

City Council Regular Meeting
Tuesday, January 13, 2026 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 December 9, 2025 City Council Meeting Minutes

5.B. Approval of December 16, 2025 Special Meeting Minutes

- 5.C. Claims and Accounts Payable Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Resignation of Josh Maurer from the Planning Commission
- 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 - None
- 9. Unfinished Business - None
- 10. New Business
 - 10.A. Consideration of Change Order No. 3 for Reduction of Rip Rap, Increase in Final Slope Wattle, Substantial Completion Time Extension, and Final Completion Time Extension for Scotts Creek Trail Project
 - 10.B. Certificate of Payment No. 2 to K2 Construction for Scott's Creek Trail Project in the amount of \$150,017.93
 - 10.C. Consideration of Amendment to Exhibit A of Resolution 2024-01 Legion Lease Agreement for Buchanan Field
- 11. City Administrator's Report
- 12. Governing Body Comments & Council Correspondence
 - 12.A. The City Office will be Closed for Martin Luther King Jr. Day, Monday, January 19, 2026
 - 12.B. Mayor/ City Council 2026 Election Candidate Filing Deadline: Incumbant February 17, 2026 Nonincumbant March 2, 2026. Filing Fees: City Council \$54 & Mayor \$78
- 13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD December 9, 2025

Mayor Phil Goering called the meeting to order at 7:00 pm on December 9, 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 November 25, 2025, City Council Meeting Minutes and Claims and Accounts Payable Report. Motion by Wagner and a second by Noren 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 opened the floor for nominations of a Hickman City Council President. Noren nominated Council Member Doug Wagner for Hickman City Council President. Motion by Council Member Ziemann and a second by Borchardt to close the nominations and nominate Council Member Doug Wagner for Hickman City Council President. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Wagner abstained. Motion passed 5-0. Motion by Council Member Borchardt and a second by Noren to affirm and approve appointee Council Member Doug Wagner as Hickman City Council President. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Wagner abstained. Motion passed 5-0. Council Member Wagner abstained.

Motion by Council Member Drahota and a second by Ziemann to approve affirmation of Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustment & Other City Positions and Assigned Committees for 2026. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Reports

The City Administrator gave the Planning Commission Report pointing out that the Planning Commission had a public hearing for Adam Heiden's Conditional Use Permit to allow an Accessory Dwelling Unit which they were recommending approval of with stipulations. Deputy Allen gave the Lancaster County Sheriff's Office Report. The City Administrator presented the Community Center and Activities Report. Motion by Council Member Noren and a second by Wagner to approve reports 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.

Public Hearings

Mayor Goering opened the public hearing on a request from Adam Heiden for a Conditional Use Permit to allow for an Accessory Dwelling Unit (ADU) pursuant to Section 11.26 of the Hickman Zoning Regulations in the RE Residential Estates Zoning District on property legally described as Poe Estates 1st Addition, Lot 1, Hickman, Lancaster County, Nebraska, commonly known as 20720 S. 64th Court, Hickman, Nebraska at 7:19 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 by Drahota to close the public hearing at 7:20 p.m. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Unfinished Business - None

New Business

The City Administrator presented Resolution 2025-22. RESOLUTION NO. 2025-22 CONDITIONAL USE PERMIT - POE ESTATES 1ST ADDITION, LOT 1 WHEREAS, The Zoning Ordinance of the City of Hickman, per §11.26, lists an "Accessory Dwelling Units" as a permitted Conditional Use within the Residential Estates District (RE). WHEREAS, At the request of Adam & Krista Heiden (Applicant & Property Owner), a Conditional Use Permit Application #2025-136 for a Detached Accessory Building was received by the City for property located at 20720 S. 64th Court, Hickman, Nebraska, legally described as Lot 1, POE Estates 1st Addition Hickman, Nebraska. WHEREAS, The City of Hickman Planning Commission, upon conducting a Public Hearing on December 2, 2025, recommended approval of Conditional Use Permit Application #2025-136 with the following waivers and conditions to the City of Hickman City Council: 1. Placement Waiver: To allow the Accessory Dwelling Unit to be located closer to the street right-of-way than the principal (primary) dwelling; 2. Height Waiver: To exceed the height of the principal (primary) dwelling by no more than three feet; 3. All other requirements of Hickman Zoning Regulations §11.26 shall be met; 4. A deed restriction shall be recorded by the property owner prior to issuance of a Certificate of Occupancy, which may include a release clause at the City's discretion, and; 5. Conditional Use Permit shall run with the land unless revoked under Hickman Zoning Regulations, Article 7: Conditional Uses. WHEREAS, The City of Hickman City Council, upon conducting a Public Hearing on December 9, 2025, hereby grants Conditional Use Permit Application #2025-136 on property located at 20720 S. 64th Court, Hickman, Nebraska, legally described as Lot 1, POE Estates 1st Addition Hickman, Nebraska, for a, Accessory Dwelling Unit, with the aforementioned waivers and 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. Motion by Council Member Borchardt and a second by Ziemann to approve Resolution 2025-22, Conditional Use Permit for Adam Heiden Accessory Dwelling Unit with text edit correcting the subdivision name in the title. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Resolution No. 2025-23. Holiday Greetings Merry Christmas & Happy New Year. Be It Resolved by the Mayor And Council Of The City Of Hickman, Nebraska: That the City Council and employees of the City of Hickman join together to extend Holiday Greetings and Best Wishes to the citizens of Hickman and the surrounding area; for a joyous Christmas and a Happy New Year filled with peace, happiness and prosperity; and that the joy which is shared during the Christmas season remain in our hearts throughout the year. The foregoing Resolution having been read, Motion by Council Member Wagner and seconded by Council Member Borchardt for the passage and adoption of said Resolution, and after consideration, thereof, the roll was called on the passage and adoption of said Resolution and the following Council Members voted Aye: Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following voted Nay: None. A majority of all members elected to the Council having voted in favor the passage and adoption of said Resolution, the same was by the Mayor declared as passed and adopted this 9th day of December, 2025.

