase is dependent on the construction cost, schedule and debt service costs associated with the new redundant water main project.
3. The Utility should evaluate its rates if an unexpected expense or change in usage occurs between now and FY 2027.

# Appendix A – Rate Ordinance

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**ORDINANCE NO. 2024-\_\_\_\_\_**

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE MUNICIPAL WATER SYSTEM PER §7-207 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER CHARGES FOR WATER SERVICE; TO REPEAL ORDINANCE 2022-17 AND TO PROVIDE AN EFFECTIVE DATE HEREOF; AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

**Section 1.** Charges and Fees for Water Use by Customers of the Municipal Water System per Section 7-207 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL WATER DEPARTMENT: USER RATES: All water consumers shall be liable for the following rates provided by this ordinance unless and until the consumer shall, by written order, direct the Municipal Clerk to shut off the water at the stop box in which case the customer shall not be liable thereafter for water rental until the water is turned on again.

**A. Residential Rate**

1. The Residential rate shall be applicable when the building, premises or place receiving water service is primarily used for dwelling or family living purposes. This includes multiple-meter residences used for this purpose.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons, or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Customer Charge, per month	\$29.26	\$31.01
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

**B. Multi-Family Rate**

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.

2. A monthly Customer Charge, based on customer meter size, shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Customer Charge, per month		
2" or less	\$29.15	\$30.90
3"	\$57.77	\$61.24
4"	\$84.27	\$89.33
6"	\$269.77	\$285.96
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

C. Commercial Rates

1. The Commercial rate shall be applicable when the building, premises or place receiving water service is primarily used for other than residential dwelling or family living purposes. This rate includes Municipal Service.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion there
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Customer Charge, per month	\$39.43	\$41.80
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

D. Tank Truck Rate

Any water supplied to tank trucks from a fire hydrant shall be billed at the following rates:

<b>EFFECTIVE DATE:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 1,000 gal.	\$47.70	\$50.56
Excess	\$5.30	\$5.62

E. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly minimum charge of "A" through "C" above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

**Section 2.** That Ordinance 2022-17 of Hickman, Nebraska, is hereby repealed.

**Section 3.** This ordinance will become effective and operative with the first billing date occurring on or after October 1, 2024.

**Section 4.** This ordinance will be in full force and effect from and after its passage, approval and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Doug Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Jaala Johnson, City Clerk

(SEAL)

# Appendix B – Cost of Service Worksheets

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**Appendix Table B-1**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Summary of Parameters for Financial Projections**

<b>Line</b>	<b>Category</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
1	<b>Revenue Escalation</b>					
2	Sales Growth	0.00%	5.00%	5.00%	5.00%	5.00%
3	Retail Rate Increases	6.00%	6.00%	6.00%	6.00%	0.00%
4	Non-Retail Revenue Increase	0.00%	0.00%	0.00%	0.00%	0.00%
5	<b>Expense Escalation Rates</b>					
6	Operation and Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%
7	Capital Improvements	3.00%	3.00%	3.00%	3.00%	3.00%
8	Non-Operating Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
9	Interest Income	0.00%	0.00%	0.00%	0.00%	0.00%
10	General and Administrative	3.00%	3.00%	3.00%	3.00%	3.00%
11	Transfers	3.00%	3.00%	3.00%	3.00%	3.00%
12	<b>Debt Service - Series 2021</b>					
13	Principal	\$ 140,000	\$ 140,000	\$ 145,000	\$ 140,000	\$ 140,000
14	Interest	8,603	8,043	7,329	6,440	5,355
15	Total Series 2021	\$ 148,603	\$ 148,043	\$ 152,329	\$ 146,440	\$ 145,355
16	<b>Debt Service - Series 2023</b>					
17	Principal	\$ 55,000	\$ 60,000	\$ 60,000	\$ 65,000	\$ 65,000
18	Interest	60,335	60,490	58,390	56,290	54,015
19	Total Series 2023	\$ 115,335	\$ 120,490	\$ 118,390	\$ 121,290	\$ 119,015
20	<b>Total Debt Service</b>	\$ 263,937	\$ 268,533	\$ 270,719	\$ 267,730	\$ 264,370

**Appendix Table B-2**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Total Budgeted Cost and Adjustments**  
**Test Year FY 2024**

Line	Budget Item	Functionalization Factor	Category for Operating Results	FY 2023 Actual Dollars	Test Year Adjustment	FY 2024 Test Year Budget
1	<b>Expenditures</b>					
2	Salaries & Wages	Distribution Allocation	Personnel Services	98,728	(5,516)	93,212
3	Consulting Services	Distribution Allocation	Consulting Services	1,122		3,500
4	Payroll Taxes	Distribution Allocation	Personnel Services	8,019	(888)	7,131
5	Retirement	Distribution Allocation	Personnel Services	6,640	(1,320)	5,320
6	Employee Benefits	Distribution Allocation	Personnel Services	9,674		12,448
7	Schooling/Professional Development	Distribution Allocation	Schooling	1,743	257	2,000
8	Uniforms & Clothing	Distribution Allocation	Uniforms	1,060	(110)	950
9	Supplies & Small Tools	Distribution Allocation	Supplies and Expenses	105,774	(55,774)	50,000
10	Capital Improvements	Direct - Other	Capital Improvements	-	150,000	150,000
11	Insurance	Distribution Allocation	Insurance	21,569	931	22,500
12	Utilities	Distribution Allocation	Utilities	32,849	386	33,235
13	Repairs & Maintenance	Distribution Allocation	Repairs and Maintenance	16,614	(1,614)	15,000
14	Testing	Treatment Allocation	Testing	3,521	(1,678)	1,843
15	Printing & Publishing	Distribution Allocation	Printing & Publishing	1,048	65	1,113
16	Bad Debt	Distribution Allocation	Bad Debt	2,103	(2,103)	-
17	Computer Expense	Distribution Allocation	Computer Expense	110	11,690	11,800
18	Telephone-Internet	Distribution Allocation	Telephone	2,130	230	2,360
19	Postage	Distribution Allocation	Postage	3,618	237	3,855
20	Office Supplies	Distribution Allocation	Office Supplies	1,250	500	1,750
21	Professional Services	Distribution Allocation	Professional Services	-	2,718	2,718
22	Dues & Subscriptions	Distribution Allocation	Dues	2,522	(2,522)	-
23	Bond Issuance Costs	Direct - Other	Bond Costs	41,089	(41,089)	-
24	Bond Principal	Allocation - Capital Projects	Debt Service - Principal	140,000	55,000	195,000
25	Bond Interest Expense	Allocation - Capital Projects	Debt Service - Interest	10,208	58,730	68,937
26	Miscellaneous	Direct - Other	Miscellaneous Expense	(1,049)	1,049	-
27	<b>Other Revenue</b>					
28	Building Permit Fees	Direct - Other	Revenue Miscellaneous	(44,380)	(13,620)	(58,000)
29	Interest Income	Direct - Other	Interest Income	(12,078)	12,078	-
30	Service Charge/Penalty Revenue	Direct - Other	Revenue Miscellaneous	(6,758)	466	(6,292)
31	Rate Stabilization Adjustment	Direct - Other		-	-	186,946
32	Miscellaneous Income	Direct - Other	Revenue Miscellaneous	(2,082)	2,082	-
33	<b>Total Test Year Expenses</b>			<b>\$ 445,043</b>	<b>\$ 170,185</b>	<b>\$ 807,326</b>

**Appendix Table B-3**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Classification / Functionalization Factors**

Line	Functionalization Factor	Extra Capacity -		Base Exc Wholesale	Customer	Meters & Services	Hydrants - Fire Prot	Other	Total
		Base	Max Day						
1	Allocation - Capital Projects	20%	40%	40%	0%	0%	0%	0%	100.00%
2	Cost of Service	0%	0%	0%	0%	0%	0%	0%	0.00%
3	Direct - Base	100%	0%	0%	0%	0%	0%	0%	100.00%
4	Direct - Customer Costs	0%	0%	0%	0%	100%	0%	0%	100.00%
5	Direct - Other	0%	0%	0%	0%	0%	0%	100%	100.00%
6	Distribution Allocation	20%	15%	15%	0%	50%	0%	0%	100.00%
7	Treatment Allocation	60%	10%	10%	0%	20%	0%	0%	100.00%

**Appendix Table B-4  
City of Hickman  
2024 Water Cost of Service Study  
Allocated Cost of Service**

Line		Base	Extra Capacity - Max Day	Extra Capacity - Max Hour	Extra Capacity - Max Hour	Customer Billing	Meters & Services	Hydrants - Fire Prot	Other	Total
		Base	Extra Capacity Max Day	Extra Capacity Max Hour	Extra Capacity Max Hour	Customer	Customer	Hydrants - Fire Prot	Customer	
	<b>Cost of Service</b>	\$ 107,672	\$ 146,093	\$ 146,093	\$ -	\$ 134,815	\$ -	\$ -	\$ 272,654	\$ 807,326
1	Residential	\$ 101,448	\$ 135,047	\$ 137,649	\$ -	\$ 124,270	\$ -	\$ -	\$ 251,329	749,743
2	Multi-Family	-	-	-	-	-	-	-	-	-
3	Commercial	6,190	10,987	8,399	-	10,241	-	-	20,713	56,530
4	Municipal	33	59	45	-	303	-	-	613	1,053
5	Tank Truck	-	-	-	-	-	-	-	-	-
6	Fire Hydrants	-	-	-	-	-	-	-	-	-
7	Private Fire Protection Service	-	-	-	-	-	-	-	-	-
8	<b>Total Cost of Service</b>	\$ 107,672	\$ 146,093	\$ 146,093	\$ -	\$ 134,815	\$ -	\$ -	\$ 272,654	\$ 807,326

**Appendix Table B-5**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Total Budgeted Cost Allocation by Category**

Line	Budget Item	Total	Production Cost				Customer	Meters & Services	Hydrants / Fire Prot	Other	Total
			Base	Extra Capacity - Max Day	Extra Capacity - Max Hour	Base Exc Wholesale					
1	<b>Expenditures</b>										
2	Salaries & Wages	93,212	18,642	13,982	13,982	-	46,606	-	-	93,212	
3	Consulting Services	3,500	700	525	525	-	1,750	-	-	3,500	
4	Payroll Taxes	7,131	1,426	1,070	1,070	-	3,565	-	-	7,131	
5	Retirement	5,320	1,064	798	798	-	2,660	-	-	5,320	
6	Employee Benefits	12,448	2,490	1,867	1,867	-	6,224	-	-	12,448	
7	Schooling/Professional Development	2,000	400	300	300	-	1,000	-	-	2,000	
8	Uniforms & Clothing	950	190	143	143	-	475	-	-	950	
9	Supplies & Small Tools	50,000	10,000	7,500	7,500	-	25,000	-	-	50,000	
10	Capital Improvements	150,000	-	-	-	-	-	-	150,000	150,000	
11	Insurance	22,500	4,500	3,375	3,375	-	11,250	-	-	22,500	
12	Utilities	33,235	6,647	4,985	4,985	-	16,618	-	-	33,235	
13	Repairs & Maintenance	15,000	3,000	2,250	2,250	-	7,500	-	-	15,000	
14	Testing	1,843	1,106	184	184	-	369	-	-	1,843	
15	Printing & Publishing	1,113	223	167	167	-	557	-	-	1,113	
16	Bad Debt	-	-	-	-	-	-	-	-	-	
17	Computer Expense	11,800	2,360	1,770	1,770	-	5,900	-	-	11,800	
18	Telephone-Internet	2,360	472	354	354	-	1,180	-	-	2,360	
19	Postage	3,855	771	578	578	-	1,928	-	-	3,855	
20	Office Supplies	1,750	350	263	263	-	875	-	-	1,750	
21	Professional Services	2,718	544	408	408	-	1,359	-	-	2,718	
22	Dues & Subscriptions	-	-	-	-	-	-	-	-	-	
23	Bond Issuance Costs	-	-	-	-	-	-	-	-	-	
24	Bond Principal	195,000	39,000	78,000	78,000	-	-	-	-	195,000	
25	Bond Interest Expense	68,937	13,787	27,575	27,575	-	-	-	-	68,937	
26	Miscellaneous	-	-	-	-	-	-	-	-	-	
27	<b>Other Revenue</b>										
28	Building Permit Fees	(58,000)	-	-	-	-	-	-	(58,000)	(58,000)	
29	Interest Income	-	-	-	-	-	-	-	-	-	
30	Service Charge/Penalty Revenue	(6,292)	-	-	-	-	-	-	(6,292)	(6,292)	
31	Rate Stabilization Adjustment	186,946	-	-	-	-	-	-	186,946	186,946	
32	Miscellaneous Income	-	-	-	-	-	-	-	-	-	
33	<b>Total Test Year Expenses</b>	<b>\$ 807,326</b>	<b>\$ 107,672</b>	<b>\$ 146,093</b>	<b>\$ 146,093</b>	<b>\$ -</b>	<b>\$ 134,815</b>	<b>\$ -</b>	<b>\$ 272,654</b>	<b>\$ 807,326</b>	

**Appendix Table B-6**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Development of Allocation Factors**  
**Annual Water Sales (cf)**

Rate Class	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Usage (cf)	Allocation Factor (%)	Distribution (cf)	WTP Sales
Residential	11,556	5,386	4,587	4,361	3,874	4,203	6,521	10,351	17,089	12,811	11,054	15,062	106,855	94.22%	106,855	94.22%
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-	0.00%
Commercial	669	288	299	292	302	410	362	578	867	838	742	873	6,520	5.75%	6,520	5.75%
Municipal	2	2	1	-	1	1	1	4	6	5	6	6	35	0.03%	35	0.03%
Tank Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-	0.00%
Fire Hydrants	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-	0.00%
Private Fire Protection Service	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-	0.00%
<b>Total Water Sales</b>	<b>12,227</b>	<b>5,676</b>	<b>4,887</b>	<b>4,653</b>	<b>4,177</b>	<b>4,614</b>	<b>6,884</b>	<b>10,933</b>	<b>17,962</b>	<b>13,654</b>	<b>11,802</b>	<b>15,941</b>	<b>113,410</b>	<b>100.00%</b>	<b>113,410</b>	

