

City Council Regular Meeting
Tuesday, October 10, 2023 7:00 PM

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

1. Call to Order

1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.

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

1.C. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner. 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 September 26, 2023 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

6. Proclamations, Presentations, Appointments, Affirmations & Introductions
7. Reports
 - 7.A. Planning Commission Report
 - 7.B. Lancaster County Sheriff's Office Report
 - 7.C. Community Center Report
8. Public Hearings
 - 8.A. The purpose of the public hearing is to obtain public comment prior to consideration of the declaration of the following areas of the City as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law: Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska (Parcel ID numbers: 1527321001000 and 1527321002000).
9. Unfinished Business
10. New Business
 - 10.A. Discussion of areas as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Legal Descriptions: Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska.
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
 - 12.A. Annual Trick or Treat on the Trail, Thursday October 26, 2023
 - 12.B. City Office Closed for Veterans' Day November 10, 2023
13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD SEPTEMBER 26, 2023

Mayor Phil Goering called the meeting to order at 7:00 pm on September 26, 2023 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members Justina Ziemann, Travis Borchardt, Chad Parker, John Meese, Steve Noren, and Doug Wagner 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

City Administrator presented and discussed the September 12, 2023 & September 21, 2023 Meeting Minutes, and line-item content of Claims Report with the Governing Body. Motion by Council Member Borchardt and a second by Wagner to approve the consent agenda with an edit to the 9.12.2023 Minutes, Ordinance 2023-12 roll call count. The following Council Members voted "YEA": Parker, Meese, Noren, Wagner, Ziemann, and Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering presented Norris Public Power District Electric System Lease and Bruce Vitosh with Norris Public Power District to address the Governing Body. Mr. Vitosh presented an overview of an electrical system lease between Hickman and Norris Public Power. Hickman would receive a quarterly lease payment from Norris Public Power for the lease. Mr. Vitosh discussed that NPPD would do all of the billing for the electrical use by residents and not charge a deposit to current residents. NPPD would replace the electrical meters so that their system could do monthly reads on the usage at each property. Mr. Vitosh discussed that this would be a 20-year lease and if Hickman did move forward with a lease agreement NPPD would evaluate the current system for needed upgrades. No action was taken.

Reports

The Public Works Director presented and discussed the Public Works and Parks and Recreation Department Report. Motion by Council Member Wagner and a second by Parker to approve the Public Works and Parks and Recreation Department Report. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator presented City Code Violations, Abatements, Nuisances and Permits Report with the Governing Body. No action taken.

The City Administrator presented the Water Plant Improvements Update and the letter from the State of Nebraska on the new regulation with digging a well. No action taken.

The City Administrator presented the Wastewater Plant Improvements Update with the preconstruction meeting taking place last week. A change order was presented to add a concrete mow strip with the fence installation in the amount of \$58,023.05. Motion by Council Member Wagner and a second by Parker to not approve the change order for adding concrete mow strip with the fence at the Wastewater Treatment Plant. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Public Hearings – None

Unfinished Business

The City Administrator discussed Resolution 2023-15, Interlocal Agreement between the City of Lincoln on behalf of the Lincoln-Lancaster County Health Department and City of Hickman for the purpose of providing health regulation and enforcement within the extra-territorial jurisdiction of the City of Hickman. The City Attorney reported that his review on the agreement is that he does not read the agreement that it would be allowed to impose a mandate during a pandemic and that it is limited to services in paragraph one. This agreement can be terminated with sixty days' notice in paragraph three. The City of Hickman has its own Board of Health whose duty is to enact rules and regulations to safeguard the residents of the city and is the duty to work closely with the County to protect the welfare of the city. There are no concerns with the Fair Labor, Employment standards as the city already has these in place. There are no further concerns with the agreement and would recommend to not interrupt and funding or business of the city in the future. The City Administrator stated that after discussion with Council Members and hearing from multiple residents about concerns regarding authority of Hickman's Board of Health she has reached out to the Lancaster County Attorneys who are putting this agreement together. The City Administrator requested that the attorneys include language into the agreement that specifically states that the City of Lincoln Lancaster County Authorities will not interject during future situations involving a pandemic. Lincoln Lancaster County Health Department requested to table Resolution 2023-15 and Ordinance to allow them to entertain including the language that Hickman Board of Health would continue to oversee the jurisdiction of the City of Hickman.

Mayor Goering stated that with the request to table Resolution 2023-15 he will allow for three of the Agenda Topic Speaker requests for five minutes each and invited Justin Drahota to address the Governing Body.

Justin Drahota at 170 Woodland Boulevard stated that he would like the City Council Members to reject the entire agreement and have our City Attorney go back and rewrite the agreement with only the items that the City of Hickman is requesting services for, narrowing the agreement down.

Adam Weber at 532 E. 5th Street stated that he agrees to have the agreement rejected and have our City Attorney rewrite it, that Lincoln should have no control over us.

PJ Shaw at 6101 Roca Road, Thanked Council Members for tabling this item and that he is in favor of rejecting the agreement and having the City Attorney rewrite it. Mr. Shaw has multiple businesses around Hickman in Lancaster County and moved around here because they like Hickman. The least amount of Lincoln governing the City of Hickman would be a good thing. Mr. Shaw appreciated the city staff's hard work on the agreement. Mr. Shaw also told Norris Public Power that they did a great job with their presentation and wished that resolution 2023-15 could have been the same type of presentation.

Heidi Wubbels at 7600 Panama Road stated that the reason that people move out of bigger cities is to have more freedoms. Mrs. Wubbels' family is opening a wedding venue just outside of Hickman with forty-three weddings booked next year and with the Mayor of Lincoln having power grabs this agreement raises concerns for them. Mrs. Wubbels would like to have this agreement redone with better details and language with boundaries on enforcement by the Mayor of Lincoln.

Council Member Wagner discussed that he would like to know what items from the agreement that further clarification is being requested for, and asked Mr. Drahota to further explain exactly what sections of the agreement they would like better clarification for.

Motion by Council Member Wagner and a second by Ziemann to table Resolution 2023-15 until the October 24 City Council meeting and have staff get clarification/edits with language of the agreement. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Ordinance 2023-12, 2023 Orders Ordinance 2023-12 - An ordinance to adopt the standards and regulations of Lincoln- Lancaster County Health Department regarding on-

site wastewater treatment systems, solid waste, property transfers and air pollution control, in order to meet the requirements for an interlocal agreement with the Lincoln-Lancaster County Health Department, for the purpose of providing health regulation inspection and enforcement within the corporate limits of the City of Hickman and its extra-territorial jurisdiction (ETJ). Mayor Goering invited the Agenda Topic Speaker Denise Shae to address the Governing Body.

Ms. Denise Shaw at 6101 Roca Road discussed that this Ordinance goes along with the Resolution and asked that Council Members consider tabling the ordinance. Motion by Council Member Wagner and a second by Meese to table Ordinance 2023-12 until the October 24th City Council meeting. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

New Business

Mayor Goering presented Consideration of Letter of Agreement for Professional Services with Olssons for the Booster Pump Station. The City Administrator discussed that the agreement was in the amount of \$75,400 for project administration, surveys, labs, design work, and the generator. of the Booster Pum Station project. Motion by Council Member Noren and a second by Wagner to approve the Consideration of Letter of Agreement for Professional Services with Olsson's for the Booster Pump Station Project. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Consideration of Electric System Lease with Norris Public Power District. City Council Members directed city staff to work with Norris Public Power for the required information to present to City Council what the detailed financials of the lease of the electrical system would be. No action taken.

Mayor Goering presented the Certificate of Pay Request to Bauer Infrastructure, LLC for Hickman Roundabout and Trail Undercrossing Project. Council Member Parker made a motion for City Council to go into Executive Session at 8:30pm with the Mayor and City Administrator for the purpose of a strategy session to discuss the pay request and potential litigation concerning pay request as evidenced by communication received from Bauer Infrastructure and for the protection of the public interest for a period of twenty minutes, second by council Member Ziemann. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. No action was taken in the Executive Session.

