

City Council Regular Meeting
Tuesday, February 27, 2024 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. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.

1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.

2. Pledge of Allegiance

3. Roll Call

4. Mayor Communications

5. Consent Agenda

5.A. Approval of February 13, 2024 & February 21, 2024, City Council Meeting Minutes

- 5.B. Claims and Accounts Payable Report
- 5.C. Statement of Accounts and Budget Cash Report as of January 31, 2024
- 5.D. Monthly City Sales Tax Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Acceptance of Resignation of Appointed City Council Member, Mr. Chad Parker
- 7. Reports
 - 7.A. Public Works and Parks and Recreation Department
 - 7.B. City Code Violations, Abatements, Nuisances and Permits
 - 7.C. Water Plant Improvements Update
 - 7.D. Wastewater Plant Improvements Update
- 8. Public Hearings - None
- 9. Unfinished Business - None
- 10. New Business
 - 10.A. Consideration of the Proposal for Street Crack Filling from Dan Jensen for \$35,000.00
 - 10.B. Consideration of the Proposal for Street Seal Coating from Dan Jensen for \$20,000.00
 - 10.C. Consideration of Release or Reduction of Easement on 1004 Park DR, Hickman, NE 68372 (Woodland Plaza 5th Addition, Lot 2)
 - 10.D. Approval of State of Nebraska Game & Parks Commission Recreational Trail Program RTP Project Agreement
 - 10.E. Resolution 2024-02, to Amend Resolution 2022-09 Due to Legal Description Correction
 - 10.F. Resolution 2024-03, to Amend Resolution 2022-11 Due to Legal Description Correction

10.G. Resolution 2024-04, Repeal Resolution 2023-26, Blight & Substandard
Declaration - Redevelopment Area #2

11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD FEBRUARY 13, 2024

Mayor Phil Goering called the meeting to order at 7:00pm on February 13, 2024 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 John Meese Steve Noren, Doug Wagner, Travis Borchardt, and Chad Parker were present for Roll Call. Council Member Justina Ziemann was excused from the meeting. 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.

Consent Agenda

The City Administrator presented and discussed the January 23, 2024 Meeting Minutes, and line-item content of Claims Report with the Governing Body. Motion by Council Member Wagner and a second by Meese to approve the consent agenda. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering Acceptance of Resignation of Appointed Arts Council Member, Mr. Josh Brokering. Motion by Council Member Parker and a second by Borchardt to accept the Resignation of Appointed Arts Council Member, Mr. Josh Brokering. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Reports

Deputy Dowhower presented the Lancaster County Sheriff's Report to the Governing Body.

The City Administrator presented the January 2024 Community Center Report to the Governing Body.

The City Administrator presented the Water Plant Improvement Report and stated that the approval from the State of Nebraska The design for the booster pump is currently being worked on.

Mayor Goering presented the Wastewater Plant Improvements Update and invited Mr. Nate O'Keefe with Olsson's to address the Governing Body. Mr. O'Keefe discussed the five change orders for the wastewater plant project and stated that change order number 4 & 5 are still needing approvals, Change order number 5 is extending the completion date of the project and has no monetary value. Change order number 4 is to reroute the pipes that connect the existing clarifier to the pump station and gave 2 options to City Council Members. Option 1 for \$91,430.00 would reroute the pipes through the basement of the existing plant. Option 2 for \$100,250.00 reroutes the pipes south of the existing pump station. Olsson's would recommend option 2 as it would present less risk and not conflict with future development. Change order numbers 4 and 5 will be presented at the February 27, 2024, City Council Meeting. No action was taken.

Motion by Council Member Noren and a second by Parker to approve Reports Agenda. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Public Hearings – None

Unfinished Business – None

New Business

Mayor Goering presented the Recommendation of Approval of Liquor License Renewal for Nebraska Communities Playhouse. No written protests were received at the City Office on or before 5:00 pm on February 09, 2024 regarding the automatic renewal of retail Liquor License for Nebraska Communities Playhouse, therefore no public hearing was required. Motion by Council Member Noren and a second by Wagner to recommend approval of Liquor License Renewal for Nebraska Communities Playhouse to the Lancaster County Liquor Control Commission. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented the Recommendation of Approval of Liquor License Renewal for Whitehead Oil DBA U-Stop 17. No written protests were received at the City Office on or before 5:00 pm on February 09, 2024 regarding the automatic renewal of retail Liquor License for Whitehead Oil DBA U-Stop 17, therefore no public hearing was required. Motion by Council Member Wagner and a second by Parker to recommend approval of Liquor License Renewal for Whitehead Oil DBA U-Stop 17 to the Lancaster County Liquor Control Commission. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Certificate of Payment No. 3 to Neuvirth Construction, Inc. for the Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$129,803.73. Motion by Council Member Wagner and a second by Meese to approve Certificate of Payment No. 3 to Neuvirth Construction, Inc. for the Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$129,803.73. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Certificate of Payment No. 4 to Midwest Mechanical Industrial Services, LLC for Hickman Water Treatment Plant 2nd Train Project in the amount of \$111,650.65. Motion by Council Member Noren and a second by Wagner to approve Mayor Goering presented Certificate of Payment No. 4 to Midwest Mechanical Industrial Services, LLC for Hickman Water Treatment Plant 2nd Train Project in the amount of \$111,650.65. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

City Administrator's Report

The City Administrator discussed that the Request for Proposals have been sent out for an Audit for the City. The city has received some responses from the Request of Proposals with denials of services and some additional information requests. Money Smarts Inc. is currently reviewing the current financials for the city to prepare for the new accounting software, Casselle. The City Administrator stated that she has some additional information prepared for City Council Members for the lease of Norris Public Power and also the current franchise agreements. City Staff did research on the cost for LED Pedestrian signs for \$2,500.00 each, this is not in the current budget but could be reviewed for or before the next budget. The city tree rebate program is currently under review with city staff and the UNL program and will report back to City Council Members once that is completed. Council Member Wagner requested that the search for land purchase for the use of municipal wells. Motion by Council Member Parker and a second by Meese to approve the City Administrator's Report The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Governing Body Comments and Correspondence

Mayor Goering stated that the City Office Closed on Monday February 19, 2024 in Honor of President's Day. No action taken.

Adjournment

Motion by Council Member Wagner and a second by Borchardt to adjourn the meeting at 7:41 PM. The following Council Members voted "YEA": Meese, Noren, Wagner, Borchardt, and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Phil Goering, Mayor

Jaala Johnson, CMC, City Clerk

DRAFT

MINUTES OF THE HICKMAN CITY COUNCIL WORKSHOP MEETING HELD FEBRUARY 21, 2024

Mayor Phil Goering called the meeting to order at 6:06pm on February 21, 2024 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 Steve Noren, Doug Wagner, Justina Ziemann, Chad Parker, and John Meese were present for Roll Call. Council Member Travis Borchardt was excused from the meeting. 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.

Presentations

City Administrator presented to the Norris Public Power Lease options with City Council Members and City Staff. City Council Members discussed the options they would like to see included in the Lease Agreement such as updating the SID electrical, the number of years for the lease, and Norris taking over all streetlights as part of that agreement. Mayor Goering discussed the lease percentage options with Council Members. City Council Members invited City Staff to give their input on the lease with Norris Public Power. City Council and Mayor Goering discussed additional options for the electrical system if the city does not lease the electrical to Norris Public Power. City Council Members asked the City Administrator to have the City Attorney review the lease for his input and then have the lease agreement on the March 26, 2024 City Council Meeting. No action taken.

Adjournment

Motion by Council Member Ziemann and a second by Council Member Parker to adjourn the meeting at 8:06 PM. The following Council and Planning Commission Members voted "YEA": Noren, Wagner, Ziemann, Parker, and Meese. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Phil Goering

