

City Council Regular Meeting
Tuesday, May 28, 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 May 14, 2024 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report as of April 30, 2024
- 5.D. Monthly City Sales Tax Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Affirmation of Mayor's Appointments of City Appointed Officials, Commissions, Boards, and Committees to reflect updates as of May 28, 2024.
- 7. Reports
 - 7.A. Public Works and Parks and Recreation Department
 - 7.B. City Code Violations, Abatements, Nuisances and Permits
 - 7.C. Water Department Projects
 - 7.D. Wastewater Treatment Plant Improvement Project Update
 - 7.E. Scotts Creek Trail Project Update
- 8. Public Hearings - None
- 9. Unfinished Business
 - 9.A. Ordinance 2024-03, Amend Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Regulations (2nd Reading)
 - 9.B. Ordinance 2024-04, Amend Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Regulations (2nd Reading)
- 10. New Business
 - 10.A. Consideration of 2024 Control System Upgrade Proposal for Hickman Water & Wastewater Treatment Plants by HOA Solutions, Inc.
 - 10.B. Consideration of Water & Wastewater Utility Cost of Service Study
 - 10.C. American Legion Post 105 Request to use City Owned Property for Hickman Hay Day Events on July 27, 2024.
 - 10.D. Wastewater Treatment Plant Project Change Order No. 6 for Change in Site Piping Near Oxidation Ditch

- 10.E. Wastewater Treatment Plant Project Change Order No. 7 for Wall Enclosure Plates for Bar Screen Discharge Pipe
- 10.F. Wastewater Treatment Plant Project Change Order No. 8 for Increase in Size of Infrared Heater to Mitigate Freezing of Exposed Bar Screen Discharge Piping
- 10.G. Certificate of Payment No. 6 to Neuvirth Construction Inc. for the Hickman Wastewater Treatment Plant Head Works & Final Clarifier Project in the amount of \$190,000.00
- 11. City Administrator's Report
- 12. Governing Body Comments & Council Correspondence
 - 12.A. First State Bank Nebraska Letter - Remodel Announcement & Invitation to Community Appreciation Event
 - 12.B. State of Nebraska Power Review Board Letter - Notification of New Requirements Regarding Electric Infrastructure
- 13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD MAY 14, 2024

Mayor Phil Goering called the meeting to order at 7:00pm on May 14, 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, Tina Ziemann, Dave Kulwicki, Travis Borchardt and John Meese were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

Mayor Communications – None

Consent Agenda

The City Administrator presented and discussed the April 23, 2024, Meeting Minutes, and line-item content of Claims and Accounts Payable Report with the Governing Body. Motion by Council Member Noren and a second by Ziemann to approve the consent agenda. The following Council Members voted “YEA”: Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted “NAY”: None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering presented a Proclamation for National Public Works Week May 19 through May 25, 2024. No action taken.

Mayor Goering presented Alexa Check Day Proclamation May 14, 2024. No action taken.

Reports

The City Administrator presented the Planning Commission Report in which the Planning Commission recommended approval of the changes recommended in the zoning regulations as presented.

Deputy Buckhheister presented the Lancaster Sheriff’s Office Report.

The City Administrator presented the Community Center Report, Water Department Projects, Wastewater Plant Improvements Update and Scott’s Creek Trail Project Update.

Motion by Council Member Noren and a second by Meese to approve the Reports. The following Council Members voted “YEA”: Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted “NAY”: None. Motion passed 6-0.

Public Hearings

Mayor presented the Public Hearing for the amendment to the 2023 zoning ordinance. The purpose of the public hearing is to provide an opportunity for public comment to consider amending Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations. Mayor Goering opened the Public Hearing at 7:21 PM. No comments by the public in a neutral capacity, for or against the ordinance. Motion by Council Member Ziemann and a second by Noren to close the Public Hearing at 7:23 PM. The following Council Members voted “YEA”: Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted “NAY”: None. Motion passed 6-0.

Mayor presented the Public Hearing for the amendment to the 2023 zoning ordinance. The purpose of the public hearing is to provide an opportunity for public comment to consider amending Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations. Mayor Goering opened the Public Hearing at 7:24 PM. No comments by the public in a neutral compacity, for or against the ordinance. Motion by Council Member Noren and a second by Ziemann to close the Public Hearing at 7:25 PM. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

Unfinished Business - None

New Business

The City Administrator presented the Electrical Infrastructure Bid Documents, Buel Development, LLC (Hickman Hill Apartments), Phase III Apartment Complex Addition. The City Administrator noted the electrical infrastructure was reviewed and the electrical needs for this development require additional easements as shown on the map included in the meeting packet. The City Engineer has prepared the bid documents. Motion to approve the electrical infrastructure bid documents for Buel Development, LLC (Hickman Hill Apartments), Phase III Apartment Complex Addition made by Council Member Noren and a second by Borchardt. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented the tort claim regarding a sewer backup at 320 E. 1st Street. The City Administrator noted the backup was confirmed to be on the city line. The tort claim is for the remediation of the property from the sewer line backup. Motion to approve submitting the tort claim to the city's insurance for the sewer backup at 320 E. 1st Street was made by Council Member Wagner and a second by Ziemann. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented Ordinance 2024-02, Broadband Franchise Agreement with Charter Communications. Dayton Murty from Charter Communications spoke on the agreement with the City. The liability insurance value was increased to satisfy the request from the city's insurance company. Council Member Wagner introduced Ordinance 2024-02 and asked the Recoding Clerk to read by title, an ordinance of the City of Hickman granting a non-exclusive franchise to erect, construct, operate and maintain a cable system within the right of way in the City of Hickman, Lancaster County, Nebraska; to provide for publication of this ordinance in pamphlet form; and to provide for the effective date hereof. Motion to waive the three-reading rule for Ordinance 2024-02 made by Council Member Noren and a second by Wagner. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, and Meese. The following Council Members voted "NAY": Borchardt. Motion passed 5-1. Motion to approve Ordinance 2024-02 on first and final reading made by Council Member Wagner and a second by Noren. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented Ordinance 2024-03, Amend Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Regulations. The City Administrator noted in addition to the ordinance amendments presented, there are minor clerical errors to be fixed but nothing that changes the intent of the document. The City Attorney reviewed the ordinances and recommended not waiving the three-reading rule to give the public the best opportunity to review them and give feedback. He noted minor clerical errors could be corrected in the document and brought forward to a future meeting for approval. The Zoning Enforcement Officer reported the new manual's height and lot tables do not reflect the current standards approved and used for building structures, as some are more restrictive, which could create existing nonconforming structures. Council Member Wagner introduced Ordinance 2024-03 and asked the Recoding Clerk to read by title, an ordinance to amend the zoning regulations for the City of Hickman, Lancaster County Nebraska; to repeal and amend Article 5 Zoning Districts, Section 5.10 R-1 Low Density Residential District, Subsection 5.10.06 Height And Lot Requirements; Section 5.11 R-2 Medium Density Residential District, Subsection 5.11.06 Height And Lot Requirements; Section 5.12 R-3 High Density Residential District, Subsection 5.12.06 Height And Lot Requirements; Section 5.13 R-O Original Residential District, Subsection 5.13.06 Height And Lot Requirements; to provide for publication; and to provide for the effective date hereof and ordering the publication of the ordinance in pamphlet form. Motion to approve the first reading of Ordinance 2024-03 made by Council Member Wagner and a second by Borchardt. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY":

The Zoning Enforcement Officer presented Ordinance 2024-04, Amend Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Regulations. Mr. Kaufman, of the Nebraska Department of Natural Resources reviewed the zoning regulation changes and reported two sections conflict with one another. After discussion with Mr. Kaufman, noting the fact Hickman does not have existing manufactured (mobile) homes in the floodplain, it was deemed prudent to restrict the placement of any future manufactured (mobile) homes to outside of the special flood hazard area. Council Member Wagner introduced Ordinance 2024-04 and asked the Recoding Clerk to read by title, an ordinance to amend the zoning regulations for the City of Hickman, Lancaster County Nebraska; to repeal and amend Article 6: Overlay and Special Districts, Section 6.12.07 Standards for Floodplain Development, Item 2 Elevation and Floodproofing Requirements by striking out Sub-Item A. 4; to provide for publication; to provide for the effective date hereof and ordering the publication of the ordinance in pamphlet form. Motion to approve the first reading of Ordinance 2024-04 made by Council Member Noren and a second by Wagner. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator briefed the Council on the denial from the AARP for grant funding of the dog park and they had over 3,300 applicants for the grant. Signage has been ordered for ATV/UTV near entrance and exits of the trails, so the public is aware motorized vehicles are not allowed on trails and sidewalks. Regarding the streetlight on Locust Street, no negotiations with the property owner will be made at this time. An opportunity has arisen to amend the NDEE grant as more monies have become available, the amendment will include twelve streetlights and poles for the downtown area. The City Administrator reported concrete panels around town are currently being repaired. She noted we are looking forward to the budget planning for next

year, draft working budget timelines are available for Council Members. Upcoming are Capital Improvement Plan (CIP) committee meetings, City Council budget workshop, budget notifications and hearings regarding the budget before it is sent to the State by September 30th. Public Works planted a tree for Arbor Day. The Norris Public Power lease agreement MOU and joint resolution to facilitate the lease agreement was approved by the NPPD Board. Still in negotiation is the old SID of Wagon Train Heights Subdivision and streetlights before it is brought back to the City Council. Council Member Wagner asked if the county widening of 68th street will happen at the same time the City is planning to widen 68th Street. City Administrator noted there may be opportunities to coordinate the right of way and easement acquisition with the County. Council Member Meese asked about the streetlight repair plan as a citizen had asked him when it would be fixed. The Administrator noted the repair work on streetlights is outsourced and ongoing. Council Member Wagner asked about the concrete repair needed on 68th Street up to the intersection of Woodland Blvd. The Administrator said the repair may be part of the 1- and 6-year plan. Motion to approve the City Administrator's report made by Council Member Ziemann and a second by Wagner. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments and Correspondence

The Mayor commented on Lancaster County's South 68th Street project, which included a handout in the meeting packet, and the plans presented at the open house were about 60% complete plans. The City Administrator presented the Annual Report on Community Development Projects. The City Administrator noted every year we are required to report on our tax increment financing projects to the taxing authorities confirming the dollar values on the loans and the original TIF allotments on those projects. No action was taken.

Mayor Goering presented that the City Office will be closed May 27, 2024, for Memorial Day. No action was taken.

Adjournment

Motion by Council Member Ziemann and a second by Borchardt to adjourn the meeting at 8:22 PM. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, Borchardt, and Meese. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Heidi Hoglund, Recording Clerk

**City Council Meeting May 28, 2024
Accounts Payable as of May 24, 2024**

Vendor	Memo	Open Balance	Check No.
All Copy Products	Inv# 36561464 - Initial Billing for Agrmt No. 1972363 - New Postage Meter & Envelope Stuffing Mailing Equipment	\$929.60	
All Copy Products	Inv# AR4372561 - Inkjet Cartridges	\$240.95	
Behrends, Brenna	Umpire Services (1 Field), Parks Dept (Paid out of Activities Account)	\$40.00	
Behrends, Marley	Umpire Services (1 Plate, 1 Field), Parks Dept (Paid out of Activities Account)	\$85.00	
Bizco Technologies	Inv# 820171-AT - Monthly Proofpoint Email Filter for Staff Accounts	\$33.75	
Culture Index, LLC	Inv# 24-2404A - Management Consulting Program Fee from 6/15/2024 to 6/15/2025	\$7,200.00	
D & K Products	Inv# 77796IN - Fertilizers & Herbicides for Parks & Ballfields, Parks Dept	\$1,647.70	
Elwood, Owen	Umpire Services (8 Field), Parks Dept (Paid out of Activities Account)	\$320.00	
Elwood, Shane	2024 Tree Rebate Program	\$50.00	
Fabela, Anthony	Umpire Services (10 Plate), Parks Dept (Paid out of Activities Account)	\$450.00	
Fish Window Cleaning	Inv# 2845-63611 - City Hall/Community Center Window Cleaning Service	\$481.00	
Hoffschneider Law, PC., LLO	Inv # 3820- May 2024 Legal Monthly Service Agreement	\$2,000.00	
Larson, Everett	Umpire Services (5 Plate), Parks Dept (Paid out of Activities Account)	\$225.00	
Ne. Public Health Environmental Lab	Inv# 577732 - Muncipal Water Sampling , Water Dept	\$45.00	
Ne. Rural Water Resource Association	Inv# 24150 - 2024-2025 Membership (Professional Development)	\$105.00	
Odeys, Inc	Inv# 124792 - Baseball Fields Infield Conditioner & Shipping, Parks Dept (Paid out of Activities Account)	\$6,630.00	
Olsson	Inv# 496348 - Project # 023-07376 Buel Phase 3 Apt Complex Power Distribution, Electric Dept	\$6,481.80	
Olsson	Inv# 498806- Project # 020-31290 General, Street Superintendent, WWTP Access Drive, & Test Well Consulting Servi	\$3,339.43	
Securitas Technology Corp.	Inv# 6004139255 - Main Park Security Monitoring Service 6/1/2024 to 8/31/2024, Parks Dept	\$112.05	
	SUBTOTAL	\$30,416.28	

Mandatory Claims:

Vendor	Memo	Payment	Check No
Ameritas Life Ins., Corp.	Employee 5/17/2024 Pension Plan Contribution	\$4,052.24	ACH
Constellation	Acct# xxxx1903 - 5th Street Shop (Gas Supply thru 4/18/2024)	\$209.12	ACH
Erin M McCartney	Employee 5/17/2024 Liabilities	\$504.00	34525
ICMA Mission Square	Employee 5/17/2024 Retirement Contribution	\$599.32	ACH
IRS	Payroll Taxes 5/17/2024	\$7,783.39	EFTPS
Medica	Employee Premiums June 2024	\$8,424.32	ACH
Nebraska Department of Revenue	Nebraska and Local Sales and Use Tax Return - April 2024	\$13,697.56	ACH
Nebraska Department of Revenue	Income Tax Withholding - April 2024	\$2,505.28	ACH
Office Depot/Office Max	Acctxxxx0378 - Office Chair Replacement, Name Plaque	\$666.98	ACH
Payroll Distribution (Net Pay)	City Staff 5/17/2024	\$26,850.96	ACH
State of Nebraska CSPC	Employee 5/17/2024 Liabilities	\$217.85	ACH
UNUM	Employee Premiums June 2024	\$227.54	ACH
Windstream	Acct# xxxx9419 - Water Treatment Plant Phone Service - May 2024	\$103.12	ACH
	SUBTOTAL	\$65,841.68	

TOTAL CLAIMS REPORT	\$96,257.26
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Reviewed and Approved on May 28, 2024

