

City Council Regular Meeting
Thursday, November 13, 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 October 28, 2025, City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Norris Public Power District Annual Electric System Lease Agreement Presentation
7. Reports
 - 7.A. Planning Commission Report
 - 7.B. Lancaster County Sheriff's Office Report
 - 7.C. Community Center and Activities Report
8. Public Hearings
 - 8.A. The purpose of the hearing is to provide an opportunity for public comment on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, Parcel ID: 1528201002000 generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.
9. Unfinished Business
 - 9.A. Ordinance 2025-03, adopting New Municipal Code Codification and Repeal Former Code (Third Reading)
10. New Business
 - 10.A. Resolution 2025-19, Conditional Use Permit Casey's Retail Company Convenience Store & Gasoline Filling Station
 - 10.B. Resolution 2025-20, Signing of the Year-End Certification of City Street Superintendent Form 2025
 - 10.C. Ordinance 2025-13, Annexation of Etmund Estates Lot 2 and extension of ETJ (Second Reading)
 - 10.D. Discussion of Master Agreements for Engineering Services and Street Superintendent Services
11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

12.A. City Office Closed for Thanksgiving Holiday November 27 & 28, 2025

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD October 28, 2025

Mayor Phil Goering called the meeting to order at 7:00 pm on October 28, 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 October 14, 2025, City Council Meeting Minutes, approval of October 21, 2025, City Council Special Meeting Minutes, and Claims and Accounts Payable Report. Motion by Kulwicki and a second by Ziemann to approve the Consent Agenda as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering invited Randy Hood with Lengemann & Associates, P.C. to present the City Financial Audit for Fiscal Year Ending September 30, 2024. Mr. Hood reported that total revenue increased by \$693,000 from the prior year while the total expenditure decreased by \$1.1 million. The water and sewer cash outflow was greater than the cash inflow by quite a bit due to major acquisitions, property, and equipment. The opinion on internal controls found two material weaknesses due to problems with the accounting software conversion the prior year, beginning balances and coding issues. Motion by Council Member Borchardt and a second by Wagner to approve the City Financial Audit for Fiscal Year Ending September 30, 2024. 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 appointed Shawn Rogers II to fill the unexpired term ending in December 2026 on the Arts Council. Motion by Council Member Ziemann and a second by Kulwicki to affirm the Mayor's appointment of Shawn Rogers II to fill the unexpired term ending in December 2026 on the Arts Council. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Reports

The Volunteer Director of the Reading Centre presented the Reading Centre Report. She reported the total number of patrons in the system is 591, they have an inventory of 5,930 items, and 17 volunteers. Upcoming events include a booth at the Trick or Treat on the Trail, sponsoring a Kids Make-and-Take November 15th during the Maker's Market and the HRC Holiday Party December 13th. The Public Works Director had submitted the Public Works and Parks and Recreation Department Report which also included the results of the annual well

inspections. Motion by Council Member 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

Mayor Goering opened the public hearing on a request from SWG4, LLC for the annexation of property with the legal description of Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd and to extend the Extraterritorial Jurisdiction (ETJ) upon approval of annexation of said property and to amend the Official Zoning Map of the City of Hickman to reflect said changes at 7:38 pm. Mayor Goering called for any person wishing to speak in support, opposition or neutral capacity. There was no public comment. Motion by Ziemann and a second Wagner to close the public hearing at 7:40 p.m. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt and Drahota. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering opened the public hearing to provide an opportunity for public comment on the City of Hickman's acquisition of land for the expansion of the City's Trail System relating to the Scotts Creek Trail Project at 7:41 p.m. The property is located in Scotts Creek 2nd Addition, Outlot A, Hickman, Lancaster County, Nebraska. Mayor Goering called for any person wishing to speak in support, opposition or neutral capacity. Jane and Daryl Stutheit of 945 Chicory Lane spoke about the trail plan. Motion by Noren and a second by Wagner to close the public hearing at 7:52 p.m. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt and Drahota. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering opened the public hearing to provide an opportunity for public comment on the City of Hickman's permanent easement acquisition for the expansion of the City's Trail System relating to the Scotts Creek Trail Project at 7:53 p.m. Mayor Goering called for any person wishing to speak in support, opposition or neutral capacity. There was no public comment. Motion by Ziemann and a second Drahota to close the public hearing at 7:54 p.m. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt and Drahota. The following Council Members voted "NAY": None. Motion passed 6-0.

Unfinished Business

Mayor Goering presented Ordinance 2025-12 Authorizing Issuance of General Obligation Sewer Bonds, Series 2025 for the third reading. Motion by Council Member Wagner and a second by Ziemann to approve Ordinance 2025-12, Authorizing Issuance of General Obligation Sewer Bonds, Series 2025 on the third and final reading. Mayor Goering asked if there was any further discussion and invited Scott Keene with Pipler Sandler & Co. to speak. Mr. Keene reported that the interest rates had fallen a bit more and are now at 3.95% so they were in a hurry to get to market later this week. Gilmore & Bell have drafted the offering document. 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 presented Resolution 2025-17. Property owner Dan Kubr offered to donate Scotts Creek 2nd Addition, Outlot A for the Scotts Creek Trail Project. The Council discussed the maintenance of this outlot and whether the Public Works Department had provided input regarding the potential acquisition and future maintenance responsibilities. Motion by Council Member Drahota and a second by Noren to approve Resolution 2025 -17. Resolution No. 2025-17 City of Hickman, Nebraska A Resolution of The Mayor and City Council of The City of Hickman, Nebraska Authorizing The Acquisition of Certain Real Property For Use By The City. Recitals A. Kubr Construction Inc., owns certain real property located in Hickman, Lancaster County and more particularly described as follows: SCOTTS CREEK 2ND ADDITION, OUTLOT A Containing A CALCULATED AREA OF 232,750 square feet or 5.34 acres, more or less. B. The City's acquisition of the above described real property will benefit the City and its residents for the Scott's Creek Trail Project. C. Neb. Rev. Stat. § 18-1705 authorizes the City to acquire real property upon approval of the acquisition by action taken in a public meeting after notice and public hearing. D. The City desires to acquire the real property and held the public meeting and held public hearing on October 28, 2025. NOW THEREFORE, be it resolved by the City of Hickman, Nebraska. 1. The City hereby approves the acquisition of real property from Kubr Construction, Inc., in accordance with the authority under Nebraska law and the Hickman Municipal Code. 2. The Mayor and City Administrator of the City is hereby authorized to execute a Purchase Agreement and to take all actions necessary to effectuate the acquisition of real property from Kubr Construction, Inc. This has been approved as of the 28th day of October, 2025. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Drahota. The following Council Members voted "NAY": Borchardt and Wagner. Motion passed 4-2.