**Appendix Table B-7**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Development of Allocation Factors**  
**Extra Capacity Factors**

Rate Class	Demand Factors		Max Usage		Extra Usage		Allocation Factors	
	Pk. Day	Pk. Hr.	Day	Hour	Day	Hour	Day	Hour
Residential	1.80	3.00	527	37	234	27	92.44%	94.22%
Multi-Family	2.00	3.00	-	-	-	-	0.00%	0.00%
Commercial	2.40	3.00	43	2	25	1	7.52%	5.75%
Municipal	2.40	3.00	0	0	0	0	0.04%	0.03%
Tank Truck	2.50	3.50	-	-	-	-	0.00%	0.00%
Fire Hydrants	4.00	6.00	-	-	-	-	0.00%	0.00%
Private Fire Protection Service	5.00	8.00	-	-	-	-	0.00%	0.00%
<b>Total</b>			570	39	259	28	100.00%	100.00%

**Appendix Table B-8**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Development of Allocation Factors**  
**Number of Customers**

Rate Class	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Annual Average
Residential	997	1,006	1,013	1,015	1,013	1,021	1,037	1,031	1,043	1,038	1,038	1,052	1,025
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	42	42	43	41	41	42	42	42	43	43	43	43	42
Municipal	2	2	2	2	2	2	2	2	2	2	2	2	2
Tank Truck	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Hydrants	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Fire Protection Service	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Number of Customers</b>	<b>1,041</b>	<b>1,050</b>	<b>1,058</b>	<b>1,058</b>	<b>1,056</b>	<b>1,065</b>	<b>1,081</b>	<b>1,075</b>	<b>1,088</b>	<b>1,083</b>	<b>1,083</b>	<b>1,097</b>	<b>1,070</b>

**Appendix Table B-9**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Development of Allocation Factors**  
**Weighted Number of Customers and Customer Allocation Factors**

<b>Rate Class</b>	<b>Number of Customers</b>	<b>Meter Charge Weighting Factor</b>	<b>Weighted Meters</b>	<b>Allocated Customers</b>	<b>Allocated Customers Excluding Fire</b>
Residential	1,025.33	1.00	1,025.33	92.18%	92.18%
Multi-Family	-	1.00	-	0.00%	0.00%
Commercial	42.25	2.00	84.50	7.60%	7.60%
Municipal	2.00	1.25	2.50	0.22%	0.22%
Tank Truck	-	5.33	-	0.00%	0.00%
Fire Hydrants	-	16.67	-	0.00%	0.00%
Private Fire Protection Service	-	33.33	-	0.00%	0.00%
<b>Total Number of Weighted Customers</b>	<b>1,069.58</b>		<b>1,112.33</b>	<b>100.00%</b>	<b>1.00</b>

**Appendix Table B-10**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Revenue - Existing Rates**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Total</b>
Residential	69,389	43,709	40,332	39,765	38,386	39,329	47,780	64,083	96,899	74,428	66,674	87,270	708,044
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	5,093	2,888	2,967	2,929	3,012	3,601	3,293	4,601	6,333	6,073	5,505	6,308	52,604
Municipal	79	79	77	74	77	77	77	84	89	87	89	89	980
Tank Truck	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Hydrants	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Fire Protection Service	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>74,562</b>	<b>46,676</b>	<b>43,376</b>	<b>42,768</b>	<b>41,475</b>	<b>43,007</b>	<b>51,150</b>	<b>68,769</b>	<b>103,322</b>	<b>80,588</b>	<b>72,268</b>	<b>93,668</b>	<b>761,629</b>

**Appendix Table B-11  
City of Hickman  
2024 Water Cost of Service Study  
Revenue - Proposed Rates**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Average</b>
Residential	73,553	46,331	42,752	42,150	40,689	41,689	50,646	67,928	102,713	78,894	70,674	92,506	750,527
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	5,398	3,062	3,145	3,105	3,193	3,817	3,491	4,877	6,713	6,437	5,835	6,687	55,761
Municipal	84	84	82	79	82	82	82	89	95	92	95	95	1,039
Tank Truck	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Hydrants	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Fire Protection Service	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>79,035</b>	<b>49,477</b>	<b>45,979</b>	<b>45,334</b>	<b>43,963</b>	<b>45,588</b>	<b>54,219</b>	<b>72,895</b>	<b>109,521</b>	<b>85,423</b>	<b>76,604</b>	<b>99,288</b>	<b>807,326</b>

**Appendix Table B-12**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Revenue - Proposed Rates - Year Two**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Average</b>
Residential	77,966	49,111	45,317	44,679	43,130	44,190	53,685	72,004	108,876	83,628	74,915	98,057	795,558
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	5,722	3,245	3,334	3,291	3,385	4,047	3,700	5,170	7,116	6,823	6,185	7,088	59,106
Municipal	89	89	86	84	86	86	86	95	100	98	100	100	1,101
Tank Truck	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Hydrants	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Fire Protection Service	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>83,777</b>	<b>52,446</b>	<b>48,738</b>	<b>48,054</b>	<b>46,601</b>	<b>48,323</b>	<b>57,472</b>	<b>77,269</b>	<b>116,092</b>	<b>90,548</b>	<b>81,200</b>	<b>105,245</b>	<b>855,766</b>

**Appendix Table B-13**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Development of Allocation Factors**

Line	Rate Class	Extra Capacity			Customer	Base Excluding Rulo/WTP	Customer excluding Fire	Hydrants - Fire Prot	COS Excl. Other
		Base	Max Day	Hour					
1	Residential	94.22%	92.44%	94.22%	92.18%	94.22%	92.18%	0.00%	93.22%
2	Multi-Family	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	Commercial	5.75%	7.52%	5.75%	7.60%	5.75%	7.60%	0.00%	6.70%
4	Municipal	0.03%	0.04%	0.03%	0.22%	0.03%	0.22%	0.00%	0.08%
5	Tank Truck	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Fire Hydrants	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	Private Fire Protection Service	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8	<b>Total</b>	100.00%	100.00%	100.00%	100.00%		100.00%	100.00%	100.00%

# Appendix C – Revenue Calculation Worksheets

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**Appendix Table C-1**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Existing Rates**  
**Residential**

Rates		
Minimum Bill		\$ -
Customer Charge		\$ 27.60
Usage Rate		\$/1000 gal
First	10,000 gal	2.50
Next	10,000 gal	4.50
Excess		6.50

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	997	1,006	1,013	1,015	1,013	1,021	1,037	1,031	1,043	1,038	1,038	1,052	<b>1,025</b>
<b>Water Usage (gal)</b>													
First 10000 gal	6,797	4,534	4,294	4,077	3,646	3,988	5,422	6,657	8,237	7,590	7,025	7,748	<b>70,015</b>
Next 10000 gal	3,027	465	133	144	85	109	770	2,513	5,009	3,566	2,863	4,338	<b>23,022</b>
Excess	1,732	387	160	140	143	106	329	1,181	3,843	1,655	1,166	2,976	<b>13,818</b>
<b>Total Water Usage</b>	<b>11,556</b>	<b>5,386</b>	<b>4,587</b>	<b>4,361</b>	<b>3,874</b>	<b>4,203</b>	<b>6,521</b>	<b>10,351</b>	<b>17,089</b>	<b>12,811</b>	<b>11,054</b>	<b>15,062</b>	<b>106,855</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	27,517	27,766	27,959	28,014	27,959	28,180	28,621	28,456	28,787	28,649	28,649	29,035	<b>339,590</b>
Usage Charges													
First 10000 gal	16,993	11,335	10,735	10,193	9,115	9,970	13,555	16,643	20,593	18,975	17,563	19,370	<b>175,038</b>
Next 10000 gal	13,622	2,093	599	648	383	491	3,465	11,309	22,541	16,047	12,884	19,521	
Excess	11,258	2,516	1,040	910	930	689	2,139	7,677	24,980	10,758	7,579	19,344	<b>89,817</b>
Total Usage Charges	41,872	15,943	12,374	11,751	10,427	11,150	19,159	35,628	68,113	45,780	38,025	58,235	<b>264,855</b>
Total Revenues	69,389	43,709	40,332	39,765	38,386	39,329	47,780	64,083	96,899	74,428	66,674	87,270	<b>708,044</b>
<b>Total Revenues (including discounts)</b>	<b>69,389</b>	<b>43,709</b>	<b>40,332</b>	<b>39,765</b>	<b>38,386</b>	<b>39,329</b>	<b>47,780</b>	<b>64,083</b>	<b>96,899</b>	<b>74,428</b>	<b>66,674</b>	<b>87,270</b>	<b>708,044</b>

**Appendix Table C-2**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Residential**

Rates	
Minimum Bill	\$ -
Customer Charge	\$ 29.26
Usage	\$/1000 gal
First 10,000 gal	2.65
Next 10,000 gal	4.77
Excess	6.89

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	997	1,006	1,013	1,015	1,013	1,021	1,037	1,031	1,043	1,038	1,038	1,052	<b>1,025</b>
<b>Usage by Block</b>													
First 10000 gal	6,797	4,534	4,294	4,077	3,646	3,988	5,422	6,657	8,237	7,590	7,025	7,748	<b>70,015</b>
Next 10000 gal	3,027	465	133	144	85	109	770	2,513	5,009	3,566	2,863	4,338	<b>23,022</b>
Excess	1,732	387	160	140	143	106	329	1,181	3,843	1,655	1,166	2,976	<b>13,818</b>
<b>Total Usage gal</b>	<b>11,556</b>	<b>5,386</b>	<b>4,587</b>	<b>4,361</b>	<b>3,874</b>	<b>4,203</b>	<b>6,521</b>	<b>10,351</b>	<b>17,089</b>	<b>12,811</b>	<b>11,054</b>	<b>15,062</b>	<b>106,855</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	29,168	29,432	29,636	29,695	29,636	29,870	30,338	30,163	30,514	30,368	30,368	30,777	<b>359,966</b>
Load Management Credit	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 10000 gal	18,012	12,015	11,379	10,804	9,662	10,568	14,368	17,641	21,828	20,114	18,616	20,532	<b>185,540</b>
Next 10000 gal	14,439	2,218	634	687	405	520	3,673	11,987	23,893	17,010	13,657	20,692	
Excess	11,933	2,666	1,102	965	985	730	2,267	8,137	26,478	11,403	8,034	20,505	<b>95,206</b>
Total Usage Charges	44,384	16,900	13,116	12,456	11,053	11,818	20,308	37,765	72,199	48,526	40,307	61,729	<b>280,746</b>
Total Revenues	73,553	46,331	42,752	42,150	40,689	41,689	50,646	67,928	102,713	78,894	70,674	92,506	<b>750,527</b>
<b>Total Revenues (including discounts)</b>	<b>73,553</b>	<b>46,331</b>	<b>42,752</b>	<b>42,150</b>	<b>40,689</b>	<b>41,689</b>	<b>50,646</b>	<b>67,928</b>	<b>102,713</b>	<b>78,894</b>	<b>70,674</b>	<b>92,506</b>	<b>750,527</b>
													Rate Increase / (Decrease)
													<b>6.00%</b>

**Appendix Table C-3**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Residential**

Rates	
Minimum Bill	\$ -
Customer Charge	\$ 31.01
Usage	\$/1000 gal
First 10000 gal	2.81
Next 10000 gal	5.06
Excess	7.30

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	997	1,006	1,013	1,015	1,013	1,021	1,037	1,031	1,043	1,038	1,038	1,052	<b>1,025</b>
<b>Usage by Block</b>													
First 10000 gal	6,797	4,534	4,294	4,077	3,646	3,988	5,422	6,657	8,237	7,590	7,025	7,748	<b>70,015</b>
Next 10000 gal	3,027	465	133	144	85	109	770	2,513	5,009	3,566	2,863	4,338	<b>23,022</b>
Excess	1,732	387	160	140	143	106	329	1,181	3,843	1,655	1,166	2,976	<b>13,818</b>
<b>Total Usage gal</b>	<b>11,556</b>	<b>5,386</b>	<b>4,587</b>	<b>4,361</b>	<b>3,874</b>	<b>4,203</b>	<b>6,521</b>	<b>10,351</b>	<b>17,089</b>	<b>12,811</b>	<b>11,054</b>	<b>15,062</b>	<b>106,855</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	30,918	31,197	31,415	31,477	31,415	31,663	32,159	31,973	32,345	32,190	32,190	32,624	<b>381,564</b>
Usage Charges													
First 10000 gal	19,093	12,736	12,062	11,452	10,242	11,202	15,230	18,700	23,138	21,320	19,733	21,764	<b>196,672</b>
Next 10000 gal	15,305	2,351	672	728	430	551	3,893	12,706	25,327	18,030	14,476	21,934	
Excess	12,649	2,826	1,169	1,022	1,044	774	2,403	8,625	28,067	12,087	8,516	21,735	<b>100,918</b>
Total Usage Charges	47,047	17,914	13,903	13,203	11,716	12,528	21,526	40,031	76,531	51,438	42,725	65,433	<b>297,591</b>
Total Revenues	77,966	49,111	45,317	44,679	43,130	44,190	53,685	72,004	108,876	83,628	74,915	98,057	<b>795,558</b>
<b>Total Revenues (including discounts)</b>	<b>77,966</b>	<b>49,111</b>	<b>45,317</b>	<b>44,679</b>	<b>43,130</b>	<b>44,190</b>	<b>53,685</b>	<b>72,004</b>	<b>108,876</b>	<b>83,628</b>	<b>74,915</b>	<b>98,057</b>	<b>795,558</b>
													Rate Increase / (Decrease)
													<b>6.00%</b>



**Appendix Table C-5  
City of Hickman  
2024 Water Cost of Service Study  
Calculation of Revenue from Proposed Rates  
Multi-Family**

Rates		
Minimum Bill		\$ -
Customer Charge		
<2"		\$ 29.15
3"		\$ 57.77
4"		\$ 84.27
6"		\$ 269.77
Usage		\$/1000 gal
First	10000 gal	2.65
Next	10000 gal	4.77
Excess		6.89