Mayor Goering Council President Wagner

Council Member Ziemann Council Member Noren

Council Member Meese Council Member Kulwicki Council Member Borchardt

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

<u>Account #</u>	<u>Account Name</u>	<u>February 2024</u>	<u>March 2024</u>	<u>April 2024</u>
	Cash on Hand	\$200.00	\$200.00	\$200.00
...8760	General Fund Checking	\$941,744.70	\$838,606.26	\$1,537,473.24
...1586	Linear Park Fund	\$13,942.87	\$13,942.87	\$13,942.87
...7412	Reading-Tech & Historical Center	\$4,100.59	\$4,100.59	\$4,100.59
...4500	Arts Council	\$3,970.33	\$3,970.33	\$3,970.33
...2843	Keno Revenue	\$114,715.05	\$119,067.86	\$125,593.35
...7578	Electrical Reserve <small>(Baylor Heights Reserve)</small>	\$74,211.88	\$74,226.62	\$74,242.89
...0938	TIF Account	\$630.84	\$630.84	\$630.84
...0863	Parks & Recreation Activities	\$59,968.13	\$64,328.00	\$53,950.83
...7420	Debt Service Reserve <small>(CURR Series 2018 Bond Reserve)</small>	\$156,901.57	\$157,026.23	\$157,163.90
...7479	Sewer Reserve Acct	\$60,780.37	\$60,792.44	\$60,805.76
...2883	CUR Revenue Series 2018 <small>(Terrace View Reserve)</small>	\$278,391.64	\$278,721.21	\$279,085.30
...4664	Street Sinking Fund	\$30,917.25	\$30,918.48	\$30,919.84
...5333	Sales Tax Revenues	\$1,157,297.55	\$1,205,996.03	\$1,253,222.29
...0215	GO Water Revenue 2023	\$702,158.41	\$695,470.90	\$564,650.49
...5-201	GO Sewer Revenue 2023	\$3,380,904.63	\$3,223,889.60	\$2,922,052.84
	Total Funds Available	\$6,980,835.81	\$6,771,888.26	\$7,082,005.36
...7404	Hickman Area Economic Dev. Association	\$25,752.63	\$25,652.63	\$87,309.13 **
	Total HAEDA Funds Available	\$25,752.63	\$25,652.63	\$87,309.13 **

**Error, transfer needed to be in Bank Account 8760
Was corrected on 5/2/2024
HAEDA balance is \$31,576.73

**CITY OF HICKMAN
BUDGET CASH REPORT
as of 4/30/2024**

Fiscal Year Completed:
58%

	April Receipts	April Expenditures	Expenditures to Date	Expenditures Budget	Budget Available	% of Budget Spent
GENERAL FUND	835,650.46	96,038.54	794,145.89	1,359,631.00	565,485.11	58.41%
STREET FUND	35,709.66	78,677.21	281,643.97	1,062,062.61	780,418.64	26.52%
WATER FUND	7,954.98	155,441.68	1,383,213.08	4,435,172.08	3,051,959.00	31.19%
ELECTRIC FUND	3,008.03	123,128.40	1,183,229.89	2,202,899.87	1,019,669.98	53.71%
SEWER FUND	17,659.89	359,196.60	1,694,949.35	4,840,037.81	3,145,088.46	35.02%
POLICE FUND	0.00	12,688.03	87,987.55	142,500.00	54,512.45	61.75%
PARK FUND	3,350.00	12,033.72	63,113.02	443,590.33	380,477.31	14.23%
TOTAL FUNDS	903,333.02	837,204.18	5,488,282.75	14,485,893.70	8,997,610.95	37.89%

	Principal Balances as of 10/01/23	April 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	232,423.75	3,558.75	98.47%
2021 WATER GO REFI	1,125,000.00		144,423.75	148,802.50	4,378.75	97.06%
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		11,545.00	158,090.00	146,545.00	7.30%
2018 ELEC/SEWER NEW REVENUE (T.View)	995,000.00	67,432.50	84,665.00	84,665.00	0.00	100.00%
2023 GO WATER	1,545,000.00		115,534.50	115,534.50	0.00	100.00%
2023 GO SEWER	2,580,000.00		73,333.33	209,212.50	135,879.17	35.05%
2021 COPS (Community Center)	3,080,000.00		147,338.75	179,390.00	32,051.25	82.13%
TOTAL DEBT SERVICE	11,643,015.36	67,432.50	828,204.12	1,173,064.81	344,860.69	
TIF LOANS						
FORMER SCHOOL HOUSE	6,776.29	2,396.00	2,396.00	4,792.00	2,396.00	50.00%
TOTAL TIF LOANS	6,776.29	2,396.00	2,396.00	4,792.00	2,396.00	

UTILITY ENTERPRISE	MONTHLY BILLING	REVENUE TO DATE	% of Budget Met	REVENUE BUDGET
ELECTRIC	126,972.03	989,493.84	56.62%	
WASTEWATER	69,309.37	485,227.96	58.75%	
WATER	48,181.94	342,060.38	48.64%	
MISC (ie: SERVICE CALL, RETURNED CHECK FEE)	135.00	1,720.38	-	
TOTAL UTILITIES	244,598.34	1,818,502.56	55.49%	
CUSTOMER DEPOSITS	1-Apr 93,898.26	Monthly In/Out 1,000.00	30-Apr 94,898.26	

**CITY OF HICKMAN NEBRASKA
APPOINTMENT OF OFFICIALS, BOARDS, COMMITTEES,
AND SERVICE PROVIDERS DECEMBER 2023 TO DECEMBER 2024**

APPOINTED OFFICIALS – 2023/2024

City Administrator	Kelly Oelke
City Clerk	Jaala Johnson
City Treasurer	Cari Forbes (Updated 04.23.2024)
City Attorney	Kelly R. Hoffschneider
City Engineer	Justin Stark, P.E. (Olsson)
City Street Superintendent	Justin Stark, P.E. (Olsson)
City Electrical Engineer	Eric Eihusen, P.E. (Olsson)
City Building Inspector	Dale Stertz
Alternate	Tod Stertz
City Zoning Enforcement Officer	Heidi Hoglund
Commercial Plan Review	Gary Spier
City Electrical Inspector	Ray Paulson
City Plumbing Inspector	Jeffrey Kreifels
Alternate	Patrick Westlund
City HVAC Inspector	Dave Hochstetler, Sr.
Alternate	Dave Hochstetler, Jr.
City Police Chief	Terry Wagner, Lancaster County Sheriff's Office
City Emergency Management Director	Kelly Oelke
Alternate	Wade Luther

CITY SERVICES PROVIDERS

Official Publication of Record	The Voice News, Hickman, NE
Alternate	Lincoln Journal Star, Lincoln, NE
Financial Depositories	First State Bank Nebraska, Hickman, NE Nebr. Public Agency Investment Trust (NPAIT)
City Auditor/Public Accountant	Lengemann & Associates, PC (Updated 03.12.2024)

COMMISSIONS & BOARDS & COUNCILS

PLANNING COMMISSION

Term Ending: December 2024

Josh Maurer
Cory Ostrander
Erik Nore

Term Ending: December 2025

Andrew Seuferer
Nancy Brandt
Paul Tran (Updated 05.28.2024)

Term Ending: December 2026

Lance Murry (Updated 05.28.2024)
Eldren Echterkamp
Charles Stewart – Alternate (Updated 05.28.2024)
Colby Huenink – ETJ Representative

BOARD OF ADJUSTMENTS

Term Ending: December 2024

Scott Parker
Neil Lunzmann

Term Ending: December 2025

Paul Tran – Planning Commission Representative (Updated 05.28.2024)

Matt Barber – Alternate

Term Ending: December 2026

Terry Ewing
Jo Farabee

HICKMAN ARTS COUNCIL

Term Ending: December 2024

Vacant

Jennifer Folkerts

Term Ending: December 2025

Ben Lueders
Gina Boe

Term Ending: December 2026

Jane Stutheit
Bruce Becher
Nate Walenta (Updated 04.23.2024)

City Representative (Non-Voting), City Clerk or their designee

HICKMAN AREA ECONOMIC DEVELOPMENT ASSOCIATION ADVISORY COMMITTEE

Kelly Oelke, City Administrator
Mayor Phil Goering
Hickman Area Chamber of Commerce President
Hickman Area Community Foundation President
Travis Buel, Developer Sector
Norris School District 160, Superintendent
First State Bank Nebraska, Tim Kalkowski
Nebraska Bank, Michael Lauritsen
Kim Tegtmeyer, Wellness & Recreation Representative

BOARD OF HEALTH

Mayor Phil Goering
Kelly Oelke, City Administrator
Lancaster County Sheriffs Office (Deputy on Contract)
City Council President
Terrie Spohn, DNP, APRN-NP, FNP-BC

SAFETY COMMITTEE

Dave Kulwicki, City Council Member (Updated 05.28.2024)

Kelly Oelke, City Administrator
Wade Luther, Public Works Director
Jaala Johnson, City Clerk
Trent Georgiana, Public Works Staff
Luke Mattson, Public Works Staff

HICKMAN AREA COMMUNITY FOUNDATION BOARD REPRESENTATIVE

John Meese, City Council Member

HICKMAN BUILDING FOUNDATION, BOARD OF DIRECTORS

President, Kelly Oelke
Secretary, Jack Scott
Treasurer, Tina Carpenter

GOVERNING BODY COMMITTEE APPOINTMENTS

CITY PERSONNEL COMMITTEE

Tina Ziemann
Steve Noren
Doug Wagner

CAPITAL IMPROVEMENT PLAN COMMITTEE

Dave Kulwicki (Updated 05.28.2024)

Doug Wagner
Travis Borchardt

PARKS & TRAILS COMMITTEE

Steve Noren
Tina Ziemann
John Meese

These Mayoral appointments were updated and approved by the majority of Hickman City Council on this 28th day of May, 2024.

Mayor Phil Goering

ATTEST:

(Seal)

Jaala Johnson - City Clerk



City of Hickman Appointment Application

The purpose of this form is to obtain general information for use in the nomination process of appointments by the Mayor and in making inquiries concerning the qualifications of applicants for appointments. You are encouraged to attach a resume to this form. PLEASE COMPLETE PAGES 1 & 2 of this application and return to the City of Hickman, 115 Locust St., P.O. Box 127, Hickman, NE 68372.

Personal Information

<input checked="" type="checkbox"/> Mr. <input type="checkbox"/> Ms.	Stewart	Charles	P
	Last Name	First Name	Middle Initial
1028 Larkspur Drive		Hickman	NE 68372
Legal Residence	Street	City	State Zip
(702) 239-8674		(402) 566-5050	
Residence Telephone		Business Telephone	
General Contractor		FORTEN Building Group	
Applicant Occupation		Employer	
C.Stewart@BuildFORTEN.com			
E-Mail Address			

Education		
School	Location	Dates
College of Southern Nevada	Las Vegas, NV	2013
Edmond North High School	Edmond, OK	1999

Employment		
Employer	Location	Dates
FORTEN Building Group	Hickman, NE	2021 to Present
NGC Group	Lincon, NE	2021 to 2023
DC Building Group	Las Vegas, NV	2007 to 2018

OVER

In what capacity are you interested in serving the City of Hickman?

- Planning Commission Member
- Hickman Arts Council Member

- Board of Adjustments Member
- Other (Specify) _____

Why do you want to serve the City of Hickman as an appointed official and why are you interested in becoming a member of the city body chosen above?


I want to serve the City of Hickman as an appointed official as a means by which to utilize my skills and talents to give back to the community and provide a level headed and measured approach to our community's development and growth. I am interested in the planning commission in particular as I believe I can bring value to the body and the community given my unique skill sets and decades of experience in real estate development and construction.

How long have you lived in the City of Hickman?

 5 Years 6 Months

Prior to living within the limits of City of Hickman, I lived on an acreage on 25th & Hickman Road for 5 years (the legal address is Hickman per the Lancaster County GIS and the mailing address is Roca)

I agree to the following: 1) I am a citizen of the United States; 2) I am a resident of the City of Hickman; 3) I am a registered voter; and, 4) I give permission for the City of Hickman to conduct a background check including but not limited to criminal history check and credit check for which I will supply my Social Security Number and Date of Birth upon request.



Signature

01.12.2024

Date



City of Hickman Appointment Application

The purpose of this form is to obtain general information for use in the nomination process of appointments by the Mayor and in making inquiries concerning the qualifications of applicants for appointments. You are encouraged to attach a resume to this form. PLEASE COMPLETE PAGES 1 & 2 of this application and return to the City of Hickman, 115 Locust St., P.O. Box 127, Hickman, NE 68372.

Personal Information

Mr. Ms. Murry Lance E
 Last Name First Name Middle Initial

1005 Primrose Ln Hickman NE 68372
 Legal Residence Street City State Zip

402 1 405-3751 402 1 405-3751
 Residence Telephone Business Telephone

Survey Manager Olsson
 Applicant Occupation Employer

Lemurry@gmail.com
LMurry@olsson.com
 E-Mail Address

Education

School	Location	Dates
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<u>Rock Port RII High school</u>	<u>Rock Port, MO</u>	<u>83-95</u>
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<u>Southeast Community College</u>	<u>Milford</u>	<u>97 grad</u>
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Employment

Employer	Location	Dates
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<u>Missouri Dot</u>	<u>Maryville, MO</u>	<u>97-13</u>
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<u>Olsson</u>	<u>Lincoln, NE</u>	<u>13-Current</u>
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In what capacity are you interested in serving the City of Hickman?

- Planning Commission Member
- Hickman Arts Council Member

- Board of Adjustments Member
- Other (Specify) _____

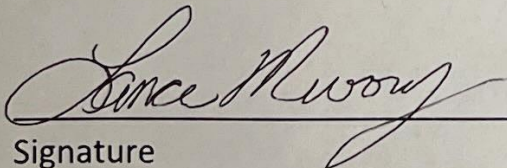
Why do you want to serve the City of Hickman as an appointed official and why are you interested in becoming a member of the city body chosen above?

I feel I would bring a lot of practical knowledge to the Planning Commission. As a trained/educated Land Surveyor with over 25 years of surveying experience, I believe that experience would be a valuable asset for the commission. I have 30+ years of project management experience in constructing civil infrastructure projects. These past projects include the construction of City/State developments, subdivisions, platting, paving, domestic water, sanitary sewer, highway lighting, striping, and signage. A portion of these projects have also included federally funded MDOT + NDOT highway projects. I am a certified Team Lead FHWA Bridge Inspector. Serving the community of Hickman has always been a passion of mine. I really enjoy being a part of the community, and I feel being engaged can make a large difference to our way of life and community.

How long have you lived in the City of Hickman?

10 Years 8 Months

I agree to the following: 1) I am a citizen of the United States; 2) I am a resident of the City of Hickman; 3) I am a registered voter; and, 4) I give permission for the City of Hickman to conduct a background check including but not limited to criminal history check and credit check for which I will supply my Social Security Number and Date of Birth upon request.


Signature

4-17-2024
Date

Public Work & Parks Department Report

May 2024

Public Works

- 811 Locate Tickets
- Would like to thank the office staff for all the support during public works week. We very much appreciated it.

Water & Wastewater

- Installed meters for new construction building permits
- Routine sampling
- Wastewater plant they have the concrete poured for the structures.
- Wastewater, the valve was replaced that was broken to the north active sludge tank.
- Finishing up 4 months of post start up on water plant and everything is going well.

Electric

- Temporary / permanent conductors are being installed along west easement of Hickman Hills Apartments.
- Working on 2 grants. The block grant was submitted and we got notice that they increased the grant value and gave some clarification on new lighting, so we did some tweeking. The SID grant is being filled out to submit.

Streets

- Repaired some panels on Autumn Pkwy, Scotts Creek Place, 2 places on Birchwood, 54th and Hickman Road, 6th and Main, and sidewalk panel at Oakview Park.