Mayor Goering presented Resolution 2025-18. Motion by Council Member Ziemann and a second by Noren to approve 2025-18. Resolution No. 2025-18 A Resolution of The Mayor and City Council of The City of Hickman, Nebraska Authorizing the Acquisition of Permanent Easement on Real Property for Use by The City. Recitals A. Jack D. & Cheryl L. Scott owns certain real property located in Hickman, Lancaster County and more particularly described as follows: Parcel 1: A Tract of Land Composed of a Portion of Lot 2, Scotts Creek 6th Addition, All Located in The Southeast Quarter of Section 28, Township 8, Range 7 East Of The 6th Principal Meridian, City of Hickman, Lancaster County, Nebraska, and More Particularly Described in Exhibit A. PARCEL 2: A Tract of Land Composed of a Portion of Lot 3, Scotts Creek 6th Addition, All Located in The Southeast Quarter of Section 28, Township 8, Range 7 East Of The 6th Principal Meridian, City of Hickman, Lancaster County, Nebraska, and More Particularly Described in Exhibit A. PARCEL 3: A Tract of Land Composed of A Portion of Lot 3, Scotts Creek 6th Addition, All Located in The SE Quarter Of Section 28, Township 8, Range 7 East of The 6th Principal Meridian, City of Hickman, Lancaster County, Nebraska, And More Particularly Described in Exhibit A. B. The City's permanent easement acquisition of the above described real property for the purpose of the right to use, construct, build, maintain, and repair a pedestrian walkway, together with all appurtenances, and construction of the adjoining roadway for the Scotts Creek Trail Project, which will benefit the City of Hickman and promote the health and safety of the City's residents. C. Neb. Rev. Stat. § 18-1705 authorizes the City to acquire permanent easement upon approval of the acquisition by action taken in a public meeting after

notice. D. The City desires to acquire a permanent easement on the real property and held the public meeting on October 28, 2025. Now Therefore, be it resolved by the City of Hickman, Nebraska: 1. The City hereby approves the acquisition of permanent easement on real property from Jack D. & Cheryl L. Scott, in accordance with the authority under Nebraska law and the Hickman Municipal Code. 2. The Mayor and City Administrator of the City is hereby authorized to execute a Purchase Agreement and to take all actions necessary to effectuate the acquisition of permanent easement on real property from Jack D. & Cheryl L. Scott. This has been approved as of the 28th day of October, 2025. 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 Ordinance 2025-13. Wagner introduced Ordinance 2025-13 and asked the Clerk to read by title. ORDINANCE NO. 2025-13 An Ordinance to Annex Certain Property to the City of Hickman, Lancaster County, Nebraska; To Provide for Publication; And to Provide for The Effective Date Hereof. Motion by Council Member Wagner and a second by Borchardt to approve the first reading of Ordinance 2025-13. The following Council Members voted "YEA": Kulwicki, Noren, Borchardt, Ziemann, Drahota and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Ben Lueders, Chair of the Hickman Arts Council, presented a request to plant a tree on City property for holiday lighting. The Arts Council had a 9' Colorado Blue Spruce in mind to be planted by the Meadowlark statute west of the Community Center. Motion by Council Member Ziemann and a second by Drahota to approve Hickman Arts Council request to plant a tree on City Property for Holiday Lighting. 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 Change Order No. 2 for Removal of Materials for Scotts Creek Trail Project. When K2 Construction mobilized to start the Scotts Creek Trail Project, they found additional debris from the private property that needed clearing. Motion by Council Member Wagner and a second by Borchardt to approve consideration of Change Order No. 2 for removal of materials for Scotts Creek Trail Project. 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 – None

Governing Body Comments & Council Correspondence

The 18th Annual Trick or Treat on the Trail Event, is scheduled for October 30, 2025, from 6pm to 8pm in Hickman Main Park.

The November 11th, 2025, City Council Meeting is canceled due to the Veterans Day Holiday and a Special Meeting to conduct regular business will be Thursday, November 13, 2025

Meeting Adjournment

Motion by Council Member Ziemann and a second by Borchardt to adjourn the meeting at 8:42 pm. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt and Drahota. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

Name	Description	Amount
All Copy Products	Printing Charge	\$357.29
All Copy Products - Postage Meter	Postage Meter	\$1,200.00
Border States	Leather Gloves	\$184.50
Brown, Chelsey	Cleaning	\$1,000.00
Caselle	Software Support & Maint	\$3,276.00
CBS Reporting Services	Quarterly Membership Credit Checks	\$45.00
Dale's Consulting & Inspection Services	Consulting/Inspections/Plan Review	\$2,650.00
Elliot Concrete & Construction	Concrete Pads for New Generators	\$11,548.00
Elliot Concrete & Construction	Concrete Pad for Donar Wall @ Main Park/Sidewalk Repair	\$5,718.00
Elliot Concrete & Construction	Concrete Tear Out & Replace - 5th & Main	\$6,440.00
Fish Window Cleaning	Community Center Window Cleaning	\$481.00
FLOOD, BRIAN	ELECTRICAL INSPECTIONS/PLAN REVIEW	\$800.00
Grainger	Gear Oil - WWTP	\$467.27
Grunwald Mechanical Contractors & Engine	Community Center HVAC Repairs	\$1,778.67
Hickman True Value	Bolts/Quick Connector/Screws/Space Heater/Tail Lights	\$77.43
Hochstetler, David Sr.	HVAC INSPECTIONS/PLAN REVIEW	\$400.00
Hoffschneider Law, PC., LLO	MONTHLY LEGAL SERVICES	\$2,000.00
Holiday Inn Express Hotel & Suites	A. Holiday - Wastewater Training Lodging	\$110.00
Imprints Label & Decal	2026 Golf Car Registrations	\$320.00
Kreifels, Jeffrey	PLUMBING INSPECTION/PLAN REVIEW	\$750.00
Lancaster County Sheriff's Office	Contract Hours	\$1,029.83
Lancaster County Sheriff's Office	Monthly Base Rate	\$12,948.00
Lancaster County Treasurer	Postcard Reimbursement - Printing & Mailing	\$401.14
Midwest Laboratories, Inc.	SUPPLIES & TESTING WWTP	\$416.75
Nebraska Municipal Clerk's Association	2025-2026 Dues	\$100.00
Norland Pure	Water	\$72.41
Norris Public Power District	Electric Utility	\$8,567.43
Olsson	Engineering - Etmund Est 2nd - Const Phase	\$10,632.25
One Call Concepts, Inc.	October One Call	\$163.41
Paper Tiger Shredding	SHREDDING 10/2/25 & 10/30/25	\$70.00
PIP Marketing Signs Print	LASOR UTILITY BILLS	\$1,016.43
PIP Marketing Signs Print	Envelopes	\$799.00
Railroad Management Comp III, LLC	License Fees - 10 Water Pipeline Crossing"	\$458.76
Verizon Wireless	Mobile Phones/Toughbooks/Laptop/iPad	\$409.80
Voice News	Publications	\$365.48
Wheel-N-Deal Auto Sales, Inc	Mower #6 New Engine	\$4,760.09
Xpress Bill Pay	Web Transaction Fees	\$123.25
Zelle, LLC	HR Services	\$3,000.00
Total		\$61,231.19
MANDATORY CLAIMS	Column1	AMOUNT
AFLAC	Insurance - Employee Premiums	\$1,031.94
Ameritas	Employee 401K Retirement Deposit 10.31.2025	\$4,187.54
Erin M. McCartney	Employee Withholding 10.25.2025	\$504.00
IRS	Fed Withholding 11.3.2025	\$8,227.06
IRS	Fed Withholding 11.3.2026	\$859.72
Nebraska Dept of Revenue	Income Tax Withholding 10.31.2025	\$1,266.50
Nebraska Dept of Revenue	Income Tax Withholding 10.31.2025 501N	\$3,589.83
Nebraska Dept of Revenue	Income Tax Withholding 10.30.2025 941N	\$2,389.00
Payroll	10.31.2025 City Council	\$3,500.14
Payroll	10.31.2025 Staff	\$27,832.47
Total		\$53,388.20

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

November 4, 2025

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, November 4, 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: Cory Ostrander, Chair Josh Maurer, , Brad Schlange, Erik Nore and Jarred Horsky. Planning Commission Member Erik Nore, Charles Stewart, Eldren Echternkamp, Colby Huenink - ETJ Representative, Lance Murry, and Paul Tran were recorded as excused.