Mayor Goering announced that Open Session reconvened at 8:47pm. Motion by Council Member Wagner and a second by Ziemann to direct City Administrator to negotiate to value discusses in closed session and authorizing Mayor Goering to sign Final pay Certificate and direct staff to issue final payment before September 30, 2023.

Mayor Goering presented Resolution 2023-17, Surplus Property Declaration WHEREAS, The City of Hickman has authority under Nebraska State Statute 17-503.01 and Section 6-111 of the Municipal Code of Hickman, to order the sale of City owned personal property through the adoption of a resolution by the City Council directing the sale and the manner and terms of the sale, and WHEREAS, The City of Hickman has personal property with a fair market value of less than \$5,000.00, described as follows, that is hereby declared to be surplus property and the same is hereby directed to be sold at or above the stated minimum bids: 2016 Gravely Pro Turn 460 Commercial Mower, Model No. 992274, Serial No. 050191, Hours:1,059, Minimum Bid: \$2,250.00 -

2016 Gravely Pro Turn 460 Commercial Mower, Model No. 992274, Serial No. 050193, Hours: 875, Minimum Bid: \$2,250.00 - Rubber Speed Bumps: 6-foot Black/Yellow Reflective Striped (Qty 8) with Lag Bolts (4 per strip); End Caps (Qty 16) with Spike (Qty16).

Manufactured from earth-friendly, 100% recycled tires. Embedded "cat-eye" reflectors to enhance visibility. Pre-drilled for anchoring spike or lag bolts. NEW not used, sold as lot.

Minimum Bid: \$1,500.00 WHEREAS, The City of Hickman has established the following terms and conditions for the sale of the above described property:

- 1) Bids must be submitted via auctions on eBay at www.ebay.com;
- 2) Property is being sold "as-is" without warranty;
- 3) Item will be sold to the highest bidder; if the highest bidder fails to make payment it will result in either a) the City accepting the next highest bid on eBay, or b) the City rejecting all bids and canceling the sale;
- 4) Payment must be made via PayPal, Money Order, personal check or cash;
- 5) Sold property must be paid for within ten (10) business days after the date of auction ending;
- 6) Property will not be released until payment clears the City's bank or upon payment with cash;
- 7) Upon notification of payment clearing the City's bank, arrangements must be made within six (6) business days to remove the property from the City property between normal business hours (Monday through Friday; 7:30 am to 3:30 pm);

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Governing Body of the City of Hickman that the above described surplus property be sold by the City of Hickman after notice of such sale has been posted in three prominent places within the municipality for a period of not less than seven (7) business days prior to the sale of such property via eBay. Said notice shall give general description of the surplus property offered for sale and state the terms and conditions of such sale. PASSED AND APPROVED this 26th day of September 2023. Motion by Council Member Noren and a second by Council Member Wagner to approve Resolution2023-17. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner, The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented RESOLUTION NO. 2023-18, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN, NEBRASKA: WHEREAS, the City of Hickman, Nebraska receives Highway Allocation Funds from the State of Nebraska. NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, that the City of Hickman will transfer \$82,267.00 from the City of Hickman's General Fund to the City of Hickman's Street Fund to cover the 25% Match of Highway Allocation Receipts. PASSED AND APPROVED this 26th day of September 2023. The City Administrator discussed that this is a requirement per the state statute to transfer twenty five percent of \$329,00 to General Funds. the terms and conditions of such sale. PASSED AND APPROVED this 26th day of September 2023. Motion by Council Member Parker and a second by Council Member Meese to approve Resolution2023-18. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren & Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator Scotts Creek Trail grant with Nebraska Game and Parks has a new grant process of a short presentation explaining why we believe we deserve the grant, via zoom. There are sixteen applicants that applied for this grant. The Wi-Fi for the Skate Park is currently working with the cameras being finished up. The city is looking for land appraisals to be done next week for two parcels of land the city is looking to purchase for future well options for the city. The city currently has the Activities Coordinator and Treasurer positions open; applicants are under review with hopes to have a decision presented soon. The League conference starts this week. The City Clerk of Bennet is requesting that we share a Regional Childcare Survey to help get additional surveys returned for the shortage in childcare options that Bennet and Hickman both have. There will be a food donation box

kept in the hall at the City Hall for the Legion to help assist with food donations. October 3rd Planning Commissions meeting will hold Public Hearings for Wizkid Property to annex the property into Hickman, Blight Study and Substandard Study, along with Barber Preliminary Plat and Final Plat. Motion by Council Member Ziemann and a second by Noren to approve the City Administrator's Report. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren & Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments and Correspondence

Mayor Goering discussed Nebraska Municipal Power Pool 2023 Typical Bill Survey Process Update and that Nebraska Municipal Power Pool will not be doing their typical surveys this year. No action taken.

Adjournment

Motion by Council Member Parker and a second by Ziemann to adjourn the meeting at 9:07 PM. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner, The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Phil Goering

Jaala Johnson, CMC, City Clerk

**City Council Meeting October 10, 2023
Accounts Payable as of October 05, 2023**

Vendor	Memo		Check No.
Alex DeVries	2023 Flag Football Refund	\$90.00	
Alexander Jasa	2023 Referee Flag Football (1 game)	\$40.00	
All Copy Products	INV # AR4098514- Monthly Printing Services	\$337.03	
Andy's Auto	Inv# 1606 - F250 2013 Ball Joints, Battery, Brakes, Mercon SP	\$1,302.89	
Brody Stone	Referee Services - Sept. 2023 (9), Parks Dept, (Paid by Parks & Rec Acct)	\$360.00	
Brown, Chelsey	Inv # INV00062- Sept, 2023 City Hall Monthly Cleaning	\$1,000.00	
Changed to Power Manager-NMPP Energy	Inv# 20644Job Training & Safety Northeast College (PW Director)	\$116.00	
Dale's Consulting & Inspection Services	Building Inspections (45) Sept.	\$3,000.00	
David E Hochstetler Jr	HVAC Inspection (7) Sept.	\$350.00	
Electronic Contracting Company	Inv# 48618- Community Center/City Hall Fire Alarm System Monitoring 10/1/2023-12/30/2023	\$81.00	
Executive Answering Service	Inv# 222200023- Answering Service 8.22.2023 - 9.18.2023	\$70.75	
Farmers Cooperative	September 2023 Bulk Fuel	\$1,474.87	
Gana Trucking & Excavating, Inc.	Rock Alley for Electrical Repairs & Storage 14.16 tons	\$716.64	
Gana, Lizeth	2023 Soccer Refund Request	\$55.00	
Grant Badertscher	Utility Deposit Refund	\$100.00	
Hawkins, Inc.	Invoice #6585319 Water Treatment Chemicals & Testing Containers	\$942.79	
Hoffschneider Law, PC., LLO	Inv # 3294- Sept. Legal Monthly Service Agreement	\$2,000.00	
Jackson Services, Inc.	Acct # 4919 - Missing Uniforms	\$144.40	
JEO Consulting Group, Inc.	Inv# 144463- Project No. R230102- ArcGIS Online Payment #1	\$4,377.50	
Jindra Irrigation	Inv# 6654 - Ball Field Sprinkler System Install	\$13,224.00	
Kerry Held	Refund Overpayment of Utility Account (moved out)	\$72.80	
Kreifels, Jeffrey	Plumbing Inspection (20) Sept.	\$1,000.00	
Kroeker Gubser Devt., LLC	Construction Deposit 2022-171 Refund	\$500.00	
Lancaster County	County (Pink) Postcards LB 644 Special Public Hearing & County Assessor Staff Time	\$289.40	
Luther, Wade	Clothing Allowance 2023 Boots	\$150.00	
Max I Walker's Uniform Rental	Acct# 418 - Community Center Rugs, Mops, Brooms, Towels, Uniforms PW	\$417.70	
Merchant, Jeff	2023 Clothing Reimbursement Boots	\$150.00	
Midwest Laboratories, Inc.	Inv# 1153306- Bottles for Wastewater Testing	\$255.20	
Mike's Welding	Refab Sign Labor & Materials	\$356.00	
Minzel, Marcus	2023 - Hickman Soccer(2) Refund	\$110.00	
Norland Pure	Account xxxx005195 Monthly Water City Office	\$69.93	
Norris Public Power	Acct# 0214782 September 2023 Wholesale	\$126,747.68	
Norris Public Power	Acct# 2375 - Utilities - Waste Water Trmt Plant, Sewer Dept. Water Plant & Wells, Water Dept.	\$5,945.61	
Olsson	Inv# 470506- Project # 020-31290 Phase 710 Water Model Consult Services	\$11,474.56	
Olsson	Inv# 472475- Project # 022-02777 WTP Improvement	\$6,939.85	
Olsson	Inv# 471470- Project # 017-32130 Roundabout Intersection Improvement	\$19,003.91	
Olsson	Inv# 471612- Project 023-03229 Hickman Scotts Creek Trail Design	\$10,990.00	
One Call Concepts, Inc.	Inv# 3090145- Sept. 2023 Diggers Hotline Notifications, Elec Dept.	\$109.28	
Paper Tiger Shredding	Inv #187534- Monthly Service	\$30.00	
Paulson, Ray	Electrical Inspections (24) Sept.	\$1,350.00	
Schack, Justin & Jamie	2023 Flag Football Refund	\$75.00	
Schmader Electric Const. Co., Inc.	Inv# 2641- Fault Maple & Cedar 8.6.2023	\$545.00	
Schmader Electric Const. Co., Inc.	Inv# 2640- Fault Hickman Road August	\$8,653.00	
Sperling, Conner	Flag Football Referee 2023 (11 Games)	\$440.00	
Spitznogle, Missy	2023 Soccer Refund	\$55.00	
Todd Valley Farms	Inv# 60511 - Grass Seed Shephard of the Hills & Inventory (no water seed) & Inventory	\$2,968.00	
Total Tool Supply Inc.	Inv# 07504357 - Controller Overhead Hoist	\$324.29	
USPS - Postmaster	Annual First Class Presort Postage Fee	\$310.00	
Voice News	September Publications/ Advertisements	\$508.10	
wesco	Inv# 251617 - Gloves Lineman 2 Sets	\$540.00	
wesco	Inv# 248987 - Wire for repair of electrical emergency on Hickman Road	\$28,600.00	
Wheel-N-Deal Auto Sales, Inc	inv# 0907231 - Gravely Mower Double Pully	\$903.95	
Wheel-N-Deal Auto Sales, Inc	Inv# 0928231 - Gravely Mower Repair Deck	\$2,195.15	
Wyatt Fortner	Flag Football Referee 2023 (10 Games)	\$400.00	
TOTAL		\$262,262.28	

