

City Council Regular Meeting
Tuesday, July 22, 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 the 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 July 8, 2025 City Council Meeting Minutes
 - 5.B. Approval of July 15, 2025, Special City Council Meeting Minutes

- 5.C. Claims and Accounts Payable Report
6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Lincoln-Lancaster County Health Department update by Brock Hanisch
7. Reports
 - 7.A. Public Works and Parks and Recreation Department
 - 7.B. City Code Violations, Abatements, Nuisances and Permits
8. Public Hearings - None
9. Unfinished Business
 - 9.A. Resolution 2025-06, League Association of Risk Management Interlocal Agreement for Insurance Pool Renewal
 - 9.B. Ordinance 2025-09, Change of Zone from R-O, Original Residential District, to C-2, General Commercial District on property at 541 Chestnut (Third Reading)
10. New Business
 - 10.A. Scotts Creek Trail Bidding (Shayne/Olsson)
 - 10.B. Redemption Hill Church Request to use City Owned Property for a Community Kids Outreach and Block Party in Main Park
 - 10.C. Master Agreement Work Order for Professional Services with Olsson for Etmund Estates 2nd Addition Construction Oversight.
 - 10.D. Consideration of Agreement with HBE CPA's & Consultants to Comprise the 2025-2026 State of Nebraska City/Village Budget Form
 - 10.E. Ordinance 2025-10, Consideration of Sealed Bids for the Sale and Conveyance of Real Property - Etmund Estates 1st Addition, Lot 2
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence

12.A. 36th Annual Hickman Hay Days, Friday & Saturday, July 25 & 26, 2025

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD July 8, 2025

Mayor Phil Goering called the meeting to order at 7:00 pm on July 8, 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 – None

Consent Agenda

The Consent Agenda included approval of the June 24, 2025, City Council Meeting Minutes, Claims and Accounts Payable Report, Statement of Accounts and Budget Cash Report as of May 30, 2025, and Monthly City Sales Tax Report. Motion by Noren and a second by Ziemann 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

Chief Deputy Ben Houchin and Sheriff Terry Wagner gave Lancaster County Sheriff's Office Update. With the population growth of Hickman, they wanted to encourage the City to consider contracting for a second full-time deputy. Chief Deputy Houchin presented statistics on the number, peak times and types of calls for service. He also provided comparisons with the City of Waverly, whose estimated population for 2025 is 4,569 and Hickman's estimate is 3,518. Sheriff Wagner pointed out that the response time without a deputy in town can take 20–30 minutes depending on the location of the next available deputy. The Council discussed the possibility of changing the contract deputies' days on duty and hours in service to be available during the highest call volume.

Reports

The Volunteer Director of the Reading Centre presented the Reading Centre Report. She provided a chart showing the number of patrons from 2005 (2,026 patrons) to 2024 (1,592 patrons) with a significant decrease and increase around the Covid years. In June, they had a Seussical Storytime where they partnered with characters from the Nebraska Community Playhouse to read Dr. Seuss books for Storytime. The R.E.A.D. to Bailey program is discontinued due to the passing of Bailey, the Reading Education Assistance Dog.

There was no Planning Commission Report.

Deputy Bryant presented the Lancaster County Sheriff's Office report. Deputy Bryant shared his safety concern about the number of underage children driving golf carts on the city streets. Golf Carts are only to be operated by licensed drivers.

The City Administrator presented the Community Center and Activities Report. The upcoming events included Adults Only Pickleball Open Play Spring/Summer Hours, Adults Only-Pickup

Basketball, The Arts Council's Farmers Market on the 1st & 3rd Thursdays, Lincoln City Libraries-Community Outreach Summer Reading Challenge and Hickman Hay Days July 25th & 26th.

Motion by Wagner and a second by Noren to approve reports 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.

Public Hearings – None

Unfinished Business

Ordinance 2025-09, an ordinance for a Change of Zone from R-O, Original Residential District, to C-2, General Commercial District on property at 541 Chestnut St., legally described as S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE was on the agenda for the second reading. Mayor Goering invited Greg Stofer of Silver City, IA to speak on the registered agenda topic speaker card he gave the recording clerk. Mr. Stofer is the son of Raymond R. & Joan Stofer, who requested the change of zone. He explained that he was there to support his parents in their request, that they were ready to downsize and that a zoning change to a commercial district would increase the value. This parcel has been designated for commercial use in the Hickman Comprehensive Plan for the past 30 years. Mr. Stofer requested the Council consider waiving the three-reading rule for the ordinance approving the zoning change. Motion by Ziemann and a second by Wagner to waive the three-reading rule for Ordinance 2025-09. The following Council Members voted "YEA": Noren, Ziemann, Kulwicki and Wagner. The following Council Members voted "NAY": Drahota and Borchardt. Motion failed 4-2. Motion by Wagner and second by Borchard to approve the second reading of Ordinance 2025-09. 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