3. Approval of Minutes

Chair Maurer presented October 7, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Schlange to approve the October 7, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted "NAY," none. Motion passed 5-0.

4. Presentations & Introductions - None.

5. Reports

A. Staff Report – Presented by Zoning Enforcement Officer, Heidi Hoglund

Hoglund summarized the request from Casey's Retail Company for a Conditional Use Permit to allow a convenience store and gasoline filling station, including self-service, on Lot 2, Etmund Estates Addition within the C-2 General Commercial District. The staff report noted that the property is currently owned by SWG4, LLC (Scott Wobig, Representative) and that written consent for the application was provided. Hoglund stated that the project meets the intent of the C-2 District, aligns with the 2025 Comprehensive Plan for directing higher-traffic commercial uses to arterial corridors, and is compatible with surrounding land uses. Staff recommended approval of a Perpetual Conditional Use Permit subject to final engineering review and compliance with all applicable zoning regulations. Hoglund also noted that future traffic count monitoring and access safety would remain under the direction of the City Engineer and Street Superintendent.

B. City Engineer Report – Presented by Shayne Huxoll, Olsson

Huxoll summarized the engineering review, confirming that the proposed site layout and access points are under review for compliance with City standards. He stated that the site fronts South 68th Street,

classified as a major arterial, and that the City Engineer and Street Superintendent will continue monitoring future traffic counts and access safety for this corridor. Huxoll added that an additional access to the north along the frontage would not be necessary at this time. He also confirmed that the upcoming 68th Street widening project includes a sidewalk installation, which would make a separate sidewalk by the developer unnecessary.

6. Public Hearing

A. Conditional Use Permit – Lot 2, Etmund Estates Addition

The purpose of the hearing was to provide an opportunity for public comment on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Station, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, generally located west of S. 68th Street and north of Woodland Boulevard.

Chair Maurer opened the public hearing at 7:24 PM.

Speaking in favor:

- Scott Wobig, SWG4, LLC (Property Owner), 1200 Hickman Road, Hickman, Nebraska
- Jeff Laubach, SBB Engineering (representing Casey's Retail Company), 3001 SW Topeka Boulevard, Topeka, Kansas

No opposition or neutral testimony was received.

Hearing no further public comments, motion by Schlange and seconded by Ostrander to close the public hearing at 7:27 PM. The following members voted "YEA": Ostrander, Maurer, Nore, Schlange, and Horsky. The following members voted "NAY": none. Motion passed 5-0.

7. Unfinished Business - None.

8. New Business

A. Recommendation to City Council on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, on Lot 2, Etmund Estates Addition, generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.

Jeff Laubach (SBB Engineering) provided a brief project overview on behalf of the applicant. Shayne Huxoll (Olsson) also provided additional comments, reiterating that a second northern access point along the frontage was not necessary at this time and that future improvements along South 68th Street would address sidewalk and traffic accommodations as part of the City's planned widening project. Commissioners discussed the private drive access, with questions regarding whether it would be gated or controlled. Laubach responded that the access drive is private, and if needed, the property owner could install gates or other control measures in the future. He also noted that the proposed ground monument sign for the project would be located in an area that could conflict with a potential future frontage road to the north and that its placement could be adjusted if roadway improvements are extended in the future.

Scott Wobig noted that the gravel access west of this parcel had been removed and now serves only as access for the Natural Resources District (NRD) and Rural Water. Commissioners also discussed the grinder pump and asked if the water line would be extended to the north edge of the property to allow a future connection. Both Laubach and Huxoll confirmed that the water line would be extended to the northern boundary to accommodate potential future development. Huxoll also noted that an existing Rural Water line easement is located in this area. The easement was acknowledged for the record, but no additional review or coordination is anticipated at this time. Huxoll further stated that the planned widening of South 68th Street may require additional study regarding extension of the sanitary sewer line on the west side of 68th Street. He referred to this as an interceptor line and noted that the associated sewer basin study may need to be updated in the future to account for potential changes. Huxoll added that the studies previously completed by the City Engineer were prepared in anticipation of both this commercial project and the recently approved residential development to ensure adequate capacity planning within the basin. He also noted that further development in this area may require additional study to evaluate future capacity needs.

Motion made by Maurer and seconded by Schlange to recommend approval of a Perpetual Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, on Lot 2, Etmund Estates Addition, within the C-2 General Commercial District, subject to final engineer review by Olsson and compliance with all applicable City of Hickman Zoning Regulations.

The following members voted "YEA," Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted "NAY," none. Motion passed 5-0. The recommendation will be forwarded to the City Council for final consideration.

9. Planning Commission Comments & Correspondence - None.

10. Meeting Adjournment

Motion by Ostrander and seconded by Nore to adjourn the meeting at 7:44 PM. The following members voted "YEA," Ostrander, Maurer, Nore, Schlange and Horsky. The following members voted "NAY," none. Motion passed 5-0.