Jaala Johnson, CMC, City Clerk

City Council Meeting February 27, 2024
Accounts Payable as of February 23, 2024

Vendor	Memo	Open Balance	Check No.
American Fence Company	Inv# 2459 - Tension Wire 7 GA Crimped per foot, Hog Rings 9GA, Bolts Fence @ Buchanan	\$402.40	
Big Red Sawmill & Firewood	Wood Plank Community Center Hall & Wood Panel for Truck	\$433.50	
Bizco Technologies	Inv# 819003-AT - Proofpoint Agreement Email Monitoring	\$36.00	
Capital City	Inv # 299193- Refuse and Recycling Monthly Service	\$125.75	
Crawford Plumbing Co.	Inv# 12815- Repair Hot Water Heater at Community Center	\$1,876.74	
Executive Answering Service	Inv# 222800023- Answering Service 1.09.2024-2.05.2024	\$3.20	
Hawkins, Inc.	Invoice #6689812 Water Treatment Chemicals	\$20.00	
Hawkins, Inc.	Invoice #6684274 Water Treatment Chemicals	\$407.27	
Hawkins, Inc.	Invoice #6684272 Water Treatment Chemicals	\$649.78	
Hoffschneider Law, PC., LLO	Inv # 3557 - February Legal Monthly Service Agreement	\$2,000.00	
Integrated Controls	Inv # 6649 - Continued Service Agreement signed 5.23.2017, Year #3 Payment (Jan - June)	\$643.00	
League Association of Risk Management	10/01/2022 - 10/01/2023 Workers Comp Audit	\$5,137.74	
Menard's	Inv# 27121 - Heating Elements Water	\$17.96	
NCD Inc.	New Construction Deposit Refund Permit # 2023-44	\$500.00	
Nebraska Public Health Environmental Lab	Inv # 573628- Water Sampling Multi Address	\$63.00	
Nebraska Public Health Environmental Lab	Inv # 574520- Water Sampling , Treatment Plant	\$63.00	
Nebraska Rural Water	Annual Rural Water Conference PW Director	\$445.00	
Nebraska Snow Equipment	Inv# 21936 - Curb Guard Kit-n single 5/8"	\$559.64	
Norland Pure	Account xxxx005195 Monthly Water City Office	\$149.85	
Odeys Inc.	Inv# 124429 - Buchanan Field Mound Tarp	\$870.91	
Olsson	Inv# 4486545- Project # 017-32130 Roundabout Intersection Improvement Close Out Docs As-Builts	\$5,152.56	
Olsson	Inv# 487038- Project # 021-01497 WRRF Headworks & Final Clarifier	\$18,231.96	
Olsson	Inv# 486112 - Project # 023-05868 Booster Pump Station	\$7,390.14	
Olsson	Inv# 486410- Project # 023-07376 Buel Phase 3 Apt Complex Power Distribution	\$2,863.61	
PIP Marketing Signs Print	Inv# 132043 - Envelope W/Windows	\$609.00	
Rieschick Drilling	Inv# 8761 - Test Well Drilling (possible land purchase for wells)	\$51,190.48	
Securitas Technology Corporation	Inv# 6003919539- Maint. 3/1/2024 to 5/31/2024 - Main Park Security	\$112.05	
TOTAL		\$99,954.54	

**City Council Meeting February 27, 2024
Accounts Payable as of February 23, 2024**

Vendor	Memo	Payment	Check No
Ameritas Life Ins., Corp.	Employee Pension Plans	\$3,495.86	ACH
ICMA Mission Square	Employee Retirement Contribution	\$599.32	ACH
IRS	Payroll Taxes	\$7,032.01	EFTPS
Medica	Employee Premiums February & March	\$18,061.94	ACH
Nebraska Department of Revenue	Nebraska and Local Sales and Use Tax	\$17,386.71	ACH
Nebraska Department of Revenue	Nebraska Income Tax	\$2,442.21	ACH
Office Depot	Name Plates, Computer Mouse UC, File Folders	\$15.43	ACH
Payroll Distribution (Net Pay)	City Staff 02.23.2024	\$23,986.49	ACH
State of NE & Erin M McCartney	Employee Liabilities	\$721.85	ACH
unum	Employee Liabilities	\$27.36	ACH
TOTAL		\$ 73,769.18	
TOTAL CLAIMS REPORT		\$ 173,723.72	

Reviewed and Approved on February 27, 2024

MayorPhil Goering Council Member Ziemann

Council President Wagner Council Member Noren

Council Member Parker Council Member Borchardt

Council Member Meese Jr.

**City of Hickman
Statement of Cash Bank Accounts
FY2023/2024**

<u>Account #</u>	<u>Account Name</u>	<u>November 2023</u>	<u>December 2023</u>	<u>January 2024</u>
	Cash on Hand	\$200.00	\$200.00	\$200.00
...8760	General Fund Checking	\$935,412.98	\$980,780.49	\$563,576.11
...1586	Linear Park Fund	\$9,948.75	\$13,942.87	\$13,942.87
...7412	Reading-Tech & Historical Center	\$4,147.16	\$4,100.93	\$3,835.59
...4500	Arts Council	\$4,820.33	\$4,970.33	\$4,470.33
...2843	Keno Revenue	\$99,890.12	\$102,989.26	\$110,403.63
...7578	Electrical Reserve <small>(Baylor Heights Reserve)</small>	\$74,165.64	\$74,180.37	\$74,197.14
...0938	TIF Account	\$630.84	\$630.84	\$630.84
...0863	Parks & Recreation Activities	\$40,454.89	\$39,923.13	\$46,878.13
...7420	Debt Service Reserve <small>(CURR Series 2018 Bond Reserve)</small>	\$156,515.32	\$156,635.39	\$156,777.01
...7479	Sewer Reserve Acct	\$60,742.50	\$60,754.57	\$60,768.30
...2883	CUR Revenue Series 2018 <small>(Terrace View Reserve)</small>	\$277,367.62	\$277,688.38	\$278,062.46
...4664	Street Sinking Fund	\$30,913.39	\$30,914.62	\$30,916.02
...5333	Sales Tax Revenues	\$1,141,309.37	\$1,196,033.57	\$1,249,344.98
...0215	GO Water Revenue 2023	\$1,353,332.30	\$1,135,808.92	\$812,627.50
...5-201	GO Sewer Revenue 2023	\$4,040,413.85	\$3,648,018.22	\$3,514,306.35
	Total Funds Available	\$8,230,265.06	\$7,727,571.89	\$6,920,937.26
...7404	Hickman Area Economic Dev. Association	\$29,057.65	\$25,752.63	\$25,752.63
	Total HAEDA Funds Available	\$29,057.65	\$25,752.63	\$25,752.63

**CITY OF HICKMAN
BUDGET CASH REPORT
As of January 31, 2024**

Fiscal Year Completed:
33%

	January Receipts	January Expenditures	Expenditures to Date	Expenditures Budget	Budget Available	% of Budget Spent
GENERAL FUND	126,995.25	108,504.74	356,597.60	1,509,366.00	1,152,768.40	23.63%
STREET FUND	52,662.88	38,706.06	170,240.75	1,062,062.61	891,821.86	16.03%
WATER FUND	46,771.99	389,068.11	981,177.59	4,608,723.08	3,627,545.49	21.29%
ELECTRIC FUND	183,500.38	139,008.18	745,202.96	2,221,653.87	1,476,450.91	33.54%
SEWER FUND	88,541.98	246,075.04	942,838.81	5,157,486.81	4,214,648.00	18.28%
POLICE FUND	0.00	12,598.86	50,031.90	142,500.00	92,468.10	35.11%
PARK FUND	4,381.00	1,563.67	39,215.62	443,590.33	404,374.71	8.84%
NOT SPECIFIED			4,332.28	0.00	-4,332.28	
TOTAL FUNDS	502,853.48	935,524.66	3,289,637.51	15,145,382.70	11,855,745.19	21.72%

	Principal Balances as of 10/01/23	January Expenditures	Loan Payments Budget Year	Expenditures Budget	Budget Available	% of Budget Spent
DEBT SERVICE						
2017 SEWER GO REFI	1,095,000.00		228,865.00	232,223.75	3,358.75	98.55%
2021 WATER GO REFI	1,125,000.00		144,423.75	148,602.50	4,178.75	97.19%
NDEE #317887 CLEAN WATER UV	418,015.36		22,498.79	44,946.56	22,447.77	50.06%
2018 ELEC/SEWER REFUNDING BOND	805,000.00	13,131.25	13,131.25	158,090.00	144,958.75	8.31%
2018 ELEC/SEWER NEW REVENUE (T.View)	995,000.00		17,795.00	84,465.00	66,670.00	21.07%
2023 GO WATER	1,545,000.00		29,127.00	115,334.50	86,207.50	25.25%
2023 GO SEWER	2,580,000.00		57,106.25	209,212.50	152,106.25	27.30%
2021 COPS (Community Center)	3,080,000.00		0.00	179,390.00	179,390.00	0.00%
TOTAL DEBT SERVICE	11,643,015.36	13,131.25	512,947.04	1,172,264.81	659,317.77	
TIF LOANS						
FORMER SCHOOL HOUSE	6,776.29		2,396.00	4,792.00	2,396.00	50.00%
TOTAL TIF LOANS	6,776.29	0.00	2,396.00	4,792.00	2,396.00	

	MONTHLY BILLING	REVENUE TO DATE	% of Budget Met	REVENUE BUDGET
UTILITY ENTERPRISE				
ELECTRIC	181,071.39	576,555.77	32.99%	
WASTEWATER	68,939.25	276,757.73	33.51%	
WATER	44,354.90	204,617.96	29.09%	
MISC (ie: SERVICE CALL, RETURNED CHECK FEE)	445.50	874.01	-	
TOTAL UTILITIES	294,811.04	1,058,805.47	32.31%	
	<u>1-Jan</u>	<u>Monthly In/Out</u>	<u>31-Jan</u>	
CUSTOMER DEPOSITS	92,298.26	600.00	92,898.26	