The City Administrator presented the renewal for insurance through the League Association of Risk Management (LARM). The 2025-26 Pool Year rates had a 26% adjustment increase for Property, 5% adjustment increase for Liability Coverages and 5% adjustment increase for Workers Compensation. Minimum deductibles were also increased to \$500 for Auto, \$500 for Contractors Equipment and Additional Property, and \$1,000 for Buildings, Contents and Property in the Open. Staff recommended choosing the option with the three-year commitment and 180-day notice of termination for the 5% discount. The Council inquired about the \$1,000 deductible on the commercial policy and directed the City Administrator to review the increase and explore the possibility of negotiating a lower deductible. Motion by Drahota and a second by Borchardt to table approval of Resolution 2025-06 until the July 22, 2025, City Council Meeting. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Resolution 2025-07. RESOLUTION NO. 2025-07 Surplus Property Declaration WHEREAS, The City of Hickman has authority under Nebraska State Statute 17-503.01 and Section 6-111 of the Municipal Code of Hickman, to order the sale of City owned personal property through the adoption of a resolution by the City Council directing the sale and the manner and terms of the sale, and WHEREAS, The City of Hickman has personal property with a fair market value of less than \$5,000.00, described as follows, that is hereby declared to

be surplus property and the same is hereby directed to be sold at or above the stated minimum bids: See Exhibit A WHEREAS, The City of Hickman has established the following terms and conditions for the sale of the above described property: 1. Bids must be accepted in person only during a Silent Auction July 26, 2025, from 8:00 am to 12:00 pm (Noon) at Hickman Community Center 115 Locust St., Hickman, NE 2. Property is being sold "as-is" without warranty; 3. Item will be sold to the highest bidder; if the highest bidder fails to make payment it will result in either a) the City accepting the next highest bid, or b) the City rejecting all bids and canceling the sale; 4. Payment must be made via personal check or cash; 5. Sold property must be paid for on the same date of auction; 6. Property will not be released until payment is received; NOW, THEREFORE, BE IT RESOLVED by the Mayor and Governing Body of the City of Hickman that the above described surplus property be sold by the City of Hickman after notice of such sale has been posted in three prominent places within the municipality for a period of not less than seven (7) business days prior to the sale of such property via Silent Auction. Said notice shall give general description of the surplus property offered for sale and state the terms and conditions of such sale. PASSED AND APPROVED this 8th day of July 2024. Motion by Borchardt and a second by Ziemann to approve Resolution 2025-07, a Surplus Property Declaration directing the sale of City owned personal property. 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: NDEE (Nebraska Department of Environment and Energy) has merged with NDNR (Nebraska Department of Natural Resources) and are now DWEE (Nebraska Department of Water, Energy, and Environment); The Booster Pump Project is now open for bids with the bid opening August 4th at 10am; No sealed bids have been received for the city's Etmund estates lot; Geotechnical services for the pickleball park project were received. Motion by Wagner and a second by Noren 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 "NAY": None. Motion passed 6-0.

Governing Body Comments & Council Correspondence

The 36th Annual Hickman Hay Days will be Friday & Saturday, July 25-26, 2025

Meeting Adjournment

Motion by Borchardt and a second by Ziemann to adjourn meeting at 8.30pm. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

**MINUTES OF THE HICKMAN CITY COUNCIL
SPECIAL MEETING HELD July 15, 2025**

Mayor Phil Goering called the meeting to order at 6:00 pm on July 18, 2024 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. Council Members Dave Kulwicki, Steve Noren, Travis Borchardt, Doug Wagner, Justin Drahota, and Tina Ziemann 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.

Discussion of Fiscal Year 2025/2026 Budget

The City Administrator presented the Nebraska Auditor of Public Accounts budget updates including changes of new legislative regulations affecting the City Budget levy authority and calculation process for the 2025/2026 Fiscal Year. The Property Tax Growth Limitation Act intends to limit the amount property taxes can grow year over year. Fiscal Year 2025/2026 is the first year of implementation, and municipalities will create a tax request base amount that will be the starting point, or new cap, for successive years. The base amount in the calculation process begins with the prior year's property tax request plus an inflation percentage amount, plus a growth percentage amount, less any public safety exceptions utilized the prior year. The growth percentage is determined by Lancaster County Assessor's office and the inflation percentage is determined by the State of Nebraska.

The inflation percentage for 2025/2026 has been set at 5.17% and the growth percentage will be received from the county by August 20. Estimates currently are approximately 10% or more. There will be no limit on unused authority carry-forward from 2025/2026 to 2026/2027 because this is the first year implementing these new regulations and there was no "tax request authority from the prior year". The levy limit, or levy authority, remains the same at 45 cents, plus 5 additional cents if related to interlocal agreements and bond levies are outside these limits. In 2024, City Council voted to approve of a 15-cent reduction of the total tax rate for Fiscal Year 2024/2025 which places the City of Hickman's current levy at 25 cents (general tax rate) and bond rate of 19 cents, for a total tax rate of 44 cents. The City Administrator stated that the accounting firm, HBE, LLC will be assisting with the new budget forms and calculations as they have in the past. A special meeting workshop has been set for July 29, 2025 to further discuss the city's budget authority for the next fiscal year utilizing the new regulations. Public budget hearings will be held in September.