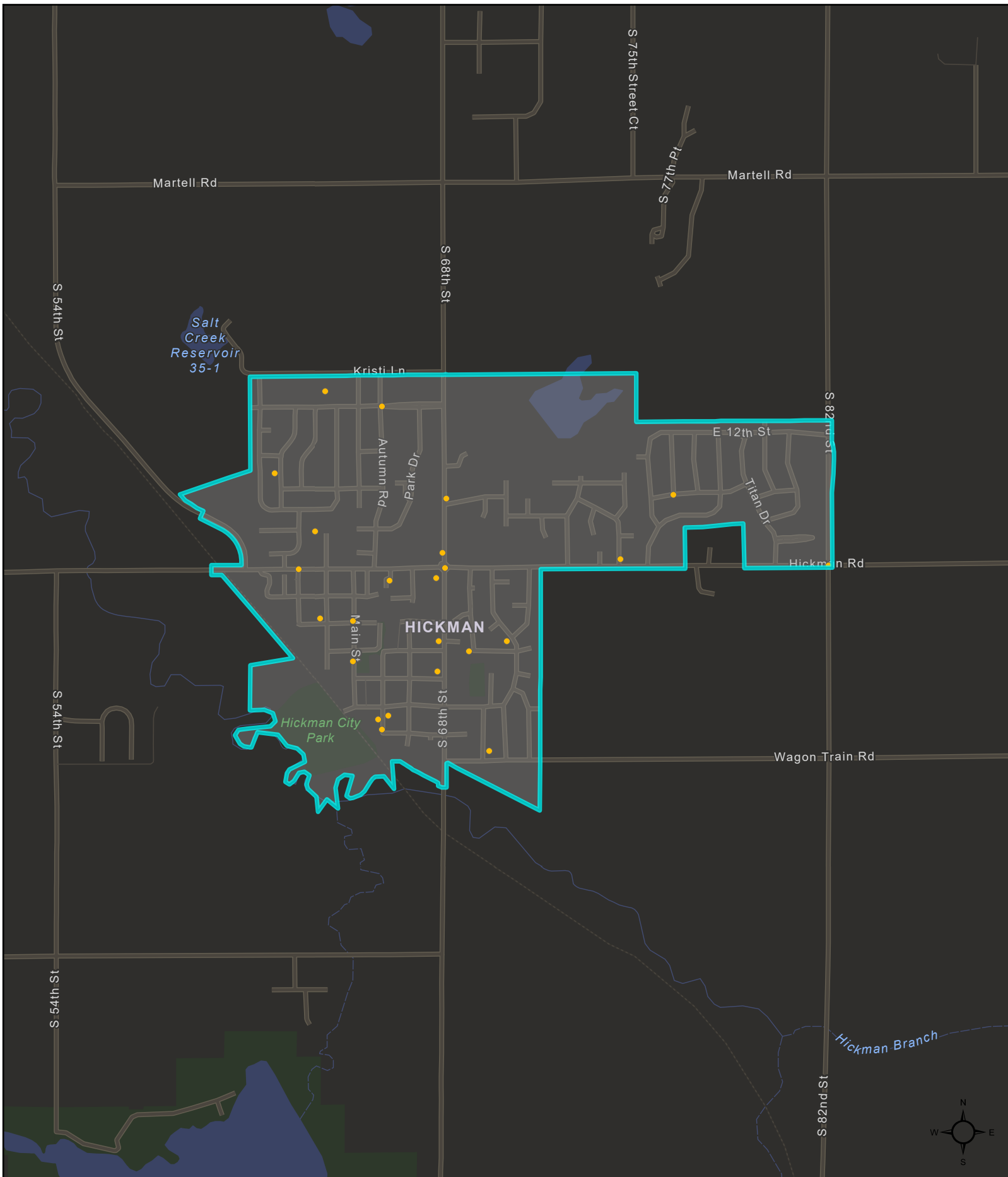
Josh Maurer, Chair

Date

Heidi Hoglund, Recording Clerk

Date

Calls for Service: Hickman



Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
October 13, 2025				
403 STAGECOACH AVE, HICKMAN,	C5007646	SUSPICIOUS VEHICLE	728	22208 HOLECHEK
October 14, 2025				
321 CHESTNUT ST, HICKMAN, NE,	C5007692	DISTURBANCE OTHER	1218	22229 PARMER
October 15, 2025				
	C5007715	TRAFFIC PARK OTHER	759	22190 KINGSWOOD
October 16, 2025				
1025 HICKORY ST, HICKMAN, NE,	C5007738	ANIMAL DOG BARKING	944	22197 MCMANUS
October 17, 2025				
431 CHESTNUT ST, HICKMAN, NE,	C5007784	MEDICAL EMERG OTHER	1952	22231 ALLEN
E 9TH ST & ANNABEL AVE, 68372	C5007782	TRAFFIC PARK OTHER	1619	22231 ALLEN
October 20, 2025				
505 MAIN ST, 68372	C5007841	SPEC SVC CHECK WELF	819	22214 DOWHOWER
October 22, 2025				
419 VILLAGE VIEW DR, HICKMAN,	C5007902	DEATH NATURAL	1335	22222 SCDORIS
October 23, 2025				
655 CHESTNUT ST, HICKMAN, NE,	C5007931	MISC OTHER	1656	22231 ALLEN
321 CHESTNUT ST, HICKMAN, NE,	C5007933	SPEC SVC CHECK WELF	1728	22231 ALLEN
October 24, 2025				
18955 S 68TH ST, 68372	C5007970	TRAFFIC OTHER	2035	22231 ALLEN
October 25, 2025				
115 LOCUST ST, 68372	C5007988	CRIM MISCHIEF	1533	22231 ALLEN
October 26, 2025				
18780 S 68TH ST, 68372	C5008015	SPEC SVC CHECK WELF	1917	22155 BUTTERS
S 68TH ST & HICKMAN RD, 68372	C5008011	SPEC SVC CHECK WELF	1630	22155 BUTTERS

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
October 27, 2025				
112 LOCUST ST, HICKMAN, NE,	C5008041	MISC OTHER	1437	22155 BUTTERS
515 MAPLE ST, HICKMAN, NE,	C5008052	FRAUD IMPERSONATION	1854	22155 BUTTERS
October 29, 2025				
431 CHESTNUT ST, HICKMAN, NE,	C5008093	MEDICAL EMERG OTHER	847	22197 MCMANUS
October 31, 2025				
809 MAPLE CT, HICKMAN, NE,	C5008164	MISC OTHER	1934	22231 ALLEN
104 BRENTWOOD AVE, HICKMAN,	C5008166	MEDICAL EMERG OTHER	2102	22231 ALLEN
November 1, 2025				
107 LOCUST ST, HICKMAN, NE,	C5008185	MISC OTHER	1157	22197 MCMANUS
S 82ND ST & HICKMAN RD, 68372	C5008186	ANIMAL DOG AT LARGE	1249	22197 MCMANUS
November 4, 2025				
100 FENCE ROCK CT, HICKMAN,	C5008248	MEDICAL EMERG OTHER	449	22201 KINGSWOOD
AUTUMN RD & WOODLAND BLVD,	C5008263	MISC OTHER	1702	22147 STURDY
W 7TH ST & CEDAR ST, 68372	C5008266	TRAFFIC MOTORIST AST	1802	22147 STURDY
November 5, 2025				
185 KRISTI LN, HICKMAN, NE,	C5008325	DISTURBANCE OTHER	1816	22155 BUTTERS
November 6, 2025				
100 FENCE ROCK CT, HICKMAN,	C5008334	**NOT ASSIGNED**	519	22191 EWBANK
730 LARKSPUR DR, 68372	C5008332	DEATH NATURAL	321	22139 BRYANT

Report Totals

Count: 27
Date Exported: 11/10/2025 3:31 PM

October 2025 Community Center/Activities Report

22 Rental Inquiries

4 Tours

83 Participants for Open Gym Time

69 Participants for Adults Only Pickleball Open Play

36 Participants for Adults Pickup Basketball

In the Meeting Rooms, A & B

- 4 Nonprofit Meetings
- 1 Baby Shower
- 1 Birthday Party

In the Multipurpose Room

- 4 Adults Only Pickleball Open Plays
- 3 Adults Pickup Basketball
- 8 Private Basketball Practices
- 2 Birthday Parties
- 1 Event Reception
- 1 End of Season Banquet
- 1 Celebration of Life
- 1 Wedding Reception Trial

Upcoming Events for Community

- **Adults Only – Pickleball Open Play**
 - Wednesdays from 4:00 PM to 8:00 PM
 - 2nd & 4th Fridays from 9:00 AM to 1:00 PM
 - *Hours subject to change based on current rental schedule.*
- **Adults Only – Pickup Basketball**
 - Tuesdays 5:30 AM to 7:30 AM
- **Hickman Arts Council's Makers Market**
 - Saturday, November 15th from 10:00 AM – 3:00 PM at the Hickman Community Center
- **Hickman Arts Council's Holiday Lighted Parade**
 - Saturday, December 6th at 5:30 PM
 - ***Registration for decorated vehicles is still open!***
 - The route will be the same as Hickman Hay Days and will end near the Hickman American Legion for cookies and cocoa with Santa

Damage to Report: None.

Repair Notice: Two leaks identified within the multipurpose room. Tillotson Enterprises will be out before winter to reseal a large portion of the roof.