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

**Appendix Table C-6**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Multi-Family**

Rates	
Minimum Bill	\$ -
Customer Charge	
<2"	\$ 30.90
3"	\$ 61.24
4"	\$ 89.33
6"	\$ 285.96
Usage	\$/1000 gal
First 10000 gal	2.81
Next 10000 gal	5.06
Excess	7.30

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

**Appendix Table C-7**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Existing Rates**  
**Commercial**

Rates		
Minimum Bill		
Customer Charge	\$	37.20
Usage Rate		
	\$/1000 gal	
First	10000 gal	2.50
Next	10000 gal	4.50
Excess		6.50

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	42	42	43	41	41	42	42	42	43	43	43	43	42
<b>Water Usage (gal)</b>													
First 10000 gal	155	112	119	103	99	125	125	142	165	183	174	182	1,684
Next 10000 gal	99	49	50	41	40	63	61	75	121	121	111	119	950
Excess	415	127	130	148	163	222	176	361	581	534	457	572	3,886
<b>Total Water Usage</b>	669	288	299	292	302	410	362	578	867	838	742	873	6,520
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	1,562	1,562	1,600	1,525	1,525	1,562	1,562	1,562	1,600	1,600	1,600	1,600	18,860
Usage Charges													
First 10000 gal	388	280	298	258	248	313	313	355	413	458	435	455	4,210
Next 10000 gal	446	221	225	185	180	284	275	338	545	545	500	536	4,275
Excess	2,698	826	845	962	1,060	1,443	1,144	2,347	3,777	3,471	2,971	3,718	25,259
Total Usage Charges	3,531	1,326	1,368	1,404	1,487	2,039	1,731	3,039	4,734	4,473	3,905	4,709	33,744
Total Revenues	5,093	2,888	2,967	2,929	3,012	3,601	3,293	4,601	6,333	6,073	5,505	6,308	52,604
<b>Total Revenues (including discounts)</b>	5,093	2,888	2,967	2,929	3,012	3,601	3,293	4,601	6,333	6,073	5,505	6,308	52,604

**Appendix Table C-8**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Commercial**

Rates		
Minimum Bill		\$ -
Customer Charge		\$ 39.43
Usage		\$/1000 gal
First	10000 gal	2.65
Next	10000 gal	4.77
Excess		6.89

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	42	42	43	41	41	42	42	42	43	43	43	43	42
<b>Usage by Block</b>													
First 10000 gal	155	112	119	103	99	125	125	142	165	183	174	182	1,684
Next 10000 gal	99	49	50	41	40	63	61	75	121	121	111	119	950
Excess	415	127	130	148	163	222	176	361	581	534	457	572	3,886
<b>Total Usage gal</b>	669	288	299	292	302	410	362	578	867	838	742	873	6,520
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	1,656	1,656	1,696	1,617	1,617	1,656	1,656	1,656	1,696	1,696	1,696	1,696	19,992
Usage Charges													
First 10000 gal	411	297	315	273	262	331	331	376	437	485	461	482	4,463
Next 10000 gal	472	234	239	196	191	301	291	358	577	577	529	568	4,532
Excess	2,859	875	896	1,020	1,123	1,530	1,213	2,487	4,003	3,679	3,149	3,941	26,775
Total Usage Charges	3,742	1,406	1,450	1,488	1,576	2,161	1,835	3,221	5,018	4,741	4,139	4,991	35,769
Total Revenues	5,398	3,062	3,145	3,105	3,193	3,817	3,491	4,877	6,713	6,437	5,835	6,687	55,761
<b>Total Revenues (including discounts)</b>	5,398	3,062	3,145	3,105	3,193	3,817	3,491	4,877	6,713	6,437	5,835	6,687	55,761
													Rate Increase / (Decrease)
													6.00%

**Appendix Table C-9**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Commercial**

Rates	
Minimum Bill	\$ -
Customer Charge	\$ 41.80
Load Management Credit	
Usage	\$/100 gal
First 10000 gal	2.81
Next 10000 gal	5.06
Excess	7.30

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	42	42	43	41	41	42	42	42	43	43	43	43	42
<b>Usage by Block</b>													
First 10000 gal	155	112	119	103	99	125	125	142	165	183	174	182	1,684
Next 10000 gal	99	49	50	41	40	63	61	75	121	121	111	119	950
Excess	415	127	130	148	163	222	176	361	581	534	457	572	3,886
<b>Total Usage gal</b>	669	288	299	292	302	410	362	578	867	838	742	873	6,520
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	1,797	1,797	1,797	1,797	7,189
Customer Charges	1,756	1,756	1,797	1,714	1,714	1,756	1,756	1,756	1,797	1,797	1,797	1,797	21,192
Usage Charges													
First 10000 gal	435	315	334	289	278	351	351	399	463	514	489	511	4,730
Next 10000 gal	501	248	253	207	202	319	308	379	612	612	561	602	
Excess	3,031	928	949	1,081	1,190	1,621	1,285	2,637	4,243	3,900	3,338	4,178	28,381
Total Usage Charges	3,967	1,490	1,537	1,578	1,671	2,291	1,945	3,415	5,319	5,026	4,388	5,290	33,111
Total Revenues	5,722	3,245	3,334	3,291	3,385	4,047	3,700	5,170	7,116	6,823	6,185	7,088	59,106
<b>Total Revenues (including discounts)</b>	5,722	3,245	3,334	3,291	3,385	4,047	3,700	5,170	7,116	6,823	6,185	7,088	59,106
													Rate Increase / (Decrease)
													6.00%

**Appendix Table C-10**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Existing Rates**  
**Municipal**

Rates		
Minimum Bill		
Customer Charge		\$ 37.20
Usage Rate		\$/1000 gal
First	10000 gal	2.50
Next	10000 gal	4.50
Excess		6.50

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	2	2	2	2	2	2	2	2	2	2	2	2	2
<b>Water Usage (gal)</b>													
First 10000 gal	2	2	1	-	1	1	1	4	6	5	6	6	35
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Water Usage</b>	2	2	1	-	1	1	1	4	6	5	6	6	35
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	74	74	74	74	74	74	74	74	74	74	74	74	893
Usage Charges													
First 10000 gal	5	5	3	-	3	3	3	10	15	13	15	15	88
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	5	5	3	-	3	3	3	10	15	13	15	15	88
Total Revenues	79	79	77	74	77	77	77	84	89	87	89	89	980
<b>Total Revenues (including discounts)</b>	79	79	77	74	77	77	77	84	89	87	89	89	980

**Appendix Table C-11**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Municipal**

Rates		
Minimum Bill		\$ -
Customer Charge		\$ 39.43
Usage		\$/1000 gal
First	10000 gal	2.65
Next	10000 gal	4.77
Excess		6.89

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	2	2	2	2	2	2	2	2	2	2	2	2	2
<b>Usage by Block</b>													
First 10000 gal	2	2	1	-	1	1	1	4	6	5	6	6	35
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	2	2	1	-	1	1	1	4	6	5	6	6	35
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	79	79	79	79	79	79	79	79	79	79	79	79	946
Usage Charges													
First 10000 gal	5	5	3	-	3	3	3	11	16	13	16	16	93
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	5	5	3	-	3	3	3	11	16	13	16	16	93
Total Revenues	84	84	82	79	82	82	82	89	95	92	95	95	1,039
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	84	84	82	79	82	82	82	89	95	92	95	95	1,039

Rate Increase / (Decrease) **6.00%**

**Appendix Table C-12**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Municipal**

Rates		
Minimum Bill		\$ -
Customer Charge		\$ 41.80
Usage		\$/1000 gal
First	10000 gal	2.81
Next	10000 gal	5.06
Excess		7.30

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	2	2	2	2	2	2	2	2	2	2	2	2	2
<b>Usage by Block</b>													
First 10000 gal	2	2	1	-	1	1	1	4	6	5	6	6	35
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	2	2	1	-	1	1	1	4	6	5	6	6	35
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	84	84	84	84	84	84	84	84	84	84	84	84	1,003
Usage Charges													
First 10000 gal	6	6	3	-	3	3	3	11	17	14	17	17	98
Next 10000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	6	6	3	-	3	3	3	11	17	14	17	17	98
Total Revenues	89	89	86	84	86	86	86	95	100	98	100	100	1,101
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	89	89	86	84	86	86	86	95	100	98	100	100	1,101
													Rate Increase / (Decrease)
													6.00%



**Appendix Table C-14**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Tank Truck**

Rates	
Minimum Bill	\$ -
Customer Charge	\$ -
Usage	\$/1000 gal
First 1000 gal	47.70
Excess	5.30

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

**Appendix Table C-15**  
**City of Hickman**  
**2024 Water Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Tank Truck**

Rates	
Minimum Bill	\$ -
Customer Charge	\$ -
Usage	\$/1000 gal
First 1000 gal	50.56
Excess	5.62

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues (including discounts)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

**ORDINANCE NO. 2025-04**

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE MUNICIPAL WATER SYSTEM PER §7-207 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER CHARGES FOR WATER SERVICE; TO REPEAL ORDINANCE 2022-17 AND TO PROVIDE AN EFFECTIVE DATE HEREOF; AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

**Section 1.** Charges and Fees for Water Use by Customers of the Municipal Water System per Section 7-207 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL WATER DEPARTMENT: USER RATES: All water consumers shall be liable for the following rates provided by this ordinance unless and until the consumer shall, by written order, direct the Municipal Clerk to shut off the water at the stop box in which case the customer shall not be liable thereafter for water rental until the water is turned on again.

**A. Residential Rate**

1. The Residential rate shall be applicable when the building, premises or place receiving water service is primarily used for dwelling or family living purposes. This includes multiple-meter residences used for this purpose.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons, or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Customer Charge, per month	\$29.26	\$31.01
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

**B. Multi-Family Rate**

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.

2. A monthly Customer Charge, based on customer meter size, shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Customer Charge, per month		
2" or less	\$29.15	\$30.90
3"	\$57.77	\$61.24
4"	\$84.27	\$89.33
6"	\$269.77	\$285.96
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

C. Commercial Rates

1. The Commercial rate shall be applicable when the building, premises or place receiving water service is primarily used for other than residential dwelling or family living purposes. This rate includes Municipal Service.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion there
4. The minimum bill shall be the Customer Charge.

Rates:

<b>EFFECTIVE DATE:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Customer Charge, per month	\$39.43	\$41.80
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

D. Tank Truck Rate

Any water supplied to tank trucks from a fire hydrant shall be billed at the following rates:

<b>EFFECTIVE DATE:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 1,000 gal.	\$47.70	\$50.56
Excess	\$5.30	\$5.62

E. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly minimum charge of "A" through "C" above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

**Section 2.** That Ordinance 2022-17 of Hickman, Nebraska, is hereby repealed.

**Section 3.** This ordinance will become effective and operative with the first billing date occurring on or after April 1, 2025.

**Section 4.** This ordinance will be in full force and effect from and after its passage, approval and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Phil Goering, Mayor

ATTEST:

\_\_\_\_\_  
Michele Lincoln, CMC  
City Clerk

(SEAL)

**ORDINANCE NO. 2024-05**

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE CITY SEWER SYSTEM PER §7-321 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER BASE AND USAGE RATES FOR SEWER SERVICE; TO REPEAL ORDINANCE 2022-18; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

**Section 1.** Charges and Fees for Sewer Use by Customers of the City Sewer Department per Section 7-321 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL SEWER DEPARTMENT; RATE SETTING: Customers of Municipal Sewer Department shall be charged a base rate and a rate based on metered water usage for the use of sewer service. Rates shall be set by ordinance of the Governing Body:

**A. Residential Rates**

1. **Base Rate.** Each customer shall be charged a Base Rate per month per sewer hook-up.
2. **Monthly Rate Based on Water Usage.** The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. **Minimum Bill.** The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Base Rate	\$50.30	\$52.81
Water Usage Rate	<u>\$/1000 gal.</u> \$3.68	<u>\$/1000 gal.</u> \$3.86

**B. Multi-Family Rate**

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.

2. Base Rate. A Base Rate shall be charged per month based on customer meter size.
3. Monthly Rate Based on Water Usage. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
4. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
 Water Usage Rate	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
	\$3.68	\$3.86

#### C. Commercial and Municipal Use

1. Base Rate. Each customer shall be charged a Base Rate per month per sewer hook-up.
2. Monthly Rate Based on Water Use. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Base Rate	\$70.25	\$73.76
 Water Usage Rate	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
	\$3.31	\$3.47

#### D. Base Period Definition

1. For Residential users (including Multi-Family) and non-profit education, charitable, religious, or service organization users, the metered water used during the Base Period is December 20 through March 20 and will be determined by calculating the

average monthly metered water usage for the period; or if a recording of such monthly water billing period is not available, the monthly rate shall be calculated on the basis of five thousand (5,000) gallons metered water use until the date of the above monthly water billing period is available.

2. For Commercial users, the Base Period usage will be the last preceding monthly water billing period.

**E. Lift Station/Pumping Rates**

1. The Lift Station/Pumping rate shall be applicable in cases where more than one customer is served by a single meter and non-municipal water is being discharged into the municipal sewer system.
2. Base Rate. A Base Rate shall be charged per month based on customer meter size.
3. Monthly Rate Based on Water Outflows. The monthly rate based on metered water discharge per one thousand (1,000) gallons, or any portion thereof.

Rates:

<b>Effective Date:</b>	<b><u>April 1, 2025</u></b>	<b><u>April 1, 2026</u></b>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
 Water Usage Rate	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
	\$4.46	\$4.69

- F. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly base rate above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

**Section 2.** That Ordinance 2022-18 of Hickman, Nebraska, is hereby repealed.

**Section 3.** This ordinance will become effective and operative with the first billing date occurring on or after April 1, 2025.

**Section 4.** This ordinance will be in full force and effect from and after its passage, approval, and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Phil Goering, Mayor

ATTEST:

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Michele Lincoln, CMC  
City Clerk

(SEAL)

# **FY 2024 Cost of Service / Rate Design Study**

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## **City of Hickman Wastewater Utility**

### Final Report

September 25, 2024

**JKEC**

JK Energy Consulting, LLC

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## Executive Summary

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This study was prepared by JK Energy Consulting, LLC (JKEC) for the City of Hickman and its wastewater Utility (Utility). The purpose of the study was to review the Utility's revenues and expenses and ensure sewer rates are adequate to pay for projected expenses.