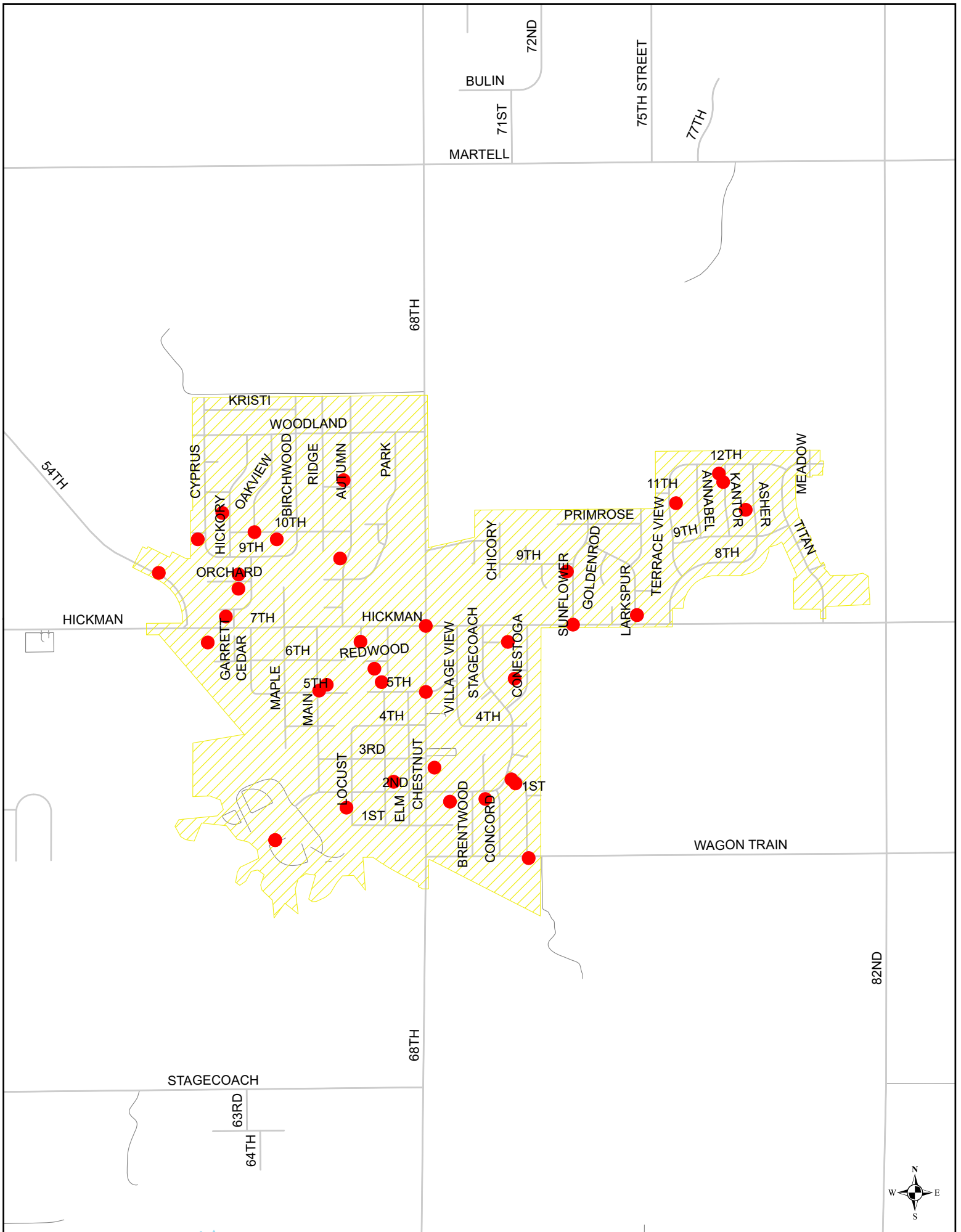
**City Council Meeting October 10, 2023
Accounts Payable as of October 05, 2023**

Vendor	Memo	Payment	Check No
Ameritas Life Ins., Corp.	Employee Pension Plans	\$3,876.10	ACH
Black Hills Energy	Utilities - 588 Chestnut & 5th St. Street Shop, Community Center	\$146.53	ACH
IRS	Payroll Taxes	\$8,178.43	EFTPS
ICMA Mission Square	Employee Retirement Contribution	\$557.50	ACH
State of NE	Employee Liabilities	\$217.85	ACH
Payroll Distribution (Net Pay)	City Staff 10.6.2023 & CC 10.2.2023	\$26,467.02	ACH
Quadient Finance - Neofunds - Postage	Acct # xxxx8315 - Postage, Water/Electric/Sewer Dept.	\$600.00	ACH
Verizon Wireless	City Mobile Phones & New Phone Purchase	\$261.41	ACH
Windstream	Acct# xxxx9853 - Wastewater Plant Phone	\$72.61	ACH
TOTAL		\$ 40,377.45	
TOTAL CLAIMS REPORT		\$ 302,639.73	

Reviewed and Approved on October 10, 2023

_____ MayorPhil Goering	_____ Council Member Ziemann
_____ Council President Wagner	_____ Council Member Noren
_____ Council Member Parker	_____ Council Member Borchartd
_____ Council Member Meese Jr.	