Hickman Youth Sports:

- ***NEW* Hickman Recreational Programs Homepage on City Website:**
 - Centralized location for members of the community to see annual recreational program dates and a live calendar of City organized sport events.
- **Blue River League Baseball and Softball Registration will open on January 1st**
- **Co-ed Youth Tee Ball and Coach/Pitch Registration will open on February 1st**

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38008584	DUE DATE	11/29/2025
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

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

VOICE NEWS

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

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

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

Notice is hereby given that the Hickman City Council will hold a public hearing on Thursday, November 13, 2025, during its regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a request from Casey's Retail Company for a Conditional Use Permit to allow for a Convenience Store and Gasoline Filling Stations, including Self-Service, in the C-2 General Commercial District on property legally described as Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska, Parcel ID: 1528201002000 generally located west of S. 68th Street and north of Woodland Boulevard, Hickman, Nebraska.

Michele Lincoln
 City Clerk
 City of Hickman, Nebraska

Oct. 30 - 29 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	10/30/2025
and ending with the issue of:	10/30/2025
Publisher's fee at Legal Rate is:	\$16.97

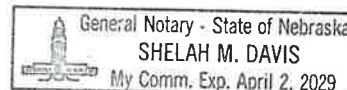
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Nov 13 Meeting - Oct 30	14.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 30th day
 of October, 2025

Shelah M. Davis
 Notary Public



**ORDINANCES OF A GENERAL
AND PERMANENT NATURE
OF THE CITY OF HICKMAN, NEBRASKA**

ORDINANCE NO. 2025-03

**AN ORDINANCE OF THE CITY OF HICKMAN, NEBRASKA, RECODIFYING
THE GENERAL ORDINANCES OF THE CITY; REPEALING PRIOR ORDINANCES
IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

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

SECTION 0-001: RECODIFICATION

The ordinances of the City of Hickman, Nebraska, are hereby compiled and classified into ten chapters and the sections thereunder, which are adopted and declared to be the ordinances of this city.

SECTION 0-002: REPEAL PRIOR ORDINANCES IN CONFLICT

All ordinances and parts of ordinances of a general or permanent nature passed and approved prior to the passage and approval of this codification ordinance and in conflict with this ordinance are hereby repealed; provided, in construing the provisions of this ordinance, the following ordinances shall not be considered or held to be ordinances of a general or permanent nature, to-wit:

1. Ordinances vacating streets or alleys;
2. Ordinances authorizing or directing public improvements to be made;
3. Ordinances levying taxes or special assessments;
4. Ordinances granting any right, privilege, franchise, or license to persons, firms, or corporations;
5. Ordinances providing for the issuance of bonds or other instruments of indebtedness;
6. Any other ordinance which by nature would be considered special.

SECTION 0-003: EXCEPTIONS

The repeal of ordinances as provided in the preceding section hereof shall not affect any right acquired, fines, penalties, forfeitures, or liabilities incurred thereunder, or actions involving any of the provisions of such ordinances and parts thereof. Said ordinances above repealed are hereby continued in force and effect after the passage, approval and publication hereof for the purpose of all such rights, fines, penalties, forfeitures, and liabilities and actions therefor.

SECTION 0-004: CONSTRUCTION OF CHAPTERS

For purposes of construction, each chapter contained and arranged in this code shall be considered as a separate and distinct ordinance grouped for convenience under General Codification Ordinance No. 2025-03, and each section appearing in the several chapters of this code shall be considered a separate and distinct unit of legislation germane to the chapter or article under which it is considered.

SECTION 0-005: DEFINING CHAPTERS AND SECTIONS; ORDINANCE NUMBERING

The chapters and sections as set forth herein shall be and hereby are declared to be the chapters and sections to designate said provisions, and all ordinances hereafter passed shall be numbered consecutively.

SECTION 0-006: GENERAL DEFINITIONS

1. *Person*. Whenever used in this code, "person" shall include persons, artificial persons such as corporations, co-partnerships, associations, and all aggregate organizations of whatever character.

2. *Gender, number*. All words used herein implying the masculine gender may apply to and include the feminine or neuter gender, and all words importing the plural may be applied to and mean a single person, firm or thing, or vice versa; and all words importing the singular number may be applied to and mean plural number.

3. *Code, ordinance, article*. "Municipal code" shall mean General Codification Ordinance No. 2025-03. "Ordinance" and "article" are used synonymously, unless from the context the contrary clearly appears.

4. *City, municipal, municipality*. These terms, whenever used in this code, refer to the City of Hickman, Nebraska, a municipal corporation.

SECTION 0-007: VALIDITY

Each chapter, section, and subdivision of a section of each ordinance is hereby declared to be independent of each other chapter, section, or subdivision of a section so far as inducement of the passage of this ordinance is concerned; and the invalidity of any chapter, section, or subdivision of a section of this ordinance shall not invalidate any other chapter, section, or subdivision of a section thereof.

SECTION 0-008: NONSUBSTANTIVE CHANGES

Municipal Code Services, Inc., and the city clerk be and hereby are authorized to make nonsubstantive changes in this ordinance to correct the spelling of words, capitalize or uncapitalize words, and make other similar changes in accordance with accepted us-

age or for consistency with terminology used in other provisions of this code. Municipal Code Services, Inc., and the city clerk are further authorized to make other nonsubstantive changes necessary to incorporate ordinance material into this code while preserving the original meaning of the ordinance sections.

SECTION 0-009: EMPOWERMENT OF OTHER LAW ENFORCEMENT PERSONNEL

The terms "city police" or "city law enforcement" shall apply in all instances to all other law enforcement officials, including the county sheriff and deputies and Nebraska State Patrol troopers. Whenever this codifying ordinance empowers the city police to take any action, such empowerment shall extend to and apply equally to the county sheriff or deputies or any Nebraska State Patrol troopers.

SECTION 0-010: DOLLAR AMOUNTS NOT REQUIRED TO BE INCORPORATED

All compensation amounts for city officials and employees, fees and charges for providing municipal services to the customers of such services, occupation taxes, and minimum fines for violation of municipal ordinances may be established from time to time by ordinance or resolution as required or permitted by Nebraska law. Any such ordinance or resolution shall be kept on file with the city clerk and available for public inspection during normal office hours. Such ordinances containing compensation, fees, charges, taxes and fines shall be published as required by law but it shall not be required that they be incorporated into the general ordinances in book form.

SECTION 0-011: FINES, COSTS, COMMITMENTS

In any case where any person, including a partnership or corporation, shall have been found guilty of the violation of any city ordinance, such person shall pay the costs of prosecution and court costs and shall stand committed until the same shall have been paid in full.

SECTION 0-012: BLANKET PENALTY

Any person, firm, or corporation, their agents or servants, who shall violate any of the provisions of the within municipal code of ordinances, chapters, sections, or subdivisions of sections included herein, unless specifically otherwise provided herein, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in any sum not to exceed \$500.00.

SECTION 0-013: PUBLICATION AND DISTRIBUTION

This code was printed in book form under the direction of the Mayor and City Council and shall be distributed as they may see fit.

RESOLUTION NO. 2025-19
CONDITIONAL USE PERMIT – ETMUND ESTATES ADDITION, LOT 2

WHEREAS, The Zoning Ordinance of the City of Hickman, per §5.17.03, lists a “Convenience Store and Gasoline Filling Station, including Self-Service” as a Conditional Use within the General Commercial District (C-2).