NEBRASKA DEPARTMENT OF REVENUE
 LOCAL OPTION SALES AND USE TAX
 REMITTED TO CITIES

COLLECTION MONTH*	SALES/USE TAX	CONSUMERS USE TAX	SALES TAX ON MOTOR VEHICLES	CURRENT MONTH'S REFUNDS TO TAXPAYERS	3% ADMIN FEE	ALLOCATION TO CITY	***SETTLEMENT AMOUNT	NEXT MONTH'S REFUNDS TO TAXPAYERS	**SETTLEMENT DATE
AUGUST	43,411.46	1,300.83	12,191.56	0.00	(1,707.12)	55,196.73	55,196.73	0.00	10.22.2023
SEPTEMBER	37,579.14	118.92	6,633.83	(1.72)	(1,329.91)	43,000.26	43,000.26	0.00	11.22.2023
OCTOBER	38,276.83	338.47	15,926.75	0.00	(1,636.26)	52,905.79	52,905.79	0.00	12.22.2023
NOVEMBER	43,174.76	572.31	8,977.50	(0.24)	(1,581.73)	51,142.60	51,142.60	(33.64)	01.22.2024
DECEMBER						0.00		0.00	
JANUARY						0.00		0.00	
FEBRUARY						0.00		0.00	
MARCH						0.00		0.00	
APRIL						0.00		0.00	
MAY						0.00		0.00	
JUNE						0.00		0.00	
JULY						0.00		0.00	
TOTALS	162,442.19	2,330.53	43,729.64	(1.96)	(6,255.02)	202,245.38	202,245.38	(33.64)	

* This is the tax month for which the local option sales and use tax was collected by retailers or paid by taxpayers.

**This is the date that payment will be electronically deposited into the bank account.

***This is the amount of the payment that will be received after refunds to taxpayers and administrative fees have been deducted.

TOTAL SALES TAX (RESTRICTED FUNDS)

Register: 104.1 - Cash in Bank - SALES TAX REVENUE

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/22/2023			July 2023 Sales Tax Revenues		\$59,798.12	\$1,037,910.91
9/30/2023			Interest		\$1,564.67	\$1,039,475.58
10/22/2023			August 2023 Sales Tax Revenues		\$55,196.73	\$1,094,672.31
10/31/2023			Interest		\$1,831.36	\$1,096,503.67
11/22/2023			September 2023 Sales Tax Revenues		\$43,000.26	\$1,139,503.93
11/30/2023			Interest		\$1,805.44	\$1,141,309.37
12/22/2023			October 2023 Sales Tax Revenues		\$52,905.79	\$1,194,215.16
12/31/2023			Interest		\$1,818.41	\$1,196,033.57

Public Work & Parks Department Report

February 2024

Public Works

- 811 Locate Tickets
- Trent, Luke and Chris had continuing ed classes
- Trent went to Meter School in Kearney
- Maintenance on the geothermal unit in city hall

Water & Wastewater

- Meters for new builds.
- Routine sampling
- Water treatment plant has been in operation for 2.5 weeks. Weekly tests for efficiency are being done
- We had the yearly inspections done on both backup generators. They looked good.
- We had a communication fail at the wastewater plant with the blowers. They could be operated by hand. I had Commonwealth electric out and they found damaged wires on the communication side. They replaced wires.
- They started hauling sludge.

Electric

- Fixed several street lights

Streets

- Replaced heat elements on wqter heater in street shop
- Took the sander off 1 ton so we can start cleaning up trees.

Parks

- The new padding was installed on fence at legion field.
- Worked on getting things ready for baseball.

OPEN CODE VIOLATIONS REPORT

NEW VIOLATIONS

Updated February 23, 2024

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
1515 E. 9th Street	International Building Code Violations	2/2/2024; 2/15/24; 2/17/24	property owner(s) and building permit applicant	2/29/2024	in process	Failed framing inspections and insulation code deficiencies. Three certified letters were mailed to the property owners whom are also the contractor(s) and applicant on the building permit for a new single family residential home.
Asher Ave	mud and concrete on city street, job site cleanliness	2/20/2024	Builder	2/23/2024	action complete	Phone complaint received about the issues. Staff contacted the builder and he went the next day and removed the concrete and mud from the street. We will continue to monitor the job sites.
Larkspur	vehicle on city street	1/23/2024	City Staff	2/23/2024	in process	Staff contacted owner of the vehicle on 1/19/24, prior to the online complaint. The owner stated the vehicle would not start due to the cold temperatures and once it was running he would move it. He also asked if staff could move the six feet drifts surrounding the vehicle. On a follow up phone call he stated he was able to move it. Staff reiterated the 24 hour rule for parking on one side of the street, excluding weekends and holidays.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
6880 Hickman Rd	dead trees, litter and debris	10/17/2023	Property Owner	3/15/2024	in process	Owner provided City Staff with an update on 2/23/24, the tree removal company was contracted and he trimmed and cut down lots of trees. He took 3 trailer loads to the city brush pile. Then the tree removal company did not returned to the job site. Owner is working on getting another company to assist in the removal of the downed limbs and trees.
7000 Hickman Rd	dead trees, litter and debris	10/17/2023	Property Owner	3/15/2024	in process	Owner provided City Staff with an update on 2/23/24, the tree removal continues by a volunteer, who was out last week working on it. Another person has been in contact with the owner and would like to remove the long pine trees. She noted it is a big property, not your typical house lot, so it will take time with the trees and then spring break is in two weeks and they plan to work on the front porch.



COPY

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



February 2, 2024

CERTIFIED

To: Stolzer Construction
C/O Kyle A. Stolzer
816 Park Drive
Hickman, NE 68372

C/O Patricia R. Stolzer
816 Park Drive
Hickman, NE 68372

RE: Failed Framing Inspection Building Permit #2023-08 for 1515 E. 9th Street, Hickman NE 68372

Dear Mr. Stolzer and Ms. Stolzer,

I met with both of you at 10 am on Friday, February 2, 2024, and as I performed a walk-through framing inspection with you, I pointed out several code deficiencies. I am formally notifying you, as the permit holder or agent, that the work fails to comply with the requirements of the city municipal code and adopted international codes as they pertain to the construction of a single-family residential structure at 1515 E. 9th Street, with legal description of Terrace View Addition, Block 6, Lot 13, Hickman NE.

See attached sheet of pertinent sections of the City of Hickman Municipal Code *CHAPTER 9 – BUILDING REGULATIONS*.

You both have agreed. I will perform a framing re-inspection at 10 am on Thursday, February 15, 2024, at 1515 E. 9th Street Hickman, NE. If entry is denied or the framing re-inspection fails to comply with code requirements, the City will issue a "Stop Work Order" for the construction of the single-family residential structure at 1515 E. 9th Street, with legal description of Terrace View Addition, Block 6, Lot 13, Hickman NE. The house will be red tagged "STOP WORK" and it shall be unlawful for any person to do work, or cause work to be done beyond the point indicated in each successive inspection without the written approval of the building inspector. Any person who shall violate or refuse to comply with the enforcement of any of the provisions of Chapter 9, set forth at full length herein or incorporated by reference shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.

You may request a framing re-inspection earlier than the date listed above, if you believe you have rectified all the deficiencies, and I will do my best to accommodate your request.

For the City,

Dale Stertz
Chief Building Inspector

Enclosure

CC: City Administrator
Code Enforcement Officer

CITY OF HICKMAN MUNICIPAL CODES excerpts related to building regulations.
CHAPTER 9 – BUILDING REGULATIONS ARTICLE 1 – BUILDING INSPECTOR SECTION 9-101: POWER AND AUTHORITY

The building inspector shall be the city official who shall have the duty of enforcing all building and housing regulations as herein prescribed. He shall inspect all buildings repaired, altered, built, or moved in the City as often as necessary to insure compliance with all city ordinances. He shall have the power and authority to order all work stopped on any construction, alteration, or relocation which violates any provisions prescribed herein. He shall issue permission to continue any construction, alteration, or relocation when he is satisfied that no provision will be violated. If the stop order is an oral one, it shall be followed by a written stop order within one hour. Such written order may be served by the building inspector.

SECTION 9-102: RIGHT OF ENTRY

It shall be unlawful for any person to refuse to allow the building inspector entry into any building or structure where the work of construction, alteration, repair, or relocation is taking place for the purpose of making official inspections at any reasonable hour.

SECTION 9-103: TIME OF INSPECTION

The building inspector, upon notification from the permit holder or his agent, shall make the following inspections of the building or structure and shall either approve that portion of the construction as completed, or shall notify the permit holder, or his agent that the work fails to comply with the requirements of the city code: foundation; framing; rough-in utilities; finished utilities; final. It shall be unlawful for any person to do work, or cause work to be done beyond the point indicated in each successive inspection without the written approval of the building inspector.