Based on the analysis completed, existing rates do not collect sufficient revenue to cover projected expenses in fiscal year (FY) 2024 through FY 2027. Projected retail revenues for FY 2024 were approximately \$820,000, while projected test year expenses were approximately \$862,000 (see Table 6, Line 6). This indicates a rate increase of 5% would be necessary in FY 2024 to ensure sufficient revenue to cover projected expenses (see Table 6, Line 16).

The proposed rate plan includes two rate increases of 5% for FY 2025 and FY 2026 (see Table 3, Line 20). Implementing 5% rate increases in FY 2025 and FY 2026 should provide adequate revenue to cover projected operating expenses, debt service costs and the cost of capital improvements not being funded from issuing new debt. Rate increases beyond FY 2026 will be dependent on future expenses and the cost of capital improvements.

The cost of service analysis was completed to assess the amount that each rate class should be paying compared to the revenue that is being collected from existing rates. The cost of service indicated that all rate classes were paying less than the cost of service. The indicated rate increases varied between 4.8% and 8.6%, depending on the rate class and usage profile (see Table 6).

The purpose of rate design is to develop rates that reflect the cost of service and accomplish other goals established by the Utility. Based on the cost of service results, it was proposed to implement the rate change by increasing all rate components a similar percentage. The proposed rates would increase the average monthly residential sewer bill from \$62.26 under existing rates to \$65.37 in FY 2025, or approximately \$3.11 (see Table 7, Line 1). In FY 2026, the average residential sewer bill would increase by \$3.27 per month. The Utility's sewer rate tends to be higher than its peer group (see Table 10); however, the Utility has been proactive with regard to funding needed capital improvements and ensuring that the sewer system is capable of serving future growth. In addition, there are multiple factors affecting rates that are outside the control of the City, including geography and customer base characteristics.

## Conclusions

The following conclusions were reached, based on the information provided and analyses completed:

1. The projected test year budget for FY 2024 was approximately \$862,000.

2. Projected revenues from existing rates are approximately \$820,000 for FY 2024.
3. Existing rates would need to increase by approximately \$41,000, or 5%, to provide sufficient revenue to pay projected FY 2024 test year expenses.
4. Existing rates would need to increase an additional 5% in FY 2026 to ensure adequate revenue to cover projected operating costs, debt service and capital improvements through FY 2027.

## **Recommendations**

The following recommendations were developed based on the analyses completed and conclusions reached:

1. Sewer rates should be increased 5% on October 1, 2024 (for FY 2025) and 5% on October 1, 2025 (for FY 2026). The rate ordinance included in Appendix A implements these rate increases.
2. The Utility should evaluate its rates prior to FY 2027 or if there are any significant changes to the system, including load growth, capital improvements or operating expense increases.

## **Purpose and Approach**

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The purpose of this study was to review the sewer rates charged by the Utility. The goal of future sewer rates was to collect sufficient revenue to cover projected expenses and provide an adequate return on rate base.

The approach to the study involved completing several tasks. Sewer discharges (based on water sales), operating expenses, capital improvement programs, non-retail revenues, and other financial information was collected. Test year expenses for FY 2024 and future expenses through FY 2027 were projected. A rate plan was developed to meet the financial goals established by the Utility. The allocated cost of service for each rate class was calculated and compared to revenue from existing rates. The existing rate ordinance was reviewed and new rates were developed. A written report was prepared and presented to the City Council on September 24, 2024.

## **Background**

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### ***City of Hickman – Sewer Utility***

The City of Hickman operates its sewer utility, which serves customers located within Hickman and in rural areas adjacent to Hickman. The Utility serves approximately 1,100 customers. The City is located south of Lincoln and has experienced higher-than-normal growth over the last several years. This growth has resulted in significant capital expenditures to add treatment capacity and expand its collection system to serve future customer growth.

## Projected Financial Results

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The purpose of preparing projected financial results is to compare projected revenues with expenses and determine the need for future rate increases. Projections were prepared for the period FY 2024 through FY 2027 based on information provided by the Utility.

### Parameters

The following parameters were used to develop the test year budget and the projected financial results.

1. Historical and projected results were prepared based on the Utility's fiscal year (October 1 through September 30).
2. The FY 2024 sewer department budget was used as the basis for the FY 2024 test year budget.
3. Approximately \$80,000 per year in capital expenditures would be funded from ongoing revenue.
4. Operating and maintenance expenses, administrative costs, and other internal expenses were projected to increase at a rate of 3% annually.
5. Sewer billing units, based on water sales, were projected to increase 5% annually based on recent growth patterns for the City.
6. Projected financial results were presented on an "accrual basis" and "cash basis" and projected debt service coverage was calculated. Accrual basis accounting is consistent with Generally Accepted Accounting Principles (GAAP) and cash basis results were intended to reflect actual cash flow. Each approach is important for ratemaking purposes, since the Utility's rates should ensure positive cash flow, positive net income, and adequate debt service coverage.
7. The cost of service was prepared on a cash basis, including capital improvements and debt service principal payments, while excluding depreciation.
8. Existing debt service requirements were based on the outstanding debt allocated to the wastewater fund.
9. The minimum debt service coverage target was set at 1.10 (110%).
10. Depreciation expense of \$300,000 in FY 2024 and increasing 5% each year through FY 2027 was included in the accrual-based financial results.

### Projected Financial Results

Table 1 (see page 6) shows projected financial results for FY 2024 through FY 2027 without any rate changes. Without a rate change, the Utility does not collect sufficient revenue throughout the study period to cover projected expenses. The projected deficit on a cash basis ranges from approximately \$148,000 in FY 2024 to \$287,000 in FY 2027.

The Utility would have positive net income on an accrual basis during the study period, ranging from approximately \$153,000 in FY 2024 to \$258,000 in FY 2027.

Table 2 (see page 7) shows the projected debt service coverage for the study period. The debt service coverage ratio appears to be insufficient in FY 2025. With future load growth, debt service coverage improves in FY 2026 and beyond to a ratio of 1.10 (110% or greater). Based on the analysis completed, maintaining adequate revenue to cover projected operating costs, debt service and capital expenditures on a cash basis as shown in Table 1 appears to be the primary driver of future rate changes.

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**Table 1**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Projected Financial Results**  
**Existing Rates**

Line	Description	Actual (1)		Test Year			Projected			
		2022	2023	2024	2025	2026	2027			
1	<b>Operating Revenues</b>									
2	Retail Sales - Existing Rates	\$ 692,748	\$ 801,774	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717			
3	Rate Changes			-	-	-	-			
4	Other Operating Revenue	108,245	38,559	48,924	48,924	48,924	48,924			
5	<b>Total Operating Revenue</b>	<b>\$ 800,993</b>	<b>\$ 840,333</b>	<b>\$ 869,325</b>	<b>\$ 910,345</b>	<b>\$ 953,417</b>	<b>\$ 998,641</b>			
6	<b>Operating Expenses</b>									
7	Salaries & Wages	\$ 50,030	\$ 128,279	\$ 128,848	\$ 132,713	\$ 136,695	\$ 140,795			
8	Other Operating Expenses	125,234	133,301	141,449	145,692	150,063	154,565			
9	Depreciation	177,741	226,598	300,000	309,000	318,270	327,818			
10	<b>Total Operating Expenses</b>	<b>\$ 353,005</b>	<b>\$ 488,178</b>	<b>\$ 570,297</b>	<b>\$ 587,406</b>	<b>\$ 605,028</b>	<b>\$ 623,179</b>			
11	<b>Operating Income - GAAP Basis</b>	<b>\$ 447,988</b>	<b>\$ 352,155</b>	<b>\$ 299,029</b>	<b>\$ 322,940</b>	<b>\$ 348,389</b>	<b>\$ 375,462</b>			
12	<b>Non-Operating Expense/(Revenue)</b>									
13	Interest Income	\$ (220)	\$ (18,927)	\$ -	\$ -	\$ -	\$ -			
14	Interest Expense	63,070	56,323	145,562	132,845	125,090	116,090			
15	Debt Issuance Expense	11,438	-	-	1,834	1,629	1,422			
16	Interfund Transfers	(2,698)	(160,979)	-	-	-	-			
17	Grant Income	-	-	-	-	-	-			
18	<b>Total Non-Operating Expense/(Revenue)</b>	<b>\$ 71,590</b>	<b>\$ (123,583)</b>	<b>\$ 145,562</b>	<b>\$ 134,679</b>	<b>\$ 126,719</b>	<b>\$ 117,512</b>			
19	<b>Net Income - GAAP Basis</b>	<b>\$ 376,398</b>	<b>\$ 475,738</b>	<b>\$ 153,467</b>	<b>\$ 188,260</b>	<b>\$ 221,670</b>	<b>\$ 257,951</b>			
20	<b>Cash Basis</b>									
21	Net Income			\$ 153,467	\$ 188,260	\$ 221,670	\$ 257,951			
22	Plus Depreciation			300,000	309,000	318,270	327,818			
23	Less Principal			(441,718)	(449,473)	(482,529)	(472,435)			
24	Less Capital Expenditures			(80,000)	(84,000)	(88,200)	(200,000)			
25	<b>Net Income - Cash Basis</b>			<b>\$ (148,252)</b>	<b>\$ (120,213)</b>	<b>\$ (118,989)</b>	<b>\$ (286,667)</b>			
26	<b>Rate Change Needed (2)</b>			18.1%	14.0%	13.2%	30.2%			

Notes:  
(1) Based on audited financial statements.

**Table 2**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Projected Financial Results - Debt Service Coverage**  
**Existing Rates**

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	<b>Retail Revenue - Existing Rates</b>	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717
2	<b>Debt Service Coverage</b>				
3	Net Revenue (1)	\$ 599,029	\$ 631,940	\$ 666,659	\$ 703,281
4	Debt Service Expense	\$ 587,281	\$ 582,318	\$ 607,619	\$ 588,525
5	<b>Debt Service Coverage (2)</b>	<b>1.02</b>	<b>1.09</b>	<b>1.10</b>	<b>1.19</b>
6	<b>Revenue Increase for 1.1x Coverage</b>	<b>46,980</b>	<b>8,610</b>	<b>1,722</b>	<b>(55,903)</b>
7	<b>Rate Increase for 1.1x Coverage (%) (3)</b>	<b>5.7%</b>	<b>1.0%</b>	<b>0.2%</b>	<b>-5.9%</b>

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

### **Future Rate Changes**

Tables 3 (see page 8) and 4 (see page 9) show the projected operating results with 5% rate increases in FY 2025 and FY 2026. These increases would provide sufficient revenue to cover projected operating expenses, debt service costs, and a majority of planned capital improvements. These rate increases would increase debt service coverage to 1.16 in FY 2025, 1.24 in FY 2026 and 1.35 in FY 2027, which provides flexibility to issue additional bonds in the future. The primary driver for the rate increases is not projected debt service coverage, but rather ensuring adequate revenue to maintain positive cash flow.

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**Table 3**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Projected Financial Results**  
**Proposed Rates - Cash Basis**

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	<b>Operating Revenues</b>				
2	Retail Sales - Existing Rates	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717
3	Rate Changes	-	41,020	88,296	92,710
4	Other Operating Revenue	48,924	48,924	48,924	48,924
5	<b>Total Operating Revenue</b>	<b>\$ 869,325</b>	<b>\$ 951,366</b>	<b>\$ 1,041,712</b>	<b>\$ 1,091,352</b>
6	<b>Operating Expenses</b>				
7	Salaries & Wages	128,848	132,713	136,695	140,795
8	Other Operating Expenses	141,449	145,692	150,063	154,565
9	Depreciation	300,000	309,000	318,270	327,818
10	<b>Total Operating Expenses</b>	<b>\$ 570,297</b>	<b>\$ 587,406</b>	<b>\$ 605,028</b>	<b>\$ 623,179</b>
11	<b>Operating Income - GAAP Basis</b>	<b>\$ 299,029</b>	<b>\$ 363,960</b>	<b>\$ 436,684</b>	<b>\$ 468,173</b>
12	<b>Non-Operating Expense/(Revenue)</b>				
13	Interest Income	\$ -	\$ -	\$ -	\$ -
14	Interest Expense	145,562	132,845	125,090	116,090
15	Debt Issuance Expense	-	1,834	1,629	1,422
16	Interfund Transfers	-	-	-	-
17	Grant Income	-	-	-	-
18	<b>Total Non-Operating Expense/(Revenue)</b>	<b>\$ 145,562</b>	<b>\$ 134,679</b>	<b>\$ 126,719</b>	<b>\$ 117,512</b>
19	<b>Net Income - GAAP Basis</b>	<b>\$ 153,467</b>	<b>\$ 229,280</b>	<b>\$ 309,965</b>	<b>\$ 350,661</b>
20	<b>Rate Change</b>	0.00%	5.00%	5.00%	0.00%
21	<b>Cash Basis</b>				
22	Net Income	\$ 153,467	\$ 229,280	\$ 309,965	\$ 350,661
23	Plus Depreciation	300,000	309,000	318,270	327,818
24	Less Principal	(441,718)	(449,473)	(482,529)	(472,435)
25	Less Capital Expenditures	(80,000)	(84,000)	(88,200)	(200,000)
26	<b>Net Income - Cash Basis</b>	<b>\$ (68,252)</b>	<b>\$ 4,807</b>	<b>\$ 57,507</b>	<b>\$ 6,044</b>

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**Table 4**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Projected Financial Results - Debt Service Coverage**  
**Proposed Rates**

Line	Description	Projected		
		2025	2026	2027
1	<b>Debt Service Coverage</b>			
2	Net Revenue (1)	\$ 672,960	\$ 754,954	\$ 795,991
3	Use of Reserves	-	-	-
4	Debt Service Expense	\$ 582,318	\$ 607,619	\$ 588,525
5	<b>Debt Service Coverage (2)</b>	<b>1.16</b>	<b>1.24</b>	<b>1.35</b>
6	<b>Implemented Rate Change</b>	5.00%	5.00%	0.00%

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.