The City Administrator presented a request from Scott Wieskamp to use city property for the Annual Animal Run. Motion by Council Member Ziemann and a second by Borchardt to approve the request to use city property for the Annual Animal Run Event on Saturday, February 7, 2026, with Proof of Insurance. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Wagner and a second by Drahota to approve consideration to cancel December 23, 2025 City Council Regular Scheduled Meeting and consolidate City business into the January 13, 2026 City Council Meeting. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator gave an update on the Water Reservoir and Booster Pump Station Project. The topography survey is complete. The engineering firm will be providing measurements and maps so the Mayor and City Administrator can start negotiations with the property owner to acquire land which will come to the city council for consideration and then have a 30-day right of remonstrance. The geotechnical boards are complete, and lab work will be pending the selection of tank styles. Staff and the Mayor will be meeting with the engineers next week. The City Administrator provided the Council with a letter from Norris Public Power regarding a 2 ½ % rate increase. Motion by Council Member Ziemann and a second by Wagner to approve the City Administrator's report 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.

Governing Body Comments & Council Correspondence

The City Office will be closed for Christmas on Thursday, December 25 and Friday, December 26, 2025 and New Year's, Thursday, January 1, 2026.

Adjournment

Motion by Council Member Borchardt and a second by Ziemann to adjourn the meeting at 7:35 p.m. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. 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 SPECIALMEETING - WORKSHOP HELD December 16, 2025

Mayor Phil Goering called the meeting to order at 6:00 pm on December 16, 2025, and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. 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.

The Council planned to review and discuss the New Municipal Code Codification and Repeal Former Code, but since the attorney's recommendations of their previous review were not available, there was no further discussion.

The Council discussed consideration of amending Draft Municipal Code Section 8-504, Sale and Use Dates of Fireworks. The Council acknowledged that many residents are in favor of having the sale and permissible fireworks discharge from June 25th through July 4th as the State Statute allows, while others strongly oppose so many days with the noise disturbance. The other consideration is the loss of tax revenue and potentially losing firework vendors if the sale dates are shortened. They agreed that they would like to get a feel for popular public opinion prior to implementing any changes for 2027, so there will be no changes to the Draft Municipal Code prior to final code approval. Staff were directed to do a short public survey, reach out to past firework vendors and research the effects on the sales tax revenues.

Motion by Council Member Borchardt and a second by Ziemann to adjourn the meeting at 6:50 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.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