SECTION 9-104: APPEAL FROM DECISION

A. In the event it is claimed that the true intent and meaning of this chapter has been wrongly interpreted by the building inspector; that the time allowed for compliance with any order of the building inspector is too short; or that conditions peculiar to a particular building make it unreasonably difficult to meet the literal requirements prescribed by this chapter and the building inspector, the owner, his agent, or the occupant may file a notice of appeal within ten days after the decision or order of the building inspector has been made. The City Council shall hear all appeals and shall have the power and authority, when appealed to, to modify the decision or order of the building inspector.

B. Such a decision shall be final, subject only to any remedy which the aggrieved person may have at law or equity. Applications for review shall be in writing and shall state the reasons why the variance should be made. A variance shall be granted only where it is evident that reasonable safety and sanitation is assured and may include conditions not generally specified by this code to achieve that end. A copy of any variance so granted shall be sent to both the building inspector and the applicant.

ARTICLE 4 – ADOPTED CODES SECTION 9-402: BUILDING CODE; ADOPTED BY REFERENCE

To provide certain minimum standards, provisions, and requirements for safe and stable design, methods of construction, and uses of materials in buildings hereafter erected, constructed, enlarged, altered, repaired, relocated, and converted, the 2012 International Building Code, tenth printing, including Appendix "C," as published by the International Code Council, Inc., hereinafter referred to as the International Building Code, printed in book or pamphlet form, is hereby incorporated by reference, and all other amendments thereto, as though printed in full herein insofar as said code does not conflict with the statutes of the State of Nebraska.

SECTION 9-403: RESIDENTIAL CODE; ADOPTED BY REFERENCE

To provide certain minimum standards, provisions, and requirements for safe and stable design, methods of construction, and uses of materials in buildings hereafter erected, constructed, enlarged, altered, repaired, relocated, and converted, the 2012 International Residential Code for One- and Two-Family Dwellings, ninth printing, as published by the International Code Council, Inc., hereinafter referred to as the International Residential Code, printed in book or pamphlet form, is hereby incorporated by reference, and all other amendments thereto, as though printed in full herein insofar as said code does not conflict with the statutes of the State of Nebraska.

ARTICLE 6 – PENAL PROVISION SECTION 9-601: VIOLATION; PENALTY

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this Chapter, set forth at full length herein or incorporated by reference shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.



COPY

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



February 15, 2024

CERTIFIED

To: Stolzer Construction
C/O Kyle A. Stolzer
816 Park Drive
Hickman, NE 68372

C/O Patricia R. Stolzer
816 Park Drive
Hickman, NE 68372

RE: Failed Framing Inspection Building Permit #2023-08 for 1515 E. 9th Street, Hickman NE 68372

Dear Mr. Stolzer and Ms. Stolzer,

I met with Kyle at 10 am on Thursday, February 15, 2024, and as I performed a walk-through framing re-inspection with you, I checked to see if several code deficiencies pointed out at our February 2, 2024, inspection had been rectified to code compliance. I am formally notifying you, as the permit holder or agent, that the work continues to fail compliance with the requirements of the city municipal code and adopted international codes as they pertain to the construction of a single-family residential structure at 1515 E. 9th Street, with legal description of Terrace View Addition, Block 6, Lot 13, Hickman NE.

Kyle, you have agreed to notify me when the insulation installation has been completed as per code on the main floor only, and I will then perform an insulation extra inspection on or before Saturday, February 17, 2024, at 1515 E. 9th Street Hickman, NE, and if the inspection is approved then the main floor walls ONLY may be drywalled. The City is issuing a "Stop Work Order" for any construction work outside the scope of the items listed on the Stop Work Order for the single-family residential structure at 1515 E. 9th Street, with legal description of Terrace View Addition, Block 6, Lot 13, Hickman NE. The house will be red tagged "STOP WORK ORDER" and it shall be unlawful for any person to do work, or cause work to be done beyond the point indicated in each successive inspection without the written approval of the building inspector. Any person who shall violate or refuse to comply with the enforcement of any of the provisions of Chapter 9, set forth at full length herein or incorporated by reference shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.

Once the February 15, 2024, Stop Work Order is rectified I will issue a second Stop Work Order, which will list the deficiencies and allow you to work on only the items needed until the house is code compliant for framing. On February 29, 2024, at 10 a.m. I will perform a framing re-inspection and fully expect all items to be rectified. You may request a framing re-inspection earlier if you believe you have rectified all the deficiencies, and I will do my best to accommodate your request.

For the City,


Dale Stertz
Chief Building Inspector

Enclosure

CC: City Attorney and City Administrator
Code Enforcement Officer

2/15/24 Chief Building Inspector, Dale Stertz, Inspection Report – Failed to Comply to Code for Permit 2023-08 for 1515 E. 9th Street Hickman NE permit applicant Stolzer Construction

1. Add roof vents 1 sq. ft. vent space per 500 sq. ft. of floor area
2. Split DD house truss & AF garage truss need engineered fix for busted web
3. Ice shield verification – should be on the 84 Lumber invoice
4. Washer and nut anchor bolts in basement – tighten down
5. Stair rise too high
6. Stair anchorage at top needs to rest on top plate of wall
7. Insulation Inspection required prior to drywall installation to ensure correct installation, don't leave gaps at top or bottom and don't compact tightly
8. Draft stop in basement floor joist area needs to be completely continued to a closing point
9. Band joist insulation – make sure it is nonfaced and installed correctly
10. Truss anchorage to top plate on main wall
11. Deck footing needs to be inspected before pouring
12. Column for deck footing needs to be secured properly at top and bottom
13. Fire code 5/8" drywall required garage side
14. Basement wall insulation– make sure it is nonfaced and installed correctly
15. Roof baffles in attic
16. Bottom of cantilever into garage area needs 5/8 rock and insulation
17. SW bedroom truss anchor tighten

CITY OF HICKMAN MUNICIPAL CODES excerpts related to building regulations.

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2/2/24 Dale Inspection Report

Permit 2023-08 for 1515 E. 9th Street Stolzer Construction

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18. Roof baffles in attic
19. Bottom of cantilever into garage area needs 5/8 rock and insulation

2/15/24 Dale Inspection Report

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17. SW bedroom truss anchor tighten



Effective 2/15/2024
Permit #2023-08 Site Address: 1515 E. 9th St.

Stop Work Order

CODE VIOLATION(S)

**CITY OF HICKMAN MUNICIPAL CODE ADOPTED
AND AMENDED THE 2012 INTERNATIONAL
RESIDENTIAL, BUILDING AND PROPERTY
MAINTENANCE CODES:**

***INSULATION INSPECTION REQUIRED PRIOR TO DRYWALL
INSTALLATION TO ENSURE CORRECT INSTALLATION, DON'T
LEAVE GAPS AT TOP OR BOTTOM AND DON'T COMPACT
TIGHTLY ALSO SOUTHWEST BEDROOM TIGHTEN TRUSS
ANCHOR SCREW.***

IT SHALL BE UNLAWFUL FOR ANY PERSON TO DO WORK, OR CAUSE WORK TO BE DONE BEYOND THE POINT INDICATED ABOVE WITHOUT THE WRITTEN APPROVAL OF THE BUILDING INSPECTOR. ANY PERSON WHO SHALL VIOLATE OR REFUSE TO COMPLY WITH THE ENFORCEMENT OF ANY OF THE PROVISIONS OF CHAPTER 9, SET FORTH AT FULL LENGTH HEREIN OR INCORPORATED BY REFERENCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION THEREOF, SHALL BE FINED NOT MORE THAN \$500.00 FOR EACH OFFENSE. A NEW VIOLATION SHALL BE DEEMED TO HAVE BEEN COMMITTED EVERY 24 HOURS OF SUCH FAILURE TO COMPLY.

**CITY OF HICKMAN CHIEF BUILDING INSPECTOR
CITY OF HICKMAN, NEBRASKA (402) 792-2212**

hung at property 2/15/2024 per Dele (16)

COPY



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



February 23, 2024

CERTIFIED

To: Stolzer Construction
C/O Kyle A. Stolzer
816 Park Drive
Hickman, NE 68372

C/O Patricia R. Stolzer
816 Park Drive
Hickman, NE 68372

RE: Failed Insulation Installation Inspection Building Permit #2023-08 for 1515 E. 9th Street, Hickman NE 68372

Dear Mr. Stolzer and Ms. Stolzer,

On 2/15/24, I met with Kyle Stolzer, acting general contractor, and we went over the list of international code deficiencies which need to be corrected prior to drywalling on the first floor of the single-family residential structure, subject to passing an inspection of the insulation installation. Kyle noted he could fix the deficient items and requested the extra inspection for insulation be completed on 2/17/24, so he could continue with drywalling the interior walls on the first floor. This was agreeable to me.