WHEREAS, At the request of Casey’s Retail Company (Applicant) with the permission of the property owner (SWG4, LLC), a Conditional Use Permit Application #2025-121 for a Convenience Store with Fuel Sales was received by the City for property located on Lot 2 of Etmund Estates Addition, Hickman, NE.

WHEREAS, The City of Hickman Planning Commission, upon conducting a Public Hearing on November 4, 2025, recommended approval of Conditional Use Permit Application #2025-121 with the following conditions to the City of Hickman City Council:

1. Conditional Use Permit is contingent upon approval of the annexation of the property legally described as Etmund Estates Addition, Lot 2, Hickman, Nebraska; and
2. Conditional Use Permit is Perpetual, as recommended by Planning Commission at the November 4, 2025 meeting, and will continue until revoked.

WHEREAS, The City of Hickman City Council, upon conducting a Public Hearing on November 13, 2025, hereby grants Conditional Use Permit Application #2025-121 on property legally described as Etmund Estates Addition, Lot 2, Hickman, Nebraska, for a Convenience Store and Gasoline Filling Station, including Self-Service with the aforementioned conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, THIS CONDITIONAL USE PERMIT SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE AS REQUIRED BY LAW.

PASSED AND APPROVED THIS 13TH DAY OF NOVEMBER, 2025.

Mayor Phil Goering

ATTEST:

Michele Lincoln, City Clerk

(SEAL)

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
Date: November 4, 2025

PROJECT INFORMATION

Project Title: Conditional Use Permit – Casey’s Retail Company
Property: Lot 2, Etmund Estates Addition, Hickman, Lancaster County, Nebraska
Parcel ID: 1528201002000
Zoning: C-2 General Commercial District
Applicant: Casey’s Retail Company
Property Owner: SWG4, LLC (Scott Wobig, Representative)
Engineer Review: Olsson – Justin Stark, P.E. and Shayne Huxoll, P.E.

REQUEST SUMMARY

The applicant, **Casey’s Retail Company**, is requesting a Conditional Use Permit (CUP) to allow for a **Convenience Store and Gasoline Filling Station, including Self-Service**, within the **C-2 General Commercial District** on **Lot 2, Etmund Estates Addition**. The CUP is required under **Section 5.17.03** of the Hickman Zoning Regulations, which lists this use as a conditional use subject to Planning Commission recommendation and City Council approval.

PROJECT DESCRIPTION

The subject property is currently owned by **SWG4, LLC**, which has provided written consent for the proposed use. The parcel contains approximately **3 acres** and is in the process of being **annexed into the City of Hickman**. The site is located along **South 68th Street**, classified as a **major arterial roadway**, which supports the intent of the C-2 General Commercial District for higher-traffic commercial uses.

Site access will be provided by a **private drive(s) connecting directly to South 68th Street**. The final number and configuration of access points will be determined through the engineering review process to ensure compliance with City standards for spacing, circulation, and safety.

The proposed CUP allows the development of a convenience store and fueling station consistent with the City’s long-term land use vision and the zoning district’s intent. The review before the Planning Commission focuses on whether the use complies with the Hickman Zoning Regulations and is compatible with adjacent properties.

APPLICABLE REGULATIONS – SECTION 5.17 (C-2 GENERAL COMMERCIAL DISTRICT)

The **C-2 General Commercial District**, as defined in **Section 5.17** of the Hickman Zoning Regulations (Ordinance 2023-11), accommodates a variety of commercial, office, and service uses located outside the town center. Developments in this district typically generate increased traffic and are best suited to locations along arterial streets or areas that can be adequately buffered from residential districts.

- **Section 5.17.01 Intent:** The district is designed to accommodate commercial and service activities that attract higher traffic volumes and may require buffering from residential areas.
- **Section 5.17.03 Conditional Uses:** Lists “*convenience store with limited fuel sales*” as a conditional use, subject to Planning Commission and City Council approval.
- **Section 5.17.07 Use Limitations:** Establishes buffering, screening, and lighting standards for sites adjacent to residential districts.
- **Section 5.17.07(9):** Specifies minimum standards for convenience stores with fuel sales, including:
 - A. A minimum lot area of 10,000 square feet; and
 - B. All surfaces associated with the sale of gasoline must be constructed of all-weather materials such as concrete, asphalt, or crushed rock.

The proposed Casey’s project far exceeds the minimum lot size, occupying a three-acre site with sufficient area to accommodate parking, fueling facilities, stormwater management, and required screening. The project location along South 68th Street satisfies the district’s intent for arterial street placement and provides appropriate separation from residential uses.

ZONING & LAND USE COMPATIBILITY

The surrounding land uses are as follows:

- **North:** Large-lot residential
- **South:** Existing commercial development
- **East:** Undeveloped agricultural land
- **West:** Residential subdivision

The property’s C-2 zoning and its frontage along an arterial street make it well suited for a commercial fueling use. The project provides a logical extension of existing commercial development to the south and is compatible with the Comprehensive Plan’s goal of directing higher-traffic uses to arterial corridors. Screening, landscaping, and lighting requirements will ensure appropriate buffering from adjacent residential areas to the west and north.

ENGINEER REVIEW

The engineering review is being completed by **Olsson**, with **Justin Stark, P.E.** and **Shayne Huxoll, P.E.** serving as project engineers. **Justin Stark also serves as the City's Street Superintendent**, ensuring coordination between the engineering review and City oversight of public infrastructure and access design. The proposed development and private access drive will be reviewed for compliance with all applicable **City of Hickman Zoning Regulations** and engineering standards.

STAFF FINDINGS

1. The proposed convenience store and gasoline filling station use is a **Conditional Use permitted under Section 5.17 of the Hickman Zoning Regulations**. The site location, parcel size, and arterial street frontage satisfy the intent and minimum standards of the district.
 2. The Conditional Use Permit process allows the Planning Commission and City Council to ensure that development is compatible with adjacent properties and consistent with the City's long-term commercial growth objectives.
 3. The property owner, SWG4, LLC, has provided written consent acknowledging the request for use on the property.
 4. The site design and access layout will be reviewed for compliance with the City's Zoning Regulations during the final engineering phase.
 5. The proposed development is compatible with surrounding land uses and provides a logical commercial transition along 68th Street between residential and commercial districts.
 6. Due to the permanent nature of underground fuel storage and related infrastructure, staff supports issuance of a **Perpetual Conditional Use Permit**. The use is tied to the land and not to a specific property owner, ensuring continuity and regulatory oversight without requiring future renewals.
-

STAFF RECOMMENDATION

Staff recommends **approval of a Perpetual Conditional Use Permit** to allow for a **Convenience Store and Gasoline Filling Station, including Self-Service, on Lot 2, Etmund Estates Addition**, within the **C-2 General Commercial District, subject to final engineer review by Olsson and compliance with all applicable City of Hickman Zoning Regulations**.

The Planning Commission's focus should be to determine that the proposed use meets the requirements of the C-2 zoning district and that it is appropriate for the location based on surrounding land uses and the City's growth objectives.

Do not recreate or revise this document. Revisions and recreations will not be accepted. Failure to complete and return the necessary documents per instructions will result in your municipality not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the City Street Superintendent(s). These must be received at the NDOT by December 31, 2025. **RECORD KEEPING:** NDOT recommends that the municipality keep a copy of everything you send to NDOT (*the forms and meeting minutes*) in a separate file for future reference.