Parks

- Schmader electric fixed electrical issues on Buchannan field lights.
- Looked at options for the handicapped parking east of the softball field. Came up with a couple options.
- The new playground equipment arrived and hopefully getting installed mid June.
- Maintenance on the ball fields

OPEN CODE VIOLATIONS REPORT

NEW VIOLATIONS

Updated April 23, 2024

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Chestnut Street	weeds taller than 10 inches	5/1/2024	Property Owner	5/6/2024	action complete	Weeds taller than 10 inches on residential property. Property was mowed.
3 locations	painting maintenance	5/10/2024	Chief Building Inspector	6/10/2024	in process	Complaint received regarding International Property Maintenance Code exterior paint coverage. Chief Building Inspector to review.
Maple Street	weeds taller than 10 inches	5/1/2024	Property Owner	5/6/2024	action complete	Weeds taller than 10 inches on residential property. Property was mowed.
Hickory Street	barking dogs	5/22/2024	Sheriff Deputy and City Staff	5/27/2024	in process	Complaint received for barking dogs, dog feces, and standing water.
Chicory Lane	barking dogs	5/23/2024	Sheriff Deputy and City Staff	5/28/2024	in process	Complaint received for barking dogs. City Staff referred them to the Sheriff Department and City Staff verified dog's are licensed.
Chicory Lane	dog at large	5/23/2024	Sheriff Deputy and City Staff	5/28/2024	in process	Complaint received for dog at large and allowed to enter sidewalk space with passerby(ers) and also the dog feces is not being picked up.
City-wide Mowing	weeds taller than 10 inches	5/23/2024	Property Owner	5/30/2024	in process	Weeds taller than 10 inches on commercial and residential property. City Staff has been contacting owners.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
9th Street	International Building Code Violations	2/2/2024	property owner(s)	5/1/2024	action complete	International building code violations remedied to the satisfaction of the Chief Building Inspector.
Locust Street	vehicle behind commercial bldg.	4/8/2024	Property Owner	4/25/2024	action complete	Vehicle parked in rear of commercial property, no vehicular access to property. Asked owner to move the vehicle. Followed up in one week with 2nd phone call and left a voicemail.
Locust Street	weeds taller than 10 inches	4/15/2024	Property Owner	4/25/2024	action complete	Weeds taller than 10 inches in rear of commercial property.



MEETING MINUTES

CONSTRUCTION PROGRESS MEETING

	Overnight
	Regular Mail
	Hand Delivery
V	Other: Email

NAME OF PROJECT:	Hickman WWTF Improvements
PROJECT LOCATION:	Hickman, NE
MEETING LOCATION:	Hickman City Office, 115 Locust Street, Hickman, NE
DATE & TIME:	Wednesday May 22nd, 2024 - 11:30 AM
PROJECT #:	021-01497

- **Attendance:** See attached.
- **Approval of Previous Meeting Minutes**
 - Progress Meeting Minutes 4/22/2024
- **Shop Drawing Status Report**
 - Submittals Reviewed:
 - A total of 71 have been submitted so far.
 - Submittals Returned for Correction, in the Past Month:
 - Submittals Approved, in the Past Month:
 - 05 52 13 – Handrails
 - 07 53 00 – Walk Pads
 - 09 90 00 – Painting
 - 10 44 00 – Fire Extinguisher
 - 22 00 00 – Headworks Plumbing
 - 23 00 00 – HVAC Resubmittal
 - 23 00 00 – Infrared Heater
 - 07 72 00 – Roof Hatch
 - Submittals Currently in for Review:
 - Precast Capstone Color Choice **Returned to Tony.**
 - Roofing Warranty on awning, Architect Reviewing
 - Any critical/short fuse items upcoming?

Contractor's Schedule Status Report

- Review of Work Progress since the last meeting:
 - Backfilling around headworks
 - SBR Valve Replaced
 - Lower level concrete in headworks
- Anticipated Progress During Next Work Period
 - Bottom level of headworks completed.
 - Upper walls of headworks completed.
- Items Which May Impede Planned Progress
- Other Progress Discussion Items
 - City discussing adding a water meter on water line to WWTF.
 - Clarifier drive mechanism arriving next month, possible Council field trip to site in July.

RFIs, RFPs, CPRs, Change Orders, etc.

- Field Orders – This Period
- RFIs – This Period
 - RFI 21 – Pump Station Pipe Supports
 - RFI 18 – Telescoping Valve support outstanding
- CPRs
 - CPR 02 – Site Piping Adjustment near Oxidation Ditch,
 - To be included in next CO,
 - \$10,256 Send to Kelly for 5/28/24 Council Meeting
 - CPR 12 – Telescoping Valve Cone, response provided.
 - CPR 13 – Wall penetration plate.
 - To be included in next CO?
 - \$3,683 Send to Kelly for 5/28/24 Council Meeting
 - CPR 14 – Upsize in heater for discharge chute,
 - \$265.23 Send to Kelly for 5/28/24 Council Meeting
 - Future CPRs/COs to include the detailed breakdown as previously discussed.
- WCDs - This Period
- Change Orders – This Period
- **Pay Applications**
 - Pay Application 5 was sent last month, will follow up on status.
 - Pay application 6 to be sent for 5/28/24 Council Meeting
- **Next Progress Meeting**
 - Thursday, June 20th, 2024 @ 11:30 AM

ATTENDANCE RECORD

CONSTRUCTION PROGRESS MEETING



Name of Project: Wastewater Treatment Facility Improvements

Project No.: 021-01497

Project Location: Hickman, Nebraska

Date & Time: _____

Name of Attendees (Please Print)	Company Representing/Address	Email Address	Phone No.	Attended
Kelly Oelke	City of Hickman	koelke@hickman.ne.gov	402.792.2212 (office)	<input checked="" type="checkbox"/>
Wade Luther	City of Hickman	publicworks001@hickman.ne.gov		<input type="checkbox"/>
Luke Mattison	City of Hickman	Maintenance1@hickman.ne.gov	402.540.0550	<input type="checkbox"/>
Nate O'Keefe	Olsson	nokeefe@olsson.com	402.646.1007 (cell)	<input checked="" type="checkbox"/>
Art Hutt	Olsson	ahutt@olsson.com	784.224.0271	<input checked="" type="checkbox"/>
Tony Lager	Neuvirth Construction	tony@neuvirth.com	402.708.1577	<input checked="" type="checkbox"/>
				<input type="checkbox"/>
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ORDINANCE NO. 2024-03

AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 5 ZONING DISTRICTS, SECTION 5.10 R-1 LOW DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.10.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.11 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.11.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.12 R-3 HIGH DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.12.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.13 R-O ORIGINAL RESIDENTIAL DISTRICT, SUBSECTION 5.13.06 HEIGHT AND LOT REQUIREMENTS; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 5.10.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.10.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Residential dwelling	Other Permitted Uses	Conditional Uses	Accessory Uses
Property Requirements				
Frontage (feet)	75	75	75	75
Lot Area (Sq. Ft)	20,000	20,000	20,000	—
Lot Width (feet)	70	70	70	—
Maximum Coverage* / Impervious Area (%)	35/50	35/50	35/50	10
Bulk Regulations (feet)				
A Front Yard Setback	50	50	50	60
	35	35	35	50
B Rear Yard Setback	25	25	25	8
	30	30	30	10
C Side Yard Setback	7.5	7.5	7.5	5
	15	15	15	8
Street Side Yard	50	50	50	50
	35	35	35	35
Max. Height	35	35	35	17
				25
Footnotes				
* Percentage applies to the buildable area of the lot-portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.				

Section 2. That Section 5.11.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multifamily dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	7,200	6,000/du 3,750/du	12,000	6,000/du 3,750/du	12,000	8,000	8,000	—

Lot Width (feet)	70	18/du**	80	18/du**	80	70	70	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	30/55 40/55	30/55 40/55	30/55 40/55	30/55 40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	5
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25 15***
Max. Height	35	35	35	35	35	35	35	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								
*** Street Side Yard setback shall be 25 feet for all Accessory Buildings.								

Section 3. That Section 5.12.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.12.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	6,000	6,000/du 3,000/du	12,000 8,000	3,000/du	3,000/du 2,600/du	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	25	25	25	25	25	25	25	8
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25
Max. Height	45	45	45	45	45	45	45	17 25
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

Section 4. That Section 5.13.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.13.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	5,000	6,000/du	12,000	3,000/du	1,000/du	6,000	6,000	—

		3,000/du	8,000	-	-	-	-	-
Lot Width (feet)	50	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	8
C Side Yard Setback	6	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	15	15	15	15	15	15	15	15
Max. Height	45	45	45	45	45	45	45	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

Section 5. The City of Hickman Planning Commission conducted a Public Hearing on May 7, 2024 and recommended approval of the aforementioned amendments on May 7, 2024 to the City of Hickman City Council.

Section 6. That original §5.10.06, §5.11.06, §5.12.06, and §5.13.06 of the Zoning Regulations of the City of Hickman, Nebraska are hereby repealed.

Section 7. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this ____ day of _____ 2024.

Mayor Phil Goering

(SEAL)

ATTEST: _____
Jaala Johnson, City Clerk

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

HISTORY:

The Minimum Height and Lot requirements were amended:

- 2014 R-2 The rear yard setback was reduced from 25 feet to 20 feet and the definition of existing and future development was defined as prior to September 23, 2014, and after September 23, 2014.
- 2016 R-1 Accessory Uses/Structures Max. Height changed from 15 feet to 25 feet.
- 2019 R-2 added street side yard setback column for all uses and changed accessory use front yard setback from 50 feet to 25 feet.
- 2023 New zoning regulations document height and lot requirements did not reflect the changes made by the previous ordinances.

PROPOSAL: Request for Consideration to amend the following Height & Lot Requirements:

- A. **PROPOSED TABLE CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)
- B. **PROPOSED FOOTNOTES CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)

R-1 Low Density Residential District

5.10.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Residential dwelling	Other Permitted Uses	Conditional Uses	Accessory Uses
Property Requirements				
Frontage (feet)	75	75	75	75
Lot Area (Sq. Ft)	20,000	20,000	20,000	—
Lot Width (feet)	70	70	70	—
Maximum Coverage* / Impervious Area (%)	35/50	35/50	35/50	10
Bulk Regulations (feet)				
A Front Yard Setback	50	50	50	60
	<u>35</u>	<u>35</u>	<u>35</u>	50
B Rear Yard Setback	25	25	25	8
	<u>30</u>	<u>30</u>	<u>30</u>	10
C Side Yard Setback	7.5	7.5	7.5	5
	<u>15</u>	<u>15</u>	<u>15</u>	8
Street Side Yard	50	50	50	50
	<u>35</u>	<u>35</u>	<u>35</u>	35
Max. Height	35	35	35	17
				25
Footnotes				
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.				

R-2 Medium Density Residential Zoning District

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multifamily dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	7,200	6,000/du 3,750/du	12,000	6,000/du 3,750/du	12,000	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	80	70	70	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	30/55 40/55	30/55 40/55	30/55 40/55	30/55 40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	5
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25 15***
Max. Height	35	35	35	35	35	35	35	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								
*** Street Side Yard setback shall be 25 feet for all Accessory Buildings.								

R-3 High Density Residential Zoning District

5.12.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	6,000	6,000/du 3,000/du	12,000 8,000	3,000/du	3,000/du 2,600/du	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	25	25	25	25	25	25	25	8
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25
Max. Height	45	45	45	45	45	45	45	17 25
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

R-O Original Residential Zoning District

5.13.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	5,000	6,000/du 3,000/du	12,000 8,000	3,000/du	1,000/du	6,000	6,000	—
Lot Width (feet)	50	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	8
C Side Yard Setback	6	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	15	15	15	15	15	15	15	15
Max. Height	45	45	45	45	45	45	45	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

DEFINITIONS

LOT COVERAGE shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.

MPERVIOUS COVERAGE shall mean the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

REVIEW OF PROPOSAL:

This proposal aims to bring the setbacks, density, height, and lot requirements to the current applicable standards and in doing so avoid creating non-conforming lots and structures.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendments to Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations.

ORDINANCE NO. 2024-04

AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 6: OVERLAY AND SPECIAL DISTRICTS, SECTION 6.12.07 STANDARDS FOR FLOODPLAIN DEVELOPMENT, ITEM 2 ELEVATION AND FLOODPROOFING REQUIREMENTS BY STRIKING OUT SUB-ITEM A. 4; TO PROVIDE FOR PUBLICATION; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 6.12.07, Item 2. Elevation and Floodproofing Requirements of the Zoning Ordinance of the City of Hickman, be amended to strike out sub-item A.4 from the list of requirements and to read as follows:

6.12.07 Standards for Floodplain Development:

2. Elevation and Floodproofing Requirements

A. Residential Structures

- 1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. See Diagram 6-5.
- 2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
- 3) In the floodway, new structures for human habitation are prohibited.
- 4) All manufactured (mobile) homes placed in the Special Flood Hazard Areas (SFHAs) have to be elevated to or above the BFE, except those being placed in an existing manufactured (mobile) home park or subdivision. Manufactured (mobile) homes placed on a site in an existing manufactured (mobile) home park or subdivision must be elevated on at least 3-foot reinforced piers or equivalent foundations, or to or above the BFE if that is lower. If a manufactured (mobile) home had previously been substantially damaged on a specific site, new placements on that site must be elevated to or above the BFE.
 - a. Anchoring Systems:
 - i. Anchoring systems are a critical component of a manufactured (mobile) home installation. Anchoring systems generally consist of ties (straps) and anchors. The ties are generally of two types: over the top ties and frame ties which connect the I-beam to the anchor.
 - ii. Ties are secured to either a ground anchor, which may be a screw auger or concrete deadman anchor, or to a slab anchor, or to the foundation itself.
 - iii. Anchors must be sufficiently embedded to account for saturated soil conditions which accompany flooding.
 - iv. To anchor a manufactured (mobile) home to a pier foundation, frame ties connect the I beams to an anchor set into the ground below the home. For posts or piles, the I beams can be anchored directly to the horizontal beam of the foundation.

Section 3. The City of Hickman Planning Commission conducted a Public Hearing on May 7, 2024 and recommended approval of the aforementioned amendments on May 7, 2024 to the City of Hickman City Council.

Section 4. That the original §6.12.07, Item 2, Sub-Item A.4 of the Zoning Regulations of the City of Hickman, Nebraska is hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this ____ day of _____ 2024.

Mayor Phil Goering

(SEAL)

ATTEST: _____
Jaala Johnson, City Clerk

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

REVIEW OF REGULATIONS:

Mr. Elijah Kaufman, CFM, NFIP & Outreach Specialist Floodplain Management Section, Nebraska Department of Natural Resources reviewed the zoning regulation changes and had one note: Subsection 6.12.07 2.A.4 and 2.F appear to conflict with one another. Subsection 2.A.4 (shown below) allows elevated manufactured (mobile) homes to be placed in the floodplain where subsection 2.F states “Manufactured (mobile) homes within any floodplain shall be prohibited. “

After discussion with Mr. Kaufman, noting the fact Hickman does not have existing manufactured (mobile) homes in the floodplain, it was deemed prudent to restrict the placement of any future manufactured (mobile) homes to outside of the special flood hazard area.

By deleting subsection 2.A.4 and leaving the definition of Manufactured (mobile) homes stand as is, this would clarify the intentions of the standards for future floodplain development.

Amendments to Article 6 will be forwarded to the Federal Emergency Management Agency (FEMA) by the Nebraska Department of Natural Resources, on our behalf, as required by Subsection 6.12.10 Amendments.