Adjournment

Motion by Council Member Wagner and a second by Borchardt to adjourn the meeting at 7:00 pm. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Wagner, Drahota, and Ziemann
The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Phil Goering

Kelly Oelke, City Administrator

VENDOR	DESCRIPTION	AMOUNT
All Copy Products	JUNE PRINTING CHARGE	475.08
All Copy Products	AUG POSTAGE MACHINE RENTAL	643.82
Bizco Technologies	Bizsecure Monitoring Service, Proofpoint, Server Backup	7,821.60
Black Dragon Fireworks	Fireworks deposit refund	200.00
BOK Financial	HICKMANREF18 (49% ELECTRIC, 51% SEWER)	150,057.50
BOK Financial	HICKMANBAN25 (SEWER)	73,052.50
Capital City Refuse	July Trash	218.13
Crete Ace Hardware	CHAIN SAW REPAIR	160.96
Folkerts, Jennifer	REIMBURSE-FARMERS MARKET MUSICIAN/ART COUNCIL	40.00
GCP Construction Inc	ST LIGHT SHOTS	8,642.00
Get The Job Done	Box Rental Hay Days 2025	1,119.32
Hickman True Value	SUPPLIES	150.18
JEO Consulting Group, Inc.	Project No. R230102	660.00
Ka-Boomers Fireworks	2025 Fireworks Deposit Refund	200.00
Kracklin Kirks Fireworks	2025 Fireworks Deposit Refund	200.00
Lincoln Winwater Works	HARDWARE FOR SAMPLING STATION	497.05
Menard's	SHOP SUPPLIES	316.16
Nebraska Dept of Revenue	Sales & Use Tax	5,604.36
Nebraska Rural Water Assoc	Dues	450.00
Norland Pure	Water (April-June)	253.71
Norris Public Power District	Underground Transformer Damage 6/27/25	2,715.39
Norris Public Power District	JUNE ELECTRIC	10,804.12
Olsson	Project #021-01497 WRRF Headworks & Final Clarifier	5,059.80
Robinson, Kim & Isaac	Farmers Market Refund/Art Council	210.00
Vinton Enterprises	Firework Stand Deposit Refund Request	200.00
Wild Willy's Fireworks	Fireworks Deposit Refund	200.00
Windstream	Acct # 2029 City office phone	895.17
Windstream	Acct# 9419 - WTP Phone Dept.	109.11
Total		270,955.96
MANDATORY PAYROLL CLAIMS		
Column3	Column1	Column2
VENDOR	DESCRIPTION	AMOUNT
Ameritas	401 K	4571.44
ERIN M MCCARTNEY CHAPTER 13 TRUSTEE	EMPLOYEE WITHHOLDING	504.00
MISSION SQUARE	DEFERRED COMPENSATION	848.00
NEBRASKA CHILD SUPPORT PAYMENT CENTER	EMPLOYEE WITHHOLDING	217.85
Payroll	7/11/2025	32,648.91
IRS	FEDERAL WITHHOLDING	9233.51
Unum	Employee Disability Premiums - August	221.78
Total		48245.49

Public Work & Parks Department Report

JUNE 2025

Public Works

- 811 Locate Tickets
- Gathered GIS data for the Etmund Estate development
- Providing traffic control for the new Farmers Market. (Barricades)
- Getting ready for Hay Days

Water & Wastewater

- Installed meters for new construction building permits
- Routine sampling
- Meter Reading
- Judds Bros. has completed the sanitary Sewer installation and are 70% done with water installation for the Etmund Estates development.
- Johnson Services completed the lining project for this year.
- Maintenance done on the generators at water and waste water plants.
- Our waste water operator accepted a position with another municipality.

Streets

- A member of Olssons team came to look at some of the issues we were and still have on Lindale Circle.
- Straight Line Stripping was in town and painted there portion of the streets.
- Olsson had surveyors in town doing preliminary surveying on Wagontrain Ave
- Terracon did core sampling for proposed pickleball area.
- Plan on starting on downtown lighting project to start the week after Hay Days.
- They are planning on starting the milling asphalt repair on Hickman Road Monday after Hay Days.

Parks

- Staff has used the new sprayer/spreader several times already. Did a 4 hr job in 15-20 min.
- Staff has freshened mulch in the park and at greeting sign. Mulch for the playground equipment area could show up any day.

OPEN CODE VIOLATIONS REPORT

NEW VIOLATIONS

Updated July 18, 2025

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Orchard Place	Barking Dog	6/25/2025	Property Owner	6/27/2025	Action Complete	Barking Dog. Deputy contacted owner. No further complaints.
8th and Asher	Trailer on city street greater than 2 hours	6/26/2025	Trailer Owner	6/27/2025	Action Complete	Deputy contacted owner and trailer was moved.
Concord Ave	expired tags on vehicle in the city street	6/26/2025	Vehicle Owner	6/27/2025	Action Complete	Vehicle moved off of city street.
10th and Cyprus	Trailer on Camper parked in dead end	10th and Cyprus	Vehicle Owner	6/27/2025	Action Complete	Deputy contact owners. They will be moved.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
City-wide Mowing	weeds taller than 10 inches	5/23/2025	Property Owner	6/30/2025	in process	Weeds taller than 10 inches on commercial and residential property. City Staff has been contacting owners.
Birchwood Drive	vehicles parked on city street	6/13/2025	Deputy	7/13/2025	action complete	Vehicles parked on city street greater than 24 hours.
Orchard Place	Drainage Issue	6/13/2025	Building Inspector	8/13/2025	in process	Neighboring property drainage issues. Building Inspector and city staff are working with property owners. The fence was raised and after heavy rain water is standing in both lots.