Lancaster County Sheriff's Office - Calls for Service - Hickman Sept. 2023



<u>LOCATION</u>	<u>CASE</u>	<u>INC_ABBR</u>	<u>DATE</u>	<u>TREC</u>	<u>DEPNAME</u>
1037 ASHER AVE	C3006661	DISTURBANCE OTHER	9/1/2023	57	22209 SEIBERT
320 E 5TH ST	C3006690	DISTURBANCE OTHER	9/2/2023	39	22209 SEIBERT
100 MAIN ST	C3006693	MEDICAL SUIC ATTEMPT	9/2/2023	429	22196 UZZELL
500 MAIN ST	C3006698	MEDICAL EMERG OTHER	9/2/2023	1200	22128 SCHROER
401 W 7TH ST	C3006724	SUSPICIOUS PERSON	9/3/2023	1845	22105 OSTERHAUS
123 WAGON TRAIN AVE	C3006745	OPS OTHER	9/4/2023	1000	22118 BARNETT
761 E 2ND ST	C3006813	ANIMAL DOG BARKING	9/7/2023	1810	22208 SCHENDT
125 WAGON TRAIN AVE	C3006828	SPEC SVC CHECK WELF	9/8/2023	914	22187 LATHROP
730 LARKSPUR DR	C3006855	DEATH NATURAL	9/9/2023	918	22128 SCHROER
541 E 2ND ST	C3006859	DISTURBANCE OTHER	9/9/2023	1103	2298 HORALEK
E 5TH ST & CHESTNUT ST	C3006865	TRAFFIC OTHER	9/9/2023	1743	22208 SCHENDT
1207 KANTOR LN	C3006867	SPEC SVC CRIME PREV	9/9/2023	1933	22208 SCHENDT
1102 TERRACE VIEW DR	C3006874	ACC PROP DMG	9/9/2023	2237	22208 SCHENDT
526 MAIN ST	C3006888	MISC OTHER	9/10/2023	1143	22171 CHANCE
913 W 10TH ST	C3006949	DISTURBANCE OTHER	9/12/2023	1659	22155 BUTTERS
1025 HICKORY ST	C3007013	CHILD AB/NEG OTHER	9/14/2023	1713	22208 SCHENDT
100 MAIN ST	C3007018	FIRE	9/14/2023	1947	22208 SCHENDT
835 SUNFLOWER DR	C3007026	MENTAL INVEST	9/15/2023	650	22187 LATHROP
709 SCHOONER CT	C3007048		9/15/2023	2044	22208 SCHENDT
1201 AUTUMN RD	C3007071	DISTURBANCE OTHER	9/16/2023	2307	22201 KINGSWOOD
222 CHESTNUT ST	C3007080	SUSPICIOUS PERSON	9/17/2023	513	22171 CHANCE
1215 KANTOR LN	C3007093	MEDICAL EMERG OTHER	9/17/2023	1651	22155 BUTTERS
805 PRAIRIE CT	C3007099	MISC OTHER	9/17/2023	2230	22217 CALDWELL
935 CYPRUS BLVD	C3007119	CHILD AB/NEG LST/FND	9/18/2023	2032	22155 BUTTERS
320 E 2ND ST	C3007147	TRAFFIC PARK OTHER	9/19/2023	1943	22155 BUTTERS
730 LARKSPUR DR	C3007153	DEATH NATURAL	9/20/2023	1002	22128 SCHROER
18820 S 54TH ST	C3007169	CRIM MISCHIEF	9/20/2023	2024	22208 SCHENDT
107 LOCUST ST	C3007170	DISTURBANCE OTHER	9/20/2023	2059	22208 SCHENDT
809 AUTUMN RD	C3007203	DISTURBANCE OTHER	9/22/2023	1156	22187 LATHROP
SUNFLOWER DR & HICKMAN RD	C3007220	SPEC SVC CRIME PREV	9/22/2023	2027	22208 SCHENDT
OAKVIEW DR & W 10TH ST	C3007229	ANIMAL DOG BARKING	9/23/2023	639	22150 MEYER
215 ORCHARD PL	C3007253	SUSPICIOUS PERSON	9/24/2023	127	22168 DAHLKE
7001 WAGON TRAIN RD	C3007257	THEFT FROM BUILDING	9/24/2023	458	22209 SEIBERT
235 SYCAMORE PL	C3007264	THEFT FROM MOTOR VEH	9/24/2023	1022	22171 CHANCE
220 ORCHARD PL	C3007279	ACC PROP DMG H&R	9/24/2023	1949	22137 BRADY
100 FENCE ROCK CT	C3007285	MEDICAL EMERG OTHER	9/25/2023	321	22191 EWBANK
207 REDWOOD CIR	C3007292	SPEC SVC CHECK WELF	9/25/2023	1100	22180 SCHNIEDER
S 68TH ST & HICKMAN RD	C3007383	TRAFFIC OTHER	9/29/2023	748	22173 FUNK

September 2023 Community Center Report

13 Inquiries

4 Tours

54 Participants Sign in for Open Gym Time

In Meeting Room, A&B

- 7 Nonprofit Meetings
- 1 Birthday Party
- 1 Convention

In the Multipurpose Room

- 1 Youth Volleyball Practice
- 1 Women's Volleyball League Game
- 2 Birthday Parties
- 1 Lancaster Republican Party Convention
- 1 Quinceara

Upcoming Events for Community October

- HACFF Women's Volleyball League Games
- Hickman Makers Market
- Norris FFA Fall Party
- Rehearsal Dinner
- Basketball Practices

Damage to report: No damage to report.

NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Mayor and City Council of the City of Hickman, Nebraska, that a public hearing will be held at 7:00 p.m. on Tuesday, October 10, 2023, in the Hickman Community Center/City Hall located at 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the public hearing is to obtain public comment prior to consideration of the declaration of the following area of the City as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law:

Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska
(Parcel ID numbers: 1527321001000 and 1527321002000).

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed blight and substandard designation. A map of the Subject Area and a copy of the blight and substandard study shall be maintained at the office of the City Clerk.

Jaala Johnson, City Clerk

[Publish Twice: September 21st and September 28th]

City of Hickman, Nebraska.

Blight & Substandard Determination Study.

Redevelopment Area #2.

June, 2023.



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

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**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

Becky Hanna, Tim Keelan, Keith Carl & Ember Batelaan

City of Hickman, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law, Section 18-2103**, to the designated **Redevelopment Area** in the City of Hickman, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #2** as both **blighted and substandard**.