PROPOSAL: Request for Consideration to amend the following Standards for Floodplain Development:

A. **PROPOSED CHANGES:** (Highlight denotes area of change and strikethrough is a deletion)

Article 6: OVERLAY AND SPECIAL DISTRICTS Section 6.12 FP-O: Floodplain Overlay District

6.12.07 Standards for Floodplain Development:

2. Elevation and Floodproofing Requirements

A. Residential Structures

- 1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. See Diagram 6-5.
- 2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
- 3) In the floodway, new structures for human habitation are prohibited.
- 4) ~~All manufactured (mobile) homes placed in the Special Flood Hazard Areas (SFHAs) have to be elevated to or above the BFE, except those being placed in an existing manufactured (mobile) home park or subdivision. Manufactured (mobile) homes placed on a site in an existing manufactured (mobile) home park or subdivision must be elevated on at least 3-foot reinforced piers or equivalent foundations, or to or above the BFE if that is lower. If a manufactured (mobile) home had previously been substantially damaged on a specific site, new placements on that site must be elevated to or above the BFE.~~
 - a. ~~Anchoring Systems:~~
 - i. ~~Anchoring systems are a critical component of a manufactured (mobile) home installation. Anchoring systems generally consist of ties (straps) and anchors. The ties are generally of two types: over the top ties and frame ties which connect the I beam to the anchor.~~
 - ii. ~~Ties are secured to either a ground anchor, which may be a screw auger or concrete deadman anchor, or to a slab anchor, or to the foundation itself.~~

- iii. Anchors must be sufficiently embedded to account for saturated soil conditions which accompany flooding.
- iv. To anchor a manufactured (mobile) home to a pier foundation, frame ties connect the I-beams to an anchor set into the ground below the home. For posts or piles, the I-beams can be anchored directly to the horizontal beam of the foundation.

REVIEW OF PROPOSAL:

This proposal would avoid confusion regarding requirements for mobile home placement in the City of Hickman’s zoning districts. Manufactured (mobile) homes would be allowed to be placed outside of the Special Flood Hazard Areas (SFHAs) and prohibited from being inside of the Special Flood Hazard Areas (SFHAs) floodplain area.

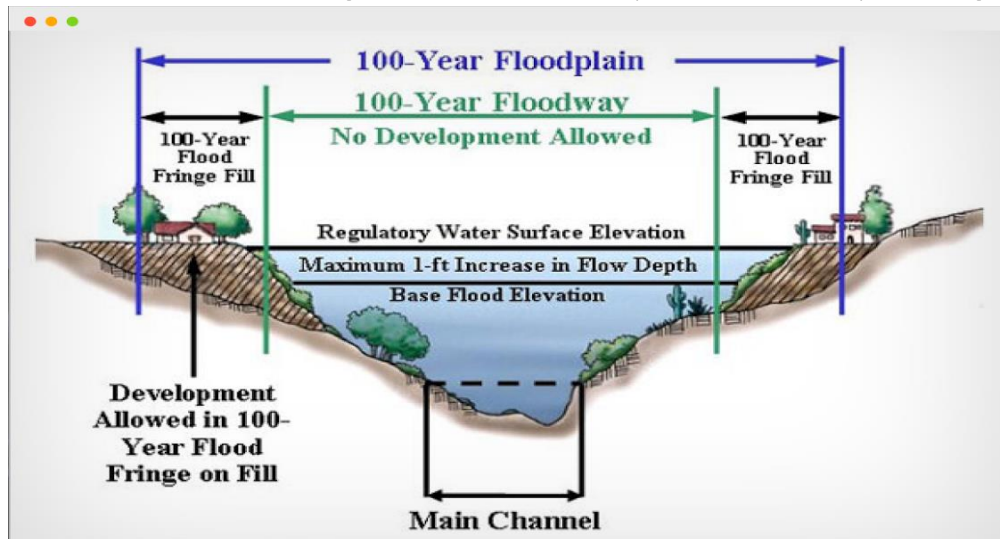
2023 ZONING REGULATIONS ARTICLE 6: OVERLAY AND SPECIAL DISTRICTS

Section 6.12 FP-O: Floodplain Overlay District

Diagram 6-2 100-Year Floodplain with Floodway and Fringe

6.12.02 Establishment of Floodplain Overlay District:

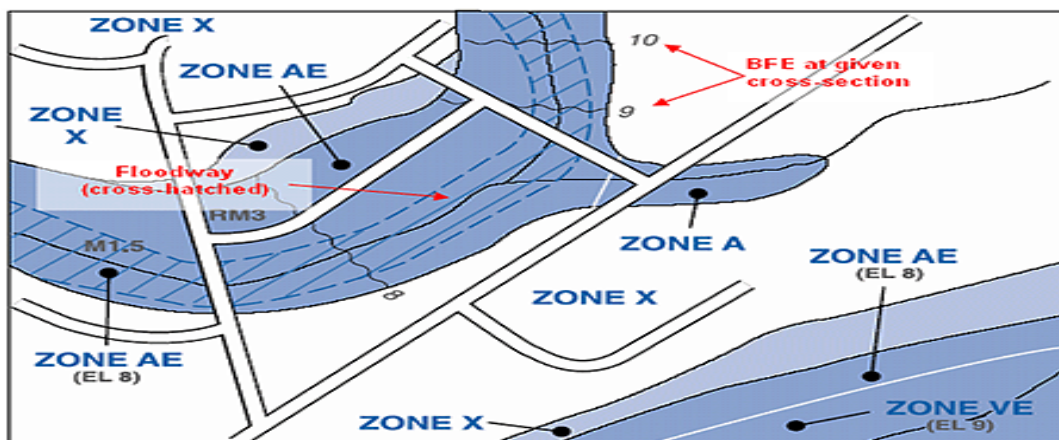
The Floodplain (FP) is divided into the two areas: a Floodway (FW) area and a Flood Fringe (FF) area as identified in the Flood Insurance Study amended April 16, 2013, and on accompanying FIRM panels.



6.12.03 Special Flood Hazard Area:

Along watercourses where a floodway (FW) has been established, the area surrounding the FW is mapped and labeled the Special Flood Hazard Area (SFHA). The SFHA area is divided into zones: A, AE, AH, AO, AR, A99, V and VE on the map based on level of risk. The SFHA map highlights areas subject to inundation by the one (1%) percent annual chance flood (100-year flood) and two (0.2%) percent annual chance of flood (500-year flood). See Diagrams 6-2 and 6-3.

Diagram 6-3 Example a FIRM Panel Map mapping the SFHA.



DEFINITIONS:

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. The SFHA (special flood hazard area) is the floodplain delineated into zones based of flood risk.

Manufactured (mobile) home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured (mobile) home" does not include a "recreational vehicle".

Mobile Home Park or Subdivision (R-M District) means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured (mobile) home lots for rent or sale.

Modular Home shall mean a dwelling unit approved by the Nebraska Department of Public Health and composed of elements substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. The term does not include manufactured (mobile) homes.

Special Flood Hazard Area (SFHA) The floodplain area on a flood insurance rate map delineated into zones based on the level of flood risk. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendment to Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out 2.A.4 from the City of Hickman's 2023 Zoning Ordinance.



2024 Control System Upgrade Proposal

For:



HOA Solutions Inc.

2601 West L Street, Lincoln, NE 68522

Phone: 402.467.3750 | Fax: 402.467.1568

ryan.darveau@hoa-solutionsinc.com | www.hoa-solutionsinc.com

May 7th, 2024
Wade Luther
City of Hickman
P.O. Box 127
Hickman, NE 68372

RE: 2024 Control System Upgrade Proposal

Mr. Luther,

HOA Solutions, Inc. (HOA Solutions) appreciates the opportunity to propose a solution for the City of Hickman control system upgrade. HOA Solutions has extensive experience with water, wastewater, and lift station control systems. We provide turnkey systems and use non-proprietary equipment and software.

HOA Solutions is a full-service systems integrator, serving Nebraska, Kansas, Colorado, Wyoming, Oklahoma, South Dakota, Iowa, and Missouri. Our team consists of 20+ employees with knowledge in engineering, programmable logic controllers (PLC), supervisory control and data acquisition (SCADA) and human and machine interface (HMI) development, communications networks, variable frequency drives (VFD), and other capabilities. All our panels are assembled and tested in our UL508 approved manufacturer panel shop, located at our headquarters in Lincoln Nebraska. Our total commitment is providing quality solutions and excellent service.

The goal of this project is to seamlessly update the control equipment for the City of Hickman Water Plant, Wastewater Treatment Plant, Well sites, and Water Tower for reliable data acquisition and operation. Below is a breakdown of quantity of sites:

- One (1) Water Treatment Plant
- Two (2) Well sites
- One (1) Water Tower
- One (1) Wastewater Treatment Plant
 - Two (2) Control Panels

Work and services to be provided are:

- System design and engineering
- Integration
- HMI, radio, and equipment development/programming
- Master Terminal Unit (MTU) and Remote Telemetry Unit (RTU) replacements
- Communications upgrade
- Training
- Monitoring of devices and planning for future expansion

For the remote sites on this project, HOA Solutions will provide our standard water control system that will tie into new control panels at both plants. This will allow all the PLCs to use the same programming software, and we will provide new enclosures for this project. Below is a description of our standard control system.

HOA Solutions' standard water control system consists of equipment and programs that will "poll" the remote sites and gather tower/tank level feedbacks, start and stop wells to maintain acceptable levels/pressures.

Base – Control System – See Appendix B for Component Details

- **Water Treatment Plant**
 - Installation and termination of back panel in the existing enclosure
 - Installation of antenna and cabling
 - Connection to power and equipment
 - Installation and Setup of SCADA Computer and UPS
- **Wastewater Treatment Plant Master Panel**
 - Installation and termination of back panel in the existing enclosure.
 - Installation of antenna and cabling
 - Connection to power and equipment
 - Installation and Setup of SCADA Computer and UPS
- **Wastewater Treatment Plant Remote Panel**
 - Installation and termination of back panel in the existing enclosure.
 - Installation of antenna and cabling
 - Connection to power and equipment
- **Well Sites (New Control Enclosures) – QTY 2**
 - Installation of new enclosure and termination of back panel
 - Installation of antenna and cabling
 - Connection to power and equipment

- **Tower Site (New Control Enclosure)**
 - Installation of new enclosure and termination of back panel
 - Installation of antenna and cabling
 - Connection to power and equipment

Cost of base bid as proposed is \$198,823.00

HOA Solutions would like to provide a Credit on this project to take possession of your used PLC and Radio hardware once it is replaced. These parts will allow us to continue service other our other customers who are still using the same hardware your system currently has.

Credit for Existing PLC and Radio Hardware.....\$2,500.00

Project Price, less the above Credit.....\$196,323.00

****Note: HOA Solutions will tie to existing sensors. We will provide sensors at an extra cost to the base bid if not included in the bid. ****

Again this is a turnkey system quote. HOA Solutions does not use any proprietary equipment in our control panels. Our control systems are fully expandible for our customers future wants and needs. HOA Solutions’ proposed cost includes any subcontractors needed to complete this project, such as electricians.

Project Lead times:

Due to current volatility in supply chain, our current lead time for this project is 4-6 months. This lead time can improve but can also worsen. HOA Solutions will be in constant contact with the City of Hickman on any lead time changes.

Taxes:

Applicable taxes are not included in this proposal.

Terms:

Payment is to be made Net 20 days from the date on the invoice. A service charge of 1.5% per month will be charged on accounts that are 30 days past the invoice date. Work will be suspended on projects that go 45 days or more past invoice date.

Payment Schedule of Approved Total:

25% payment required at time of purchase order.
50% payment at the time of equipment delivery.
15% payment at the time of startup/commissioning.
10% payment at the time HOA has completed punch list

Warranty:

HOA Solutions warrants for a period of one (1) year from date of the Substantial Completion that product furnished under this contract will be of merchantable quality and free from defects in material, workmanship, and design as determined at the date of shipment by HOA Solution. This determination will be made by generally recognized, applicable, and accepted practices and procedures in the industry, to include any specifications specifically agreed to in writing by HOA Solutions prior to the date of shipment. This warranty is in lieu of all other warranties, whether expressed, implied, or statutory, including implied warranties of merchantability or fitness, and hereby excludes certifications or the like for product performance, use, or design with respect to any standard, regulation, or requirement (unless and to the extent independently approved in writing at HOA Solutions). In addition, the warranty extends only to the Buyer or customer purchasing directly from HOA Solutions or an authorized HOA Solutions distributor. Satisfaction of this warranty, consistent with other provisions herein, will be limited to the replacement or repair or modification of, or issuance of a credit for, the products involved, at HOA Solutions Inc's option, with HOA Solutions to determine the availability of service personnel and any absorption of associated service expenses; such warranty satisfaction available only if (a) HOA Solutions is promptly notified in writing upon discovery of an alleged defect and (b) HOA Solutions' examination of the subject product discloses to its satisfaction that defect has not been caused by misuse; neglect; improper installation; improper operation, repair, or alteration; accident; or unusual deterioration or degradation of the parts.

Trips:

HOA has included 4 trips for installation and commissioning for these projects. When a project is decided on, the final contract will have the number of trips included. Proper correspondence and preparedness by all parties will be required to avoid unnecessary trips to the site. Additional trips by HOA due to equipment not being properly installed and wired, or the inability to perform our duties due to lack of preparation by other contractors or project leader are subject to charge.

If you have any questions or concerns, please do not hesitate to contact me. Again, thank you for the opportunity to provide your community with a proposal for your well control system upgrade.

Thank you,
Ryan Darveau
HOA Solutions, Inc.

Please Sign Below:

Signature

Date

Print Name

\$ _____

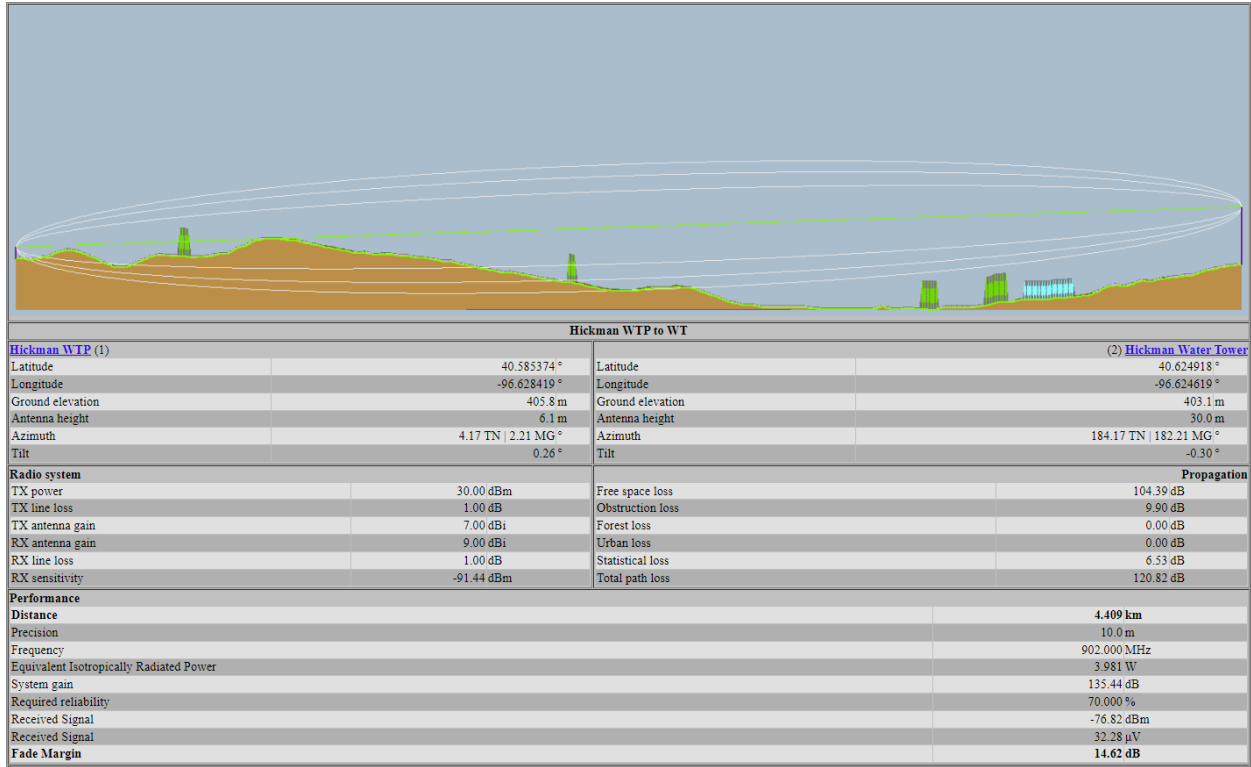
Approved Total

HOA Solutions:

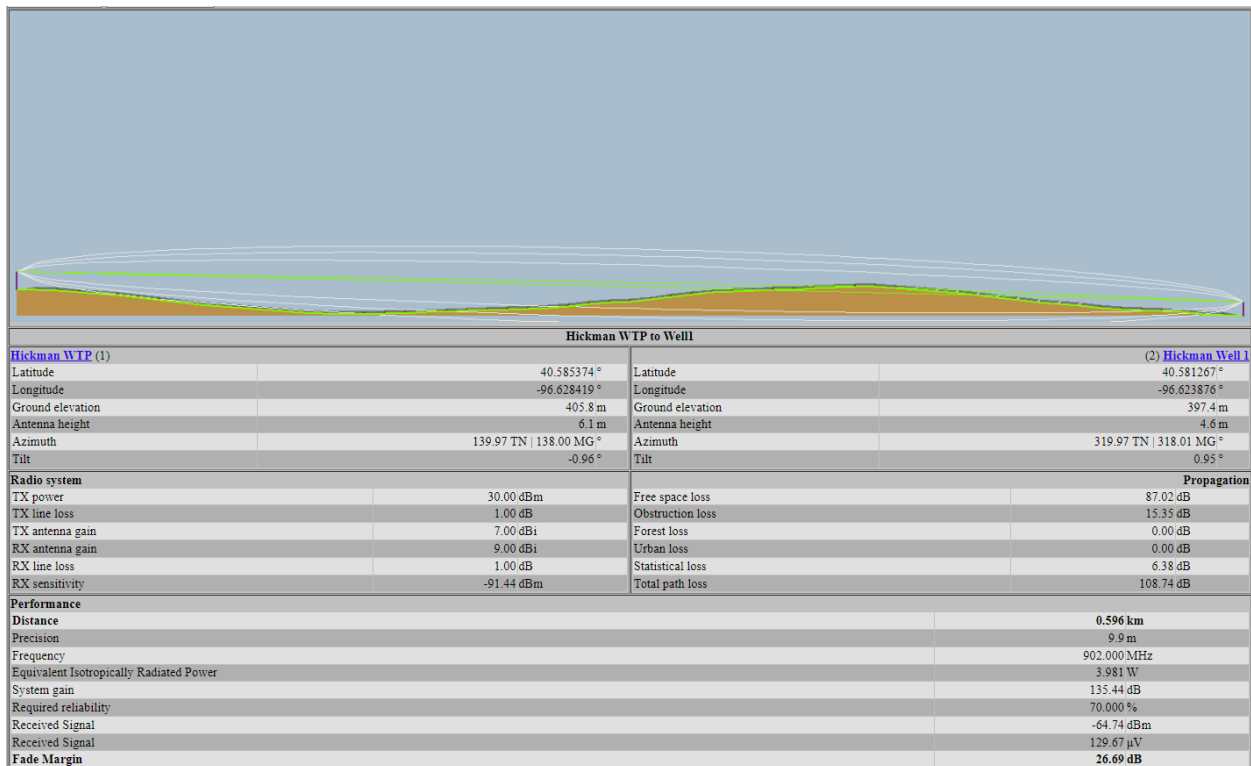
Signature

Date

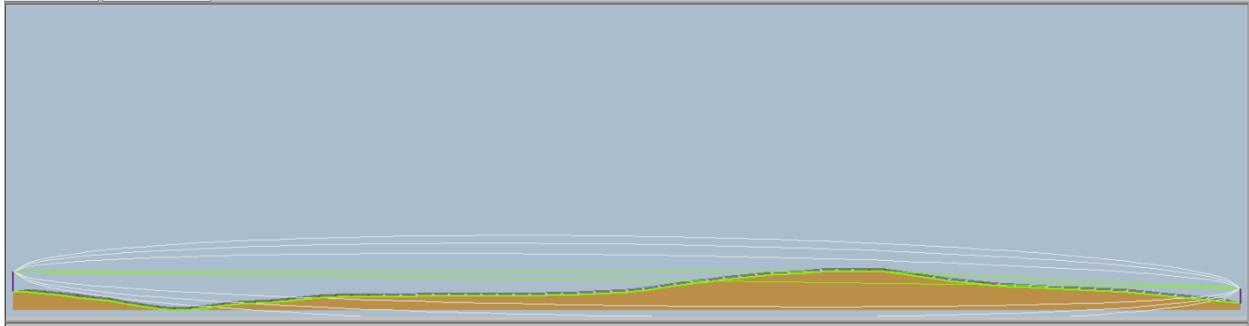
Master to Water Tower:



Master to Well:



Master to Well:



Hickman WTP to Well 2			
Hickman WTP (1)		(2) Hickman Well 2	
Latitude	40.585374 °	Latitude	40.580165 °
Longitude	-96.628419 °	Longitude	-96.634142 °
Ground elevation	405.8 m	Ground elevation	402.2 m
Antenna height	6.1 m	Antenna height	4.6 m
Azimuth	219.84 TN 217.88 MG °	Azimuth	39.84 TN 37.87 MG °
Tilt	-0.39 °	Tilt	0.39 °
Radio system		Propagation	
TX power	30.00 dBm	Free space loss	89.06 dB
TX line loss	1.00 dB	Obstruction loss	19.82 dB
TX antenna gain	7.00 dBi	Forest loss	0.00 dB
RX antenna gain	9.00 dBi	Urban loss	0.00 dB
RX line loss	1.00 dB	Statistical loss	6.37 dB
RX sensitivity	-91.44 dBm	Total path loss	115.25 dB
Performance			
Distance			0.754 km
Precision			9.9 m
Frequency			902.000 MHz
Equivalent Isotropically Radiated Power			3.981 W
System gain			135.44 dB
Required reliability			70.000 %
Received Signal			-71.25 dBm
Received Signal			61.31 µV
Fade Margin			20.19 dB

Appendix B: Control Panel Component Details

- **Water Treatment Plant**

- New control back panel
 - PLC
 - Two (2) Digital Input Cards (16DI)
 - One (1) Digital Output Card (16DO)
 - Two (2) Analog Input Cards (16AI)
 - One (1) Analog Output Card (8AO)
 - 450MHz Ethernet Radio
 - Lightning/surge suppressor
 - Antenna jumper
 - New antenna and cabling
 - Remote Access Device
 - Text message alarming
 - Daily report system
 - 120VAC surge suppressor
 - 20A 120VAC circuit breaker
 - 24VDC-UPS
 - Two (2) 12AH batteries
- SCADA Computer
 - Two (2) 24" Monitors
 - Backup Hard Drive
 - Mouse and Keyboard
 - Uninterruptible Power supply
 - Printer
 - Phone Modem (IP PBX)

- **Wastewater Treatment Plant**

- New Master control back panel
 - PLC
 - Two (2) Digital Input Cards (16DI)
 - One (1) Digital Output Card (16DO)
 - One (1) Analog Input Card (16AI)
 - One (1) Analog Output Card (8AO)
 - Remote Access Device
 - Text message alarming
 - Daily report system
 - 120VAC surge suppressor
 - 20A 120VAC circuit breaker

- 24VDC-UPS
 - Two (2) 12AH batteries
 - New control enclosure and back panel
 - PLC
 - Base I/O (14DI/10DO)
 - Two (2) Digital Input Cards (16DI)
 - Two (2) Analog card (4AI/2AO)
 - 120VAC surge suppressor
 - 10A 120VAC circuit breaker
 - 24VDC-UPS
 - Two (2) 12AH batteries
 - SCADA Computer
 - Two (2) 24” Monitors
 - Backup Hard Drive
 - Mouse and Keyboard
 - Uninterruptible Power supply
 - Printer
 - Phone Modem (IP PBX)
- **Well Site**
 - New control enclosure and back panel
 - PLC
 - Base I/O (14DI/10DO)
 - One (1) Analog card (4AI/2AO)
 - 450MHz Ethernet Radio
 - Lightning/surge suppressor
 - Antenna jumper
 - New antenna and cabling
 - 120VAC surge suppressor
 - 10A 120VAC circuit breaker
 - 24VDC-UPS
 - Two (2) 12AH batteries

- **Tower Site**
 - New control enclosure and back panel
 - PLC
 - Base I/O (14DI/10DO)
 - One (1) Analog card (4AI/2AO)
 - 450MHz Ethernet Radio
 - Lightning/surge suppressor
 - Antenna jumper
 - New antenna and cabling x 2
 - 120VAC surge suppressor
 - 10A 120VAC circuit breaker
 - 24VDC-UPS
 - Two (2) 12AH batteries

Appendix C: PLC IO Designations

Programmed I/O, reporting data, and alarms per system sites:

- Water and Wastewater Treatment Plant
 - Custom to Match existing control system
- Well Site
 - Digital Inputs preprogrammed for the following feedbacks:
 - Power failure
 - Battery failure
 - Well/Pump Auto
 - Well/Pump Running
 - Well/Pump Fault/Overload
 - Intrusion door switch
 - Intrusion disable
 - Flood float/switch
 - Digital Outputs preprogrammed for the following control operation:
 - Well/Pump Required/Start-Stop
 - Prelube Required/Start-Stop
 - Well/Pump Fault/Overload Reset
 - Communications heartbeat
 - Analog Inputs preprogrammed for the following feedback:
 - Well/Pump Discharge Pressure
 - Well/Pump Discharge Flow
 - Well/Pump Level
 - Well House Temperature
- Tower Site
 - Digital Inputs preprogrammed for the following feedbacks:
 - Power failure
 - Battery failure
 - Intrusion door switch
 - Analog Inputs preprogrammed for the following feedback:
 - System Pressure / Tower Level
 - Well House Temperature

To clarify, these are base IO signals, of which we will tie to existing sensors and equipment or any new that is included with this project. This list does not indicate that we will be providing additional sensors to fill all above noted IO signals if not already existing or listed above, in Appendix B.

Appendix D: Alarms and Reports Details

Site report information that can be gathered in current day, previous day, current month, and previous month totals:

- Well/Pump Starts
- Well/Pump Runtime Hours
- Well/Pump Discharge Flow
- Well/Pump Static Level
- Well/Pump Pumping Level

Example of a typical report

A	B	C	D	E	F	G	H	I	J
Date	SITE 1 INFLUENT FLOW	SITE 2 INFLUENT FLOW	SITE 3 EFFLUENT FLOW	SITE 1 RUNTIME HOURS	SITE 2 RUNTIME HOURS	SITE 3 RUNTIME HOURS	SITE 1 STARTS	SITE 2 STARTS	SITE 3 STARTS
1-Dec-23	992,775.9	7,143.5	624,787.3	6.5	23.9	18.2	2	1	14
2-Dec-23	644,538.9	371,964.8	829,488.5	3.6	6.9	5.9	3	10	10
3-Dec-23	737,390.1	346,546.9	194,682.7	5.1	11.7	11.3	12	4	1
4-Dec-23	360,631.3	990,929.2	130,094.1	14.0	9.2	22.3	14	1	13
5-Dec-23	18,201.0	190,831.4	142,537.9	13.9	4.7	12.9	4	10	9
6-Dec-23	24,483.1	674,977.6	377,257.0	4.6	21.3	3.1	13	2	8
7-Dec-23	359,703.8	427,676.5	76,101.4	20.4	13.0	8.6	5	13	13
8-Dec-23	591,724.7	567,321.9	921,417.6	23.5	21.3	18.2	10	12	4
9-Dec-23	603,020.9	533,500.6	231,142.2	22.8	4.7	2.4	9	3	5
10-Dec-23	889,294.1	468,875.6	425,360.6	13.8	16.2	11.2	2	4	1
11-Dec-23	918,860.1	414,557.9	526,732.3	19.9	12.2	15.9	7	13	6
12-Dec-23	435,661.6	580,671.2	740,039.6	13.2	9.9	5.6	13	8	10
13-Dec-23	765,614.2	354,274.5	734,608.8	6.0	11.9	19.8	2	2	8
14-Dec-23	323,911.1	193,651.0	480,717.2	20.4	16.4	15.4	9	11	9
15-Dec-23	585,694.2	910,044.6	742,800.0	23.8	19.6	1.4	13	6	12
16-Dec-23	688,819.3	879,813.2	986,170.6	1.2	11.3	16.4	7	6	13
17-Dec-23	357,748.9	84,145.8	831,076.8	5.6	20.1	21.1	8	3	11
18-Dec-23	612,442.3	132,494.4	202,715.9	11.9	9.9	15.6	7	5	2
19-Dec-23	339,540.1	499,029.1	869,100.1	5.1	23.3	15.8	8	11	2
20-Dec-23	632,202.8	725,569.9	235,350.6	20.3	12.4	3.1	12	3	13
21-Dec-23	67,296.9	759,338.2	921,460.0	14.0	21.0	7.2	3	3	4
22-Dec-23	947,079.5	87,718.8	725,722.3	15.0	13.4	17.4	3	4	10
23-Dec-23	949,446.2	202,746.6	37,067.5	15.8	6.4	14.6	11	6	2
24-Dec-23	29,312.7	741,992.1	260,167.8	5.3	19.8	13.0	3	5	11
25-Dec-23	393,835.7	605,958.3	586,365.7	23.9	9.1	5.7	10	14	3

Site alarms for operator notification:

- Well/Pump power failure alarm
- Well/Pump battery backup failure alarm
- Well/Pump fail to start alarm
- Well/Pump fail to stop alarm
- Well/Pump fault/overload alarm
- Well/Pump low discharge pressure alarm
- Well/Pump high discharge pressure alarm
- Well/Pump low discharge flow alarm
- Well/Pump high discharge flow alarm
- Well/Pump low level alarm
- Building high temperature alarm
- Building low temperature alarm
- Communications failure alarm

VTScada Your computer is being controlled by HOA Jared Hanson 16:03:09 Tue Feb 13, 2024 Sign in

RES COMM FAIL
RES POWER FAIL

RESERVOIR LEVEL 20.8 Ft.
FIN WTR CL2 RESID 0.783

HSP 1 OFF CALL REMOTE
HSP 1 OFF CALL REMOTE

Clearwell 1
HIGH LEVEL
LOW LEVEL LEVEL 8.7 Ft.
Clearwell 2
HIGH LEVEL
LOW LEVEL LEVEL 8.8 Ft.
PSI 94.0 PSI

FIN WATER BASIN 10.0 Ft.
START PLANT SETPOINT 8.4 Ft.
STOP PLANT SETPOINT 10.2 Ft.
WTCS START LEVEL 24.0 Ft.
WTCS CUTOFF LEVEL 10.0 Ft.
WTCS FLOW SETPOINT 700.0 GPM