After the inspection on 2/15/24, I went to the city office and listed out the deficiencies in writing and recorded each item to be corrected. I then went back to the job site to speak with Kyle and in his absence, I stapled a copy of the letter and red tag to the door frame within the garage entry to the house. The red tag "Stop Work Order" is to make it noticeably clear the focus is to be on the insulation code deficiencies and correcting them before moving forward with anything else.

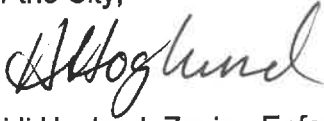
On 2/16/24 Pat Stolzer texted my cell phone stating Kyle said to let me know it will be ready for inspection on 2/17/24. The morning of 2/17/24 I sent a text to Pat confirming it was ready. She sent me a return text stating Kyle said it was. Upon inspection that morning, I found the insulation code deficiencies were not completely corrected and the work done was not acceptable, therefore, the insulation inspection failed compliance. I called Pat to inform her of my findings and that I will no longer be performing any inspections until Kyle has completed and corrected all deficient framing issues. When the list is completed, she or Kyle can call for a framing re-inspection. And once the framing re-inspection has been approved for both the main floor and the basement, Kyle may proceed with installing insulation on both the main floor and basement. Upon approval of an extra inspection of the insulation installation, he may proceed with drywall. Once the drywall has been hung, I will perform an extra inspection on the drywall to ensure the proper drywall has been installed on the garage side of the common wall between the living area of the house and the garage.

This is not the only opportunity afforded to you both, as this is the third letter I am writing after three consecutive failed inspections. The first letter came after my inspection on 2/2/24, when I performed a walk-through framing inspection, with both of you, and pointed out the work which failed to comply with

the requirements of the city municipal code and adopted international codes as they pertain to the construction of a single-family residential structure at 1515 E. 9th Street, legal description Terrace View Addition, Block 6, Lot 13, Hickman NE.

If additional work is being done on the property beyond the scope of the line items provided to you (also enclosed) to rectify current deficiencies, you both may be subject to fines per City of Hickman Municipal Code Chapter 9 – Building Regulations Article 1.

For the City,



Heidi Hoglund, Zoning Enforcement Officer (signing on behalf of Dale Stertz, Chief Building Inspector)

Enclosure

CC: City Attorney and City Administrator
Code Enforcement Officer

2/2/24 Dale Inspection Report

Permit 2023-08 for 1515 E. 9th Street Stolzer Construction

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2/15/24 Dale Inspection Report

Permit 2023-08 for 1515 E. 9th Street Stolzer Construction

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MEETING MINUTES

CONSTRUCTION PROGRESS MEETING

	Overnight
	Regular Mail
	Hand Delivery
X	Other: Email

NAME OF PROJECT:	Hickman WWTF Improvements
PROJECT LOCATION:	Hickman, NE
MEETING LOCATION:	Hickman City Office, 115 Locust Street, Hickman, NE
DATE & TIME:	Thursday February 15, 2024 - 11:30 AM
PROJECT #:	021-01497

- **Sign-In** See attached.
- **Approval of Previous Meeting Minutes**
 - Progress Meeting Minutes 1/22/2024.
- **Shop Drawing Status Report**
 - Submittals Reviewed:
 - A total of 37 have been submitted so far.
 - Submittals Returned for Correction, in the Past Month:
 - Submittals Approved, in the Past Month:
 - 46 21 13 – Bar Screen and Compactor
 - Submittals Currently in for Review:
 - 40 05 00 – Actuator and Plug Valve
 - Any critical/short fuse items upcoming?
 - Upcoming: Interior plumbing, EFCO forms for headworks.

- **Contractor's Schedule Status Report**
 - Review of Work Progress since the last meeting:
 - Clarifier Structure 95% complete. Effluent box will be completed later.
 - Backfill and rough grading.
 - Anticipated Progress During Next Work Period
 - Next week, installing bypass manhole, rerouting pipes.
 - Beginning excavation on headworks building.
 - Items Which May Impede Planned Progress
 - SBR Valve, 6-8 weeks to delivery.
 - Contractors scope includes removal of sludge in tank to wet well.
 - Other Progress Discussion Items
 - Road cut in east entrance road. Tony to coordinate closure with Luke.

RFIs, RFPs, CPRs, Change Orders, etc.

- Field Orders – This Period
 - None
- RFIs – This Period
 - RFI 16 – Wall Penetrations
- CPRs
- WCDs
 - WCD 02
 - CPR 8, SBR Valve approved by City.
- Change Orders – This Period
 - Presented to Council February 13th, 2024. Will be voted on February 27th, 2024.
 - Change Order 02 – Includes WCD 01 Form Savers, CPR 7 Clarifier Changes
 - \$43,014.20
 - Change Order 03 – CPR 8 SBR Valve Replacement
 - City approved WCD 02
 - \$39,819.68
 - Change Order 04 – CPR 9 RAS Piping
 - Change Order 04A – Alternate route 4A
 - \$100,250.00
 - Change Order 04B – Original route, piping changes in pump station.
 - \$91,134.44
 - Change Order 05 – Schedule Extension.
- **Pay Applications**
 - Pay Application #3 sent to City on February 7th, 2024. Approved February 13th.
- **Next Progress Meeting**
 - Thursday, March 21, 2024 @ 11:30 AM

Dan Jensen
6900 Carger lane
Lincoln, NE 68516
402-363-1822

Proposal

PROPOSAL NO. 000246	DATE 2-19-24
BID NO.	ARCHITECT
TO City of Hickman	WORK TO BE PERFORMED AT:
ADDRESS	ADDRESS
CITY, STATE Hickman, Ne 68372	CITY, STATE
PHONE NO.	DATE OF PLANS

We hereby propose to furnish the materials and perform the labor necessary for the completion of Street Repairs
Crack Filling

Area below for additional description and/or drawings:

Blow out cracks fill with hot rubber crack
filler cost of 44¢ running foot

Total = \$35,000.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____

Dollars (\$) _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Dan Jensen

Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

Dan Jensen
 6900 Carger lane
 Lincoln, Ne 68516
 402-363-1822

Proposal

PROPOSAL NO. <i>000247</i>	DATE <i>2-19-24</i>
BID NO.	ARCHITECT

TO <i>City of Hickman</i>	WORK TO BE PERFORMED AT:
ADDRESS	ADDRESS
CITY, STATE <i>Hickman, Ne 68372</i>	CITY, STATE
PHONE NO.	DATE OF PLANS

We hereby propose to furnish the materials and perform the labor necessary for the completion of *Street Repairs*
Asphalt street seal coating

Area below for additional description and/or drawings:

*Asphalt streets Clean streets apply two coats
 of commercial grade sealer \$2,700.00 per block*

Total = \$20,000.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *Dan Jensen*
 Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date _____ Signature _____
 Signature _____

**STATE OF NEBRASKA
GAME AND PARKS COMMISSION**

RECREATIONAL TRAILS PROGRAM (RTP) PROJECT AGREEMENT

THIS AGREEMENT, made and entered into, by and between the City of Hickman, sponsor, hereinafter referred to as the "RECIPIENT," and the Nebraska Game and Parks Commission, a duly organized and acting agency of the State of Nebraska, hereinafter referred to as "NGPC" for the purpose of completing the Scott's Creek Trail, hereinafter referred to as the "PROJECT."

WITNESSETH:

WHEREAS, the RECIPIENT desires to acquire, construct, develop, or maintain a public recreation trail project, which project is more particularly described hereafter; and

WHEREAS, NGPC has the authority to enter into this Agreement and is required to secure from the RECIPIENT necessary assurance that said RECIPIENT has available sufficient funds to meet its share of the cost of the acquisition, construction, development, and maintenance of the trail and that said trail will be operated and maintained at the expense of the RECIPIENT for public outdoor recreation use; and

WHEREAS, no work shall begin on the PROJECT until a fully executed agreement is returned to the RECIPIENT and notification of approval has been received from NGPC.

NOW, THEREFORE, the Parties, in consideration of the mutual and reciprocal covenants contained herein, the sufficiency of which is hereby acknowledge, agree, and covenant with each other as follows:

1. The RECIPIENT agrees and warrants that it owns in fee simple, the property upon which the PROJECT, hereinafter described on page 4, is to be located; or the RECIPIENT possesses a legally binding document ensuring public access to the property, for the time period specified in Item 6. RECIPIENT agrees and warrants that the property was acquired in accord with The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and procedures contained in 49CFR Part 24.
2. The RECIPIENT by this Agreement does hereby dedicate the PROJECT and the real estate upon which the PROJECT is located to the use and benefit of the public for purposes of outdoor recreation for the minimum period of time as specified in Item 6.
3. The RECIPIENT agrees and warrants that prior approval in writing will be obtained from NGPC with respect to alteration in part or total of the trail for the period of time specified in Item 6.
4. The RECIPIENT agrees and warrants that applicable Federal Laws with respect to barrier free access have been compiled within the design and function of this project.