Location

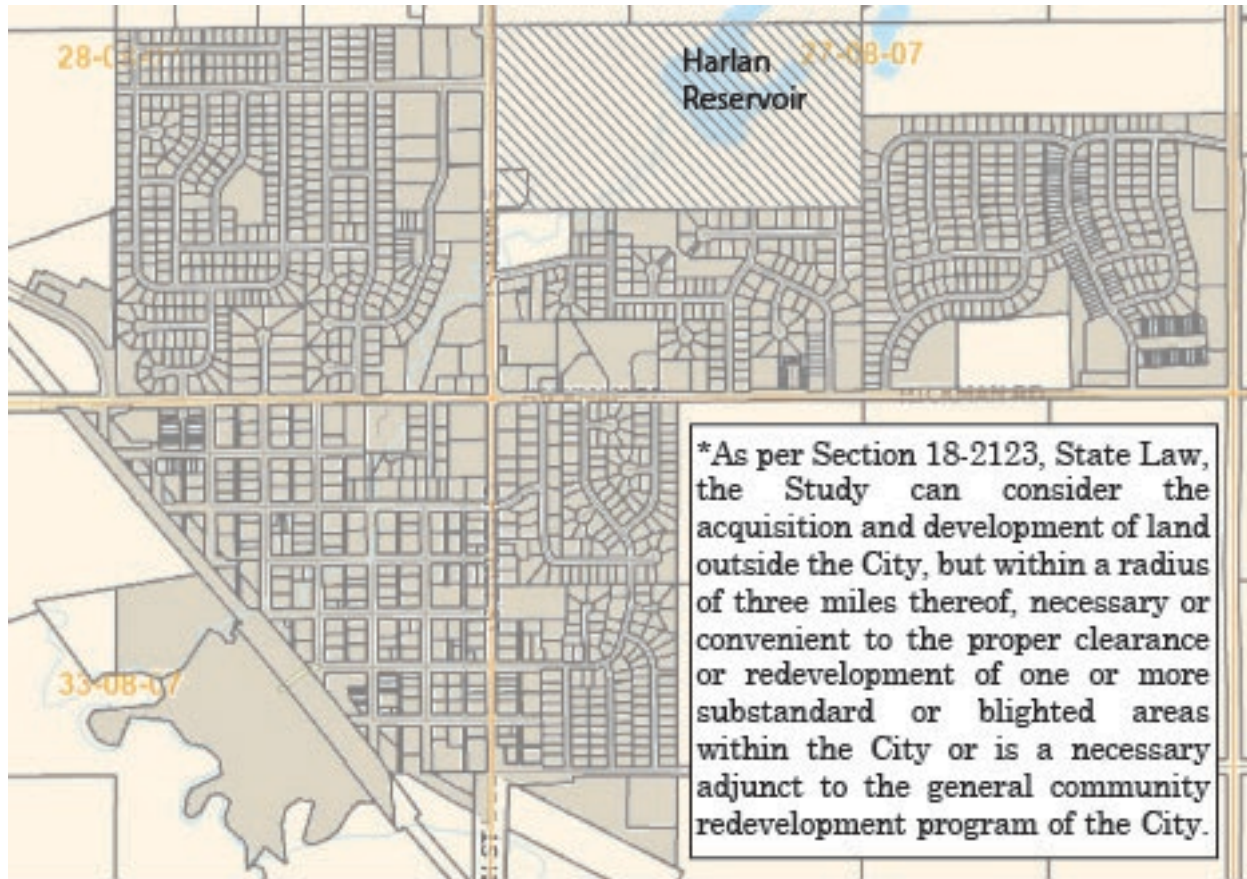
Redevelopment Area #2 equals approximately **79 acres**, currently located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** consists primarily of undeveloped land use, with one single family residential structure and four associated accessory structures. The undeveloped parcel contains The Harlan Reservoir and grassland, pasture and cropland.

The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor's Office: 1527321001000 and 1527321002000.



The **Area** will need to be annexed by and into the City of Hickman to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.



**ILLUSTRATION 1
 CONTEXT MAP
 REDEVELOPMENT AREA #2
 HICKMAN, NEBRASKA**



Legend

-  Redevelopment Area
-  City of Hickman Corporate Limits

**HANNA-KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

This **blight and substandard evaluation** included an **exterior structural assessment of five structures, field inventory of two primary parcels,** conversations with both City of Hickman and staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions.**

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #2 is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.

SUBSTANDARD FACTORS

Three of the Four Substandard Factors have a “strong presence” within Redevelopment Area #2, set forth in the Nebraska Community Development Law, and One Factor has “no presence.” The Substandard Factors are described in detail, below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

1.	Dilapidated/deterioration.	○
2.	Age or obsolescence.	☒
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	☒
4.	Any combination of factors that are detrimental to the public health, safety, morals, or welfare.	☒
Strong Presence of Factor		☒
Reasonable Presence of Factor		▪
No Presence of Factor		○
Source: Hanna:Keelan Associates, P.C., 2023.		

Strong Presence of Factor -

As per information obtained from the Lincoln/Lancaster County Assessor’s Office and the results of the Survey analysis, four of the five structures in the Redevelopment Area are estimated to be **40+ years of age** (built during or prior to 1983). The average age of the structures in the Redevelopment Area is an estimated **64 years**. The Factor of **Age or Obsolescence** is a **strong presence** throughout the Area.

The conditions which result in the **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space** are a **strong presence** throughout Redevelopment Area #2. The Area lacks a public street and sidewalk system throughout. Additionally, the Area lacks modern infrastructure including water and sanitary sewer systems and modern storm sewer system.

The field analysis determined that the Substandard Factor, **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare**, is a **strong presence** throughout the Redevelopment Area. The primary contributing elements include **functionally and economically obsolete land areas** and the lack of a modern infrastructure system, as well as aging structures.

No Presence of Factor -

The results of the **Structural/Site Conditions Survey** identified **one of the five structures in Redevelopment Area #2** as being in a *deteriorating condition, with minor defects*, with the remaining four structures being in *sound condition*. This **Factor** is of little or no presence throughout the **Area**.

The prevailing substandard conditions in the Redevelopment Area, as determined by the field survey, include:

1. **Functionally and economically obsolete undeveloped land areas;**
2. **Advanced age of the structures, with an estimated average age of 64 years;**
3. **The Area lacks modern infrastructure** including streets, sidewalks and electrical, water and sanitary sewer systems.



BLIGHT FACTORS

Of the **12 Blight Factors**, throughout **Redevelopment Area #2**, as set forth in the **Nebraska Community Development Law**, **seven** represent a **strong presence**, **one** was present to a **reasonable extent** and **three** were present to **little or no extent**. The Factor, “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

- 1. A substantial number of deteriorated or dilapidated structures. ○
- 2. Existence of defective or inadequate street layout. ☑
- 3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness. ☑
- 4. Insanitary or unsafe conditions. ☑
- 5. Deterioration of site or other improvements. ▪
- 6. Diversity of Ownership. ○
- 7. Tax or special assessment delinquency exceeding the fair value of land. ○
- 8. Defective or unusual condition of title. NR
- 9. Improper subdivision or obsolete platting. ☑
- 10. The existence of conditions which endanger life or property by fire or other causes. ☑
- 11. Other environmental and blighting factors. ☑
- 12. One of the other five conditions. ☑

Strong Presence of Factor ☑
Reasonable Presence of Factor ▪
Little or No Presence of Factor ○
NR = Not Reviewed NR
 Source: Hanna:Keelan Associates, P.C., 2023.

Strong Presence of Factor –

The *Existence of Defective or Inadequate Street Layout* is a **strong presence** throughout the **Redevelopment Area**, due to a lack of platted and developed streets, as well as the lack of a sidewalk system. Existing public streets adjacent the **Redevelopment Area** include S 68th Street, Sunflower Drive, Goldenrod Lane and E 11th Street. Sunflower Drive and Goldenrod Lane could be extended into the **Area** from the south and E 11th Street could be extended into the **Area** from the east.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #2**. The parcels within the **Redevelopment Area** lack proper, modern subdivision compliance, as per the City's Zoning and Subdivision Regulations.

Insanitary or Unsafe Conditions are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include a lack of modern infrastructure, including a public street and sidewalk system as well as a lack of modern water and sanitary sewer systems. Additionally, the **Area** contains aging structures.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout the **Redevelopment Area**, primarily due to irregular tracts (parcels) of land. Future development in the **Area** would require proper subdivision, as per the City's Zoning and Subdivision Regulations.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* is a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures, as well as functionally and economically obsolete undeveloped land. Additionally, the **Area** lacks a modern infrastructure system, including public streets and sidewalks and water and sanitary sewer systems.

Other Environmental and Blighting Factors are a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures and with associated parcels having “fair” site conditions with “minor” debris.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and official records of the Lancaster County Assessor's Office, the estimated average age of all residential and accessory structures in the **Area** is an estimated 64 years, exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor –

Deterioration of Site or Other Improvements is a **reasonable presence** throughout **Redevelopment Area #2**. Of the two parcels in the **Area**, one parcel was observed to have “fair” overall site conditions and contained “minor” debris.

Little or No Presence of Factor –

The results of the **Structural/Site Conditions Survey** identified **one of the five structures** in **Redevelopment Area #2** as being in a ***deteriorating condition, with minor defects***, with the remaining four structures being in ***sound condition***. This **Factor** is of little or no presence throughout the **Area**.