PLANT CONTROL
LEVEL SELECT

HVAC CONTACTOR

HEAD TANK DRAIN DOWN MODE
LEVEL 23.0 Ft.
PSI 8.0 PSI

STOP HEADTANK DRAIN SETPOINT 20.0 SEC

WATER WASTE

OVERVIEW	27TH LIFTSTATION
FILTER PLANT	6TH LIFTSTATION
BLOWERS	MAGNOLIA LIFTSTATION
RESERVOIR	CRISVIEW LIFTSTATION
BOOSTER STATION	HEADWORKS BUILDING
BACKWASH BASIN	OPERATIONS BUILDING
FINISHED WATER	RAS / WAS
CHLORINE	WW OVERVIEW
FLUORIDE	
SODIUM PERMAN	
WELL GRID	
WELL 1	
WELL 2	
WELL 3	
WELL 4	
WELL 5	
WELL 6	
WELL 11	
WELL 13	
WELL 19	
WELL 20	
NEMAH	

FILTER/PERU TOUCH SCREENS

Time	Ack	Status	Area	Name	Description
2024-02-13 08:15:56	✓	Alarm	WATER_MASTER/PORT/DRIVER/POLL/FIN_WATER/FILTER_ALARM_HORN_ALARM	Finished Water Filter Alarm Horn Alarm (On)	
2024-02-13 08:15:52	✓	Alarm	WATER_MASTER/_POLL/FIN_WATER/Common_SHUTDOWN_ACTIVE_ALARM	Finished Water Common Shutdown Active Alarm (On)	
2024-01-27 08:46:50	✓	Alarm	CP_01/PORT/DRIVER/POLL/SCUM_PIT_HI_LO_LEVEL/ALRM_DISABLE	Scum Pit Alarm Disable (On)	
2023-12-21 08:31:57	✓	Alarm	CP_03/PORT/DRIVER/POLL/WET_WELL_HI_LO_LEVEL/TEST_ALARM	Wet Well Test Alarm (On)	
2023-12-21 08:31:57	✓	Alarm	CP_03/PORT/DRIVER/POLL/WET_WELL_HI_LO_LEVEL/ALRM_DISABLE	Wet Well Alarm Disable (On)	
2023-12-21 08:31:57	✓	Alarm	CP_03/PORT/DRIVER/POLL/BLOW/GRND_STATION_FLOOD/TEST_ALARM	Below Ground Station Flood Test Alarm (On)	

4:03:09 PM 2/13/2024

Appendix E: Project Schedule and Closeout Expectations

The following steps/timelines are the expected processes that HOA follows to ensure timely closeout of projects. It is our desire to follow these steps and maintain the timelines to give you, the customer, the smoothest and most complete finish to your project. These steps and timelines have been compiled over the years and have been set up with feedback from past clients that wanted to give you, the customer, and HOA the best closure to projects.

The following steps will be taken as outlined for your project:

1. HOA team will complete install of products/services on job site
2. HOA team will turn in their Punch List (PL) as they see fit upon completion to HOA Project Manager
3. Project will be deemed to be at Substantial Completion, which means system is performing as intended, minus any PL work at that time, and a Substantial Completion Packet will be sent to you, the customer
4. Customer signs the Substantial completion Certificate and produces their own PL within 5 days of Substantial Completion, and sent to HOA Project Manager
5. HOA will work on both PL's and have them completed within 45 days of Substantial Completion, minus any additional parts that may need to be ordered awaiting shipping
6. Upon completion of PL items, the project will be moved to Final Completion and Final Completion Certificate, to be signed, and Final Invoice sent
7. Project is now in Warranty status with any remaining items to be handled under the Warranty standard



May 9, 2024

Kelly Oelke
City Administrator
City of Hickman
115 Locust Street
Hickman, NE 68372

RE: Water and Wastewater Cost of Service Study

Dear Kelly:

JK Energy Consulting, LLC (JKEC) is pleased to submit this letter proposal to prepare a Cost of Service / Rate Design Study for the City of Hickman's (City) water and wastewater utilities (Utility). This proposal is based on our recent conversation and provides the proposed scope of services, deliverables, fee and schedule.

Qualifications

JKEC is a Nebraska limited liability corporation solely owned by John A. Krajewski. Mr. Krajewski is a professional engineer licensed to practice in the states of Iowa, Kansas and Nebraska. The mission of JKEC is to provide *independent, objective* advice. The advice that will be provided is objective; the primary concern will be to do what is right for the City.

Mr. Krajewski has over 30 years of experience in the electric utility industry and has worked with several municipalities in Iowa, Kansas, Nebraska, and Colorado. Mr. Krajewski has extensive experience with power supply planning, contract negotiations, wholesale and retail cost of service and rate design, transmission access, financial planning and analysis for municipal utilities, regulatory affairs, and has been an expert witness in local, state, and federal utility proceedings. A copy of Mr. Krajewski's resume is attached (see Attachment 1).

Background

The City operates the water and wastewater utilities, which serves customers located within Hickman and adjacent rural areas. It has been about two years since the last cost of service study was prepared for the water and wastewater systems. The City would like

John A. Krajewski, P.E.
74408 Road 433
Smithfield, Nebraska 68976
402-440-0227
jk@jkenergyconsulting.com
www.jkenergyconsulting.com

to ensure the rates are adequate to cover budgeted expenses while providing adequate operating reserves. This study proposed in this letter will update the water and wastewater rate studies that were completed by NMPP Energy a few years ago.

Scope of Services

Task 1: Data Collection. This task involves collecting retail water sales, operating expenses, non-retail revenues, and other data necessary to complete the cost of service analysis. A data request will be prepared and submitted to the City. To the extent certain data is not available, alternatives to the requested data will be identified.

Task 2: Calculate Revenue Requirements and Operating Results. This task involves reviewing the projected operating expenses, non-retail revenues, debt service expenses and other elements that make up the projected revenue requirements. Revenue requirements will be calculated for a “Test Year” and for a projected period of three additional years. Projections will be prepared on a “cash basis” to ensure adequate cash flow to cover projected expenses, including capital improvement and debt service requirements. Projected retail revenues will be compared to projected expenses to develop projected operating results going forward. The purpose of this task is to identify necessary rate increases for future periods.

Task 3: Prepare Cost of Service Analysis. This task involves calculating the cost of service for each class of customers, using generally accepted cost allocation principles for municipal water utilities. Principles consistent with guidelines prepared by the American Water Works Association and others will be followed. JKEC will generally follow the structure of the NMPP Energy studies with updated cost and usage information as necessary.

Task 4: Rate Design. This task involves designing retail rates for each rate class. This task will consider the cost of service results as well as other goals established by the City. These goals may include long-term rate stability, competitiveness with neighboring utilities, financial stability, mitigation of large rate increases on particular rate classes, and funding of future capital projects. A conference call with City staff will be held to review these goals and establish rates that best accomplish the identified goals. Rate comparisons with neighboring utilities will be prepared.

Task 5: Present Results. This task involves preparing a formal report for presentation to the City Council. The report will be suitable for review by the City Council with tables that summarize the key results of the cost of service analysis. An updated rate ordinance will be provided to implement the proposed rates. JKEC staff will present the results at a meeting of the City Council and be available to answer any questions.

Schedule

The following schedule is based on the City providing notice to proceed no later than May 1, 2024. Any delay in executing the agreement or providing requested data will result in

a similar delay in subsequent milestones. All dates are approximate and will be adjusted to conform to the regular schedule for City Council meetings. The primary goal would be to implement any necessary rate changes to go into effect no later than December 1, 2024.

June 1, 2024:	Notice to proceed received
Mid-June 2024:	Project kick-off meeting (in-person)
June 30, 2024:	Receive all requested data from City
August 15, 2024:	Draft report completed and submitted to City staff
August 31, 2024:	Review draft report with City staff (via Zoom)
Late September 2024:	Present final results to City Council (in-person)
November 1, 2024:	Final report
December 1, 2024:	Effective date of rate changes

Meetings

The fee proposal includes two (2) site meetings. The purpose of the first visit will be to collect data and review the study process. The purpose of the second meeting will be to present the final results to the City Council. If additional visits are requested, billing will be based on JKEC's standard billing rate schedule, which is shown in Attachment 2.

City Responsibilities

The City is responsible for:

1. Providing requested data on a timely basis, including timely response to any questions or clarifications regarding the provided data.
2. Reviewing draft study results on a timely basis.
3. Scheduling appropriate meeting(s) with City staff, City Council and others.

Deliverables

1. One electronic copy of the draft report (summary form of report with proposed rate ordinance).
2. One hard copy of final report, including all work papers.
3. One electronic copy of the final report, including all work papers, in Adobe Acrobat (.pdf) format.
4. One electronic copy of proposed rate ordinance in Microsoft Word format.
5. Presentation of results to the City Council.

Fee

The cost to provide the above-listed Scope of Services will be a lump sum fee of \$6,000. For budget purposes, the billed amounts would be split evenly between water and wastewater. Billing will be based on the following milestones:

- \$1,000 will be invoiced upon completion of the kick-off meeting and data collection.
- \$4,000 will be invoiced upon completion and submittal of the draft report.
- \$1,000 will be invoiced upon presentation of the results to the City Council.

Invoices will be transmitted electronically via email and are due upon receipt. Interest will accrue on unpaid balances after 30 days at a rate of 1% per month.

Additional Services

Any services not included in the attached Scope of Services will only be provided upon written agreement by the City and JKEC. Such services will be billed at JKEC's standard billing rate schedule (see Attachment 2).

JKEC appreciates the opportunity to provide this letter agreement to the City. If it is acceptable, please print this letter, sign and return to JKEC (via email is acceptable).

Sincerely yours,



John A. Krajewski, P.E.
JK Energy Consulting, LLC

Attachments

ACCEPTED BY:

CITY OF HICKMAN, NEBRASKA

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Attachment 1 - Resume For John A. Krajewski, P.E.

Summary of Qualifications

Mr. Krajewski is a registered professional engineer with 30 years of experience in the electric utility industry, working for a joint action agency and two consulting firms. His areas of expertise include power supply resource planning, transmission access, regulatory affairs, wholesale and retail rate design, and distribution system planning. As an employee of the NMPP/MEAN, Mr. Krajewski developed the Cost of Service / Rate Design Study service. For over 20 years, he has prepared over 65 cost of service and rate design studies for municipal utilities and public power districts. He has also prepared over 30 power supply resource planning studies.

Some of his major accomplishments include:

- Project Manager for Nebraska's first utility scale wind farm, the Municipal Energy Agency of Nebraska (MEAN) Wind Farm in Kimball, consisting of seven 1.5 MW wind turbine generators and completed in 2002.
- Responsible for resource planning, operating budget preparation, wholesale rate design, and long-term financial and rate projections for MEAN from 2000 through 2008. Annual operating revenues for MEAN exceeded \$100 million in 2008.
- Prepared Integrated Resource Plans, resource plans, and power supply contract negotiations for utilities in eight states.
- Testified before the Federal Energy Regulatory Commission, Nebraska Power Review Board, Kansas Corporation Commission, and Hawaii Public Utilities Commission on various issues related to transmission access, application for construction of new power supply resources and retail rate issues.
- Experience in requesting transmission service, reviewing interconnection studies, and integrating new generation resources into the regional transmission system.

Work History

1992-1996	Power Supply Engineer – Municipal Energy Agency of Nebraska (MEAN)
1996-2000	Consulting Engineer – Sawvel and Associates, Inc.
2000-2008	Manager of Planning and Engineering – MEAN / NMPP Energy
2008-2009	Project Manager – JEO Consulting Group, Inc.
2009-Present	President – JK Energy Consulting, LLC

Education

Bachelor of Science, Mechanical Engineering, 1992
University of Nebraska – Lincoln

Industry Organizations / Committees

- American Public Power Association – Individual Associate Member
- Colorado Association of Municipal Utilities – Affiliated Member
- National / Nebraska Society of Professional Engineers
- Mid-Continent Area Power Pool – Design Review Subcommittee, 2002-2008
- Midwest Reliability Organization – Reliability Assessment Committee, 2005-2008
- Nebraska Sub-regional Transmission Planning Group, 2000-2008
- Nebraska Power Association – Joint Planning Subcommittee, 2000-2008
- Southwest Power Pool – Cost Allocation Working Group – Nebraska representative, March 2011-present

Professional Registrations

- Professional Engineer, Year of Original Registration, License Number
 - Kansas, 1999, License #15833
 - Nebraska, 2000, License #9992
 - Iowa, 2008, License #19210

Attachment 2 - JKEC Standard Billing Rate Schedule

The following rate schedule will be used to determine monthly billings unless a fixed fee or other billing arrangement is specified. The rate schedule will also be used to determine charges for additional services requested but not included in the agreed-upon Scope of Services.

<u>Billable Item</u>	<u>Billing Rate – effective January 1, 2024</u>
John A. Krajewski, P.E.	\$150.00 per hour
Senior Consultant	\$125.00 per hour
Administrative Staff	\$65.00 per hour
Mileage	IRS standard rate for business use for 2024: \$0.67/mile
Lodging, meals, other travel	Actual cost, without markup
Copies, faxes, postage, phone, other office overheads	Included in hourly billing rate
Outside professional services	Actual cost



May 13, 2024

Ms. Kelly Oelke
City Administrator
City of Hickman
115 Locust Street
P.O. Box 127
Hickman, NE 68372

RE: Water and Wastewater Cost of Service and Rate Study Proposal

Dear Kelly:

Sawvel and Associates, Inc. (Sawvel) is pleased to provide this proposal to the City of Hickman (City) to prepare a Water and Wastewater Business Plan and Cost of Service and Rate Study. This letter provides the purpose of the Study, Sawvel's approach to the Study, schedule, and estimated compensation to complete the Study.

BACKGROUND

The City indicated that it is interested in preparing a cost of service and rate study for the water system and wastewater system. The City indicated that it expects to increase capital expenses as part of an improvement plan to address the needs of the water and wastewater systems. We understand that the study should include projected capital expenditures that the City is planning for each of the systems.

PURPOSE

The purpose of the Study is to:

1. Project revenue requirements of the water system and wastewater systems for the years 2025 through 2029.
2. Prepare a cost-of-service analysis that fairly and equitably allocates the cost of owning, operating, and maintaining the water system and wastewater systems to each customer rate class to compare to revenue from existing rate schedules.

3. Review existing rates and determine if existing rate schedules should be modified.
4. Provide the City with recommended changes to rates for the period of 2025 to 2029.

APPROACH

The approach to the Study will involve the following steps:

1. Collect, review, and analyze the City's billing, financial, technical, and operating data.
2. Project the City's revenues by rate class and revenue requirements (2025- 2029).
3. Prepare and analyze cost of service results for the test year and compare the results to the revenues from each of the customer classes under current rates.
4. Use the Cost of Service and Rate Design spreadsheet model that was used for the 2021 Water and Wastewater studies to prepare the 2025 Cost of Service and Rate Study.
5. Design and recommend rates that are consistent with the City's guidelines and objectives.

SCOPE OF WORK

To execute this assignment, Sawvel will complete the following tasks:

Task 1 – Collect Data and Information

Customer, billing, and financial and operational information will be requested. To the extent that portions of the required data are not available in the form requested, if requested by the City, we will work with City staff to identify alternative means of obtaining the material.

Task 2 – Project Revenue and Revenue Requirements

Revenue requirements are costs associated with the operation, maintenance, capital improvements, transfers and/or deposits of water utility and wastewater utility monies to other funds and debt service less non-operating revenues. Revenues from existing rates and revenue requirements will be projected for the study period 2025 through 2029. Revenue from existing rates will be projected to assess the adequacy of revenues generated by existing rates. Revenue requirements will be developed to include appropriate margins and target fund balances. Projected revenue requirements including the City's sales forecast, operation and maintenance

and treatment and supply costs and capital plan will be included in the spreadsheet model in accordance with information provided by the City.