Name	Description	Amount
AKRS Equipment (John Deere)	John Deere 3033R Oil, Hydraulic, Fuel Filters	\$ 199.73
Border States	Poles/Lights Etmund Estates 2nd Add	\$ 10,982.10
Brown, Chelsey	Cleaning	\$ 1,000.00
Capital City Refuse	2YD TRASH	\$ 85.00
Capital City Refuse	TRASH	\$ 133.13
Car Quest	CORE RETURN	\$ (10.00)
Car Quest	Grease Seals for Trailers & Parts Cleaner	\$ 29.22
Dale's Consulting & Inspection Services	Consulting/Inspections/Plan Review	\$ 2,050.00
Electronic Contracting Company	Alarm Monitoring Service 1/1/2026-3/31/2026	\$ 85.05
Electronic Contracting Company	Partial Fire Alarm Inspection 11.14.2025	\$ 350.00
FLOOD, BRIAN	ELECTRICAL INSPECTIONS/PLAN REVIEW	\$ 1,100.00
Grunwald Mechanical Contractors & Engine	Community Center HVAC Repairs	\$ 13,656.15
Grunwald Mechanical Contractors & Engine	Comm Center HVAC Repairs(Cut & Replace Water Valve)	\$ 1,210.48
Grunwald Mechanical Contractors & Engine	Comm Center HVAC Repairs(2 on HP12 & 1 on air separator)	\$ 2,199.35
Hamilton Equipment Company	Skid Loader Edge Cutting/ Bucket Bits (2)	\$ 853.50
Hamilton Equipment Company	Skid Loader Oil Filter Repair	\$ 26.62
Hawkins, Inc.	Chlorine Cylinder	\$ 60.00
Hochstetter SR., David E	HVAC INSPECTIONS/PLAN REVIEW	\$ 1,050.00
Holliday, Austin	RMBS Parking for Utility Conf	\$ 18.00
Integrated Controls	HVAC Service Contract (July-Dec 2025)	\$ 682.50
Integrated Controls	Comm Center HVAC Service Call	\$ 320.85
Kreifels, Jeffrey	PLUMBING INSPECTION/PLAN REVIEW	\$ 600.00
Lancaster County Sheriff's Office	Contract Hours	\$ 852.79
Lancaster County Sheriff's Office	Monthly Base Rate	\$ 12,948.00
League Association of Risk Management	INSURANCE - Updated Values	\$ 10,817.46
League Association of Risk Management	INSURANCE - Bizhub C651i Copier	\$ 126.11
League Association of Risk Management	INSURANCE - Work Comp Credit	\$ (1,338.41)
Luther, Wade	Mileage Reimb - Backflow Class Wahoo	\$ 65.10
Max I Walker's Uniform Rental	UNIFORMS, RUGS, MOPS, BROOMS, TOWELS-COMM CENTER	\$ 401.22
MEAN	JOB TRAINING & SAFETY	\$ 119.25
Menard's	WWTP Fire Hose Nozzle/Coupling Nut	\$ 23.89
Murphy Tractor & Equipment Co.	John Deer Back Hoe Repair & Service	\$ 7,427.79
Nebraska Public Health Environmental Lab	Water Samples -11.06.25	\$ 18.00
Nebr. Rural Water Association	Backflow Continueing Ed - WL	\$ 150.00
Norland Pure	Water	\$ 130.13
Norris School District 160	Tobacco License Dollar General & U-Stop	\$ 20.00
Olsson	Project #021-01497 WRRF Headworks & Final Clarifier	\$ 3,308.45
Olsson	Project #D20-31290 Etmund Estates 2nd Add Constr Phase	\$ 5,574.03
One Call Concepts, Inc.	One Call	\$ 100.50
Paper Tiger Shredding	SHREDDING 12/22/2025	\$ 35.00
Schmader Electric Const. Co., Inc.	NDEE Project - Solor Crosswalk	\$ 23,840.00
Schmader Electric Const. Co., Inc.	Terrace View Streetlights	\$ 11,044.00
Schmader Electric Const. Co., Inc.	Softball Field Lighting Control Repair	\$ 560.00
Schmader Electric Const. Co., Inc.	Repair Streetlight - 68th St. Accident	\$ 970.00
SparqData Solutions	ANNUAL SUBSCRIPTION 4/1/2026-3/31/2027	\$ 4,250.00
Spier, Gary W.	Commercial Plan Review	\$ 50.00
TK Elevator Corporation	ELEVATOR MAINT 12/1/2025-02/28/2026	\$ 288.96
Summit Fire Protection	Comm Center Semi-Annual Insp	\$ 270.50
Voice News	Publications	\$ 314.63
Voice News	Publications - Art Council Holiday Parade	\$ 58.00
Voice News	Publications - Reading Centre Grinchmas Party	\$ 319.00
Total		\$ 119,426.08

Column1	Column2	Column3
Wells Fargo City (2443)	Adobe - Office Assistant	\$ 21.39
Wells Fargo City (2443)	Dollar General - PW Water	\$ 37.20
Wells Fargo City (2443)	Amazon-Dividers/Pens/Binder Clips/Speakers/Headphones/Charger/Toner	\$ 411.04
Wells Fargo City (2443)	Pickleball Court Tape/Colored Masking Tape	\$ 46.94
Wells Fargo City (2443)	Office Chair - Utility Clerk	\$ 284.99

Wells Fargo City (2443)	sheet protectors/file folders	\$	33.97
Wells Fargo City (2443)	Microphone Battery Cup for Wireless Transmitter	\$	13.99
Wells Fargo City (2443)	Hearing Protection Earmuffs	\$	44.98
Wells Fargo City (2443)	Hearing Protection Earmuffs	\$	44.99
Wells Fargo City (2443)	Rebate Credit	\$	(224.72)
Wells Fargo City (2443)	Adobe - Office Assistant	\$	13.90
Wells Fargo City (2443)	Adobe - Activities	\$	13.90
Total		\$	742.57

Column1	Column2	Column3	
Wells Fargo MC - 3079	Google Play Subscription	\$	9.99
Wells Fargo MC - 3079	Register of Deeds - Filing Fees	\$	24.00
Wells Fargo MC - 3079	Zoom Subscription	\$	160.39
Total		\$	194.38