Diversity of Ownership has **little or no presence** throughout **Redevelopment Area #2**. Research of public records from the Lincoln/Lancaster County Assessor's Office indicates that **two distinct individuals/ownership groups** own property within the **Redevelopment Area**.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Lincoln/Lancaster County Assessor's Office concluded that of the two parcels within the **Area**, **none were recorded as property tax exempt**. No parcels were recorded as property tax delinquent.

The Factor ***Defective or Unusual Condition of Title*** was not reviewed.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. **The primary blight and substandard conditions present, include functionally and economically obsolete undeveloped land and the lack of a modern infrastructure system.** It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #2** as "**substandard**" and "**blighted**."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The City of Hickman Planning Commission and Hickman City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BASIS FOR REDEVELOPMENT

For a project in the **City of Hickman** to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #2** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 Neb. Rev. Stat. (Cumulative Supplement 2012), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City of Hickman Planning Commission and Hickman City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #2**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the designated **Redevelopment Area #2** in the City of Hickman, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

Location

Redevelopment Area #2 equals approximately **79 acres**, located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** is comprised of undeveloped and residential land uses and the Harlan Reservoir Environs. Both functionally and economically obsolete buildings and land areas exist throughout the **Area**.

The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor’s Office: 1527321001000 and 1527321002000.

The **Area** will need to be annexed, by and into the City of Hickman, to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.

Table 3 presents the estimated **Existing Land Use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. The existing land use is identified on **Illustration 2, Page 13**. Undeveloped land and the Harlan Reservoir are the primary land uses in the **Redevelopment Area**.

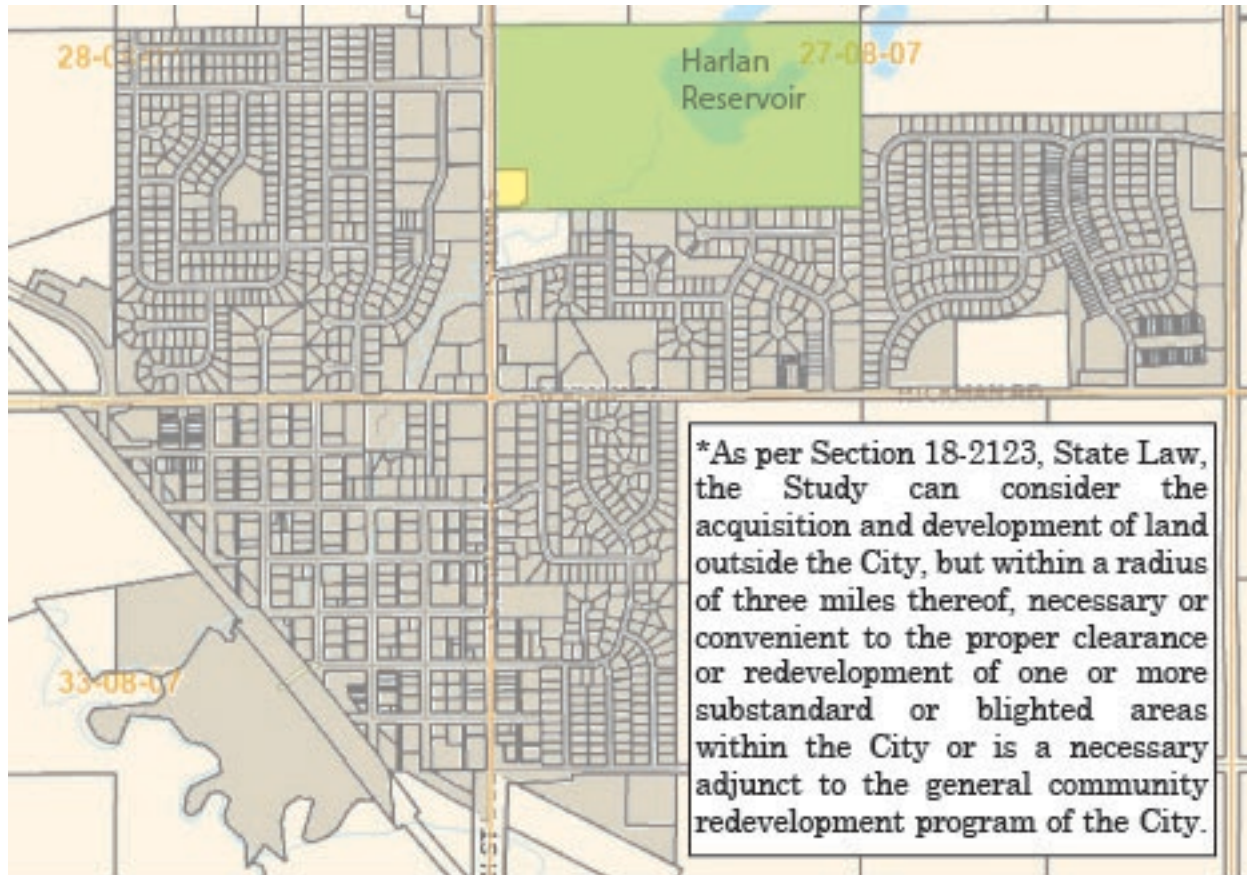
**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	1.36	1.7%
Harlan Reservoir Environs	28.11	35.7%
<u>Undeveloped</u>	<u>49.37</u>	<u>62.6%</u>
Totals	78.84	100.0%





Source: Hanna:Keelan Associates, P.C., 2023.

Illustration 3, Page 14 identifies the existing **Zoning Districts** in the **Redevelopment Area**. One Zoning District and one Overlay District are present within the **Area**. These include the “TA Transitional Agricultural District” and the “CO Corridor Overlay District.” Official Zoning activities throughout the **Redevelopment Area** are administered by the City of Hickman.