## Cost of Service

The purpose of the cost of service analysis is to identify the costs related to serving each class of customers. Several steps were completed to prepare the cost of service analysis. A FY 2024 test year budget was prepared based on the FY 2024 operating budget, with adjustments for known changes. Each expense item was identified and assigned to a utility function, and further classified as volume or extra capacity (peak day or peak hour), and customer related expense. This process is called “functionalization” and “classification.”

The costs related to each function were allocated to customer classes based on generally accepted cost allocation principles for municipal sewer utilities. The allocated costs were compared to revenues collected from existing rates. The comparison of the cost of service to revenue from existing rates was used as a factor in designing rates.

## Test Year Budget

The FY 2024 operating budget was used as the basis for the test year budget. The purpose of preparing a test year budget is to create a scenario that is as close to “normal” operating conditions as possible, reflecting known changes for the Utility. The test year budget for FY 2024 included the following adjustments:

1. Normalized sewer discharges based on typical historical water sales.
2. Exclusion of sales tax revenues and expenses.
3. Rates would recover 5% of additional revenue to match the proposed rate plan.

The test year budget for FY 2024 was approximately \$862,000 and is summarized in Table 5. The test year budget represents the amount that needs to be collected from retail rates. It includes all operating expenses, debt service payments, capital improvements funded from rates and is reduced for revenue from interest income and other non-retail revenue. It also includes an adjustment for net margin to ensure the test year budget is 5% greater than revenues from current rates.

**Table 5**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Test Year Budget by Function**

Line	Rate Class	Volume Related	Capacity Related	Customer Related	Total
1	Residential	\$ 489,595	\$ 211,325	\$ 97,493	\$ 798,413
3	Multi-Family	6,208	1,786	1,027	9,022
4	Commercial and Municipal Use	38,550	11,093	4,444	54,087
5	Lift Station/Pumping	-	-	-	-
6	<b>Total</b>	<b>\$ 534,354</b>	<b>\$ 224,204</b>	<b>\$ 102,964</b>	<b>\$ 861,522</b>
7	<b>Percentage</b>	<b>62.0%</b>	<b>26.0%</b>	<b>12.0%</b>	<b>100.0%</b>

### **Functionalization and Classification**

Functionalization and classification involve assigning the expense items to function, and classifying those expenses on the basis of a reasonable allocation method. The following functions were used for the Utility:

1. Sewage collection
2. Sewage treatment
3. Customer service
4. Other (interest income, other charges)

Treatment and collection costs were split between base costs, which vary in proportion to sewer discharge, extra capacity costs, and customer costs that do not vary based on sewage volumes. Extra capacity costs vary in proportion to the amount peak discharge exceeds the average usage. Customer and metering costs include those costs associated with serving a particular customer, regardless of the customer's sewer discharges. Customer-related costs include a portion of collection expense, customer billing, meter reading, customer accounting expense and maintenance costs related to

these functions. Other expenses cannot easily be assigned to the base cost or customer cost category, including administrative expenses. These costs were split between volume-related and customer-related allocations in the cost of service analysis.

Table 5 (see page 10) summarizes the classification of test year expenses and the allocation to the various retail rate classes. Approximately \$534,000 was classified as volume-related, \$224,000 was classified as capacity related, and \$103,000 was classified as customer related expenses. Based on these classifications, 62% of the Utility's test year budget was volume-related, 26% was capacity-related, and 12% was customer-related.

### ***Cost Allocation***

The functionalized costs were allocated to the various rate classes using generally accepted methods for preparing sewer cost of service studies. There is no standard cost of service methodology that the Utility is required to follow, although there are a number of guidelines that municipal utilities typically follow to establish sewer rates. The Utility currently differentiates its rates based only on rate class and meter size, which based on the Utility's customer base is a reasonable approach.

### ***Comparison of Revenues to Cost of Service***

Revenues collected from existing rates were compared to the allocated cost of service. The purpose of this comparison was to assess the adequacy of existing rates for each rate class. This comparison can be used to assess the general magnitude of rate changes needed for each rate class and is one factor in determining the need for rate adjustments for individual rate classes.

Table 6 (see page 12) compares the revenue from existing rates to the calculated cost of service. Overall, the cost of service was 5% more than revenues from existing rates. The cost of service was 4.8% higher than existing revenues for residential customers, 7.3% higher than existing revenues for multi-family customers, and 8.6% higher than existing revenues for commercial and municipal use customers, depending on the usage profile and meter size.

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**Table 6**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Comparison of Cost of Service**  
**to Revenue from Existing Rates**

Line	Rate Class	Revenue Existing Rates	Cost of Service	Difference	
				\$	%
1	Residential	\$ 762,204	\$ 798,413	\$ 36,209	4.8%
2	Not Used	-	-	-	0.0%
3	Multi-Family	8,409	9,022	614	7.3%
4	Commercial and Municipal Use	49,789	54,087	4,298	8.6%
5	Lift Station/Pumping	-	-	-	0.0%
6	<b>Total</b>	<b>\$ 820,401</b>	<b>\$ 861,522</b>	<b>\$ 41,120</b>	<b>5.0%</b>

## Rate Design

The proposed rate plan would increase rates by a cumulative total of approximately 10% through FY 2027. An across-the-board approach was used to increase the monthly customer charge and flow-based charge. Under this approach, all customers will experience a similar percentage rate increase.

The proposed rate change would increase the average monthly residential sewer bill by \$3.11 per month in FY 2025 and \$3.27 per month in FY 2026. Tables 7 and 8 (see page 13) show the proposed rate increases by rate class for FY 2025 and FY 2026.

**Table 7**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Proposed Rate Change by Rate Class - FY 2025**

Line	Rate Class	Revenue Existing Rates	Revenue FY 2025 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 762,204	\$ 800,314	\$ 38,110	\$ 3.11	5.0%
3	Multi-Family	8,409	8,829	420	3.26	5.0%
4	Commercial and Municipal Use	49,789	52,279	2,489	4.46	5.0%
5	Lift Station/Pumping	-	-	-	-	0.0%
6	<b>Total</b>	<b>\$ 820,401</b>	<b>\$ 861,421</b>	<b>\$ 41,020</b>	<b>\$ 3.17</b>	<b>5.0%</b>

Note:

1. Change in average monthly bill for customers within rate class.

**Table 8**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Proposed Rate Change by Rate Class - FY 2026**

Line	Rate Class	Revenue	Revenue	Difference		
		FY 2025 Rates	FY 2026 Rates	\$	Bill (1)	%
1	Residential	\$ 800,314	\$ 840,330	\$ 40,016	\$ 3.27	5.0%
3	Multi-Family	8,829	9,270	441	3.42	5.0%
4	Commercial and Municipal Use	52,279	54,892	2,614	4.68	5.0%
5	Lift Station/Pumping	-	-	-	-	0.0%
6	<b>Total</b>	<b>\$ 861,421</b>	<b>\$ 904,493</b>	<b>\$ 43,071</b>	<b>\$ 3.33</b>	<b>5.0%</b>

Note:

1. Change in average monthly bill for customers within rate class.

With the proposed rate increases, the Utility’s residential sewer rate in FY 2025 is higher than the identified peer group. Table 9 (see page 14) provides a comparison of existing rates for the cities of Beatrice, Lincoln, Nebraska City, Seward, and Wahoo to the recommended FY 2025 rates for Hickman. The comparisons were prepared for usage of 5,000 gallons, 7,000 gallons and 10,000 gallons. The typical monthly residential sewer bill was 4,200 gallons per customer, based on typical winter usage.

Rate comparisons do not consider factors such as geography, how pro-active a given utility is regarding capital improvement budgets, expected customer growth and differences in customer base. The rate comparison indicates the projected sewer rates are somewhat higher compared to similarly situated municipal utilities in eastern Nebraska after implementing the proposed rate changes. Other municipal utilities are experiencing similar rate pressures related to capital expenditures and compliance with environmental regulations, especially those utilities expected to experience significant growth over the next several years.

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**Table 9**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Typical Bill Comparison**  
**Rate Comparisons - Proposed FY 2025 Rates**

<b>Residential</b>			
<b>Utility</b>	<b>5,000 gal</b>	<b>7,000 gal</b>	<b>10,000 gal</b>
Beatrice (1)	\$ 27.00	\$ 33.00	\$ 42.00
<b>Hickman (2)</b>	<b>\$ 68.67</b>	<b>\$ 76.02</b>	<b>\$ 87.05</b>
Lincoln (3)	\$ 25.66	\$ 32.34	\$ 42.35
Nebraska City (4)	\$ 39.37	\$ 45.52	\$ 54.74
Seward (5)	\$ 59.75	\$ 71.10	\$ 88.11
Wahoo (6)	\$ 41.99	\$ 48.69	\$ 58.74

1. Rates effective October 2021.
2. Proposed rates, effective FY 2025.
3. Rates from City of Lincoln website as of August 15, 2024.
4. Rates effective March 1, 2019.
5. Rates effective October 2023.
6. Rates effective February 2024.

## Conclusions

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The following conclusions were reached, based on the information provided and analyses completed:

1. The projected test year budget for FY 2024 was approximately \$862,000.
2. Projected revenues from existing rates are approximately \$820,000 for FY 2024.
3. Existing rates would need to increase by approximately \$41,000, or 5%, to provide sufficient revenue to pay projected FY 2024 test year expenses.
4. Existing rates would need to increase an additional 5% in FY 2026 to ensure adequate revenue to cover projected operating costs, debt service and capital improvements through FY 2027.

## Recommendations

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The following recommendations were developed based on the analyses completed and conclusions reached:

1. Sewer rates should be increased 5% on October 1, 2024 (for FY 2025) and 5% on October 1, 2025 (for FY 2026). The rate ordinance included in Appendix A implements these rate increases.

2. The Utility should evaluate its rates prior to FY 2027 or if there are any significant changes to the system, including load growth, capital improvements or operating expense increases.

# Appendix A – Rate Ordinance

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**ORDINANCE NO. 2024-\_\_\_\_\_**

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE CITY SEWER SYSTEM PER §7-321 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER BASE AND USAGE RATES FOR SEWER SERVICE; TO REPEAL ORDINANCE 2022-18; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

**Section 1.** Charges and Fees for Sewer Use by Customers of the City Sewer Department per Section 7-321 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL SEWER DEPARTMENT; RATE SETTING: Customers of Municipal Sewer Department shall be charged a base rate and a rate based on metered water usage for the use of sewer service. Rates shall be set by ordinance of the Governing Body:

**A. Residential Rates**

1. Base Rate. Each customer shall be charged a Base Rate per month per sewer hook-up.
2. Monthly Rate Based on Water Usage. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Base Rate	\$50.30	\$52.81
Water Usage Rate	<u>\$/1000 gal.</u> \$3.68	<u>\$/1000 gal.</u> \$3.86

**B. Multi-Family Rate**

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.
2. Base Rate. A Base Rate shall be charged per month based on customer meter size.

3. Monthly Rate Based on Water Usage. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
4. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
 Water Usage Rate	 <u>\$/1000 gal.</u> \$3.68	 <u>\$/1000 gal.</u> \$3.86

C. Commercial and Municipal Use

1. Base Rate. Each customer shall be charged a Base Rate per month per sewer hook-up.
2. Monthly Rate Based on Water Use. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

<b>Effective Date:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Base Rate	\$70.25	\$73.76
 Water Usage Rate	 <u>\$/1000 gal.</u> \$3.31	 <u>\$/1000 gal.</u> \$3.47

D. Base Period Definition

1. For Residential users (including Multi-Family) and non-profit education, charitable, religious, or service organization users, the metered water used during the Base Period is December 20 through March 20 and will be determined by calculating the average monthly metered water usage for the period; or if a recording of such monthly water billing period is not available, the monthly rate shall be calculated

on the basis of five thousand (5,000) gallons metered water use until the date of the above monthly water billing period is available.

2. For Commercial users, the Base Period usage will be the last preceding monthly water billing period.

**E. Lift Station/Pumping Rates**

1. The Lift Station/Pumping rate shall be applicable in cases where more than one customer is served by a single meter and non-municipal water is being discharged into the municipal sewer system.
2. Base Rate. A Base Rate shall be charged per month based on customer meter size.
3. Monthly Rate Based on Water Outflows. The monthly rate based on metered water discharge per one thousand (1,000) gallons, or any portion thereof.

Rates:

<b>Effective Date:</b>	<b><u>October 1, 2024</u></b>	<b><u>October 1, 2025</u></b>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
Water Usage Rate	<u>\$/1000 gal.</u> \$4.46	<u>\$/1000 gal.</u> \$4.69

- F. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly base rate above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

**Section 2.** That Ordinance 2022-18 of Hickman, Nebraska, is hereby repealed.

**Section 3.** This ordinance will become effective and operative with the first billing date occurring on or after October 1, 2024.