Mandatory	Description	Amount
All Copy Products	Postage Download	\$ 600.00
All Copy Products	Printing Charge	\$ 400.00
All Copy Products	Postage Machine Rental	\$ 643.82
Bizco	Bizco Monitoring Service, Proofpoint	\$ 205.93
Black Hills Energy	Gas Utility - 214 E 5th	\$ 139.23
Black Hills Energy	Gas Utility - 115 Locust St	\$ 91.19
Constellation NewEnergy	Gas Utility - 214 E. 5th St	\$ 383.83
Executive Answering Service	Answering Service	\$ 73.40
Grainger	WWTP Hose Clams & Table Cart Comm Cent	\$ 749.00
Lueders, Ben	RMB-Holiday Lights Event	\$ 50.00
Norris Public Power District	Electric Utility	\$ 10,406.40
Tillotson Enterprises, Inc.	Comm Center Roof Repairs	\$ 1,890.00
Verizon Wireless	Mobile Phones/Toughbooks/Laptop/iPad	\$ 419.52
Windstream	Acct #9419 - WTP Phone	\$ 132.39
Windstream	Acct #2029 City Office Phone	\$ 905.63
Windstream	Acct #9853 WWTP Phone	\$ 75.54
Xpress Bill Pay	Web Transaction Fees	\$ 174.00
Total		\$ 17,339.88

MANDATORY PAYROLL CLAIMS	DESCRIPTION	AMOUNT
AFLAC	Insurance - Employee Premiums	\$687.96
Ameritas	Employee 401K Retirement Deposit 12.15.2025	\$4,405.52
Ameritas	Employee 401K Retirement Deposit 12.29.2025	\$4,129.04
Ameritas	Employee 401K Retirement Deposit 01.06.2026	\$4,398.00
Erin M. McCartney	Employee Withholding 12.06.2025	\$504.00
Erin M. McCartney	Employee Withholding 12.20.2025	\$504.00
Erin M. McCartney	Employee Withholding 01.03.2026	\$504.00
IRS	Fed Withholding 12.15.2025	\$8,678.70
IRS	Fed Withholding 12.29.2025	\$8,245.88
IRS	Fed Withholding 01.12.2026	\$8,275.68
IRS	Fed Withholding 01.12.2026	\$752.62
Medica	Jan 2026 Employee Health Ins	\$9,578.10
Mission Square	Employee Retirement Plan 12.15.2025	\$1,132.75
Mission Square	Employee Retirement Plan 12.29.2025	\$1,059.05
Mission Square	Employee Retirement Plan 01.06.2026	\$1,132.75
Nebraska Dept of Revenue	Income Tax Withholding 12.05.2025 501N	\$2,457.67
Payroll	Staff 12.12.2025	\$28,104.33
Payroll	Staff 12.26.2025	\$27,498.46
Payroll	City Council 01.01.2026	\$2,853.69
Payroll	Staff 01.09.2026	\$28,260.89
United Healthcare	Premiums Dental/Vision/AD&D/Life - Jan 2026	\$528.88
Unum	Employee Disability Premiums - Jan 2026	\$231.19
Total		\$143,923.16

Josh Maurer
1025 Cyprus Blvd.
Hickman, NE 68372

December 21st, 2025

Phil Goering
Mayor, City of Hickman
115 Locust Street
Hickman, NE 68372

Dear Mayor Goering,

Please accept this letter as my formal resignation from the Hickman Planning Commission, effective at the close of our regular meeting on January 6, 2026.

As I have previously discussed, my family and I will be moving outside the Hickman area in the coming months and while no time is ever truly right this seemed like an appropriate time for me to step away.

Serving on the Planning Commission and as Chair has been an honor and privilege. I took great pleasure in working with the rest of the planning commissioners and our great city staff. The dedication everyone brings to this city is evident.

Thank you for trusting in me and giving me the chance to serve the community I called home for the past ten years.

With warmest regards,

Josh Maurer
Chair
Hickman Planning Commission

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

January 6, 2026

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, January 6, 2026. 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 speaker cards, and the meeting recording process were referenced.

2. Roll Call

Planning Commission Members present for Roll Call included: Eldren Echternkamp (Vice Chair), Brad Schlange, Lance Murry, Jared Horsky (Alternate), Paul Tran, Cory Ostrander, Josh Maurer (Chair), Colby Huenink (ETJ Representative), and Erik Nore. Planning Commission Member Charles Stewart was recorded as absent. A quorum was present.

3. Approval of Minutes

Chair Maurer presented the December 2, 2025, Planning Commission Meeting Minutes.

Motion by Echternkamp and seconded by Ostrander to approve the December 2, 2025, Planning Commission Meeting Minutes. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Ostrander, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Maurer. Motion passed 8-0-1.

4. Presentations & Introductions

Zoning Enforcement Officer Heidi Hoglund noted a save-the-date for the Nebraska Planning & Zoning Association (NPZA) Conference in Kearney, Nebraska, scheduled for March 4–6, 2026 was handed out. Registration is not yet open. City staff will distribute additional information as it becomes available.