25 Building Permits for single family homes have been issued year to date for 2025. Last years total for SFR was 22.

RESOLUTION NO. 2025-06
CITY OF HICKMAN, NEBRASKA

League Association of Risk Management
2025-26 Renewal Resolution

WHEREAS, the City of Hickman is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

LET IT BE RESOLVED that the governing body of the Hickman, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**180 day and 3 year commitment; 5% discount**)
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**180 day and 2 year commitment; 4% discount**)
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (**180 day notice only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**90 day notice and 3 year commitment only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**2 year commitment only; 1%**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (**90 day Notice only**)

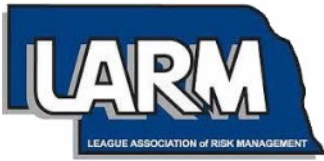
PASSED AND APPROVED THIS 8th DAY OF JULY, 2025.

Phil Goering, Mayor

Attest:

Michele Lincoln, CMC, City Clerk

(SEAL)



1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

Notice of Change to Minimum Deductibles

Auto Deductibles:

Effective 10/1/2025, LARM is implementing a minimum \$500 comp/\$500 collision deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes these minimum deductibles.

Contractors Equipment and other Additional Property Items:

Effective 10/1/2025, LARM is implementing a minimum \$500 deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes these minimum deductibles.

Buildings, Contents and Property in the Open:

Effective 10/1/2025, LARM is implementing a minimum \$1,000 deductible. If you previously had deductibles that were lower than that, your renewal proposal now includes this minimum deductible.



1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

June 30, 2025

Dear LARM Member,

Attached please find your Renewal Coverage Proposal for the 2025-26 Pool Year. This proposal is itemized by line of coverage to represent your specific limits, deductibles, annualized contributions and to outline LARM's resolution credit options available for the new term.

To ensure LARM members are adequately covered, LARM is increasing overall values. Most members are seeing property values, contents, and property in the open increases of 5% depending on if you had a valuation of your properties in the last year. This is also being driven by reinsurance to ensure proper coverage on catastrophic losses.

To continue the goal of pursuing a strong financial position, the LARM Board formally approved the recommended adjustment to the 2025-26 Pool Year rate levels as follows:

- + 26% rate adjustment for Property.
- + 5% adjustment Level rates for Liability Coverages.
- + 5% adjustment for Workers' Compensation.

Finally, the information presented in this communication packet does not include any potential mono-line insurance placements that are not part of the formal LARM Property, General Liability or Workers' Compensation coverages (such as Bonds, Special Events Coverage, Liquor Liability, etc.) In addition, please be advised that your final invoice amount may vary from the renewal packet based on endorsements that require contribution adjustment over the next several weeks.

As always, the LARM Board and staff are very pleased that your community will continue to support LARM as we celebrate our 31st year of unparalleled commitment to serving our Members. On behalf of each of us, I thank you for making our partnership a mutual success.

Sincerely,

LEAGUE ASSOCIATION OF RISK MANAGEMENT

A handwritten signature in cursive script that reads "Tracy Juranek".

Tracy Juranek

Customer Service Specialist/Assistant Executive Director



1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

How to process the attached annual renewal resolution

As always, LARM continues to seek certainty on upcoming Member commitments to allow us to accurately forecast our financial position. Requiring all Members to make annual elections by means of the Renewal Resolution affords us the fiscal confidence to structure a more stable program year-over-year. In return, LARM is able to translate this financial benefit to our Members in the form of corresponding contribution credits. Because predictability is strongest when estimates have future value, completing a new resolution each year delivers the best opportunity for this objective.

If you signed a 3-year resolution last year to receive the 5% discount, you may once again return a new 3-year resolution to continue to receive the 5% discount this year. Any member can opt for the 3-year option at any renewal to receive the maximum available discount.

If you are a Member that desires to competitively bid your coverage in the next three (3) years:

- If you already have a three (3) year Renewal Resolution at the 5% discount;
 - ↳ Execute a two (2) year Renewal Resolution at the 4% discount at the upcoming.
- If you already have a two (2) year Renewal Resolution at the 4% discount;
 - ↳ Execute a one (1) year Renewal Resolution for either the 2% or 0% discount.
- If you already have a one (1) year renewal Resolution, you must provide written notice of termination in accordance with the necessary days identified in the Renewal Resolution prior to the desired termination date.

If you do not execute/return a Renewal Resolution for the new Pool Year:

- You will automatically drop to the next lower commitment/contribution credit for that Pool Year (for example: If you were at a three (3) year commitment and do not execute/return a Renewal Resolution for the new Pool Year, you will automatically drop to a two (2) year commitment).

The enclosed Renewal Resolution form for the new term is made available for your use in designating the annual selection for the 2025-26 Pool Year. Once you have elected your contribution credit option, please authorize the Renewal Resolution and return to LARM to the address provided on the form. In order that LARM is able to issue process invoices as quickly as possible and prior to inception of the 2025-26 Pool Year, LARM requests that the fully executed Renewal Resolution be received no later than **August 15, 2025**. Once the Renewal Resolution

has been received by LARM, complete renewal packet materials (invoices, coverage documents, auto ID cards, etc.) will be prepared and delivered to you.

We are happy to review and discuss any questions or concerns you may have regarding this important process; therefore, we encourage you to contact your agent or LARM Customer Service if you need assistance.

Important Postscript:

Nebraska Revised Statutes §44-4309(1) requires that any member of a government risk management pool may voluntarily terminate its participation in the pool, but must notify the Director of the Nebraska Department of Insurance and the other members of the pool at least ninety (90) days prior to the desired termination date. **The notification to the Nebraska Department of Insurance and to LARM should be sent via certified mail.** The member's decision to terminate participation in the government risk pool is subject to the approval of the Director of the Nebraska Department of Insurance.