**Section 4.** This ordinance will be in full force and effect from and after its passage, approval, and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Doug Wagner, Mayor

ATTEST:

\_\_\_\_\_  
Jaala Johnson, City Clerk

(SEAL)

# Appendix B – Cost of Service Worksheets

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**Appendix Table B-1**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Summary of Parameters for Financial Projections**

Line	Category	Year				
		2024	2025	2026	2027	2028
1	<b>Revenue Escalation</b>					
2	Sales Growth	0.00%	0.00%	5.00%	5.00%	5.00%
3	Retail Rate Increases	0.00%	5.00%	5.00%	0.00%	0.00%
4	Non-Retail Revenue Increase	0.00%	0.00%	0.00%	0.00%	0.00%
5	<b>Expense Escalation Rates</b>					
6	Operation and Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%
7	Capital Improvements	0.00%	5.00%	5.00%	5.00%	5.00%
8	Non-Operating Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
9	Interest Income	0.00%	0.00%	0.00%	0.00%	0.00%
10	General and Administrative	2.50%	3.00%	3.00%	3.00%	3.00%
11	Transfers	3.00%	3.00%	3.00%	3.00%	3.00%
12	<b>Total Debt Service</b>					
13	<b>NDEE</b>					
14	Principal	\$ 40,868	\$ 41,073	\$ 41,279	\$ 41,485	\$41,693
15	Interest	2,039	1,834	1,629	1,422	1,214
16	Admin. Fee	2,039	1,834	1,629	1,422	1,214
17	<b>NDEE Debt Service</b>	\$ 44,947	\$ 44,742	\$ 44,536	\$ 44,330	\$ 44,122
18	<b>Terrace View Project - 24%</b>					
19	Principal	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 13,200
20	Interest	8,272	7,960	7,630	7,288	6,928
21	<b>Terrace View Debt Service</b>	\$ 20,272	\$ 19,960	\$ 19,630	\$ 19,288	\$ 20,128
22	<b>Combined Utility - 51%</b>					
23	Principal	\$ 68,850	\$ 71,400	\$ 89,250	\$ 73,950	\$ 107,100
24	Interest	11,776	10,055	8,127	5,539	3,320
25	<b>Combined Utility Debt Service</b>	\$ 80,626	\$ 81,455	\$ 97,377	\$ 79,489	\$ 110,420
26	<b>GO Sewer Bonds - 100%</b>					
27	Principal	\$ 95,000	\$ 100,000	\$ 105,000	\$ 110,000	\$ 110,000
28	Interest	110,555	106,898	103,048	99,005	94,770
29	<b>GO Sewer Bonds Debt Service</b>	\$ 205,555	\$ 206,898	\$ 208,048	\$ 209,005	\$ 204,770
30	<b>GO Refund Bonds - 100%</b>					
31	Principal	\$ 225,000	\$ 225,000	\$ 235,000	\$ 235,000	\$ 175,000
32	Interest	7,224	6,099	4,658	2,836	919
33	<b>GO Refund Bonds Debt Service</b>	\$ 232,224	\$ 231,099	\$ 239,658	\$ 237,836	\$ 175,919
34	<b>TOTAL DEBT SERVICE</b>					
35	Principal	\$ 441,718	\$ 449,473	\$ 482,529	\$ 472,435	\$ 446,993
36	Interest	139,866	132,845	125,090	116,090	107,151
37	Administrative Fee	2,039	1,834	1,629	1,422	1,214
38	<b>TOTAL DEBT SERVICE</b>	\$ 583,623	\$ 584,152	\$ 609,248	\$ 589,947	\$ 555,358

**Appendix Table B-2**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Total Budgeted Cost and Adjustments**  
**Test Year FY 2024**

Line	Budget Item	Functionalization Factor	Category for Operating Results	FY2023	Test Year	FY2024
				Est. Dollars	Adjustment	Test Year Budget
1	<b>Operating Expenses</b>					
2	Salaries & Wages	Treatment Allocation	Salaries & Wages	116,358	12,490	128,848
3	Consulting Services	Treatment Allocation	Professional Services	5,669	4,331	10,000
4	Schooling/Professional Development	Treatment Allocation	Schooling	1,748	252	2,000
5	Uniforms & Clothing	Treatment Allocation	Uniforms & Clothing	1,139	(139)	1,000
6	Supplies & Small Tools	Direct - Base	Operating Supplies	3,415	1,585	5,000
7	Capital Improvements	Allocation - Capital Projects	Capital Improvement	15,457	(15,457)	-
8	Insurance	Treatment Allocation	Insurance	21,569	931	22,500
9	Utilities	Treatment Allocation	Utilities	33,208	(1,477)	31,731
10	Repairs & Maintenance	Collection Allocation	Repairs & Maintenance	16,653	(1,653)	15,000
11	Testing	Collection Allocation	Testing	3,464	178	3,642
12	Printing & Publishing	Collection Allocation	Printing & Publishing	1,048	65	1,113
13	Computer Expense	Direct - Other	Computer & Software	110	11,690	11,800
14	Telephone-Internet	Direct - Other	Telephone	1,433	48	1,481
15	Postage	Direct - Other	Postage	2,100	210	2,310
16	Office Supplies	Direct - Customer Costs	Office Supplies	720	288	1,008
17	Professional Services	Direct - Customer Costs	Professional Services	-	1,864	1,864
18	Capital Outlay	Allocation - Capital Projects	Capital Outlay	429,354	(349,354)	80,000
19	Bad Debt	Direct - Other	Bad Debt	880	14,620	15,500
20	Dues & Subscriptions	Direct - Other	Dues & Subscriptions	1,912	13,588	15,500
21	<b>Other Expenses/(Revenue)</b>					
22	Building Permit Fee	Direct - Other	Other/Misc. Income	(13,050)	(2,950)	(16,000)
23	Infrastructure Fees	Direct - Other	Other/Misc. Income	(15,600)	(8,400)	(24,000)
24	Service Charge/Penalty	Direct - Other	Other/Misc. Income	(8,490)	(434)	(8,924)
25	Grant Income	Direct - Other	Grant Income	-	-	-
26	Bond Principal	Allocation - Capital Projects	Bond Principal	333,050	108,668	441,718
27	Bond Interest	Allocation - Capital Projects	Bond Interest	36,557	106,966	143,523
28	Debt Issuance Expense	Allocation - Capital Projects	Bond Interest	-	2,039	2,039
29	Interest Income	Direct - Other	Interest Income	(18,927)	18,927	-
30	Miscellaneous Income	Direct - Other	Other/Misc. Income	(7,839)	7,839	-
31	Services	Direct - Other	Other/Misc. Income	(4,012)	4,012	-
32	Bond Issuance Costs	Direct - Other	Bond Issuance Costs	43,680	(43,680)	-
33	Rate Stabilization Adjustment	Direct - Other				(27,131)
34	CWSRF Note Principal	Direct - Other	Bond Principal	40,665	(40,665)	-
35	CWSRF Note Interest Expense	Direct - Other	Bond Interest	4,485	(4,485)	-
36	<b>Total Test Year Expenses</b>			<b>\$ 1,046,756</b>	<b>\$ (158,103)</b>	<b>\$ 861,522</b>

**Appendix Table B-3**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Classification / Functionalization Factors**

Line	Functionalization Factor	Extra					Total
		Base	Capacity - Max Day	Customer Billing	Facility Capacity	Other	
1	Allocation - Capital Projects	60%	25%	15%	0%	0%	100.00%
2	Collection Allocation	70%	30%	0%	0%	0%	100.00%
3	Cost of Service	0%	0%	0%	0%	0%	0.00%
4	Direct - Base	100%	0%	0%	0%	0%	100.00%
5	Direct - Customer Costs	0%	0%	100%	0%	0%	100.00%
6	Direct - Other	75%	25%	0%	0%	0%	100.00%
7	Treatment Allocation	70%	30%	0%	0%	0%	100.00%

**Appendix Table B-4  
City of Hickman  
2024 Wastewater Cost of Service Study  
Allocated Cost of Service**

Line		Base	Extra Capacity Max Day	Extra Capacity Max Hour	Customer	Customer	Customer	
	<b>Cost of Service</b>	\$ 534,354	\$ 224,204	\$ -	\$ 102,964	\$ -	\$ -	<b>\$861,522</b>
1	Residential	\$ 489,595	\$ 211,325	\$ -	\$ 97,493	\$ -	\$ -	798,413
3	Multi-Family	6,208	1,786	-	1,027	-	-	9,022
4	Commercial and Municipal Use	38,550	11,093	-	4,444	-	-	54,087
5	Lift Station/Pumping	-	-	-	-	-	-	-
6	<b>Total Cost of Service</b>	<b>\$ 534,354</b>	<b>\$ 224,204</b>	<b>\$ -</b>	<b>\$ 102,964</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$861,522</b>

**Appendix Table B-5**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Total Budgeted Cost Allocation by Category**

Line	Budget Item	Total	Production Cost			Customer Billing	Total
			Base	Extra Capacity - Max Day	Extra Capacity - Max Hour		
1	<b><u>Operating Expenses</u></b>						
2	Salaries & Wages	128,848	90,193	38,654	-	-	128,848
3	Consulting Services	10,000	7,000	3,000	-	-	10,000
4	Schooling/Professional Development	2,000	1,400	600	-	-	2,000
5	Uniforms & Clothing	1,000	700	300	-	-	1,000
6	Supplies & Small Tools	5,000	5,000	-	-	-	5,000
7	Capital Improvements	-	-	-	-	-	-
8	Insurance	22,500	15,750	6,750	-	-	22,500
9	Utilities	31,731	22,212	9,519	-	-	31,731
10	Repairs & Maintenance	15,000	10,500	4,500	-	-	15,000
11	Testing	3,642	2,549	1,093	-	-	3,642
12	Printing & Publishing	1,113	779	334	-	-	1,113
13	Computer Expense	11,800	8,850	2,950	-	-	11,800
14	Telephone-Internet	1,481	1,111	370	-	-	1,481
15	Postage	2,310	1,733	578	-	-	2,310
16	Office Supplies	1,008	-	-	-	1,008	1,008
17	Professional Services	1,864	-	-	-	1,864	1,864
18	Capital Outlay	80,000	48,000	20,000	-	12,000	80,000
19	Bad Debt	15,500	11,625	3,875	-	-	15,500
20	Dues & Subscriptions	15,500	11,625	3,875	-	-	15,500
21	<b><u>Other Expenses/(Revenue)</u></b>	-	-	-	-	-	-
22	Building Permit Fee	(16,000)	(12,000)	(4,000)	-	-	(16,000)
23	Infrastructure Fees	(24,000)	(18,000)	(6,000)	-	-	(24,000)
24	Service Charge/Penalty	(8,924)	(6,693)	(2,231)	-	-	(8,924)
25	Grant Income	-	-	-	-	-	-
26	Bond Principal	441,718	265,031	110,430	-	66,258	441,718
27	Bond Interest	143,523	86,114	35,881	-	21,528	143,523
28	Debt Issuance Expense	2,039	1,223	510	-	306	2,039
29	Interest Income	-	-	-	-	-	-
30	Miscellaneous Income	-	-	-	-	-	-
31	Services	-	-	-	-	-	-
32	Bond Issuance Costs	-	-	-	-	-	-
33	Rate Stabilization Adjustment	(27,131)	(20,348)	(6,783)	-	-	(27,131)
34	CWSRF Note Principal	-	-	-	-	-	-
35	CWSRF Note Interest Expense	-	-	-	-	-	-
36	<b>Total Test Year Expenses</b>	<b>\$ 861,522</b>	<b>\$ 534,354</b>	<b>\$ 224,204</b>	<b>\$ -</b>	<b>\$ 102,964</b>	<b>\$ 861,522</b>

**Appendix Table B-6**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Development of Allocation Factors**  
**Annual Wastewater Sales**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Total Usage (gal)</b>	<b>Allocation Factor (%)</b>
Residential	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	50,232	91.62%
Multi-Family	53	53	53	53	53	53	53	53	53	53	53	53	637	1.16%
Commercial and Municipal Use	360	(13)	54	147	182	214	222	367	637	598	539	649	3,955	7.21%
Lift Station/Pumping	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
<b>Total Water Sales</b>	<b>4,599</b>	<b>4,226</b>	<b>4,293</b>	<b>4,386</b>	<b>4,422</b>	<b>4,453</b>	<b>4,461</b>	<b>4,606</b>	<b>4,876</b>	<b>4,837</b>	<b>4,778</b>	<b>4,888</b>	<b>54,824</b>	<b>100.00%</b>

**Appendix Table B-7**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Development of Allocation Factors**  
**Extra Capacity Factors**

Rate Class	Demand Factors		Max Usage		Extra Usage		Allocation Factors	
	Pk. Day	Pk. Hr.	Day	Hour	Day	Hour	Day	Hour
Residential	1.50	-	206	-	69	(3)	94.26%	0.00%
Not Used	1.20	2.50	-	-	-	-	0.00%	0.00%
Multi-Family	1.00	1.00	2	0	-	0	0.80%	13.87%
Commercial and Municipal Use	1.00	1.00	11	0	-	0	4.95%	86.13%
Not Used	1.80	2.50	-	-	-	-	0.00%	0.00%
Lift Station/Pumping	1.00	1.00	-	-	-	-	0.00%	0.00%
<b>Total</b>			219	1	69	(2)	100.00%	100.00%

**Appendix Table B-8**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Development of Allocation Factors**  
**Number of Customers**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Average</b>
Residential	990	998	1,002	1,005	996	1,010	1,054	1,013	1,048	1,024	1,038	1,064	1,020
Multi-Family	11	11	11	11	11	11	11	11	11	11	11	11	11
Commercial and Municipal Use	46	47	49	46	45	46	45	48	48	46	46	46	47
Lift Station/Pumping	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Number of Customers</b>	<b>1,047</b>	<b>1,056</b>	<b>1,062</b>	<b>1,062</b>	<b>1,052</b>	<b>1,067</b>	<b>1,110</b>	<b>1,072</b>	<b>1,107</b>	<b>1,081</b>	<b>1,095</b>	<b>1,121</b>	<b>1,077</b>

**Appendix Table B-9**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Development of Allocation Factors**  
**Weighted Number of Customers and Customer Allocation Factors**

<b>Rate Class</b>	<b>Number of Customers</b>	<b>Meter Charge Weighting Factor</b>	<b>Rural Weighting Factor</b>	<b>Weighted Meters</b>	<b>Allocated Customers</b>
Residential	1,020.17	1.00	1.00	1,020.17	94.69%
Multi-Family	10.75	1.00	1.00	10.75	1.00%
Commercial and Municipal Use	46.50	1.00	1.00	46.50	4.32%
Lift Station/Pumping	-	1.00	1.00	-	0.00%
<b>Total Number of Weighted Customers</b>	<b>1,077.42</b>			<b>1,077.42</b>	<b>100.00%</b>