5. Nomination and Election of the Planning Commission’s 2026 Chair and Vice Chair

Chair Maurer opened the nominations for Planning Commission Chair. Commissioner Nore nominated Cory Ostrander for Chair. Motion by Murry and seconded by Tran to close the nominations. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Ostrander. Motion passed 8-0-1.

Motion by Maurer and seconded by Nore to approve the nomination of Cory Ostrander as Planning Commission Chair. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Ostrander. Motion passed 8-0-1.

Following the election, Cory Ostrander assumed the role of Chair and presided over the remainder of the meeting.

Commissioner Maurer nominated Brad Schlange for Planning Commission Vice Chair. Motion by Echternkamp and seconded by Murry to close the nominations. The following members voted “YEA”: Echternkamp, Murry, Horsky, Tran, Ostrander, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Schlange. Motion passed 8-0-1.

Motion by Nore and seconded by Murry to approve the nomination of Brad Schlange as Planning Commission Vice Chair. The following members voted “YEA”: Echternkamp, Murry, Horsky, Tran, Ostrander, Maurer, Huenink, and Nore. The following members voted “NAY”: none. The following members voted “ABSTAIN”: Schlange. Motion passed 8-0-1.

6. Reports – None.

7. Public Hearing – None.

8. Unfinished Business - None.

9. New Business – None.

10. Planning Commission Comments & Correspondence

A. Resignation of Josh Maurer from the Planning Commission

Mayor Phil Goering addressed the Planning Commission regarding the resignation of Chair Josh Maurer from the Planning Commission. Mayor Goering thanked Mr. Maurer for his years of service and dedication to the City of Hickman, noting his leadership, professionalism, and commitment to the planning commission. Mayor Goering presented Mr. Maurer with a certificate of appreciation and a ceremonial key to the city in recognition of his service.

Mayor Goering also thanked all Planning Commission members for their time, volunteer service, and continued dedication to the City of Hickman.

No action taken. Presented for information only.

B. Mayor Goering’s Annual Appointments

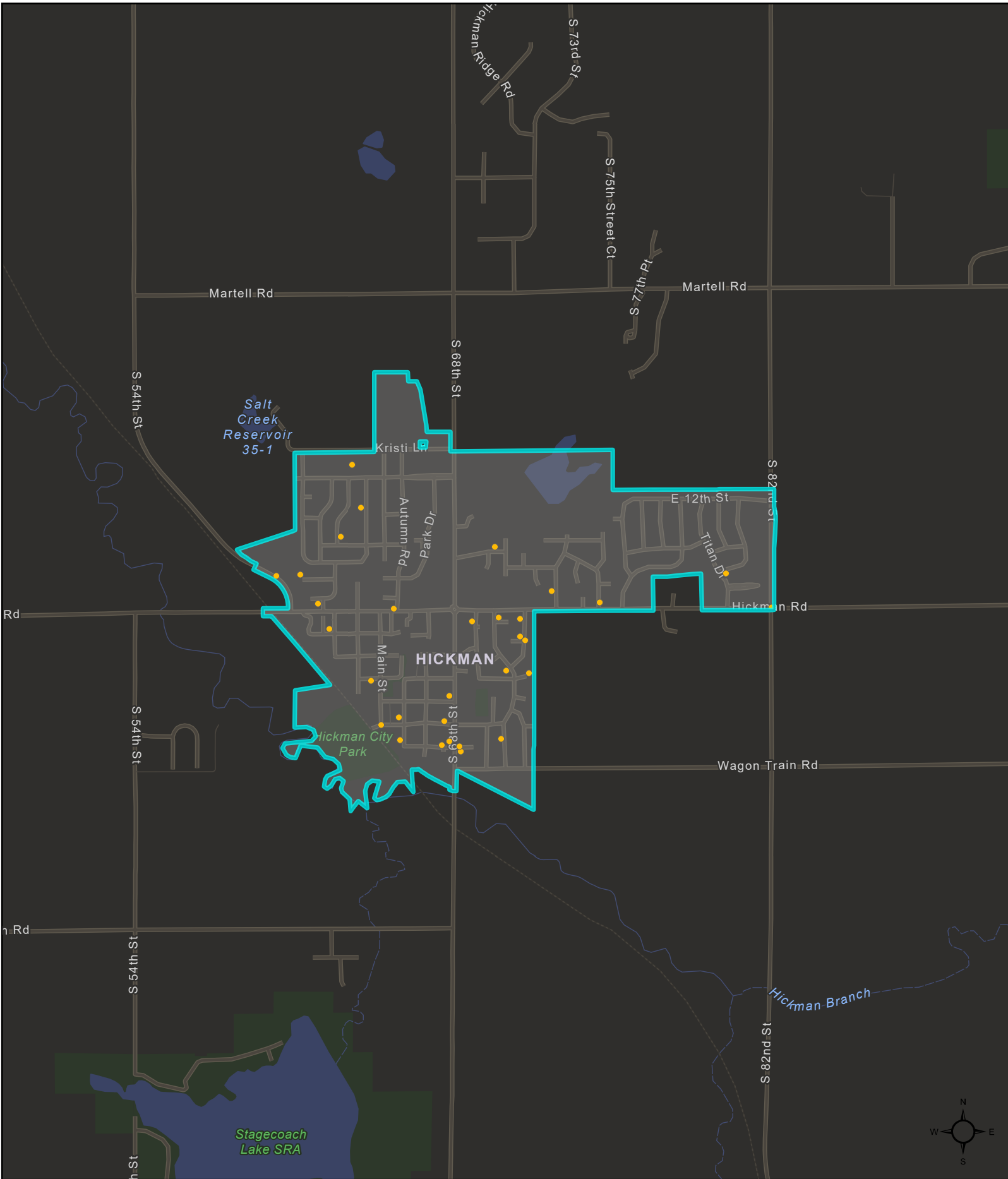
Chair Ostrander noted that at the City Council meeting held on December 9, 2025, Mayor Goering confirmed the reappointments of Planning Commission members Charles Stewart, Brad Schlange, and Paul Tran, extending their terms of service through December 2028.