ORDINANCE NO. 2025-09

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO ZONE CERTAIN PROPERTY NOW ZONED R-O ORIGINAL RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT; AND TO PROVIDE FOR AN EFFECTIVE DATE HEREOF.

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

- Section 1.** Pursuant to Article 5 of the Zoning Ordinance of the City of Hickman, Nebraska (Ord. No. 2023-11, Section 5.11) to zone property legally described as S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman LOT 72 NE, Lancaster County, Nebraska, now zoned R-O Original Residential District to C-2 General Commercial District.
- Section 2.** The City of Hickman Planning Commission, upon conducting a Public Hearing on June 3, 2025, recommended approval of the aforementioned amendment to the City of Hickman City Council.
- Section 3.** That the City of Hickman’s “Official Zoning Map”, per Ordinance 2023-11, adopted September 12, 2023, be amended to show the change in zoning set forth in Section 1 of this Ordinance.
- Section 4.** All other ordinances or sections approved prior to the passage, approval, and publication or posting of this ordinance which conflict with these provisions are repealed.
- Section 5.** This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this ____ day of _____, 2025.

Phil Goering, Mayor

Michele Lincoln, City Clerk

(SEAL)

STAFF REPORT

TO: Hickman Planning Commission

FROM: Heidi Hoglund, Zoning Enforcement Officer

RE: Zoning Change Request – 541 Chestnut Street R-O to C-2

DATE: May 30, 2025

I. Introduction

This report summarizes the zoning map amendment request submitted by Raymond R. & Joan Stofer for the property located at 541 Chestnut Street, Hickman, NE. The applicant seeks to change the zoning from Original Residential (R-O) to General Commercial (C-2) to align with the property's designation on the City's Future Land Use Map.

II. Property Information

- Parcel ID: 1533200010000
- Address: 541 Chestnut Street
- Legal Description: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE
- Size: Approximately 1.73 acres
- Owner: Raymond R. & Joan Stofer
- Structures: Single-family home (built in 1915) and accessory outbuildings
- Floodplain: Not located within a designated floodplain

III. Zoning and Land Use Context

The property is currently zoned Original Residential (R-O), which allows for medium density residential. The proposed zoning, General Commercial (C-2), allows for a broader range of retail, service, and commercial operations. According to the City's 2025 Comprehensive Plan and Future Land Use Map, this parcel is identified for future commercial use.

IV. Public Hearing Notification

At least 10 days prior to the Planning Commission meeting, and in accordance with Nebraska Revised State Statutes, notice of the public hearing was published in the local newspaper, posted on three designated local bulletin boards, signage is in place on the property, regular USPS notification was sent to property owners whom are Hickman residents residing 300 feet of the site and certified mail notifications were sent to nonresident property owners owning property within 300 feet of the site, as state requirements request.

V. Staff Findings

1. The proposed zoning change is consistent with the 2025 Future Land Use Map.
2. The site is adjacent to a mix of residential, commercial uses, and public use including proximity to the City Maintenance Shop.
3. Rezoning to C-2 will enable appropriate infill development in an area designated for commercial growth.
4. The property has adequate access and is not located in a floodplain.
5. The requested change complies with procedural requirements of the Hickman Zoning Ordinance and Nebraska State Statutes.
6. The property is located within the Corridor Overlay and design standards will apply to new commercial buildings.
7. The Official Zoning Map of the City of Hickman will be amended to reflect a change of zoning district, if approved.

VI. Staff Recommendation

One the request to rezone the property at 541 Chestnut Street from Original Residential (R-O) to General Commercial (C-2) zoning district, based on consistency with the Comprehensive Plan.

Recommend approval from the Planning Commission to the City Council, on a change of zone request from Original Residential District (R-O) to General Commercial (C-2) zoning district for the property legally described as: S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE and to amend the Official Zoning Map to reflect said change.

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

June 3, 2025

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, June 3, 2025. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

2. Roll Call

Planning Commission Members present for Roll Call included: Jarred Horsky - Alternate, Paul Tran, Cory Ostrander, Chair Josh Maurer, Colby Huenink - ETJ Representative, Erik Nore, Brad Schlange and Lance Murry. Planning Commission Members Charles Stewart and Eldren Echternkamp were recorded as absent and excused.

3. Approval of Minutes

Chair Maurer presented the May 6, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Huenink to approve the May 6, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

4. Presentations & Introductions

None.

5. Reports

A. The staff report presented by Zoning Enforcement Officer Hogle summarized the change of zone request for 541 Chestnut Street. Staff noted that the subject property is approximately 1.73 acres in size, currently zoned Original Residential District (R-O), and is located near the intersection of 7th Street and Chestnut Street. The property lies south of First State Bank-Hickman and is shown as Commercial on the City's Future Land Use Map. Staff recommended approval of the zoning change request.

6. Public Hearing

A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Chair Maurer opened the public hearing at 7:08 PM. Mr. Russell Price of 442 E. 5th Street spoke in opposition and would like the property to remain residential. Mr. Jerry Lentfer of 655 Chestnut Street, First State Bank-Hickman, spoke in a neutral capacity and had concerns regarding access point(s) for future commercial business(es). Hearing no further comments in favor, opposition or neutral position, Nore made the motion to close the public hearing at 7:14 PM, seconded by Schlange. The following members voted “YEA,” Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted “NAY,” none. Motion passed 8-0.