**Appendix Table B-10**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Revenue - Existing Rates**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Total</b>
Residential	62,072	62,455	62,647	62,791	62,359	63,030	65,138	63,174	64,850	63,701	64,371	65,617	762,204
Multi-Family	701	701	701	701	701	701	701	701	701	701	701	701	8,409
Commercial and Municipal Use	4,210	3,102	3,449	3,541	3,585	3,751	3,709	4,366	5,219	4,961	4,775	5,121	49,789
Lift Station/Pumping	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>66,983</b>	<b>66,258</b>	<b>66,796</b>	<b>67,032</b>	<b>66,645</b>	<b>67,482</b>	<b>69,548</b>	<b>68,240</b>	<b>70,770</b>	<b>69,362</b>	<b>69,847</b>	<b>71,438</b>	<b>820,401</b>

**Appendix Table B-11**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Revenue - Proposed Rates**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Total</b>
Residential	65,176	65,578	65,779	65,930	65,477	66,182	68,394	66,332	68,093	66,886	67,590	68,897	800,314
Multi-Family	736	736	736	736	736	736	736	736	736	736	736	736	8,829
Commercial and Municipal Use	4,420	3,257	3,621	3,718	3,764	3,938	3,895	4,584	5,480	5,209	5,014	5,377	52,279
Lift Station/Pumping	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>70,332</b>	<b>69,571</b>	<b>70,136</b>	<b>70,383</b>	<b>69,978</b>	<b>70,856</b>	<b>73,025</b>	<b>71,652</b>	<b>74,308</b>	<b>72,830</b>	<b>73,339</b>	<b>75,010</b>	<b>861,421</b>

**Appendix Table B-12**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Revenue - Proposed Rates - Year Two**

<b>Rate Class</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Annual Total</b>
Residential	68,434	68,857	69,068	69,227	68,751	69,491	71,814	69,649	71,497	70,230	70,969	72,342	840,330
Multi-Family	773	773	773	773	773	773	773	773	773	773	773	773	9,270
Commercial and Municipal Use	4,641	3,420	3,802	3,904	3,953	4,135	4,089	4,814	5,754	5,470	5,265	5,646	54,892
Lift Station/Pumping	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>73,848</b>	<b>73,050</b>	<b>73,643</b>	<b>73,903</b>	<b>73,476</b>	<b>74,398</b>	<b>76,676</b>	<b>75,235</b>	<b>78,024</b>	<b>76,472</b>	<b>77,006</b>	<b>78,761</b>	<b>904,493</b>

**Appendix Table B-13**  
**City of Hickman**  
**Development of Allocation Factors**

<b>Line</b>	<b>Rate Class</b>	<b>Base</b>	<b>Capacity</b>	<b>Capacity</b>	<b>Customer</b>	<b>Other</b>
1	Residential	91.62%	94.26%	0.00%	94.69%	92.67%
2	Multi-Family	1.16%	0.80%	13.87%	1.00%	1.05%
3	Commercial and Municipal Use	7.21%	4.95%	86.13%	4.32%	6.28%
4	Lift Station/Pumping	0.00%	0.00%	0.00%	0.00%	0.00%
5	<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%

# Appendix C – Revenue Calculation Worksheets

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**Appendix Table C-1**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Existing Rates**  
**Residential**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ 47.90
Customer Capacity Charge	\$ -
Usage Rate	\$/1000 gal
First            1000 gal	-
Excess	3.5000

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	990	998	1,002	1,005	996	1,010	1,054	1,013	1,048	1,024	1,038	1,064	<b>1,020</b>
<b>Water Usage (gal)</b>													
First 1000 gal													
Excess	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Total Water Usage</b>	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	47,421	47,804	47,996	48,140	47,708	48,379	50,487	48,523	50,199	49,050	49,720	50,966	<b>586,392</b>
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	<b>175,812</b>
Total Usage Charges	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	14,651	<b>175,812</b>
Total Revenues	62,072	62,455	62,647	62,791	62,359	63,030	65,138	63,174	64,850	63,701	64,371	65,617	<b>762,204</b>
<b>Total Revenues</b>	62,072	62,455	62,647	62,791	62,359	63,030	65,138	63,174	64,850	63,701	64,371	65,617	<b>762,204</b>

**Appendix Table C-2**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Residential**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ 50.30
Customer Capacity Charge	\$ -
Usage	\$/1000 gal
First            1000 gal	-
Excess	3.68

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	990	998	1,002	1,005	996	1,010	1,054	1,013	1,048	1,024	1,038	1,064	<b>1,020</b>
<b>Water Usage</b>													
First 1000 gal													-
Excess	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Total Water Usage (gal)</b>	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	49,792	50,194	50,396	50,546	50,094	50,798	53,011	50,949	52,709	51,502	52,206	53,514	<b>615,711</b>
Usage Charges													
First 1000 gal													-
Excess	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	<b>184,603</b>
Total Usage Charges	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	15,384	<b>184,603</b>
Total Revenues	65,176	65,578	65,779	65,930	65,477	66,182	68,394	66,332	68,093	66,886	67,590	68,897	<b>800,314</b>
<b>Total Revenues</b>	65,176	65,578	65,779	65,930	65,477	66,182	68,394	66,332	68,093	66,886	67,590	68,897	<b>800,314</b>
													Rate Increase / (Decrease) <b>5.00%</b>

**Appendix Table C-3**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Residential**

Rate		
Minimum Bill		\$ -
Customer Charge		\$ 52.81
Customer Capacity Charge		\$ -
Usage		\$/1000 gal
First	1000 gal	-
Excess		3.8588

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	990	998	1,002	1,005	996	1,010	1,054	1,013	1,048	1,024	1,038	1,064	<b>1,020</b>
<b>Water Usage</b>													
First 1000 gal													-
Excess	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Total Water Usage (gal)</b>	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	4,186	<b>50,232</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	52,282	52,704	52,915	53,074	52,599	53,338	55,661	53,496	55,345	54,077	54,817	56,190	<b>646,497</b>
Usage Charges													
First 1000 gal													-
Excess	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	<b>193,833</b>
Total Usage Charges	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	16,153	<b>193,833</b>
Total Revenues	68,434	68,857	69,068	69,227	68,751	69,491	71,814	69,649	71,497	70,230	70,969	72,342	<b>840,330</b>
<b>Total Revenues</b>	68,434	68,857	69,068	69,227	68,751	69,491	71,814	69,649	71,497	70,230	70,969	72,342	<b>840,330</b>
													Rate Increase / (Decrease) <b>5.00%</b>



**Appendix Table C-5**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Multi-Family**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ -
Water Meter Size	
<2"	\$ 50.30
3"	\$ 75.92
4"	\$ 96.92
6"	\$ 280.67
Usage	\$/1000 gal
First 1000 gal	-
Excess	3.6750

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>													
<2"	11	11	11	11	11	11	11	11	11	11	11	11	11
3"													
4"													
6"													
<b>Total Number of Customers</b>	11	11	11	11	11	11	11	11	11	11	11	11	11
<b>Water Usage</b>													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	53	53	53	53	53	53	53	53	53	53	53	53	637
<b>Total Water Usage (gal)</b>	53	53	53	53	53	53	53	53	53	53	53	53	637
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	541	541	541	541	541	541	541	541	541	541	541	541	6,488
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	195	195	195	195	195	195	195	195	195	195	195	195	2,341
Total Usage Charges	195	195	195	195	195	195	195	195	195	195	195	195	2,341
Total Revenues	736	736	736	736	736	736	736	736	736	736	736	736	8,829
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	736	736	736	736	736	736	736	736	736	736	736	736	8,829
													Rate Increase / (Decrease)
													<b>5.00%</b>

**Appendix Table C-6**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Multi-Family**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ -
Water Meter Size	
<2"	\$ 52.81
3"	\$ 79.71
4"	\$ 101.76
6"	\$ 294.70
Usage	\$/1000 gal
First 1000 gal	-
Excess	3.8588

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>													
<2"	11	11	11	11	11	11	11	11	11	11	11	11	11
3"													
4"													
6"													
<b>Total Number of Customers</b>	11	11	11	11	11	11	11	11	11	11	11	11	11
<b>Water Usage</b>													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	53	53	53	53	53	53	53	53	53	53	53	53	637
<b>Total Water Usage (gal)</b>	53	53	53	53	53	53	53	53	53	53	53	53	637
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	568	568	568	568	568	568	568	568	568	568	568	568	6,812
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	205	205	205	205	205	205	205	205	205	205	205	205	2,458
Total Usage Charges	205	205	205	205	205	205	205	205	205	205	205	205	2,458
Total Revenues	773	773	773	773	773	773	773	773	773	773	773	773	9,270
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	773	773	773	773	773	773	773	773	773	773	773	773	9,270

Rate Increase / (Decrease) **5.00%**

**Appendix Table C-7**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Existing Rates**  
**Commercial and Municipal Use**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ 66.90
Customer Capacity Charge	\$ -
Usage Rate	\$/gal
First            1000 gal	-
Excess	3.1500

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	46	47	49	46	45	46	45	48	48	46	46	46	<b>47</b>
<b>Water Usage</b>													
First 1000 gal													-
Excess	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Total Water Usage (gal)</b>	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	3,077	3,144	3,278	3,077	3,011	3,077	3,011	3,211	3,211	3,077	3,077	3,077	<b>37,330</b>
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	1,133	(42)	171	463	575	673	699	1,155	2,008	1,884	1,698	2,044	<b>12,459</b>
Total Usage Charges	1,133	(42)	171	463	575	673	699	1,155	2,008	1,884	1,698	2,044	<b>12,459</b>
Total Revenues	4,210	3,102	3,449	3,541	3,585	3,751	3,709	4,366	5,219	4,961	4,775	5,121	<b>49,789</b>
<b>Total Revenues</b>	4,210	3,102	3,449	3,541	3,585	3,751	3,709	4,366	5,219	4,961	4,775	5,121	<b>49,789</b>

**Appendix Table C-8**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Commercial and Municipal Use**

Summer	
Minimum Bill	\$ -
Customer Charge	\$ 70.25
Customer Capacity Charge	\$ -
Usage	\$/gal
First            gal	-
Excess	3.3075

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	46	47	49	46	45	46	45	48	48	46	46	46	<b>47</b>
<b>Water Usage</b>													
First 0 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Total Water Usage (gal)</b>	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	3,231	3,302	3,442	3,231	3,161	3,231	3,161	3,372	3,372	3,231	3,231	3,231	<b>39,197</b>
Usage Charges													
First 0 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	1,189	(44)	179	486	603	707	734	1,213	2,108	1,978	1,783	2,146	<b>13,082</b>
Total Usage Charges	1,189	(44)	179	486	603	707	734	1,213	2,108	1,978	1,783	2,146	<b>13,082</b>
Total Revenues	4,420	3,257	3,621	3,718	3,764	3,938	3,895	4,584	5,480	5,209	5,014	5,377	<b>52,279</b>
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	4,420	3,257	3,621	3,718	3,764	3,938	3,895	4,584	5,480	5,209	5,014	5,377	<b>52,279</b>
													Rate Increase / (Decrease)
													<b>5.00%</b>

**Appendix Table C-9**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Commercial and Municipal Use**

Rate	
Minimum Bill	\$ -
Customer Charge	\$ 73.76
Customer Capacity Charge	\$ -
Usage	\$/gal
First            1000 gal	-
Excess	3.4729

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>	46	47	49	46	45	46	45	48	48	46	46	46	<b>47</b>
<b>Water Usage</b>													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Total Water Usage (gal)</b>	360	(13)	54	147	182	214	222	367	637	598	539	649	<b>3,955</b>
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	3,393	3,467	3,614	3,393	3,319	3,393	3,319	3,540	3,540	3,393	3,393	3,393	<b>41,157</b>
Usage Charges													
First 1000 gal	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	1,249	(46)	188	511	634	743	770	1,273	2,214	2,077	1,872	2,253	<b>13,736</b>
Total Usage Charges	1,249	(46)	188	511	634	743	770	1,273	2,214	2,077	1,872	2,253	<b>13,736</b>
Total Revenues	4,641	3,420	3,802	3,904	3,953	4,135	4,089	4,814	5,754	5,470	5,265	5,646	<b>54,892</b>
Discount	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	4,641	3,420	3,802	3,904	3,953	4,135	4,089	4,814	5,754	5,470	5,265	5,646	<b>54,892</b>
													Rate Increase / (Decrease)
													<b>5.00%</b>



**Appendix Table C-11**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Lift Station/Pumping**

		Rate
Customer Charge		\$ -
Customer Capacity Charge		
Water Meter Size		\$ -
	<2"	\$ 50.30
	3"	\$ 75.92
	4"	\$ 96.92
	6"	\$ 280.67
Usage Rate		\$/1000 gal
First	1000 gal	-
Excess		4.4625

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>													
<2"	-	-	-	-	-	-	-	-	-	-	-	-	-
3"	-	-	-	-	-	-	-	-	-	-	-	-	-
4"	-	-	-	-	-	-	-	-	-	-	-	-	-
6"	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 1000	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 1000	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

**Appendix Table C-12**  
**City of Hickman**  
**2024 Wastewater Cost of Service Study**  
**Calculation of Revenue from Proposed Rates**  
**Lift Station/Pumping**

		Rate	
Customer Charge		\$	-
Customer Capacity Charge			
Water Meter Size			
	<2"	\$	52.81
	3"	\$	79.71
	4"	\$	101.76
	6"	\$	294.70
Usage		\$/1000 gal	
First	1000 gal		
Excess			4.6856

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Number of Customers</b>													
<2"	-	-	-	-	-	-	-	-	-	-	-	-	-
3"	-	-	-	-	-	-	-	-	-	-	-	-	-
4"	-	-	-	-	-	-	-	-	-	-	-	-	-
6"	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Customers</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Usage by Block</b>													
First 1000	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Usage gal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue</b>													
Minimum Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Customer Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Usage Charges													
First 1000	-	-	-	-	-	-	-	-	-	-	-	-	-
Excess	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usage Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

Rate Increase / (Decrease)

#DIV/0!