No action taken. Presented for information only.

11. Meeting Adjournment

Motion by Nore and seconded by Maurer to adjourn the meeting at 7:13 PM. The following members voted “YEA”: Echternkamp, Schlange, Murry, Horsky, Tran, Ostrander, Huenink, and Nore. The following members voted “NAY”: Maurer. Motion passed 8-1.

Calls for Service: Hickman



Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
December 10, 2025				
320 ORCHARD PL, HICKMAN, NE,	C5009275	CHILD AB/NEG PHYS	1941	22231 ALLEN
321 CHESTNUT ST, HICKMAN, NE,	C5009279	DISTURBANCE OTHER	2302	22231 ALLEN
December 11, 2025				
235 SYCAMORE PL, HICKMAN, NE,	C5009281	CRIM MISCHIEF	627	22208 HOLECZEK
December 12, 2025				
735 SUNFLOWER DR, HICKMAN,	C5009313	SPEC SVC CHECK WELF	1725	22231 ALLEN
403 STAGECOACH AVE, HICKMAN,	C5009317	OPS OTHER	1754	22231 ALLEN
December 13, 2025				
108 E 7TH ST, 68372	C5009339	MISC OTHER	2307	22224 LOPEZ
CONESTOGA AVE & PRAIRIE CT,	C5009336	TRAFFIC OTHER	2142	22231 ALLEN
December 15, 2025				
700 SCHOONER CT, HICKMAN, NE,	C5009373	MENTAL INVEST	136	22139 BRYANT
December 16, 2025				
637 VILLAGE VIEW DR, HICKMAN,	C5009425	ACC PROP DMG H&R	1738	22155 BUTTERS
730 LARKSPUR DR, 68372	C5009411	MEDICAL EMERG OTHER	833	22221 KROESE
December 17, 2025				
820 E 4TH STREET CIR, HICKMAN,	C5009445	MISC OTHER	1435	22232 NEEDHAM
December 19, 2025				
808 PRAIRIE CT, HICKMAN, NE,	C5009496	MEDICAL EMERG OTHER	1342	22229 PARMER
195 KRISTI LN, HICKMAN, NE,	C5009500	MISC OTHER	1628	22231 ALLEN
December 20, 2025				
18840 S 54TH ST, 68372	C5009514	MEDICAL EMERG OTHER	451	22217 CALDWELL
December 21, 2025				
103 LOCUST ST, HICKMAN, NE,	C5009551	MISC OTHER	1730	22173 FUNK
1020 OAKVIEW DR, HICKMAN, NE,	C5009556	DISTURBANCE OTHER	2319	22155 BUTTERS