5. The RECIPIENT agrees to cover at least Twenty percent (20%) of the total cost of the acquisitions, construction, development, or maintenance of the PROJECT, said percentage determined by NGPC, depending on the amount of federal funds made available to NGPC, paying in full all of the costs of said acquisition, construction, development, or maintenance of said PROJECT and be reimbursed not more than Eighty percent (80%) of said total cost by the Federal Highway Administration up to \$250,000.
6. The RECIPIENT agrees and warrants that it shall maintain and operate said PROJECT for a duration of not less than 25 years following the completion date of the PROJECT.
7. The PARTIES agree the element(s) of cost budget of the PROJECT is/are shown on the attached Budget Summary.
8. The PARTIES agree that the PROJECT shall begin as soon as possible and shall be completed by December 31, 2026.
9. ARCHAEOLOGICAL CONCERNS. The PARTIES agree if previously unidentified, potentially historic properties such as archaeological or paleontological materials, or buried structures, are discovered during construction, or if potential human remains are discovered, that portion of the project will stop immediately, the site will be secured, and the contractor shall immediately notify NGPC. Work shall not resume at the location until authorization to proceed is provided by FHWA.
10. The RECIPIENT agrees to construct, develop, maintain, and operate said PROJECT in conformity with laws of the United States and the State of Nebraska. All rules and regulations of the various federal departments and commissions which have or obtain jurisdiction over the PROJECT or its operation, all rules and regulations of the various State of Nebraska departments, agencies, and commissions which have or obtain jurisdiction over the PROJECT or its operation, and all appropriate city and county laws, rules, and regulations.
11. The RECIPIENT agrees to conform with Title VI of the Civil Rights Act of 1964; Architectural Barriers Act of 1968 (Public Law 90-480; Section 504); Rehabilitation Act of 1973 (Public Law 93-112); Americans with Disabilities Act of 1990 (Public Law 101-336); Age Discrimination Act of 1975, and the Disadvantaged Business Enterprise program 49CFR 26.
12. The RECIPIENT shall establish and maintain separate accounts for the PROJECT, either independently or within its existing accounting system, identifiable as the Project Account. All charges to the Project Account shall be supported by properly executed invoices, contracts or vouchers evidencing in proper detail the nature and propriety of the charges, in accordance with the rules and regulations of NGPC. All checks, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to the PROJECT shall be clearly identified and readily accessible.
13. The RECIPIENT shall advise NGPC of the progress of the PROJECT at such times and in such manner as NGPC may require.

14. NGPC shall conduct program compliance and project inspections, which shall include, but not limited to items listed on the reimbursement form.
15. The RECIPIENT shall retain for a period of three years after the final closeout date, all programs and financial records of the PROJECT.
16. NGPC agrees to secure from the Federal Highway Administration funds as provided in the Recreational Trails Program Act and as are made available by the federal government, for said PROJECT and make payment to the order of the RECIPIENT at project completion and receipt of a completed request for reimbursement report from the RECIPIENT.
17. Payments to the RECIPIENT by NGPC shall be on the following conditions:
 - a. That said funds have been made available to NGPC for such payment by the Federal Highway Administration.
 - b. A Request for Reimbursement report with supporting documentation has been presented by the RECIPIENT to NGPC as evidence that the PROJECT is completed.
 - c. That Items for which reimbursement is sought must have actually been received and the work accomplished.
18. NGPC agrees to coordinate the activities of the RECIPIENT with the activities of the Federal Highway Administration and NGPC shall furnish to the RECIPIENT information relative to the PROJECT and its operation and maintenance reasonably pertinent and available to NGPC and shall supply the RECIPIENT with advice and counsel relative to the PROJECT whenever requested to do so and whenever practical and feasible to do so.
19. The Parties mutually agree that this Agreement is to be binding upon and inure to the benefit of their respective successors and assigns.
20. NGPC does not waive its sovereign immunity by entering into this Agreement and fully retains all immunities and defenses provided by state law.
21. The RECIPIENT certifies and warrants that no gratuities, kickbacks, or contingency fees were paid in connection with this Agreement, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this Agreement.
22. The RECIPIENT agrees to credit Federal Funding of the Recreational Trail Program administered by the NGPC with a sign adjacent to the PROJECT.
23. The RECIPIENT agrees to defend and hold harmless NGPC and the State of Nebraska from any and all claims, lawsuits, losses and liability arising out of the Recipient's failure to perform any of the recipient's duties or obligations hereunder or in connection with the negligent performance of the recipient's duties or obligations.
24. This agreement cannot be amended or modified except by written instrument executed by all of the parties hereto.

City of Hickman
Political Subdivision

2024 007
Project Number

Scott's Creek Trail
Project Title

Project Scope (Description of the Project)

The new trail will extend a total of 1,250 linear feet north and east from Hickman Road before tying into the pedestrian underpass underneath S. 68th St. It will then continue east from S. 68th St. before terminating by tying into existing sidewalk north of Prairie View Lane. The trail will be 10' wide and constructed of concrete.

Project Cost Data

Total Project Cost: \$162,771.00

Federal Percent: 80

Federal Share: Up to \$250,000

Thes following are
hereby incorporated
into this agreement:

1. Project application and supporting documents.

By virtue of the authority contained in Sections 37-910 and 911 inclusive, Revised Statutes of Nebraska, the State of Nebraska, represented by the Nebraska Game and Parks Commission, hereinafter referred to as the State or Commission, does on this day hereby enter into an agreement with City of Hickman, herein, referred to as the Project Sponsor, for the purpose of executing and administering the provisions of the Bipartisan Infrastructure Law (BIL) of 2021, P.L. 117-58, as amended, hereinafter referred to as the Act, as applicable to agreements of this nature.

In consideration of the covenants of the Project Sponsor as hereinafter set forth, including such project plans, specifications, and supporting documents as may be attached hereto and made a part of this agreement, the State hereby agrees herein, and when funds are available, to reimburse the Project Sponsor all appropriate federal funds received for eligible project expenditures.

The Project Sponsor agrees to execute this project as set forth herein and any subsequent amendments in a timely and businesslike manner for the purposes intended and in accordance with the terms, conditions and covenants of this Agreement.

SPECIAL PROVISIONS

The following special project terms and conditions were added to this agreement before it was signed by the parties hereto:

In witness whereof, the parties hereto have executed this agreement as of the date entered below, and the covenants herein shall extend to and be binding upon the successors of the parties to this agreement.

RECIPIENT:

Date: _____

By: _____

Title: _____

Address: _____

NEBRASKA GAME AND PARKS COMMISSION:

By: _____
Recreational Trails Program Administrator

Address: 2200 North 33rd Street
PO Box 30370
Lincoln, NE 68503-0370

After recording, please return to:
City of Hickman
115 Locust Street, P.O. Box 127
Hickman, NE 68372

RESOLUTION NO. 2024-02

WHEREAS, The Mayor and City Council of the City of Hickman, Nebraska hereby amend Resolution 2022-09 due to legal description correction.

BE IT RESOLVED by the by the Mayor and City Council of the City of Hickman, Nebraska hereby amends Resolution 2022-09, Recital A. to read as follows:

Recitals

A. Norris Public Power District, owns certain real property located in Hickman, Lancaster County and more particularly described as follows:

A TRACT OF LAND LOCATED IN LOT 22 I.T., IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 07 EAST, OF THE 6TH P.M., CITY OF HICKMAN, LANCASTER COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ~~THE SOUTHEAST CORNER OF SAID LOT 22 I.T., SAID A~~ POINT BEING 33 FEET NORTH OF THE SOUTH LINE OF SOUTHEAST QUARTER, SAID POINT ALSO BEING 33 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE ~~SOUTH LINE OF SAID LOT 22 I.T., SAID LINE ALSO BEING THE~~ NORTH RIGHT OF WAY LINE OF HICKMAN ROAD, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 101.63 FEET TO A POINT; THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 15 DEGREES 20 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 69 DEGREES 20 MINUTES 05 SECONDS EAST, AND A CHORD DISTANCE OF 64.06 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 34 DEGREES 15 MINUTES 25 SECONDS, A CHORD BEARING OF NORTH 44 DEGREES 32 MINUTES 14 SECONDS EAST, AND A CHORD DISTANCE OF 58.90 FEET TO A POINT ON THE ~~EAST LINE OF SAID LOT 22 I.T., SAID POINT ALSO BEING ON THE~~ WEST RIGHT OF WAY LINE OF S. 68TH STREET; THENCE SOUTH 00 DEGREES 20 MINUTES 13 SECONDS EAST, ALONG THE ~~EAST LINE OF SAID LOT 22 I.T, SAID LINE ALSO BEING THE~~ WEST RIGHT OF WAY LINE OF S. 68TH STREET, A DISTANCE OF 63.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,172.10 SQUARE FEET OR 0.05 ACRES,

NOW THEREFORE, be it resolved by the City of Hickman, Nebraska, that the Mayor and City Council of the City of Hickman hereby approve this amendment as presented. All remaining provisions of Resolution 2022-09 are hereby approved and ratified and shall remain in full force and effect.