**ILLUSTRATION 2
EXISTING LAND USE MAP
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

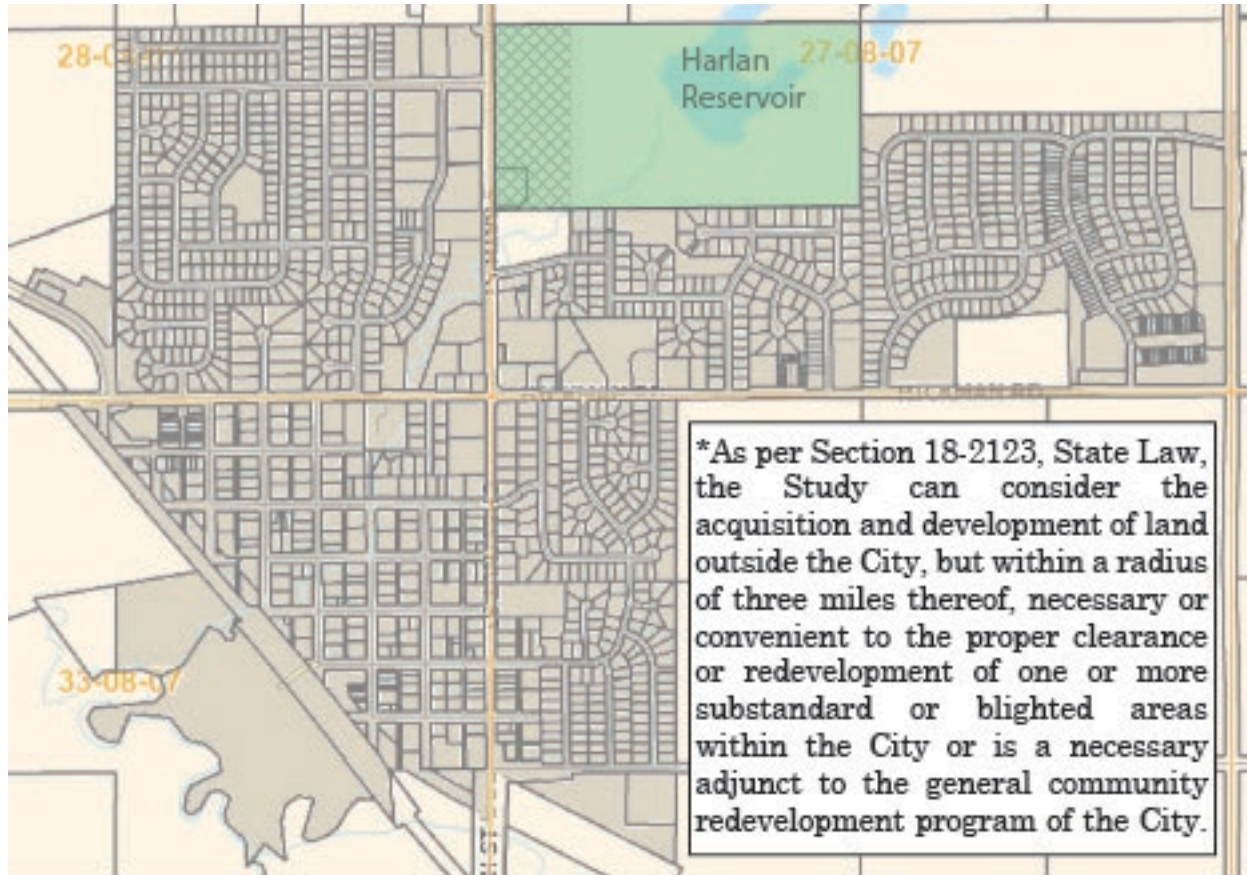


Legend





-  Redevelopment Area
-  City of Hickman Corporate Limits
-  Residential
-  Undeveloped

**HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 3
 EXISTING ZONING DISTRICTS MAP
 REDEVELOPMENT AREA #2
 HICKMAN, NEBRASKA**



Legend

-  Redevelopment Area
-  City of Hickman Corporate Limits
-  Transitional Agriculture District
-  Corridor Overlay District

**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **City of Hickman Redevelopment Area #2** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in June, 2023. A total of **five structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **two legal parcels** of record identified by the Lincoln/Lancaster County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area contains approximately 79 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structure/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for rating components for structural, building and architectural systems.

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Exterior Rating Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented below.

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions.

The condition of the total **five buildings** within **Redevelopment Area #2** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures was classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 4** identifies the results of the structural rating process per building type.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.



**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	1	0	0	0	1	0
Accessory	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>1</u>
Totals	4	1	0	0	5	1
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 5
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
Good (6)	0	0
Average Plus (5)	0	0
Typical (4)	0	1
Average Minus (3)	1	0
Fair (2)	0	0
Poor (1)	0	0
Not Available (Accessory Buildings)	<u>4</u>	<u>4</u>
Total	5	5

Source: Lincoln/Lancaster County Assessor, 2023.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and with confirmation from the Lancaster County Assessor's Office, one of the two structures in **Redevelopment Area #2**, with age of construction records available, is 40+ years of age (built during or prior to 1983). This residential structure was constructed in 1900 and one of the four accessory structures associated with this residential structure was constructed in 2018. The other three accessory structures are estimated to be 40+ years of age due to deterioration and observation of historical aerial footage available from the Lancaster County Assessor for the **Area**. This concludes that an estimated four of the five structures are 40+ years of age. The estimated **average age of structures in the Area, with age of construction records available, is an estimated 64 years.**

Conclusion.

The age and obsolescence of structures is a strong presence throughout Redevelopment Area #2.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #2**.

As per the results of the **Survey, one of the five structures** in the **Area** was rated as **deteriorating with minor defects**, with three of the remaining four structures being 40+ years of age. When not adequately maintained or upgraded to present building standards, aging structures can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that one of two parcels was found to be in **"fair" condition**. Factors related to this condition include a structure deteriorating with minor defects, with other structures aging, and site features such as landscaping conditions that are noticeably deteriorating including the presence of debris.

Additionally, the **Area** lacks modern infrastructure, including a street and sidewalk system and water and sanitary sewer systems. Future development in the **Area** would require the development of such. Water and sanitary sewer systems near the **Redevelopment Area** are approximately 10 years old and could be expanded into the **Area**.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence and constitutes a Substandard Factor.

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

1. Advanced Age of Structures.

Four of the five total structures in the **Redevelopment Area** were estimated to have been built during or prior to 1983, thus 40+ years of age. The single residential structure was determined to be an estimated 123 years of age, with three associated accessory structures estimated to be 40+ years of age. The average age of **structures** in the **Area** is estimated to be **64 years**.

2. Lack of Adequate and/or modern Utilities.

The **Redevelopment Area** lacks a modern water and sanitary sewer system. An extension of the water and sanitary sewer systems will be necessary to support future development in the **Area**.

3. Overall Site Condition

The **Structural/Site Conditions Survey** identified **one of the two parcels** to be in a “fair” **condition**, as well as each parcel lacking sidewalks. Additionally, one parcel contained debris to a “minor” extent. This debris consisted of various trailers, ladders and miscellaneous objects. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation.



Conclusion.

The combination of Factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #2.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. **Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions.

The condition of the total **five buildings** within the **Redevelopment Area** were determined based on the findings of the exterior **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures were classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structure was classified as **dilapidated.**

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 6** identifies the results of the structural rating process per building type.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.

**TABLE 6
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	1	0	0	0	1	0
Accessory	3	1	0	0	4	1
Totals	4	1	0	0	5	1
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 7
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
Good (6)	0	0
Average Plus (5)	0	0
Typical (4)	0	1
Average Minus (3)	1	0
Fair (2)	0	0
Poor (1)	0	0
Not Available <u>(Accessory Buildings)</u>	4	4
Total	5	5

Source: Lincoln/Lancaster County Assessor, 2023.

(2) Existence of Defective or Inadequate Street Layout.

The **Redevelopment Area** lacks a public street and sidewalk network. S 68th Street is adjacent the western edge of the **Area** and is currently undergoing construction. The large, undeveloped tract of land in the **Redevelopment Area** can be considered both **functionally and economically obsolete**, due to the lack of adequate street access and modern water and sanitary sewer systems. Future development would require an extension of the street network from the development to the south of the **Area**.



Conclusion.

The existence of defective or inadequate street layout has a strong presence in Redevelopment Area #2.

(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #2**.

1. Inadequate Lot Size and Adequacy Issues.

Irregularly subdivided lots (parcels) exist in the **Area** lacking uniform width or depth and in need of proper subdivision (as per City codes) prior to development activities.

2. Accessibility or Usefulness.

The two irregular tracts of land (parcels) are both functionally and economically obsolete, undeveloped as per today's standards. Additionally, the **Area** lacks a modern public street network, creating ingress/egress accessibility issues for the **Area**.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #2.

(4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Hickman Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #2**.

1. **Age of Structures.**

Four of the five structures in the **Redevelopment Area** are estimated to be 40+ years of age, or built during or prior to 1983. Additionally, the estimated **average age of structures is 64 years**. The advanced age of the structures results in deteriorating buildings having deferred maintenance, thus potentially creating insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings and Sites.**

One of the five structures in the **Redevelopment Area** was determined to be **deteriorating with minor defects**. Structures in these conditions, in combination with **“fair” overall site conditions** and **“minor” debris** can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions. Additionally, undeveloped parcels containing an overgrowth of mixed vegetation has the potential to create health hazards to adjacent property owners and pedestrians.

3. **Lack of Adequate Utilities & Infrastructure.**

The **Area** lacks a modern infrastructure system, including a public street and sidewalk system, as well as, water and sanitary sewer systems. An extension of the water and sanitary sewer system would be required for future development in this **Area**. Water and sanitary sewer systems near the **Area** was constructed of PVC within the last 10 years and could potentially be extended into the **Area**.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #2.