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
December 22, 2025				
105 ELM ST, 68372	C5009579	FRAUD DECEPTION	1857	22139 BRYANT
December 24, 2025				
108 CHESTNUT ST, HICKMAN, NE,	C5009625	TRAFFIC PARK OTHER	1552	22231 ALLEN
520 E 1ST ST, 68372	C5009624	ANIMAL OTHER	1542	22231 ALLEN
730 LARKSPUR DR, 68372	C5009607	DEATH NATURAL	117	22239 GRUBER
HICKMAN RD & S 82ND ST, 68372	C5009611	MISC OTHER	850	22197 MCMANUS
December 26, 2025				
141 W 4TH ST, 68372	C5009658	ADULT ABUSE	1418	22233 REHER
December 28, 2025				
113 CONCORD AVE, HICKMAN,	C5009710	DISTURBANCE DOMESTIC	2003	22134 LESAN
December 30, 2025				
621 CONESTOGA AVE, HICKMAN,	C5009748	DEATH NATURAL	1333	22214 DOWHOWER
December 31, 2025				
103 LOCUST ST, HICKMAN, NE,	C5009782	MISC OTHER	1254	22214 DOWHOWER
210 ELM ST, 68372	C5009801	SPEC SVC CHECK WELF	2150	22234 FURNE
January 2, 2026				
1203 BIRCHWOOD ST, HICKMAN,	C6000042	DISTURBANCE DOMESTIC	1733	22231 ALLEN
880 TITAN DR, HICKMAN, NE,	C6000043	CHILD AB/NEG PHYS	1838	22231 ALLEN
January 4, 2026				
217 LOCUST ST, HICKMAN, NE,	C6000074	DISTURBANCE OTHER	908	22239 GRUBER
740 PRAIRIE VIEW LN, HICKMAN,	C6000088	TRAFFIC PARK OTHER	1636	22155 BUTTERS
E 2ND ST & MAIN ST, 68372	C6000073	SUSPICIOUS PERSON	833	22239 GRUBER
January 6, 2026				
603 CEDAR ST, HICKMAN, NE,	C6000140	CHILD AB/NEG PHYS	1547	22155 BUTTERS
January 9, 2026				
111 CHESTNUT ST, HICKMAN, NE,	C6000234	MISC OTHER	1954	22231 ALLEN

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
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Report Totals

Count: 33
Date Exported: 1/12/2026 2:32 PM

December 2025 Community Center/Activities Report

19 Rental Inquiries

4 Tours

186 Participants for Open Gym Time

108 Participants for Adults Only Pickleball Open Play

50 Participants for Adults Pickup Basketball

Total for 2025: 1,037

Total for 2025: 1,006

Total for 2025: 555

In the Meeting Rooms, A & B

- 4 Nonprofit Meetings
- 1 Hickman Reading Centre Patron Holiday Party
- 1 Company Holiday Party

In the Multipurpose Room

- 5 Adults Only Pickleball Open Plays
- 4 Adults Pickup Basketball
- 7 Private Basketball Practices
- 15 NYBA Basketball Practices
- 1 Norris PTO Cocoa & Crafts Event
- 1 Troop 64 Lock In
- 1 Birthday Party

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

Damage to Report: Height adjuster on Hoop #04 broke on December 9th. This hoop was repaired and back in service on December 23rd.

Repair Notice: An additional leak was identified on HP12 and has been repaired. The resealing of the Community Center roof was also completed.

Hickman Youth Sports:

- **Blue River League Baseball and Softball Registration is open through February 1st**
 - Register on City Website under Parks & Rec > Youth Baseball & Softball
 - <https://www.hickman.ne.gov/vnews/display.v/SEC/Parks%20%26%20Recreation%7CYouth%20Baseball%20%26%20Softball>
- **Co-ed Youth Tee Ball and Coach Pitch Registration will open on February 1st**
 - Register on City Website under Parks & Rec > Youth Tee Ball & Coach/Machine Pitch
 - <https://www.hickman.ne.gov/vnews/display.v/SEC/Parks%20%26%20Recreation%7CYouth%20Tee%20Ball%20%26%20Coach/Machine%20Pitch>

CHANGE ORDER

No. 3



Date of Issuance: January 9, 2026 Effective Date: _____

Project: Hickman Scotts Creek Trail	Owner: City of Hickman	Owner's Contract No.:
Contract:		Date of Contract: September 16, 2025
Contractor: K2 Construction		Engineer's Project No.: 023-03229

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Reduction of final Rip-Rap quantity: 3 TN x \$125.00/TN = (\$375.00)
Increase of final Slope Wattle quantity: 53 LF x \$3.50/LF = \$185.50
TOTAL = (\$189.50)
Substantial Completion time extension due to weather delay – 3 calendar days
Final Completion time extension due to weather delay – 70 calendar days

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>226,841.50</u>	Original Contract Times: Substantial Completion (date): <u>October 31, 2025</u> Ready for Final Payment (date): <u>November 15, 2025</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ <u>16,726.43</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion (date): <u>November 21, 2025</u> Ready for Final Payment (date): <u>December 5, 2025</u>
Contract Price prior to this Change Order: \$ <u>243,567.93</u>	Contract Times prior to this Change Order: Substantial Completion (date): <u>November 21, 2025</u> Ready for Final Payment (date): <u>December 5, 2025</u>
Decrease of this Change Order: \$ <u>189.50</u>	Increase of this Change Order: Substantial Completion (days): <u>3 calendar days</u> Ready for Final Payment (days): <u>70 calendar days</u>
Contract Price incorporating this Change Order: \$ <u>243,378.43</u>	Contract Times with all approved Change Orders: Substantial Completion (date): <u>November 24, 2025</u> Ready for Final Payment (date): <u>February 13, 2026</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u></u> Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: <u>General Contractor</u>	Title: _____
Date: <u>01/09/2026</u>	Date: <u>01/09/2026</u>	Date: _____