7. Unfinished Business – None

8. New Business

A. Recommendation to City Council on the request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Motion made by Horsky to recommend approval of the request for the change of zoning district from Original Residential District (R-O) to General Commercial (C-2) for the property legally described as: S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE and to amend the Official Zoning Map to reflect the said change.

Motion was seconded by Huenink. The following members voted “YEA,” Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted “NAY,” none. Motion passed 8-0.

9. Planning Commission Comments & Correspondence - None

10. Meeting Adjournment

Motion by Ostrander and a second by Murry to adjourn the meeting at 7:28 PM. The following members voted “YEA,” Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted “NAY,” none. Motion passed 8-0.

Josh Maurer, Chair Date Heidi Hoglund, Recording Clerk Date



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



COMMENT, CONCERN & AGENDA REQUEST FORM

Date: 7-15-25

Name: Sam Larson (Redemption Hill Elders)
First Last

Address: PO Box 61 Hickman NE 68372
Street / P.O. Box City State Zip Code

Telephone: 402-417-3395 Email: hello@redemptionhillbible.com

Comment, Concern, or Agenda Request Item:

We would like to hold a community kids outreach in
the main Hickman park on the evenings of August
4, 5, 6 and a community "block party" at the park
on August 7th.
We have forwarded insurance documents to the city,
and all events would be open to the public.
I will likely send one or more elders on my
behalf to the meeting.
Thanks!

[Signature]
Signature of Requestor

Date Received _____ City Staff Name _____



MASTER AGREEMENT WORK ORDER

This exhibit dated July 14, 2025 is hereby attached to and made a part of the Master Agreement for Professional Services dated August 31, 2020 between the City of Hickman, Nebraska ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is as indicated below.

GENERAL

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

PROJECT DESCRIPTION AND LOCATION

Project will be located at: Hickman, Nebraska

Project Description: Etmund Estates 2nd Addition Construction Oversight.

SCOPE OF SERVICES

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

Olsson serves as the City Engineer for the City of Hickman and will be a representative of the City during the construction phase of Etmund Estates 2nd Addition, a private subdivision within the City's jurisdiction. Olsson will furnish Project Management, Construction Oversight, Material testing, and Project Close-Out Services during this construction phase for the public infrastructure improvements.

By performing the services, no authority or responsibility is assumed to supervise, direct, or control the Contractor's work or the Contractor's means, methods, techniques, or procedures of construction. Olsson shall not have authority or responsibility for safety precautions and programs incident to the Contractor's work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes or orders applicable to the Contractor furnishing and performing the work. The Contractor shall have sole responsibility for safety and for maintaining safe practices and avoiding unsafe practices or conditions.

These services shall in no way relieve the Contractor of complete supervision of the work or the Contractor's obligation for complete compliance with the drawings and specifications. These services shall in no way relieve the Engineer of Record for the public improvements for complete compliance with federal, state, and local requirements and standards. Olsson agrees to provide

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

Phase 100 – Project and Construction Management

Task 100100 - Project Management

Olsson will provide General Project Management for the duration of the project. This task includes management of project staff and budget along with coordination with City staff. Olsson will provide monthly invoices to the City.

Task 100200 - Construction Administration and Oversight

Olsson shall furnish personnel for the administration and general oversight of the project. A main point of contact will be provided to the City of Hickman to assist in construction related questions and/or communicate changes in conditions that may be encountered. The scope includes construction manager time for administration and project management.

Olsson shall perform the following construction phase services:

1. Olsson will review/use available project documentation provided by the Developer and/or his representatives for reference during the construction of the public infrastructure.
2. Olsson will provide construction reporting and documentation to the City of Hickman and the Developer and/or his representatives.
3. Olsson will review all testing data and reports for general compliance with the plans and specifications.
4. Olsson shall make periodic visits to the site to oversee the general progress of the work. Reports shall be prepared and provided to the City on a weekly basis as construction activity/progress warrants the need for such reporting.

Items of interest related to the Utility Construction (Sanitary Sewer, Water Main) shall include but not be limited to the following:

- Periodic observation of trench excavation, subsurface/foundation conditions, and backfill operations.
- General observation of system layout and installation operations of pipes, manholes, fire hydrants, valves, and other appurtenances to the utility construction.
- Review of methods and results of acceptance testing (TV / mandrel / pressure / vacuum) and periodic observation of the testing operations.

Items of interest related to the Paving Construction (concrete) shall include but not be limited to the following:

- Review of subgrade preparation and proof rolling prior to paving operations.
- Observation and Inspection of paving methods and operations.
- Part time observation of pavement jointing, and curb backfill.
- Part time observation of ADA ramp, sidewalk and trail construction.
- Testing of Materials – acceptance testing (density, concrete field testing, concrete strength).

This Scope of Services includes construction inspection and management services, contractor coordination and materials testing services.

Phase 200 – Material Testing

Task 200100 - Materials Testing

Olsson shall provide materials testing and other testing as required for construction of the new utilities and pavements. This would include concrete testing for new pavement, compaction testing for pavement construction, and compaction testing for trench backfill and backfill at structures. Final quantities and frequency of testing will be dependent on the construction schedule, but the hourly rate and unit prices proposed will remain the same for the duration of the project.