RESOLUTION
SIGNING OF THE
YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT
2025

Resolution No. 2025-20

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment(s) of the City Street Superintendent(s) to the NDOT using the Year-End Certification of City Street Superintendent form; and

Whereas: The NDOT requires that each certification shall also include a copy of the documentation of the city street superintendent's appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable), and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

Be it resolved that the Mayor Village Board Chairperson of Hickman
(Check one box) (Print Name of Municipality)
is hereby authorized to sign the attached Year-End Certification of City Street Superintendent completed form(s).

Adopted this 13th day of November, 2025 at Hickman, Nebraska.
(Date) (Month)

City Council/Village Board Members

Doug Wagner

Dave Kulwicki

Steve Noren

Travis Borchardt

Justina Ziemann

Justin Drahota

Mayor Phil Goering

City Council/Village Board Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted.

Attest:

(Signature of Clerk)

Do not recreate or revise this document. Revisions and recreations will not be accepted. Copying this form is acceptable; see (3) below. Failure to complete and return the necessary documents per instructions will result in your municipality not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the City Street Superintendent(s). These must be received at the NDOT by December 31, 2025. RECORD KEEPING: NDOT recommends that the municipality keep a copy of everything you send to NDOT (the forms and meeting minutes) in a separate file for future reference.

Year-End Certification of City Street Superintendent For Determining Incentive Payment in Calendar Year 2025

Separate forms may be needed to account for the entire year, see (3) below

This Form Covers the Following Period: January 1 (Month), 2025 to December 31 (Day), 2025 (Month)

***(1)(a)** The municipality of Hickman (Print name of City or Village) certifies that: Justin Stark (Print name of Superintendent as it appears on license card if applicable) was the appointed City Street Superintendent during the above period. **IF A NAME IS NOT ENTERED ABOVE (NO APPOINTED CITY STREET SUPERINTENDENT FOR THIS PERIOD), SKIP TO (2) BELOW.**

(b) the superintending services of the above listed individual were provided by: (Check one box)

- Employment with this Municipality
 Contract (consultant) with this Municipality
 Contract (interlocal agreement) between this Municipality and the following listed Municipality(ies) and/or County(ies)

(c) and the above listed individual assisted in the following: *Reference Neb. Rev. Stat. §39-2512*

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units,
2. Developing an annual program for design, construction, and maintenance,
3. Developing an annual budget based on programmed projects and activities,
4. Submitting such plans, programs, and budgets to the local governing body for approval; and
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets,

(d) the above listed individual also served as (Check all boxes that apply) city engineer village engineer public works director city manager city administrator street commissioner

(e) If the above listed individual is a Licensed City Street Superintendent, enter their Superintendent's License Number S- 1534 and Class of License A A B E, and/or

(f) If the above listed individual is a Licensed Engineer in Nebraska, enter their Engineer's License Number E- 13167

(2) _____
 Signature of Mayor Village Board Chairperson
(Check one box)

***(3)** If during the calendar year your municipality (a) did not have an appointed City Street Superintendent for any portion(s) of the year; or (b) had one or more appointed City Street Superintendent(s) that were not licensed for any portion(s) of the year; or (c) had one or more appointed licensed City Street Superintendent(s) for any portion(s) of the year, please complete a separate Year-End Certification form for each period. **Copy this form as needed to account for these separate periods.**

(4) The payment amount will be computed based on (a) your most recent Federal Census as certified by the Tax Commissioner; (b) the number of full calendar months served by the appointed City Street Superintendent who is licensed or exempted from licensure under the Superintendents Act; (c) class of license, A or B if applicable; and (d) if the appointed City Street Superintendent assisted with the required duties in (1)(c) above. *Reference Neb. Rev. Stat. §§39-2302 and 39-2511 through 39-2515.*

(5) Failure to return by December 31, 2025, the Year-End Certification(s), Signing Resolution, and a copy of documentation of the appointment(s) of the superintendent(s) per the instructions will result in your municipality not receiving an Incentive Payment.



Return the completed original resolution and certification(s), and a copy of the documentation of appointment(s) by December 31, 2025 to:

Highway Local Liaison Coordinator
 Boards-Liaison Services Section
 Local Assistance Division
 Nebraska Department of Transportation
 PO Box 94759
 Lincoln NE 68509-4759

ORDINANCE NO. 2025-13

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

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

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

Property Description: The real property located in Etmund Estates and as described on the legal description of Etmund Estates, Lot 2, Hickman, NE 68372, attached hereto and made a part hereof as Exhibit "A".

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

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

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

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

PASSED AND APPROVED THIS _____ DAY OF _____ 2025.

CITY OF HICKMAN

(SEAL)

Phil Goering, Mayor

ATTEST: Michele Lincoln, CMC City Clerk

City of Hickman – Staff Report for Planning Commission

Date: October 7, 2025

Project: Annexation Request of Etmund Estates Lot 2 and extension of ETJ

Location: North of Woodland Boulevard and West of 68th Street

Legal Description: Etmund Estates, Lot 2, Hickman, NE 68372

Land Area: 3.00 acres | **Zoning District:** C-2 General Commercial

Applicant: SWG4, LLC – Scott Wobig, 19974 S. 120th, Hickman, NE 68372

Owner: SWG4, LLC – Gregory Greder, 819 O Street, Lincoln, NE 68508

Proposal

The applicant requests annexation of Etmund Estates Lot 2 into the City Limits, extension of the City’s one-mile extraterritorial jurisdiction, and amendment of the Official Zoning Map. The parcel has already been rezoned to **C-2 General Commercial**. Annexation will bring the lot formally into City jurisdiction for future commercial development.

This annexation request was first reviewed in 2021 and tabled indefinitely; therefore, the process begins again with a new public hearing.

Existing conditions

- Zoning: C-2 General Commercial (approved)
- Land use: Undeveloped
- History: Final platted in 2010 into Etmund Estates Lots 1–3. Lot 1 is residential; Lot 2 is the subject parcel; Lot 3 (west) became Etmund Estates 1st Addition, Lot 1.
- Floodplain: The property is not within the FEMA 100-year floodplain. An 80’ drainage easement runs south in Woodland Plaza Subdivision parallel to 68th Street.

Comprehensive Plan (2025)

The 2025 Comprehensive Plan identifies the 68th Street and Woodland Boulevard area for **future commercial development**. Annexation of this property is consistent with the Plan’s vision for commercial growth and expansion of services along the corridor.

Subdivision regulations (2007)

- **Section 9.03 – Annexation of adjoining or contiguous properties:** Properties contiguous to the City may be annexed following public hearing and City Council ordinance (Neb. Rev. Stat. §19-916).
- **Section 9.04 – Petition for annexation:** Subdivisions with City-dedicated land or public utilities must be annexed, with petition required before Final Plat approval.

Zoning regulations (2023)

- **Section 5.04 – Classification upon annexation:** Areas annexed into Hickman are zoned consistent with the Future Land Use Map. Rezoning must follow statutory requirements under Neb. Rev. Stat. §19-904.

Utilities and services

Utility extensions for water, sewer, and related infrastructure will be addressed through a **developer agreement with the City of Hickman**, with all costs the responsibility of the developer. The City Engineer will evaluate service needs when a site development or building permit is submitted.