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER: PROJECT: APPLICATION NO: Distribution to:
 City of Hickman, NE Scott's Creek Trail 2
 FROM CONTRACTOR: VIA ARCHITECT: Olsson
 K2 Construction 7701 Cornhusker Highway 601 P St., Ste 200
 Lincoln, NE 68507 Lincoln, NE 68508
 CONTRACT FOR: CONTRACT DATE: 9/16/2025

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	<u>226,841.50</u>
2. Net change by Change Orders	\$	<u>16,536.93</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>243,378.43</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>243,378.43</u>
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	<u>8,000.00</u>
b. 10 % of Stored Material (Column F on G703)	\$	<u>0.00</u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>8,000.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>235,378.43</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>85,360.50</u>
8. CURRENT PAYMENT DUE	\$	<u>150,017.93</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>8,000.00</u>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
 By: _____ Date: _____
 State of: Nebraska County of: Lancaster
 Subscribed and sworn to before me this _____ day of _____
 Notary Public:
 My Commission expires: _____

ENGINEER'S

~~ARCHITECT'S~~ CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 150,017.93

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

~~ARCHITECT:~~
 ENGINEER: 
 By: _____ Date: 01/09/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$16,727.01	\$0.00
Total approved this Month	\$0.00	\$189.50
TOTALS	\$16,727.01	\$189.50
NET CHANGES by Change Order	\$16,536.93	

**EXHIBIT A OF CITY OF HICKMAN RESOLUTION 2024-01
FOR 2026 SEASON**

Norris Baseball Association 14U (NBA) shall be responsible and held accountable to the following sections of Resolution 2024-01 License and Management Agreement as entered into by and between The City of Hickman ("City") and American Legion Post 105, Hickman, Nebraska ("Legion"), in addition to an inspection of Buchanan Field and the field facilities, attended by all parties, before and after each game of the season, and payment of \$350.00 to the City of Hickman, due June 1, 2026.

The City hereby grants Legion Baseball the first right of refusal for the use of Buchanan Field and its facilities for organized games and practices during the 2026 regular season. In the event of any scheduling conflict between Legion Baseball and the 14U NBA team, Legion Baseball shall retain priority use of the field.

2. RESPONSIBILITIES

A. NBA

1. The NBA shall be responsible for clearing debris (garbage) from the Field and placing it in containers provided by the City resulting from the Legion's use for baseball practices and games. The Legion is not responsible for cleaning debris (garbage) left by other user groups or individuals.

2. NBA shall be responsible for maintaining and caring for the Field and shall consist of the following:

Daily Routine before Practice and Games

- Remove tarps from strike plate and pitcher mound areas
- Drag the skinned areas smooth
- Water down the skinned infield (if needed)
- Repair pitching and batter box area with field clay
- Sweep and clean dugouts
- Set the chalk lines and mark officially
- Paint or wash bases, pitching plate and home plate
- Prepare the bullpens
- Prepare the press box and operation of the PA System and Scoreboard

Daily Routine after Practice and Games

- Repair the pitching mound and strike plate area and cover areas with tarps
- Remove the bases and insert base plugs
- Remove loose dirt from grass along base paths, mound circle, and infield edge
- Rebuild the bullpen mounds, home plate area, and cover with tarps
- Replace and tamp any loose divots in the turf areas
- Dispose of trash in and around field, dugouts, bleacher and take trash to dumpsters
- Remove L-Screens and portable turtle backstop from field (store behind Home Team's bullpen)
- Place all field equipment inside crow's nest
- Lock all facility gates and doors and turn off lights

4. INSURANCE

During the License Term, NBA shall, at its own cost and expense, procure and continue in force such insurance policies as are required by City. Such insurance shall, at a minimum include commercial general liability insurance with a combined policy limit of at least \$1,000,000 or such other amount as is reasonably agreed to by the parties. City shall be named as an additional named insured on all such policies of insurance. A renewal policy shall be procured not less than ten (10) days prior to the expiration of any policy. Each original policy or a certified copy thereof, or a satisfactory certificate of the insurer evidencing insurance carried with proof of payment of the premium, shall be deposited with City prior to the commencement date of the term hereof and within ten (10) days of the each anniversary date thereafter. NBA shall provide workers' compensation and employer liability coverage as may be required by the State of Nebraska.

5. NBA INDEMNIFICATION

NBA agrees to indemnify and hold the Legion and City harmless from and against any and all claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees to the extent the same arise out of or in any way connected with NBA's or NBA's agents' use of the Field during the term hereof. Whether the same are raised during the term hereof or after. Without limiting the foregoing, the parties acknowledge and agree that the foregoing indemnification specifically includes any claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees for any related issues.

6. ENTRY BY THE CITY

City and its agents and employees shall have the right to enter the Premises at all reasonable times and during normal business hours, to examine the same, to make such maintenance and repairs of the Premises and such maintenance, repairs, alterations, decorations, additions, and improvements to other portions of the Premises as City requires.

SIGNATURE PAGE TO FOLLOW