- Utility Backfill: Olsson will obtain samples of backfill material for standard Proctor and Atterberg limits testing. Field moisture-density tests will be performed in backfill placed within segments of the utility trenches as well as the proposed pavement subgrade. Testing frequency will be performed at the discretion of the onsite inspector as backfill is placed for the storm sewer, sanitary sewer and water main. We have assumed the following number of Proctors and Atterberg's required for testing of soil to be used as backfill:
 - On-site material – (3) EA Standard Proctors
 - On-site material – (3) EA Atterberg Limits
- Concrete – Pavement: Olsson will perform concrete sampling; including slump, air entrainment and temperature on composite samples of concrete. Cylinders will be cast

from the concrete used in the construction of the structures for compressive strength testing. The following have been assumed:

- Concrete Pavement – (10) sets of five test cylinders
- Reporting: Olsson field professionals will prepare field reports summarizing each day's field observations, presenting test results, and detailing items not in compliance with the project drawings and/or specifications. Field reports will be reviewed by our Construction Manager and summarized in letters transmitted to the Client and General Contractor. Olsson is not responsible for the Contractor's means or methods and does not have the obligation or authority to stop Contractor's work. Olsson responsibility as special inspector is to report our field observations and test results to the Contractor and Client as provided herein.

Phase 300 – Project Closeout

Task 300100 – Project Closeout

1. Upon Substantial Completion, Olsson will attend the walk-through of the project and assist the City in identifying the "punch list" of deficiencies. The "punch list" will be prepared and distributed for the Contractor to achieve Final Completion of the project.
2. Olsson will follow up with the Contractor to determine that all items on the "punch list" were addressed, and if necessary, compile a list of outstanding items, to be completed prior to final completion of the project
3. Olsson will provide written documentation to the City concerning final completion and payment to the Contractor.
4. Olsson will review the record drawings for accuracy and ensure a complete set of redlined record drawings in PDF format have been provided to the City at the completion of the project.
5. Olsson will furnish a letter certifying public infrastructure was constructed in general conformance to the project plans and specifications.

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

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

SCHEDULE FOR OLSSON'S SERVICES

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

Anticipated Start Date: June 2, 2025
Anticipated Completion Date: December 31, 2025

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

COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed \$43,250.00.

TERMS AND CONDITIONS OF SERVICE

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

Client's designated Project Representative shall be Wade Luther.

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

OLSSON, INC.

By Brian Jueneman
Brian Jueneman, PMP

By Justin Stark
Justin Stark, PE

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

CITY OF HICKMAN, NEBRASKA

By _____
Signature

Print Name _____

Title _____

Dated: _____



CPAs & Consultants | Wealth Management

July 16, 2025

City of Hickman, Nebraska
PO Box 127
Hickman, NE 68372-0127

Dear City Council Members:

You have requested that we prepare the financial information and forecasted financial information of the City of Hickman, Nebraska (City), which comprise 2025-2026 State of Nebraska City/Village Budget Form, and the related summary of significant assumptions (forecast) and perform a compilation engagement with respect to the financial information and forecasted financial information. The forecast will not include a summary of significant accounting policies or other required disclosures not related to the significant assumptions. We are pleased to confirm our acceptance and our understanding of this compilation engagement by means of this letter.

A forecast presents, to the best of management's knowledge and belief, the City's expected cash position, cash receipts and cash disbursements for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

Our Responsibilities

The objective of our engagement is to:

- a. Prepare forecasted financial information in accordance with the format prescribed by the Nebraska Auditor of Public Accounts (APA) contained in the 2025-2026 State of Nebraska City/Village Budget Form of the City as of September 30, 2026 and 2025, and for the years then ending in accordance with the cash basis of accounting as required by the APA and based on financial information provided by you; and
- b. Prepare historical financial information in accordance with the format prescribed by the Nebraska Auditor of Public Accounts (APA) contained in the 2025-2026 State of Nebraska City/Village Budget Form of the City as of September 30, 2024, and for the year then ended based on financial information provided by you.
- c. Apply accounting and financial reporting expertise to assist you in the presentation of the financial information without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial information in order for it to be in accordance with the format prescribed by the APA and the cash basis of accounting.

We will conduct our compilation engagement in accordance with Statements on Standards for Accounting and Review Services (SSARSs) promulgated by the Accounting and Review Services Committee of the AICPA and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

7140 Stephanie Lane | P.O. Box 23110 | Lincoln, NE | 68542-3110 | p: 402.423.4343 | f: 402.423.4346

1314 Andrews Drive | Norfolk, NE | 68701 | p: 402.379.9294 | f: 402.379.2338

1121 North 102nd Court | Suite 100 | Omaha, NE | 68114 | p: 402.895.5050 | f: 402.895.5723

City of Hickman, Nebraska
Hickman, NE 68372-0127

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the forecasted financial information.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

Your Responsibilities

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to prepare historical and forecasted financial information in accordance with the format prescribed by the APA and the cash basis of accounting and assist you in the presentation of the historical and forecasted financial information in accordance with the format prescribed by the APA and the cash basis of accounting. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a. The selection of the format prescribed by the APA and the cash basis of accounting as the financial reporting framework to be applied in the preparation of the historical and forecasted financial information.
- b. The preparation and fair presentation of the historical and forecasted financial information in accordance with the format prescribed by the APA and the cash basis of accounting and the development of assumptions that reflect your plans and expectation regarding events and circumstances for the forecast period.
- c. The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the historical and forecasted financial information that is free from material misstatement, whether due to fraud or error.
- d. The prevention and detection of fraud.
- e. To ensure that the City complies with the laws and regulations applicable to its activities.
- f. The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the compilation engagement.
- g. To provide us with:
 - i. Access to all information of which you are aware is relevant to the preparation and fair presentation of the historical and forecasted financial information, such as records, documentation, and other matters.
 - ii. Additional information that we may request from you for the purpose of the compilation engagement.
 - iii. Unrestricted access to persons within the City of whom we determine it necessary to make inquiries.