PASSED AND APPROVED this 27th day of February, 2024.

By: _____
Mayor Phil Goering

ATTEST: _____
Jaala Johnson, CMC, City Clerk

(Seal)

After recording, please return to:
City of Hickman
115 Locust Street, P.O. Box 127
Hickman, NE 68372

RESOLUTION NO. 2024-03

WHEREAS, The Mayor and City Council of the City of Hickman, Nebraska hereby amend Resolution 2022-11 due to legal description correction.

BE IT RESOLVED by the by the Mayor and City Council of the City of Hickman, Nebraska hereby amends Resolution 2022-11, Recital A. to read as follows:

Recitals

A. First State Bank Hickman Nebraska, owns certain real property located in Hickman, Lancaster County and more particularly described as follows:

A TRACT OF LAND LOCATED IN LOT 78 I.T., IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 07 EAST, OF THE 6TH P. M., CITY OF HICKMAN, LANCASTER COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ~~THE NORTHEAST CORNER OF SAID LOT 78 I.T., SAID A~~ POINT BEING 33 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING 33 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG ~~THE EAST LINE OF SAID LOT 78 I.T., SAID LINE ALSO BEING~~ THE WEST RIGHT OF WAY LINE OF S. 68TH STREET, ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 94.91 FEET TO A POINT; THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, A DELTA ANGLE OF 13 DEGREES 28 MINUTES 37 SECONDS, A CHORD BEARING OF NORTH 12 DEGREES 52 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 55.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 54 DEGREES 04 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 46 DEGREES 39 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 54.55 FEET TO A POINT; THENCE NORTH 73 DEGREES 55 MINUTES 45 SECONDS WEST, A DISTANCE OF 11.12 FEET TO A POINT ON THE ~~NORTH LINE OF SAID LOT 78 I.T., SAID POINT ALSO BEING ON THE~~ SOUTH RIGHT OF WAY LINE OF HICKMAN ROAD; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG THE ~~NORTH LINE OF SAID LOT 78 I.T., SAID LINE ALSO BEING THE~~ SOUTH RIGHT OF WAY LINE OF HICKMAN ROAD, A DISTANCE OF 62.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,429.83 SQUARE FEET OR 0.03 ACRES,

NOW THEREFORE, be it resolved by the City of Hickman, Nebraska, that the Mayor and City Council of the City of Hickman hereby approve this Amendment as presented. All remaining provisions of Resolution 2022-11 are hereby approved and ratified and shall remain in full force and effect.

PASSED AND APPROVED this 27th day of February, 2024.

By: _____
Mayor Phil Goering

ATTEST: _____
Jaala Johnson, CMC, City Clerk

(Seal)

CITY OF HICKMAN, NEBRASKA

RESOLUTION # 2024-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, REMOVING A BLIGHTED AND SUBSTANDARD DECLARATION FROM A PORTION OF THE CITY OF HICKMAN, NEBRASKA DESCRIBED AS REDEVELOPMENT AREA #2.

RECITALS

- A. On November 28, 2023, the City Council of the City of Hickman (the “City Council”), by Resolution No. 2023-26, declared an area of the City of Hickman (the “City”) to be blighted and substandard, as defined by the Nebraska Community Development Law, Sections 18-2101 through 18-2157, as amended (the “Act”). Such area consisted of Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska, and was generally referred to as “Redevelopment Area 2”.
- B. There are no redevelopment projects, as defined in the Act, in Redevelopment Area 2.
- C. The City Council has reviewed the original blight and substandard designation and determined said designation is no longer necessary or desirable.
- D. The City Council desires to remove the blighted and substandard designation from all of Redevelopment Area 2.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HICKMAN, that the blight and substandard designation is hereby removed from all of Redevelopment Area #2, and Redevelopment Area #2 is no longer designated as a blighted and substandard area as defined by the Act.

BE IT FURTHER RESOLVED, that Resolution No. 2023-26 is hereby repealed and of no further force or effect.

BE IT FURTHER RESOLVED, any resolution passed and approved prior to the passage, approval and publication of this resolution which is in conflict with the terms and provisions of this resolution is/are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Hickman this 27th day of February 2024.

CITY OF HICKMAN, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

Adopted 11.28.2023
Resolution 2023-26

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

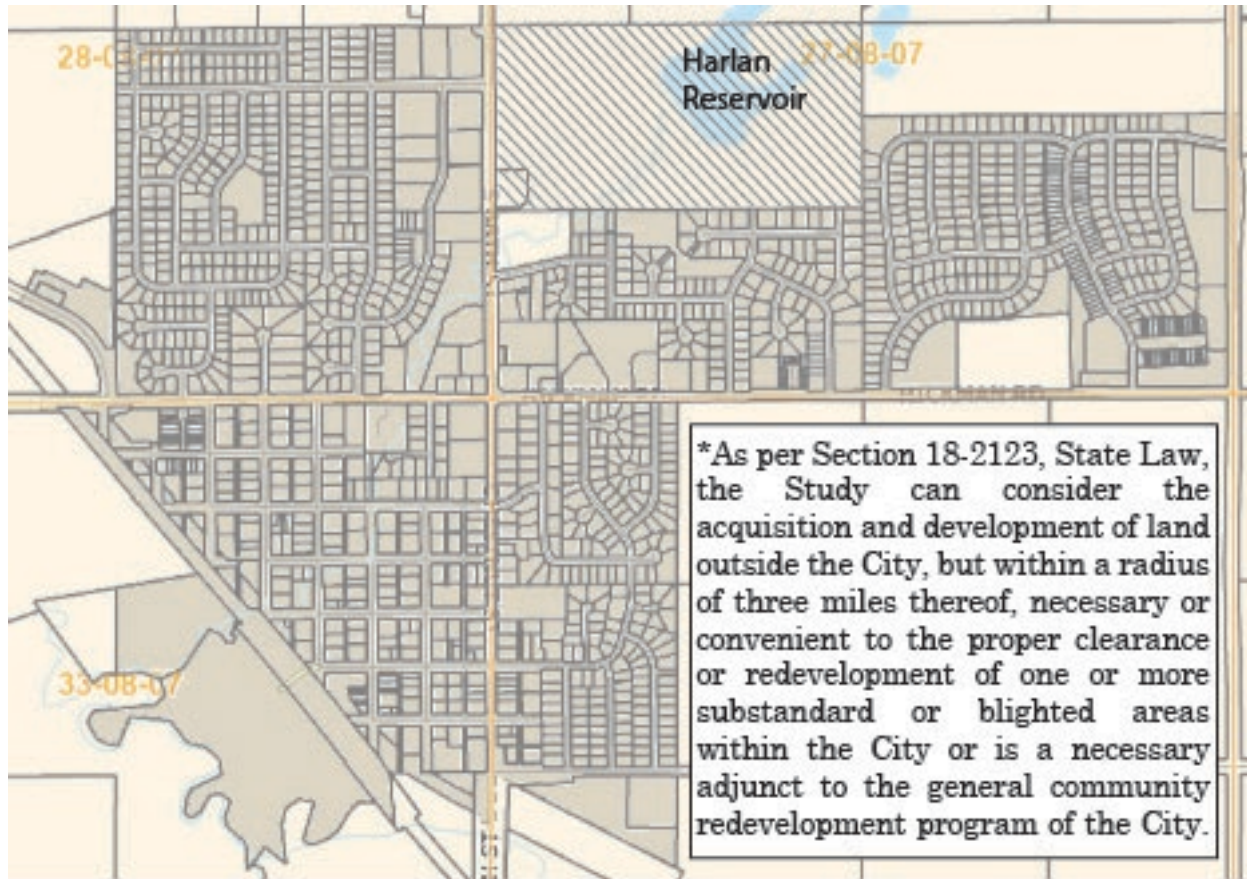
Redevelopment Area #2 equals approximately **79 acres**, currently located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** consists primarily of undeveloped land use, with one single family residential structure 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**.