(5) **Deterioration of Site or Other Improvements.**

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #2**. The **Appendix** documents the present condition of these site features in the **Area**. The primary issue in **Redevelopment Area #2** is the existing condition and age of buildings and associated debris. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions in the **Area** concluded that **one of the two parcels** was observed to be in **“fair” condition**, partially due to the existence of **“minor” debris**. Another parcel contains the Harlan Reservoir Environs, consisting of a dam and lake. The Environs contains an overgrowth of mixed vegetation. Portions of the Environs are undevelopable due to existing conditions.
2. One of the five structures in the **Redevelopment Area** was identified as **deteriorating** with **minor defects**. Additionally, four of the five structures were estimated to be 40+ years of age.

Conclusion.

Deterioration of site improvements is a reasonable presence in Redevelopment Area #2.



(6) Diversity of Ownership.

Two individuals/ownership groups own property in **Redevelopment Area #2**. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Such assemblage can be difficult without the financial assistance of public intervention programs.

Conclusion.

The Factor, diversity of ownership, has little or no presence of Factor in the Redevelopment Area.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #2**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. Real Estate Values.

The tax values within the **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area** is **\$455,100**.

2. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **none** of the parcels in the **Area** were classified as delinquent by the Lancaster County Treasurer’s Office.

3. Tax Exempt.

Information from the Lancaster County Assessor’s and Treasurer’s Offices identified that **none** of the parcels in the **Redevelopment Area** have property tax exemption.

Conclusion.

Taxes or special assessments delinquency have little or no presence in Redevelopment Area #2.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #2.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area** and will require proper subdivision (as per City Codes) prior to development activities. **The Area in its present state is functionally and economically obsolete.**

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #2.



(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Lack of Modern Infrastructure.**

The **Redevelopment Area** currently lacks a modern public infrastructure system, consisting of streets, sidewalks and water and sewer systems.

2. **Advanced Age of Structures.**

Four of the five structures in the **Redevelopment Area** have an estimated age of 40+ years. The **average age of structures**, with age of construction records available, is an estimated **64 years**. The aging of structures plays a role in the potential need for moderate- to substantial rehabilitation of such.

3. **Condition of Structures.**

One of the five structures in the **Area** was identified as being in a **deteriorating condition** with **minor defects**.

4. **Site Condition.**

One of the two parcels was determined to have “**fair**” **overall site conditions**, due to the existence of “**minor**” **debris**, a deteriorating structure and other aging buildings. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation, which hinders development opportunities.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout Redevelopment Area #2.



(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure or property and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

The two parcels in the **Redevelopment Area** can be considered both functionally and economically obsolete. One parcel contains structures with an average age of 64 years. The other parcel is partially developed as the Harlan Reservoir Environs, containing a dam and lake with an overgrowth of mixed vegetation. The entire **Area** lacks a modern infrastructure system. The **Area** will need to be properly subdivided, as per City code, prior to any development activities.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #2**, containing functionally and economically obsolete parcels.



(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent in the designated blighted area.

The average age of residential or commercial units in the area is at least forty (40) years.

Based upon the results of the **Field Survey** and confirmed by the analysis of Lancaster County Assessor's Office official records, the estimated average age of the **five structures** in the **Redevelopment Area** is **64 years**. The residential structure was built in the early 1900s. Three of the four remaining structures are estimated to be 40+ years of age.

Conclusion.

The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence in Redevelopment Area #2.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #2 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" **Three** of the **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the **12 possible Factors** that can constitute the **Area** blighted, **eight** have either a reasonable or strong presence in the **Redevelopment Area.** **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Age or obsolescence.
2. Inadequate provision for ventilation, light, air, sanitation or open spaces.
3. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

1. Street layout.
2. Faulty lot layout.
3. Insanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. Improper subdivision or obsolete planning.
6. The existence of conditions which endanger life or property by fire or other causes.
7. Other environmental and blighting factors.
8. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #2**, the conclusion is that the average age of the structures, street layout, faulty lot layout and presence of **functionally and economically obsolete properties** are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hickman and support a variety of new developments.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
6. Existence of Debris: _____ MA _____ MI _____ N
7. Overall Site Condition: _____ E _____ G _____ F _____ P

Redevelopment Area #2 - Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Residential	Undeveloped
Excellent	0	0.0%	0	0
Good	1	50.0%	0	1
Fair	1	50.0%	1	0
Poor	0	0.0%	0	0
Total	2	100.0%	1	1

Street Type	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Concrete	0	0.0%	0	0
Asphalt	0	0.0%	0	0
Gravel	0	0.0%	0	0
Brick	0	0.0%	0	0
Total	2	100.0%	1	1

Street Condition	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
Total	2	100.0%	1	1

Sidewalk Condition	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
Total	2	100.0%	1	1

Debris	Total	Percent	Residential	Undeveloped
None	1	50.0%	0	1
Minor	1	50.0%	1	0
Major	0	0.0%	0	0
Total	2	100.0%	1	1

Age of Structures	Total	Percent	Residential	Accessory	Undeveloped
Not Available	3	60.0%	0	3	N/A
1-5 Years	1	20.0%	0	1	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	0	0.0%	0	0	N/A
40-100 Years	0	0.0%	0	0	N/A
100+ Years	1	20.0%	1	0	N/A
Total	5	100.0%	1	4	N/A

Final Structure Rating	Total	Percent	Residential	Accessory	Undeveloped
Sound	4	80.0%	1	3	N/A
Deteriorating - Minor	1	20.0%	0	1	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Doors	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	3	60.0%	1	2	N/A
Minor	2	40.0%	0	2	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Windows	Total	Percent	Residential	Accessory	Undeveloped
None	1	20.0%	0	1	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Porches and Steps	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Paint	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Driveway and Site	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Roof Structure	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Wall Foundation	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Foundation	Total	Percent	Residential	Accessory	Undeveloped
None	4	80.0%	0	4	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Foundation Type	Total	Percent	Residential	Accessory	Undeveloped
Other/None	4	80.0%	0	4	N/A
Concrete	1	20.0%	1	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Roof Surface	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	1	20.0%	0	1	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Roof Type	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	1	3	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Metal	1	20.0%	0	1	N/A
Combination	0	0.0%	0	0	N/A
Other	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Chimney	Total	Percent	Residential	Accessory	Undeveloped
None	5	100.0%	1	4	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Gutters, Downspouts	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Wall Surface	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Wall Surface Type	Total	Percent	Residential	Accessory	Undeveloped
Wood	4	80.0%	1	3	N/A
Masonry	0	0.0%	0	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/Metal	1	20.0%	0	1	N/A
Total	5	100.0%	1	4	N/A

Parking Surface	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Concrete	2	40.0%	1	1	N/A
Asphalt	0	0.0%	0	0	N/A
Gravel	1	20.0%	0	1	N/A
Dirt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Parking Spaces	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
1 to 2	3	60.0%	1	2	N/A
3 to 5	0	0.0%	0	0	N/A
6 to 10	0	0.0%	0	0	N/A
11 to 20	0	0.0%	0	0	N/A
21 or more	0	0.0%	0	0	N/A
Total	5	100.0%	1	4	N/A

Redevelopment Area #2 Parcels.

1527321001000*	1527321002000*	*= Outside Current Corporate Limits
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2023 Hickman Trick or Treat on the Trail & Halloween Parade

TRICK OR TREAT

October 26, 2023

6:00 PM - 8:00 PM

Halloween Parade @ 5:15 PM

Pre-Sale Option with PayPal! Just show your receipt via phone or printout at event. PayPal Link is on the City's website. Cash & PayPal will also be accepted at the event. Donate \$2 (or more) per trick or treater for entrance.

The trail fun starts at 1st & Walnut Street on the linear path. There will be several booths set up for your Ghouls and Goblins to collect treats and treasures from local businesses.

Hickman True Value will be hosting a Halloween Parade Contest in the Butherus-Maser & Love Funeral Home drive, starting at 5:15 PM.

Contest will be for the most creatively decorated wagon or stroller. Top 3 winners will receive a \$100, \$50, and \$25 gift card from Hickman True Value.

Register by emailing
HickmanArtsCouncil@gmail.com