You are also responsible for all management decisions and responsibilities and for designating an individual with suitable skills, knowledge, and experience to oversee our preparation of your forecasted and historical financial information. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

City of Hickman, Nebraska
Hickman, NE 68372-0127

Our Report

As part of our engagement, we will issue a report that will state that we did not audit or review the forecasted and historical financial information and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them. It will also state (1) that the forecasted results may not be achieved and (2) that we assume no responsibility to update the report for events and circumstances occurring after the date of the report. There may be circumstances in which the report differs from the expected form and content. Circumstances may arise in which it is necessary for us to modify our report or withdraw from the engagement.

Our report will disclose that the forecasted and historical financial information is presented in a prescribed form in accordance with the requirements of the APA and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

You agree to include our accountant's compilation report in any document containing financial statements that indicates that we have performed a compilation engagement on such financial statements and, prior to inclusion of the report, to ask our permission to do so.

Other Relevant Information

With respect to the assistance with preparing the budget form, and any other nonattest services we perform:

- We will not assume management responsibilities on behalf of City of Hickman, Nebraska. However, we will provide advice and recommendations to assist management of the City of Hickman, Nebraska in performing its responsibilities.
- The City's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards.
- This engagement is limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries

If, for any reason, we are unable to complete the compilation of your forecasted financial information, we will not issue a report on such statements as a result of this engagement.

Kiley A. Wiechman is the engagement partner for the services specified in this letter. Her responsibilities include supervising HBE LLP's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the accountant's report.

City of Hickman, Nebraska
Hickman, NE 68372-0127

With regard to the electronic dissemination of financial information, including financial information published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Our firm may transmit confidential information that you provided us to third parties in order to facilitate delivering our services to you. We have obtained confidentiality agreements with all our service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have the appropriate procedures in place to prevent the unauthorized release of confidential information to others. We will remain responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside the firm. Please feel free to inquire if you would like additional information regarding the transmission of confidential information to entities outside the firm.

You authorize that any and all information furnished to us for or in connection with the preparation of tax returns under this engagement letter may, for as long as HBE LLP is engaged, be disclosed to third party service providers for purposes of assisting us in providing bookkeeping services, tax return preparation and/or tax planning services. Such third party service providers may be located within or outside the United States. Disclosures under this paragraph may consist of all information contained in tax returns. If you wish to request a limited disclosure of tax return information, you must inform us. Both we and the third party service providers who will receive this information will maintain adequate data protection safeguards (as required by the regulations under 26 U.S.C. Section 7216) to protect your privacy and prevent unauthorized access to tax return information.

Our fee for these services will be based upon the number of hours required by the staff assigned to complete the engagement. If we encounter unexpected circumstances that require us to devote more staff time to the engagement than anticipated, we will discuss the matter with you.

All invoices are due and payable upon presentation. Invoices not paid within thirty (30) days of invoice date will be subject to finance charges of 16% per annum. If the invoice remains unpaid after 90 days, the Firm may elect to initiate an external collection process.

You agree to release, indemnify, defend, and hold us harmless from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us or resulting from any actions against us by third parties relying on the forecasted financial information described herein except for our own intentional wrongdoing.

We look forward to a continued relationship with your organization, and we are available to discuss the contents of this letter or other professional services you may desire. If you request us to perform additional services not contemplated or described in this engagement letter, we will provide you with a separate agreement describing those additional services and fees.

City of Hickman, Nebraska
Hickman, NE 68372-0127

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our engagement to prepare the forecasted financial information described herein and to perform a compilation engagement with respect to those same forecasted financial information, and our respective responsibilities.

HBE LLP

RRESPONSE: This letter correctly sets forth our understanding of City of Hickman, Nebraska:

By: _____

Title: _____



ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF HICKMAN, NEBRASKA TO APPROVE THE SALE OF REAL PROPERTY, IDENTIFIED AS ETMUND ESTATES 1ST ADDITION, LOT 2, LANCASTER COUNTY, HICKMAN, NEBRASKA FOR THE CITY OF HICKMAN, NEBRASKA.

WHEREAS, The City of Hickman has authority under Nebraska State Statute 17-503 and Section 6-109 of the Municipal Code of Hickman, to order the sale and conveyance of City owned real property through the adoption of Resolution 2025-06 on May 13, 2025 by the City Council directing the sale and the manner and terms of the sale, and;

WHEREAS, the City of Hickman published notice of the proposed sale once each week for three consecutive weeks in The Voice Newspaper on May 22, 2025, May 29, 2025, and June 5, 2025, and the required 30-day right-of-remonstrance period has been fulfilled as of July 6, 2025, and;

WHEREAS, the City of Hickman has received two (2) sealed bids and has determined that the property will be sold to the highest bidder as follows:

Name: _____
Bid Amount: _____

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

The Mayor of the City is hereby authorized to execute a Purchase Agreement and Warranty Deed and to take all actions necessary to effectuate the exchange of real property with the approved purchaser.

Passed and approved this _____ day of _____, 2025.

Phil Goering, Mayor

ATTEST: _____
Michele Lincoln, CMC
City Clerk