## **EQUIPMENT RENTAL AGREEMENT**

THIS EQUIPMENT RENTAL AGREEMENT (this "Agreement") dated this 10th day of December 2024,

BETWEEN:

Todd Buel of 18305 S 12th Street, Roca, NE 68430 (the "Lessor")

OF THE FIRST PART

-AND-

City of Hickman of 115 Locust Street, Hickman, NE 68372 (the "Lessee")

OF THE SECOND PART

(the Lessor and Lessee are collectively the "Parties")

**IN CONSIDERATION OF** the mutual covenants and promises in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Lessor leases the Equipment to the Lessee, and the Lessee leases the Equipment from the Lessor on the following terms:

### **Definitions**

1. The following definitions are used but not otherwise defined in this Agreement:
  - a. "Casualty Value" means the market value of the Equipment at the end of the Term or when in relation to a Total Loss, the market value the Equipment would have had at the end of the Term but for the Total Loss. The Casualty Value may be less than but will not be more than the original purchase price of the Equipment.
  - b. "Equipment" means Kubota m7-171 which has an approximate value of \$80,000.00.
  - c. "Total Loss" means any loss or damage that is not repairable or that would cost more to repair than the market value of the Equipment.

### **Lease**

2. The Lessor agrees to lease the Equipment to the Lessee, and the Lessee agrees to lease the Equipment from the Lessor in accordance with the terms set out in this Agreement.

### **Term**

3. The Agreement commences on December 16, 2024 and will continue on a \$100.00 per hour, 50-hour minimum basis (the "Term").

### **Rent**

4. The rent for the Equipment will be \$5,000.00, minimum basis as defined in Term above, (the "Rent") and the Rent will be paid prior to the Lessee taking possession of the Equipment.

### **Residual Value**

5. The residual value (the "Residual Value") of the equipment is \$67,500.00.

### **Purchasing the Equipment**

6. The Lessee has the option to purchase the Equipment at the end of the Term by paying the following amounts:
  - a. the Residual Value of the Equipment; and
  - b. any fees, taxes, and expenses related to the purchase of the Equipment.

7. After the Lessee has paid all of the costs and fees associated with purchasing the Equipment, the Lessor will return the following amounts, or the remaining portions of these amounts, to the Lessee:
  - a. any money received from an insurance claim or action that is not used to repair or replace the Equipment.

#### **Delivery of Equipment**

8. The Lessor will, at the Lessor's own expense and risk, deliver the Equipment to the Lessee at Hickman, NE 68372, USA.

#### **Use of Equipment**

9. The Lessee will use the Equipment in a good and careful manner and will comply with all of the manufacturer's requirements and recommendations respecting the Equipment and with any applicable law, whether local, state or federal respecting the use of the Equipment, including, but not limited to, environmental and copyright law.
10. The Lessee will use the Equipment for the purpose for which it was designed and not for any other purpose.
11. Unless the Lessee obtains the prior written consent of the Lessor, the Lessee will not alter, modify or attach anything to the Equipment unless the alteration, modification or attachment is easily removable without damaging the functional capabilities or economic value of the Equipment.

#### **Repair and Maintenance of Equipment**

12. The Lessee will, at the Lessee's own expense, keep the Equipment in good repair, appearance and condition, normal and reasonable wear and tear excepted. The Lessee will supply all parts that are necessary to keep the Equipment in such a state.
13. If the Equipment is not in good repair, appearance and condition when it is returned to the Lessor, the Lessor may make such repairs or may cause such repairs to be made as are necessary to put the Equipment in a state of good repair, appearance and condition, normal and reasonable wear and tear excepted. The Lessor will make the said repairs within a reasonable time of taking possession of the Equipment and will give the Lessee written notice of and invoices for the said repairs. Upon receipt of such invoices, the Lessee will immediately reimburse the Lessor for the actual expense of those repairs.
14. The Lessee may, but is not obligated to, enforce any warranty that the Lessor has against the supplier or manufacturer of the Equipment. The Lessee will enforce such warranty or indemnity in its own name and at its own expense.

#### **Warranties**

15. The Equipment will be in good working order and good condition upon delivery.
16. The Equipment is of merchantable quality and is fit for the purposes it is ordinarily used.

#### **Loss and Damage**

17. To the extent permitted by law, the Lessee will be responsible for risk of loss, theft, damage or destruction to the Equipment from any and every cause.

18. If the Equipment is lost or damaged, the Lessee will continue paying Rent, will provide the Lessor with prompt written notice of such loss or damage and will, if the Equipment is repairable, put or cause the Equipment to be put in a state of good repair, appearance and condition.
19. In the event of Total Loss of the Equipment, the Lessee will provide the Lessor with prompt written notice of such loss and will pay to the Lessor all unpaid Rent for the Term plus the Casualty Value of the Equipment, at which point ownership of the Equipment passes to the Lessee.

#### **Ownership, Right to Lease and Quiet Enjoyment**

20. The Equipment is the property of the Lessor and will remain the property of the Lessor.
21. The Lessee will not encumber the Equipment or allow the Equipment to be encumbered or pledge the Equipment as security in any manner.
22. The Lessor warrants that the Lessor has the right to lease the Equipment according to the terms in this Agreement.
23. The Lessor warrants that as long as no Event of Default has occurred, the Lessor will not disturb the Lessee's quiet and peaceful possession of the Equipment or the Lessee's unrestricted use of the Equipment for the purpose for which the Equipment was designed.

#### **Surrender**

24. At the end of the Term or upon earlier termination of this Agreement, the Lessee will return the Equipment at the Lessee's cost, expense and risk to the Lessor by delivering the Equipment to 18305 S 12th St, Roca, NE 68430, USA. If the Lessee fails to return the Equipment to the Lessor at the end of the Term or any earlier termination of this Agreement, the Lessee will pay to the Lessor any unpaid Rent for the Term plus the Casualty Value of the Equipment plus 10% of the Casualty Value, at which point ownership of the Equipment will pass to the Lessee.

#### **Insurance**

25. The Lessee will, during the whole of the Term and for as long as the Lessee has possession of the Equipment, take out, maintain and pay for insurance against loss of and damage to the Equipment for the full replacement value of the Equipment and will name the Lessor as the loss payee.
26. The Lessee will, during the whole of the Term and for as long as the Lessee has possession of the Equipment, take out, maintain and pay for comprehensive general liability insurance against claims for bodily injury, including death, and property damage or loss arising out of the use of the Equipment. The insurance policy will have limits of at least \$1,000,000.00.
27. The insurance will be in the joint name of the Lessor and the Lessee so that both the Lessor and the Lessee will be protected from liability and will provide primary and non-contributing coverage for the Lessor. The insurance policy will have a provision that it will not be modified or cancelled unless the insurer provides the Lessor with 30 days written notice stating when such modification or cancellation will be effective.
28. Upon written demand by the Lessor, the Lessee will provide the Lessor with an original policy or certificate evidencing such insurance.
29. The Lessee appoints the Lessor as the Lessee's attorney-in-fact ("Attorney") with the power to maintain the above insurance and to secure payments arising out of any insurance policy required by this Agreement. The Attorney has the power to do all acts that are necessary or desirable to secure such payments.

30. If the Lessee fails to maintain and pay for such insurance, the Lessor may, but is not obligated to, obtain such insurance, but if the Lessor does obtain such insurance, the Lessee will pay to the Lessor the cost of such insurance upon notification from the Lessor of the amount.

### **Indemnity**

31. The Lessee will indemnify and hold harmless the Lessor against any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including attorney's fees and costs, arising out of or related to the Lessee's use of the Equipment.

### **Default**

32. The occurrence of any one or more of the following events will constitute an event of default ("Event of Default") under this Agreement:
- a. The Lessee fails to pay any amount provided for in this Agreement when such amount is due or otherwise breaches the Lessee's obligations under this Agreement.
  - b. The Lessee becomes insolvent or makes an assignment of rights or property for the benefit of creditors or files for or has bankruptcy proceedings instituted against it under the federal bankruptcy law of the United States or another competent jurisdiction.
  - c. A writ of attachment or execution is levied on the Equipment and is not released or satisfied within 10 days.

### **Remedies**

33. On the occurrence of an Event of Default, the Lessor will be entitled to pursue any one or more of the following remedies (the "Remedies"):
- a. Declare the entire amount of the Rent for the Term immediately due and payable without notice or demand to the Lessee.
  - b. Commence legal proceedings to recover the Rent and other obligations accrued before and after the Event of Default.
  - c. Take possession of the Equipment, without demand or notice, wherever same may be located, without any court order or other process of law. The Lessee waives any and all damage occasioned by such taking of possession.
  - d. Terminate this Agreement immediately upon written notice to the Lessee.
  - e. Pursue any other remedy available in law or equity.

### **Assignment**

34. THE LESSEE WILL NOT ASSIGN THIS AGREEMENT, THE LESSEE'S INTEREST IN THIS AGREEMENT OR THE LESSEE'S INTEREST IN THE EQUIPMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LESSOR.
35. If the Lessee assigns this Agreement, the Lessee's interest in this Agreement or the Lessee's interest in the Equipment without the prior written consent of the Lessor, the Lessor will have recourse to the Remedies and will be entitled to all damages caused by the transfer to the extent that the damages could not reasonably be prevented by the Lessor.

36. THE LESSOR WILL NOT ASSIGN THIS AGREEMENT, THE LESSOR'S INTEREST IN THIS AGREEMENT OR THE LESSOR'S INTEREST IN THE EQUIPMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LESSEE. THE LESSOR WILL NOT ASSIGN OR TRANSFER THE LESSOR'S RIGHT TO COLLECT RENT OR ANY OTHER FINANCIAL OBLIGATION OF THE LESSEE.

37. If the Lessor assigns this Agreement, the Lessor's interest in this Agreement or the Lessor's interest in the Equipment without the prior written consent of the Lessee, the Lessee will be entitled to terminate this Agreement without penalty.

#### **Additional Documents**

38. Upon written demand by the Lessor, the Lessee will execute and deliver to the Lessor documents required by the Lessor to protect the Lessor's interest in the Equipment including, but not limited to, the documents necessary to file a UCC financing statement.

#### **Additional Clauses**

39. Eighty percent (80%) of Rent goes towards purchase.

#### **Entire Agreement**

40. This Agreement will constitute the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either Party except to the extent incorporated in this Agreement.

#### **Address for Notice**

41. Service of all notices under this Agreement will be delivered personally or sent by registered mail or courier to the following addresses:

Lessor:

Todd Buel  
18305 S. 12th Street  
Roca, NE 68430

Lessee:

City of Hickman  
115 Locust Street  
Hickman, NE 68372

#### **Interpretation**

42. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

#### **Governing Law**

43. It is the intention of the Parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Nebraska, without regard to the jurisdiction in which any action or special proceeding may be instituted.

#### **Severability**

44. If there is a conflict between any provision of this Agreement and the applicable legislation of the State of Nebraska (the "Act"), the Act will prevail, and such provisions of the

Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.

45. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both Parties subsequent to the expungement of the invalid provision.


**General Terms**

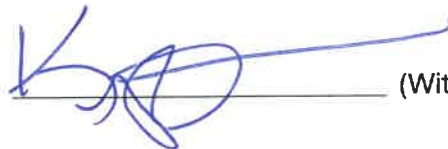
46. This Agreement may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
47. Time is of the essence in this Agreement.
48. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party to this Agreement.
49. Neither Party will be liable in damages or have the right to terminate this Agreement for any delay or default in performance if such delay or default is caused by conditions beyond its control including, but not limited to Acts of God, Government restrictions, wars, insurrections, natural disasters, such as earthquakes, hurricanes or floods and/or any other cause beyond the reasonable control of the Party whose performance is affected.


**Notice to Lessee**


50. **NOTICE TO THE LESSEE:** This is a lease. You are not buying the Equipment. Do not sign this Agreement before you read it. You are entitled to a completed copy of this Agreement when you sign it.

IN WITNESS WHEREOF the Parties have duly affixed their signatures on this 10th day of Dec, 2024.

 \_\_\_\_\_ Todd Buel (Lessor)  
(signature)

 \_\_\_\_\_ (Witness)

 \_\_\_\_\_ City of Hickman (Lessee)  
(signature)

 \_\_\_\_\_ (Witness)

# Quote



Date: 03/04/2025  
Quote No.: 10010

## Creative Sites

11506 Pierce Street  
Omaha, Ne 68144  
Julie Kutilek  
402-614-4606  
julie@creativesitesllc.com

## Bill To:

City of Hickman  
115 Locust Street  
Hickman, Ne 68372

Qty	Item	Description	Unit Price	Total
1		BCI Burke Play Max Shade 20' x 25'	\$8,967.00	\$8,967.00
1		Freight	\$1,145.00	\$1,145.00
1		Installation	\$7,000.00	\$7,000.00

**Total \$17,112.00**

Delivery is 6 weeks ARO.

Please contact us for more information about payment options.

Thank you for your business.

NOTE: THOUGH ALL ATTEMPTS HAVE BEEN MADE TO PROVIDE AN ACCURATE SITE REPRESENTATION, IT MAY NOT REPRESENT THE AREA WHERE THE EQUIPMENT IS TO BE PLACED.

Area=1,94  
Perimet





Click on image to zoom



### Professional Installation Services

WillyGoat is proud to offer installation throughout the United States for most items. Request a quote today for pricing!



are included.

Length: 20 Feet

Width: 20 Feet

Entry Height: 8 Feet

Shipping to California?

No  
 Yes

Shade Color

Post Color

Mounting Options

In Ground Mount (+0)  
 Recessed Mount Anchor Bolts & Plates +\$620

Fabric Option

Quick Release +\$1490

Plans

Unsealed Engineered Drawings +\$250  
 Sealed Digital Engineered Drawings +\$875  
 Sealed Physical Engineered Drawings +\$1140

Price: \$9,748.99

Shipping calculated at checkout



Click on image to zoom



### Professional Installation Services

WillyGoat is proud to offer installation throughout the United States for most items. Request a quote today for pricing!



are included.

Length: 14 Feet

Width: 14 Feet

Entry Height: 8 Feet

Shipping to California?  No  Yes

Shade Color

Post Color

Mounting Options  In Ground Mount (+0)  Recessed Mount Anchor Bolts & Plates +\$620

Fabric Option  Quick Release +\$1490

Plans  Unsealed Engineered Drawings +\$250  Sealed Digital Engineered Drawings +\$875  Sealed Physical Engineered Drawings +\$1140

Price: \$5,937.99  
Shipping calculated at checkout