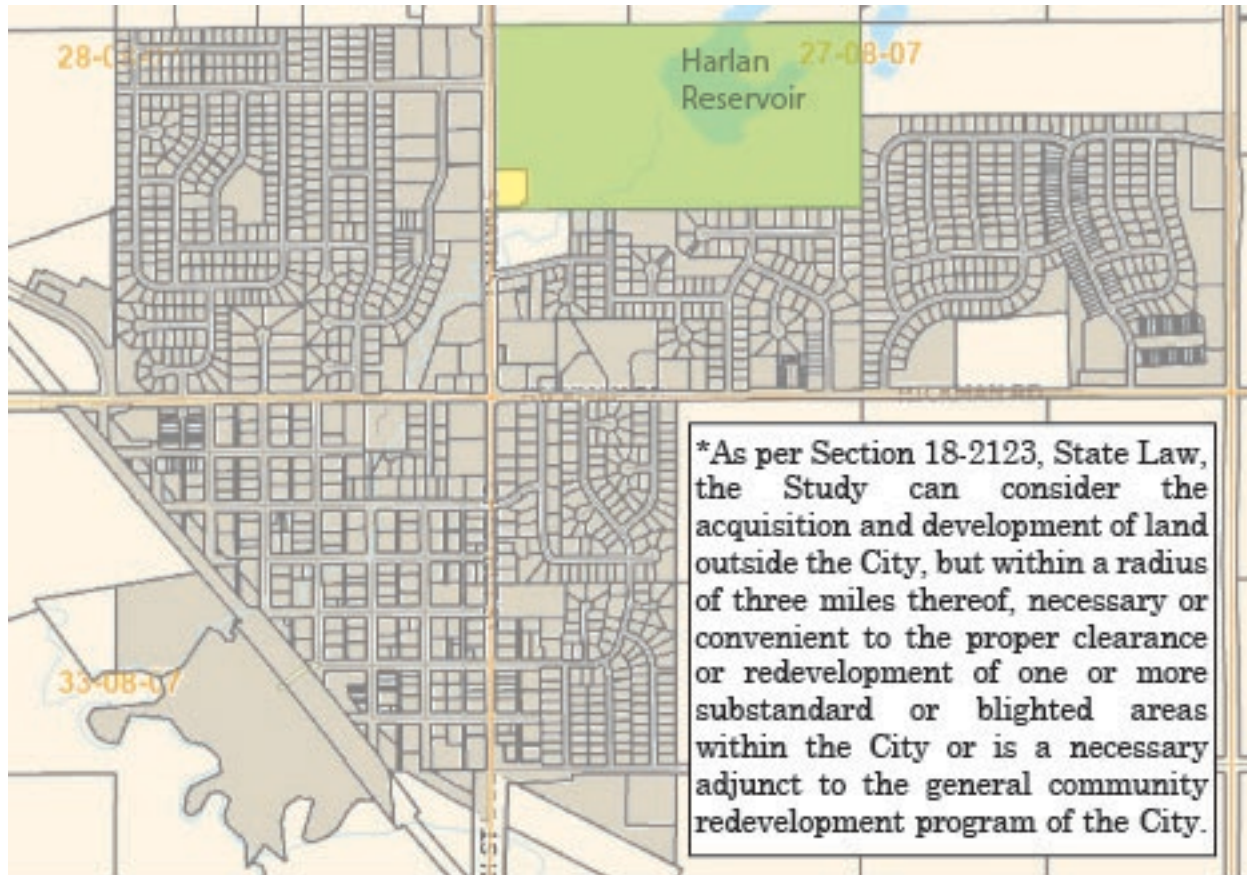
**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #2
HICKMAN, NEBRASKA**

<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**

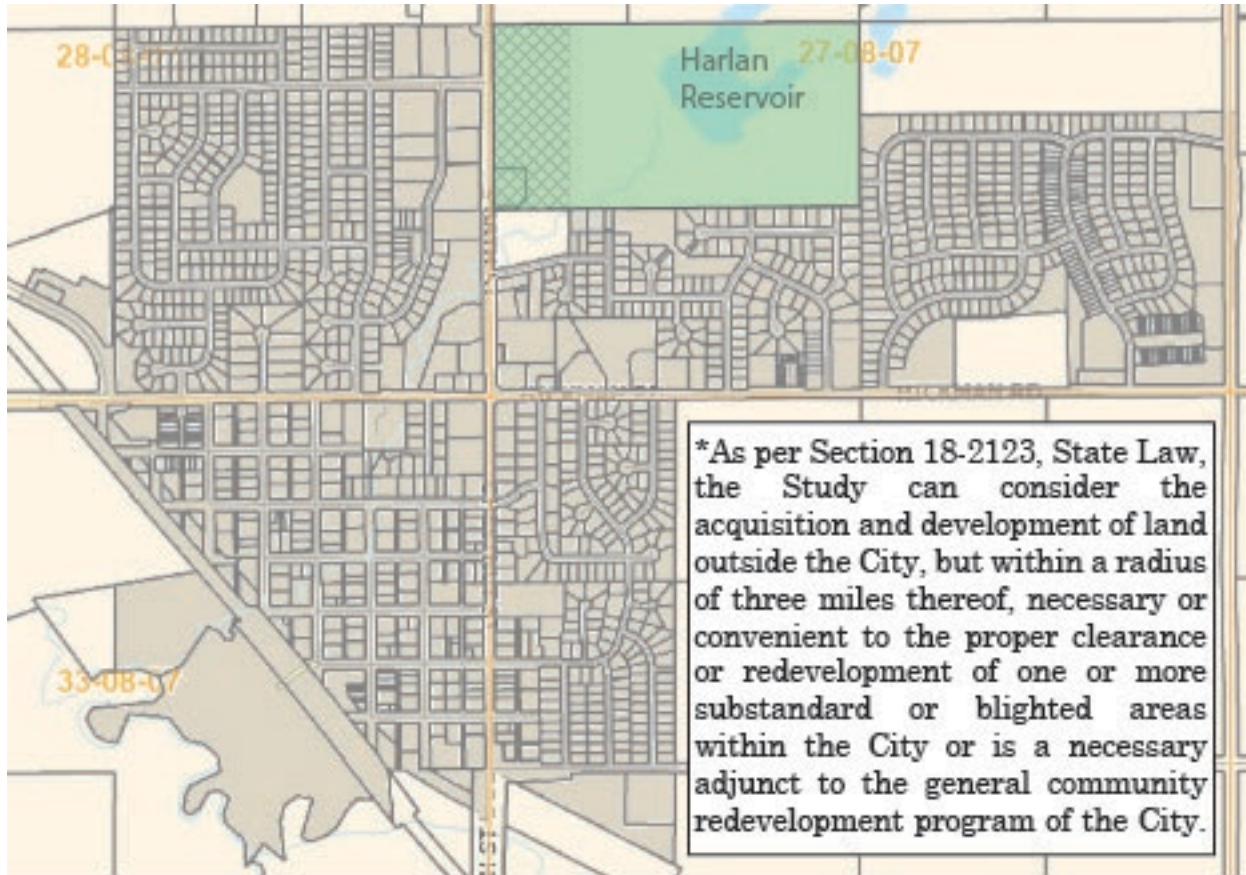


Legend





-  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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CITY OF HICKMAN, NEBRASKA

RESOLUTION # 2023-26

(Blight and Substandard Declaration – Redevelopment Area #2)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, DECLARING A PORTION OF THE CITY OF HICKMAN, NEBRASKA TO BE BLIGHTED AND SUBSTANDARD.

RECITALS

A. It is desirable and in the public interest of the City of Hickman, Nebraska (the “City”) to undertake and carry-out redevelopment projects in areas of the City that are determined to be substandard and blighted and in need of redevelopment.

B. The Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects.

C. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the City Council as the governing body of the City, by resolution, declare the area to be a substandard and blighted area in need of redevelopment.

D. Hanna: Keelan Associates, P.C. has prepared the Blight and Substandard Study (the “Blight and Substandard Study”) for a certain portion of the City described as:

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

E. A copy of the Blight and Substandard Study is on file with the City Clerk.

F. On October 10, 2023, the City Council held a public hearing on the question of whether the Redevelopment Area #2 is substandard and blighted and in need of redevelopment, as defined in and pursuant to the Act. All interested parties were afforded a reasonable opportunity to express their views respecting the submitted question.

G. Prior to the public hearing, said question was submitted to the Planning Commission of the City for its review and recommendation. The Planning Commission recommended that Redevelopment Area #2 NOT be declared substandard and blighted and in need of redevelopment in accordance with the Act.

H. The City Council has reviewed the Blight and Substandard Study and the blight and substandard requirements set forth in the Act.

I. The City Council has reviewed the recommendations received from the Planning Commission and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hickman, Nebraska as follows:

1. The Redevelopment Area #2 is hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in said area meeting the criteria set forth in Section 2103(31) of the Act, as described and set forth in the Blight and Substandard Study.
2. The Redevelopment Area #2 is hereby declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exists in said area which meet one or more of the factors set forth in Section 18-2103(3)(a) of the Act and at least one of the factors set forth in (i) to (v) of Section 18-2103(3)(b) of the Act, as described and set forth in the Blight and Substandard Study.
3. The blighted and substandard conditions existing in the Redevelopment Area #2 are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of said blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.
4. The Redevelopment Area #2 is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Act.

Dated this 28th day of November, 2023.

CITY OF HICKMAN, NEBRASKA

By: 
Mayor Phil Goering

ATTEST: 
Jaala Johnson, City Clerk

4891-2012-0189, v. 1