Surrounding land use

- North: Residential acreage (TA)
- East: Undeveloped acreage (TA)
- South: Woodland Boulevard corridor (commercial use, C-2)
- West: Etmund Estates 1st Addition (R-2 Single Family Residential)

Staff analysis

- Consistency with Comprehensive Plan: Supports future commercial development in this growth corridor.
- Zoning compliance: Parcel is zoned C-2, consistent with annexation requirements.
- Infrastructure: Services will be extended under a developer agreement; no additional burden on City anticipated at this time.
- Public health, safety, welfare: No adverse impacts anticipated from annexation; jurisdictional oversight will improve consistency in permitting, utilities, and enforcement.
- Compatibility: Annexation provides continuity with adjacent C-2 zoned properties and supports long-term commercial development along 68th Street.

Findings of fact

Annexation requires findings that the request:

1. Is consistent with the Comprehensive Plan.
2. Brings contiguous land into the corporate limits in accordance with state statute.
3. Provides for orderly growth of municipal boundaries.
4. Establishes jurisdiction for zoning, permitting, and service extension.
5. Is compatible with surrounding land use and zoning.

Conclusion

Annexation of Etmund Estates Lot 2 is consistent with the Comprehensive Plan, conforms with applicable regulations, and supports long-term commercial development along the 68th Street corridor.

Staff recommended motion

Recommendation to the City Council to approve annexation of Etmund Estates Lot 2, extending the ETJ, and amending the Official Zoning Map accordingly.



October 29, 2025

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

Re: Renewal of Agreement
for Street Superintendent and Engineering Services

Dear Mayor and City Council:

Thank you for allowing Olsson to be your Street Superintendent and Engineer-on-Call for your community. We have enjoyed working with you and would like to continue providing our experience and expertise to you.

The signed work orders in-place expire on December 31, 2025; therefore, we have enclosed the new work orders which will extend our services to your community through December 31, 2026. You can choose to discontinue our services anytime during the course of the original Master Service Agreement (MSA).

We are requesting you have the attached work orders reviewed for approval at your next board meeting. The work orders authorize Olsson to continue providing general engineering and street superintendent services. If questions or concerns arise from that meeting, please let us know and we can attend your next meeting. If approved, please sign both Work Orders and email a signed electronic copy to Rachel Adams, Geographic Administrative Senior Coordinator at radams@olsson.com and keep a copy for your records.

Olsson takes great pride in our superior reputation for client service and quality work, and we offer the most comprehensive list of professional engineering, testing, and survey services in the state.

Sincerely,

A handwritten signature in black ink that reads "Brian Friedrichsen". The signature is written in a cursive, flowing style.

Brian Friedrichsen, PE
Olsson

Attachments



MASTER AGREEMENT WORK ORDER NO. 12

This exhibit dated January 1, 2026, is hereby attached to and made a part of the Master Agreement for Professional Services dated August 31, 2020, between City of Hickman (“Client”) and Olsson, Inc. (“Olsson”) providing for professional services. Olsson’s Scope of Services for the Agreement is as indicated below.

GENERAL

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

PROJECT DESCRIPTION AND LOCATION

Project will be located at: Hickman, Nebraska

Project Description: General Engineering Consulting Services

SCOPE OF SERVICES

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

General Engineering Consulting Services

Olsson will provide engineering consulting services as requested by the City Council Board or its authorized representatives. These general consulting services include the following:

- City Council/Planning Commission meeting attendance
- Site visits to collect data for miscellaneous engineering issues
- Professional opinions and recommendations for miscellaneous engineering issues
- Agency correspondence on behalf of the Client

Exclusions

- Surveying – legal, topographic and construction staking
- Geotechnical
- Environmental Reviews and Permitting
- Modeling Services
- Project Design beyond miscellaneous engineering issues
- Bidding Services
- Construction Administration and Observation
- Materials Testing
- Street Superintendent Services

All the exclusions listed can be completed upon request and would be defined in a separate work order.

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: January 1, 2026
Anticipated Completion Date: December 31, 2026

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 hourly labor rates of personnel performing such services on the Project times a factor of 3.085 and all actual reimbursable expenses in accordance with 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 \$15,000.

TERMS AND CONDITIONS OF SERVICE

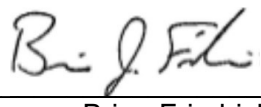
We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be the City Clerk.

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 email an electronic executed copy to Rachel Adams, Geographic Administrative Senior Coordinator at radams@olsson.com . 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 
Shayne Huxoll, PM

By 
Brian Friedrichsen, PE

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

CITY OF HICKMAN

By _____
Signature

Print Name _____

Title _____

Dated: _____

Attachments

Billing Rate Schedule

Reimbursable Expense Schedule



MASTER AGREEMENT WORK ORDER NO. 13

This exhibit dated January 1, 2026, is hereby attached to and made a part of the Master Agreement for Professional Services dated August 31, 2020, between City of Hickman (“Client”) and Olsson, Inc. (“Olsson”) providing for professional services. Olsson’s Scope of Services for the Agreement is as indicated below.

GENERAL

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

PROJECT DESCRIPTION AND LOCATION

Project will be located at: Hickman, Nebraska

Project Description: Street Superintendent Services

SCOPE OF SERVICES

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

Street Superintendent Services

Olsson will provide Street Superintendent services following the guidance and requirements of the Nebraska Board of Public Roads Classifications and Standards (NBCS). Street Superintendent services include the following:

- Guidance and consultation for development and updates to the one and six-year street plans
- Review and updates to the street lane mile report
- Guidance and consultation for completion of the street system revenue, expenditure and budget report
- Attendance at one public hearing related to the one and six-year street plan

Exclusions

- Surveying – legal, topographic and construction staking
- Geotechnical
- Environmental Reviews and Permitting
- Project Design
- Bidding Services
- Construction Administration and Observation
- Materials Testing

All the exclusions listed can be completed upon request and would be defined in a separate work order.

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: January 1, 2026
Anticipated Completion Date: December 31, 2026

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 hourly labor rates of personnel performing such services on the Project times a factor of 3.085 and all actual reimbursable expenses in accordance with 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 \$4,000.

TERMS AND CONDITIONS OF SERVICE

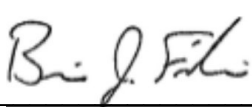
We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be the City Clerk.

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 email an electronic executed copy to Rachel Adams, Geographic Administrative Senior Coordinator at radams@olsson.com. 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 
Shayne Huxoll, PM

By 
Brian Friedrichsen, PE

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

CITY OF HICKMAN

By _____
Signature

Print Name _____

Title _____

Dated: _____

Attachments

Billing Rate Schedule

Reimbursable Expense Schedule

Olsson 2025 Billing Rate Schedule

<u>Description</u>	<u>Range</u>
Principal	\$152.00 - \$472.00
Project Manager	\$133.00 - \$287.00
Project Professional	\$99.00 - \$258.00
Assistant Professional	\$74.00 - \$182.00
Designer	\$95.00 - \$238.00
CAD Operator	\$64.00 - \$150.00
Survey	\$59.00 - \$230.00 *
Construction Services	\$53.00 - \$305.00 *
Administrative/Clerical	\$49.00 - \$300.00

Note:

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.



REIMBURSABLE EXPENSE SCHEDULE

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

<u>Classification</u>	<u>Cost</u>
Automobiles (Personal Vehicle)	\$0.70/mile*
Suburban's and Pick-Ups	\$0.75/mile*
Automobiles (Olsson Vehicle)	\$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

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