We will review projected revenue requirements with City staff before finalizing test year revenue requirements for the cost-of-service analysis. Sawvel will use the spreadsheet model that was used for the City's Water and Wastewater rate studies for the 2021 Cost of Service and Rate Design Studies with the assumption that the chart of accounts has not changed since 2021. Consequently, projected revenues and expenses for 2025 through 2029 will be prepared in that model and then used in the Cost-of-Service analysis also included in that spreadsheet model.

Task 3 – Prepare Cost of Service Analysis

The cost-of-service analysis assesses the level of revenue recovery required from each customer rate class (meter size). Cost of service is not the only factor to be considered when developing new rates. However, cost of service rate levels provides an important measure of revenue that may be needed to ensure equitable recovery of costs from each rate class. After the City approves projected revenue requirements, a cost-of-service analysis will be prepared using the model from the 2021 Cost of Service and Rate Design Studies with no changes to the existing (hard coded) assumptions for functionalization, classification, or allocation. The cost-of-service results will be compared to revenue from each rate class with existing rates.

Task 4 - Development of Water and Wastewater Rates

Based on the results of the cost-of-service model, we will assist the City in preparing rates for 2025 to 2029. It is our understanding that the City does not have any concerns with its existing rate structure. Therefore, this proposal assumes that only minor adjustments would be made to the rate structure. Major adjustments to the existing rate structure would require more effort and compensation than what is included in this proposal. The results will be presented to City management for review and discussion. Sawvel will prepare a Typical Bill Comparison showing, at various usage levels, how the City's current rates compare to proposed rates.

Optional Task 5 – Prepare Report

If this task is selected by the City, Sawvel will prepare and provide the City a report of findings and recommendations. The report will include the results of the cost-of-service analysis and recommended rates for the Water and Wastewater systems. A draft report will be prepared for review by the City. After receiving comments from the City, we will finalize the rate design and provide the final report to the City.

Optional Task 6 – Prepare Presentation

If this task is selected by City Sawvel will prepare a presentation for a City Council meeting to present the final cost of service and rate design results.

MEETINGS

Teleconferences will be conducted with the City to discuss and review project activities. We anticipate communicating with the City to discuss revenue requirements and to discuss revenue needed for the five-year revenue requirements projection period. Sawvel will attend in-person meetings as requested and authorized by the City. In person meetings are not included in the Compensation amount for this proposal.

SCHEDULE

We anticipate providing draft revenue requirements to the City two months after receipt of all requested data and information. We expect to complete the study four months from the time that all requested information is received.

COMPENSATION

The estimated compensation amount for Tasks 1 through 4 is \$28,500. The estimated compensation for Tasks 5 and 6 is \$6,000 and \$2,500 respectively. The estimated compensation includes telecommunication meetings with the City. The estimated compensation is based on receiving complete and accurate billing and financial information in the format requested by Sawvel.

Sawvel will invoice monthly for time and expenses incurred during the previous month in accordance with the then current Standard Billing Schedule. The current Standard Billing Schedule effective as of the date of this proposal is provided and is subject to revision by Sawvel from time to time. Sawvel will not exceed the estimated compensation amount without prior approval from the City.

We appreciate the opportunity to provide this proposal to the City. If you have any questions or comments regarding this proposal, please call Don Gruenemeyer at (419) 422-4812 x 104.

Sincerely,

A handwritten signature in black ink that reads "Donald E. Gruenemeyer". The signature is written in a cursive style with a large initial "D".

Donald E. Gruenemeyer, P.E.

President

DEG:akh

SAWVEL AND ASSOCIATES, INC.
STANDARD BILLING SCHEDULE FOR CONSULTING SERVICES
(Effective January 1, 2024)

LABOR

<u>Employee Classification</u>	<u>Hourly Rates</u> <u>As of 1/1/24</u>
Managing Executive	\$185.00
Principal Executive	\$175.00
Executive	\$160.00
Principal	\$145.00
Supervisor	\$140.00
Senior	\$130.00
Associate	\$120.00
Analyst	\$110.00
Assistant	\$105.00
Technician	\$90.00
Office Services	\$80.00

EXPENSES

Expenses will be at the cost or rate associated with the expense incurred in completing the services. Expenses include, but are not limited to, travel, facsimile, copying, postage and shipping, computer services and other direct expenses.



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



COMMENT, CONCERN & AGENDA REQUEST FORM



Date: May 21, 2024

Name: Dean Reicks, Commander, Post 105 American Legion
First Last

Address: PO Box 263, 106 S Locust St Hickman, Ne 68372
Street / P.O. Box City State Zip Code

Telephone: 308-340-0291 Email: dean.reicks@gmail.com

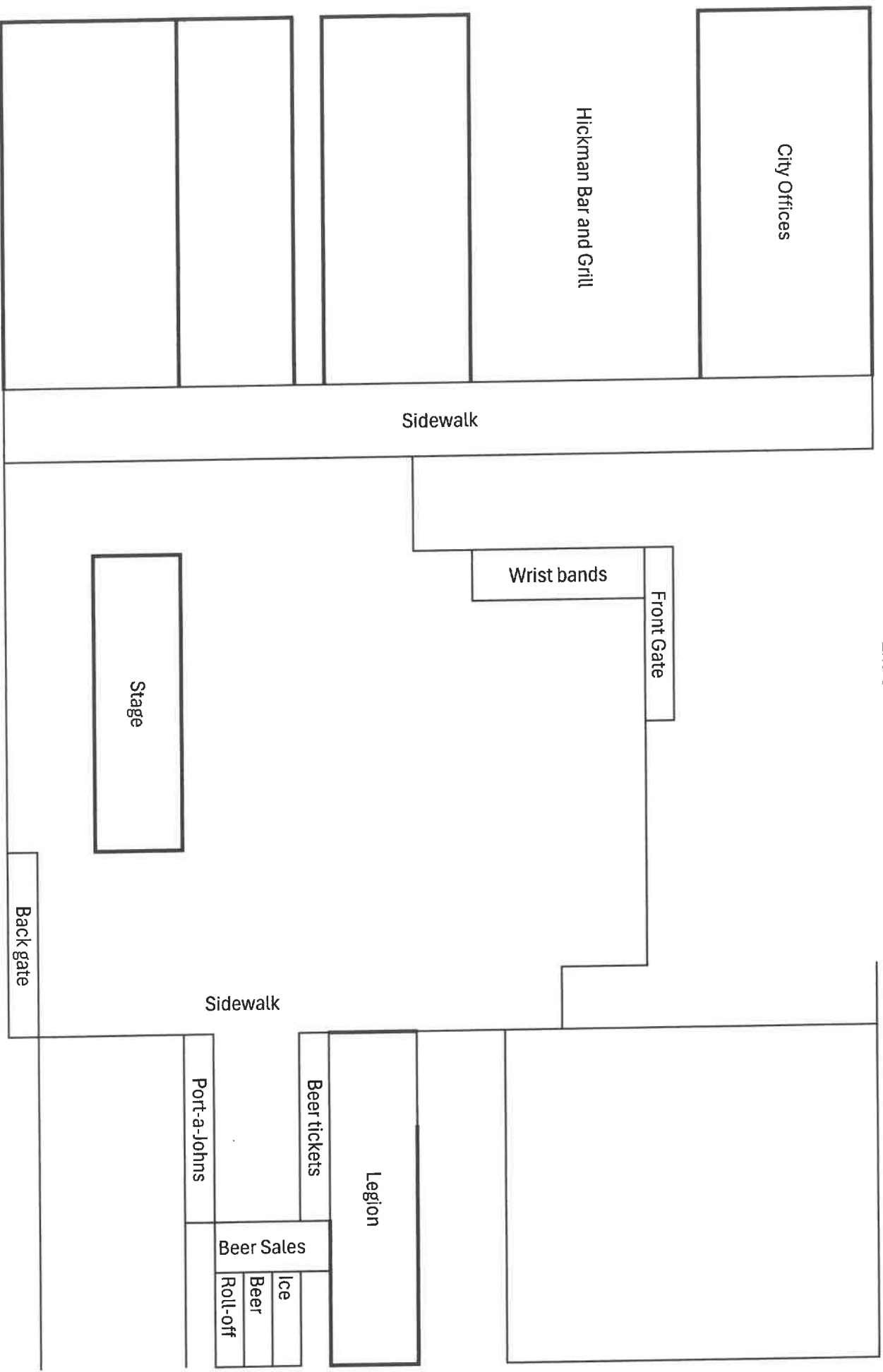
Comment, Concern, or Agenda Request Item:

The American Legion Post 105 request use of city property for the annual street dance on July 27, 2024.
In particular, the Post request the use of Locust Street starting from approximately 2nd Street south to
the intersection of 1st Street. Sidewalk access to the businesses on the west side of the street will remain open.
Coordination with the businesses will be made prior to the event. In addition, the Post request the use
city owned street barriers, 10 55-gallon trash cans and five picnic tables. The Post has an insurance rider
for the event with the City identified as the insured party. Pota-lets will be delivered prior to the event
and will be available to other downtown Hay Days events downtown.

[Signature]
Signature of Requestor

Date Received 5-21-2024 City Staff Name Kelly Deltke

Post 105 American Legion
Hay Days Street Dance
2nd Street



CHANGE ORDER

No. 6



Date of Issuance: May 28, 2024 Effective Date: May 28, 2024

Project: Hickman, NE WWTF Headworks and Final Clarifier	Owner: City of Hickman	Owner's Contract No.:
Contract: Base Bid – Lump Sum		Date of Contract: July 20, 2023
Contractor: Neuvirth Construction, Inc.		Engineer's Project No.: 021-01497

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

Description:

Change in site piping near oxidation ditch.

Attachments: (List documents supporting change): CPR 02

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>3,966,900.00</u>	Original Contract Times: Substantial Completion (days or date): <u>June 15, 2024</u> Ready for Final Payment (days or date): <u>July 15, 2024</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : \$ <u>189,719.38</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : Substantial Completion (days or date): <u>153 days</u> Ready for Final Payment (days or date): <u>139 days</u>
Contract Price prior to this Change Order: \$ <u>4,156,619.38</u>	Contract Times prior to this Change Order: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>
Increase of this Change Order: \$ <u>10,256.72</u>	[Increase] [Decrease] of this Change Order: Substantial Completion (days or date): <u>N/A</u> Ready for Final Payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>4,166,876.10</u>	Contract Times with all approved Change Orders: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: By: _____ By: _____
Engineer (Authorized Signature) Owner (Authorized Signature) Contractor (Authorized Signature)

Title: Engineer Title: _____ Title: _____

Date: 5/22/2024 Date: _____ Date: _____

Approved by Funding Agency (if applicable):

By: _____ Title: _____ Date: _____



Neuvirth Construction Inc.

7386 County Road P35
Blair, NE 68008

To: City Of Hickman	Contact:
Address: Hickman, NE	Phone:
	Fax:
Project Name: WWTP Headworks And Final Clarifier Hickman	Bid Number:
Project Location:	Bid Date:

Item #	Item Description	Estimated Quantity	Unit	Total Price
	C-107 Changes	1.00	LS	\$4,156.74
	C-108 Changes	1.00	LS	\$839.72
	C-109 Changes	1.00	LS	\$6,099.98

Total Bid Price: ~~\$11,096.44~~
\$10,256.72

Payment Terms:

Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Neuvirth Construction</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
---	--

CHANGE PROPOSAL REQUEST 002



PROJECT: Hickman Wastewater Treatment Facility Improvements

OWNER:
City of Hickman
Attn: Ms. Kelly Oelke
115 Locust Street
Hickman, NE 68372

DATE OF ISSUANCE: October 23, 2023

ENGINEER'S PROJECT NO.: 021-01497

TO CONTRACTOR:
Neuvirth Construction, Inc.
Attn: Mr. Tony Lager
3400 Old Mormon Bridge Road
Crescent, IA 51526

ENGINEER:
Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Please submit and itemized proposal for charges in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 days or notify the Engineer in writing of the date on which you anticipate submitting your proposal. **THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.**

Description:

- Sheet C-107
 - Add 1 – 12" x 45° Bend, MJ
 - Add approximately 10 LF of 12" clarifier influent piping.
- Sheet C-108
 - Add 1 – 8" x 45° Bend, MJ
- Sheet C-109
 - See detail on Sheet C-505
 - Add 2 – 18" x 22.5° Bend, MJ

Attachments:

Sheets C-108, C-107, C-109, C-505

General Contractor

Date

Olsson Recommendation:
 Recommend Acceptance
 Do Not Recommend Acceptance

Owner Action
 Accepted
 Not Accepted

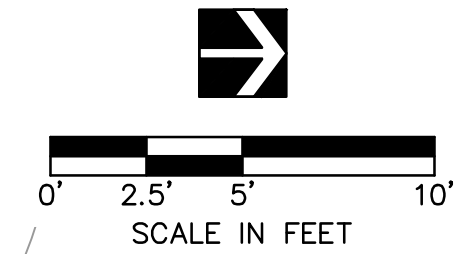
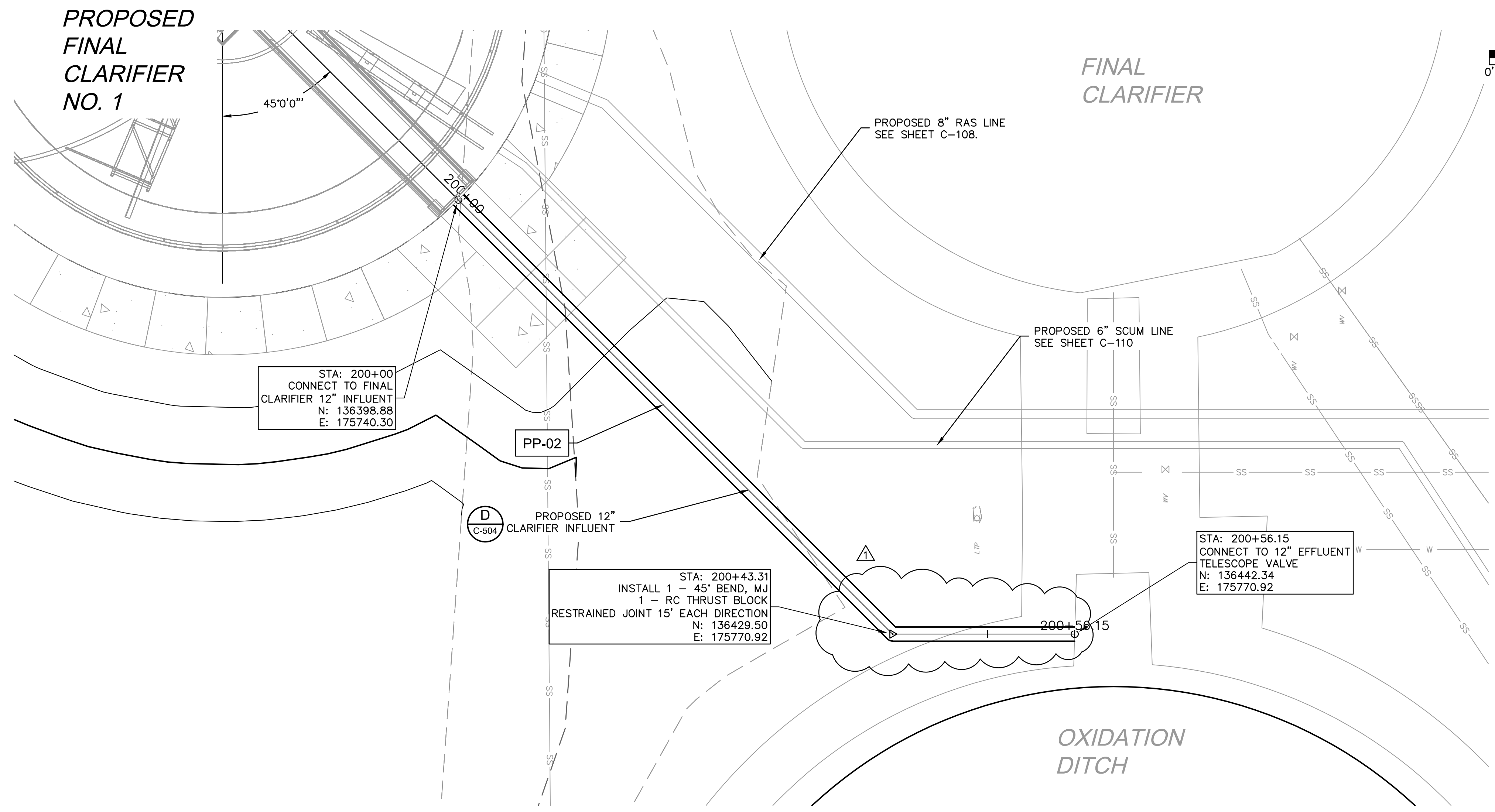
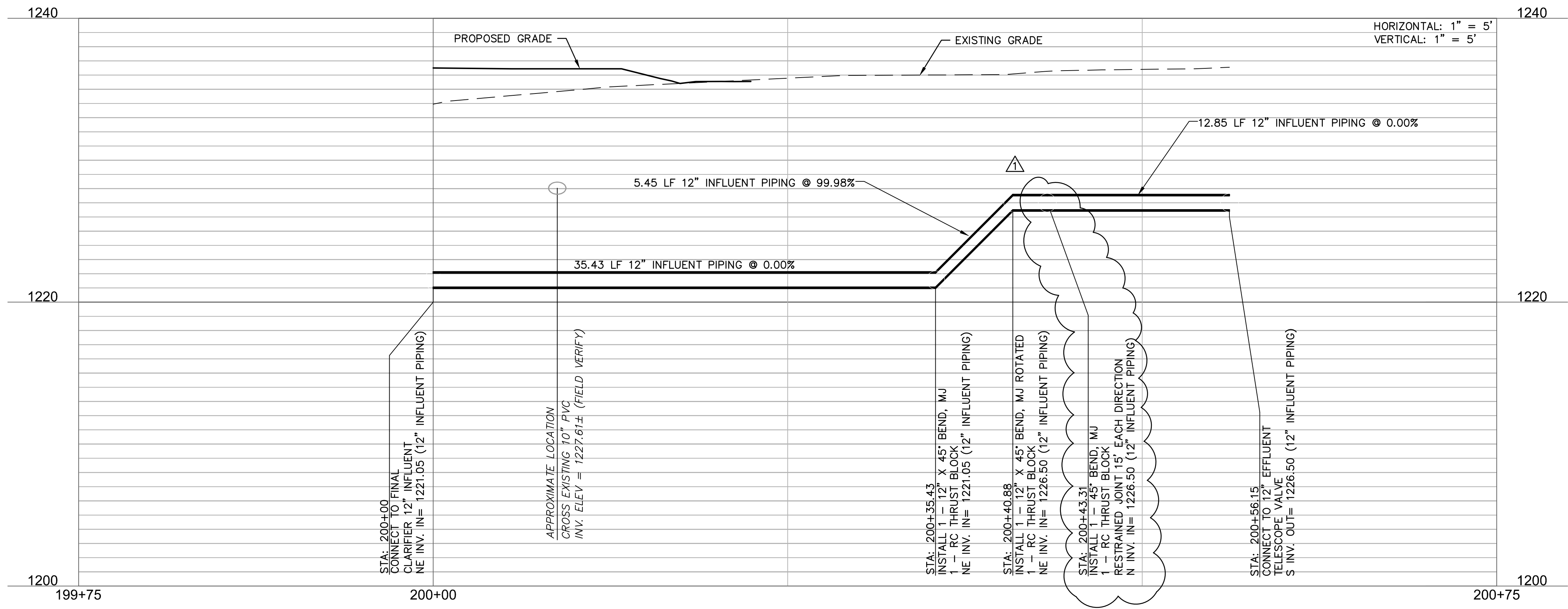
By: Engineer

By: Owner

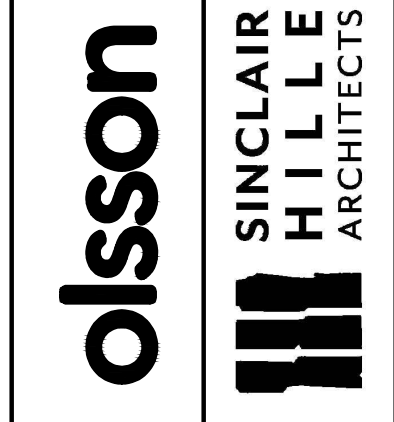
Date

Date

DWG: F:\2021\01001-01500\021-01497\40-Design\AutoCAD\Final Plans\Sheets\WTWW\P_WAT01_02101497.dwg
 DATE: Oct 19, 2023 2:45pm XREFS: V_XTOPO_02101497_012-0252-site-base P_PAV01_02101497 P_PSSWR_02101497 USER: nokeefe



601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL: 402.476.6511
 www.olsson.com



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REV. NO.	DATE	REVISIONS DESCRIPTION
1	10/18/2023	CONSTRUCTION REVISIONS

FINAL CLARIFIER NO. 1 INFLUENT PLAN AND PROFILE
 STA. 200+00 - STA. 200+56.15
WASTEWATER TREATMENT FACILITY HEADWORKS & FINAL CLARIFIER IMPROVEMENTS
 HICKMAN, NEBRASKA

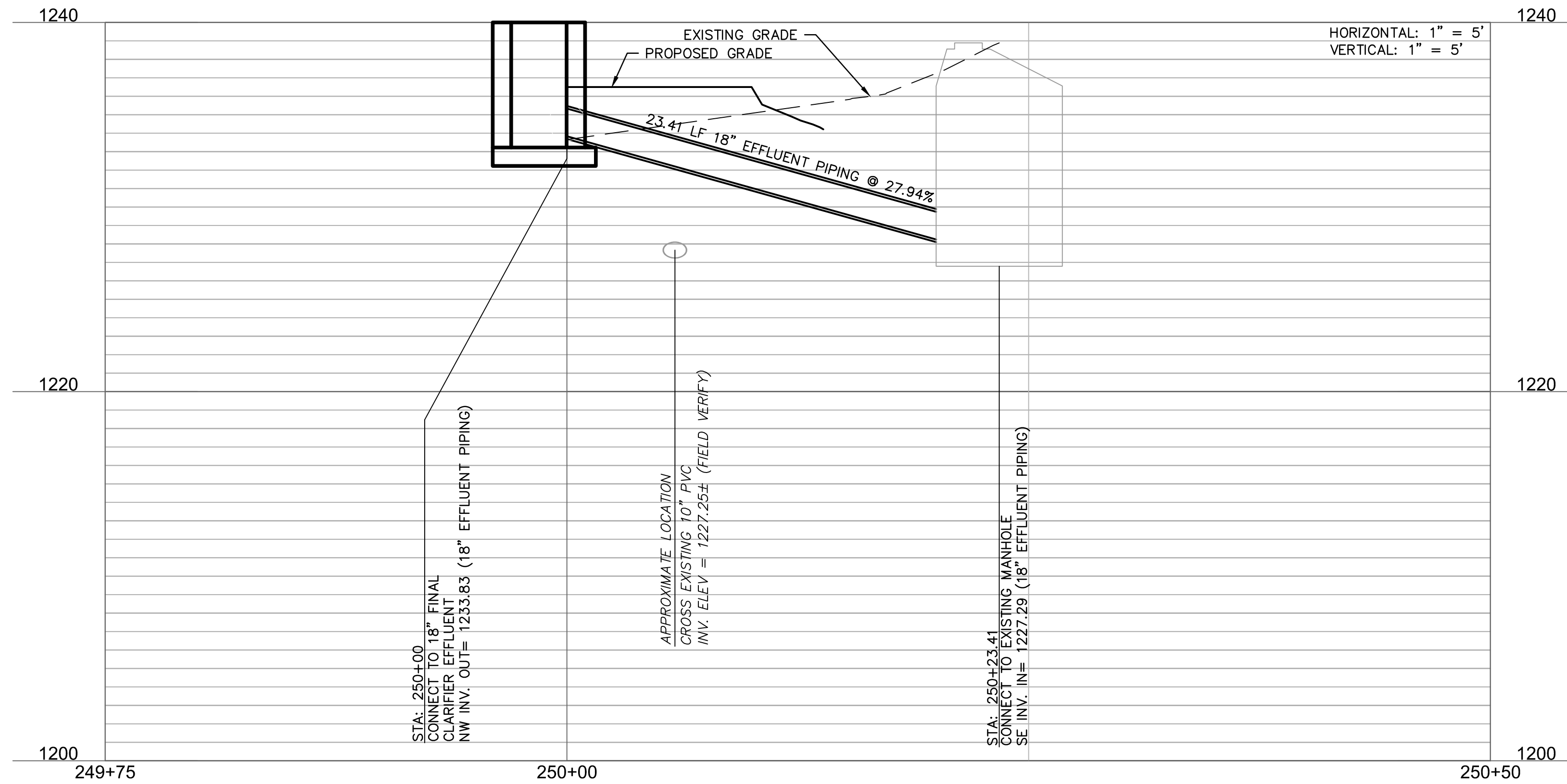
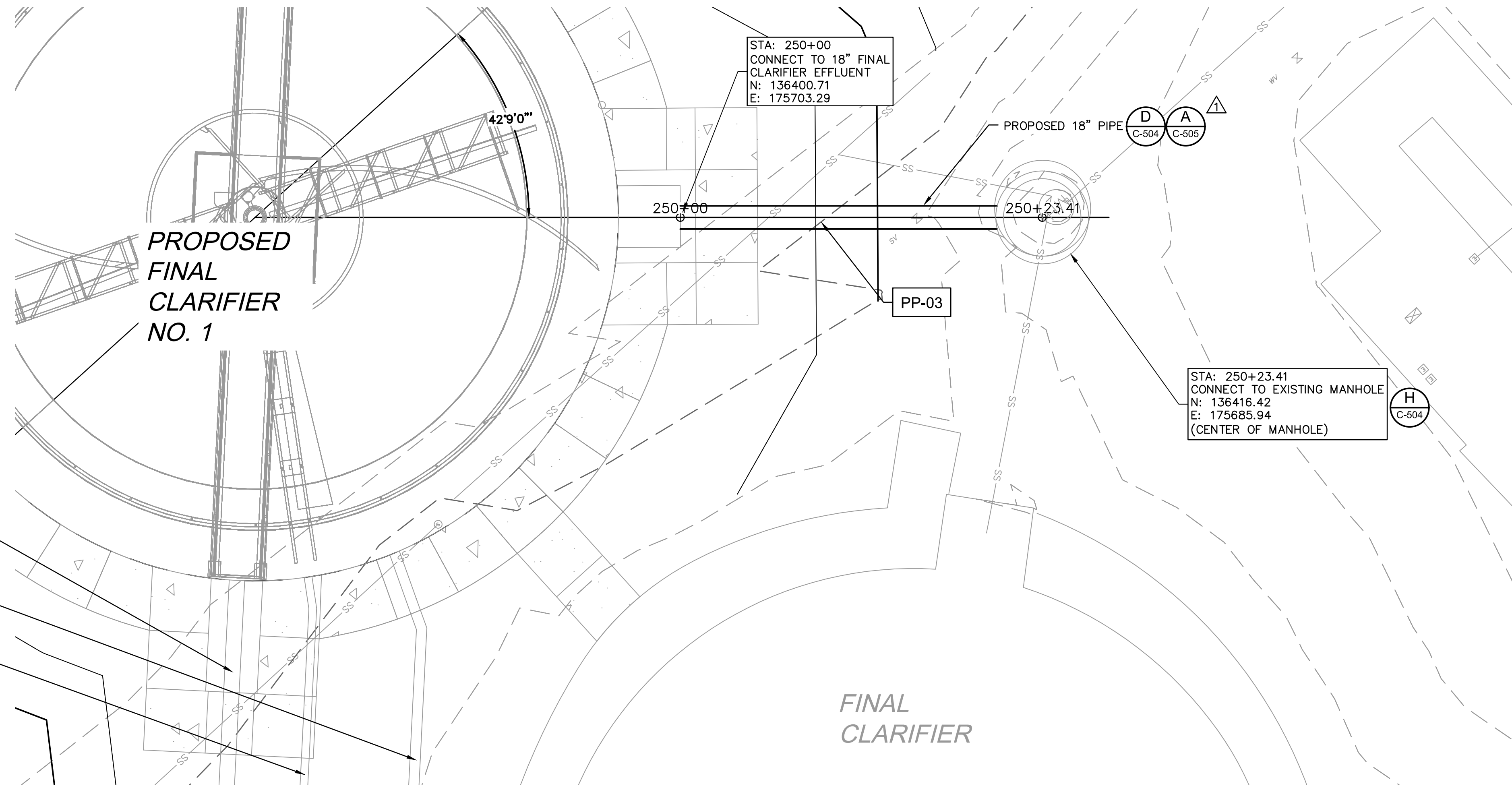
drawn by: CLN
 checked by: NDO
 approved by: NDO
 QA/QC by: JDW/MDM
 project no.: 021-01497
 drawing no.:
 date: 01/06/2023

DWG: F:\2021\01001-01500\021-01497-40-Design\AutoCAD\Final Plans\Sheets\WTWW\PAV01_02101497.dwg
 DATE: Oct 19, 2023 3:18pm XREFS: V_XTOPO_02101497_012-0252-site-base P_PSSWR_02101497 P_PAV01_02101497

PROPOSED 12" CLARIFIER INFLUENT.
SEE SHEET C-107

PROPOSED 8" RAS LINE.
SEE SHEET C-108

PROPOSED 6" SCUM LINE.
SEE SHEET C-110



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 ARCHITECTS



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REV. NO.	DATE	REVISIONS DESCRIPTION
1	10/18/2023	CONSTRUCTION REVISIONS

FINAL CLARIFIER NO. 1 EFFLUENT PLAN & PROFILE
 STA 250+00 - STA 250+23.41

WASTEWATER TREATMENT FACILITY HEADWORKS & FINAL CLARIFIER IMPROVEMENTS

HICKMAN, NEBRASKA 2023

drawn by: CLN
 checked by: NDO
 approved by: NDO
 QA/QC by: JDW/MDM
 project no.: 021-01497
 drawing no.:
 date: 01/06/2023

CHANGE ORDER

No. 7



Date of Issuance: May 28, 2024 Effective Date: May 28, 2024

Project: Hickman, NE WWTF Headworks and Final Clarifier	Owner: City of Hickman	Owner's Contract No.:
Contract: Base Bid – Lump Sum		Date of Contract: July 20, 2023
Contractor: Neuvirth Construction, Inc.		Engineer's Project No.: 021-01497

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

Description:

Add wall enclosure plates for bar screen discharge pipe.

Attachments: (List documents supporting change): CPR 13

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>3,966,900.00</u>	Original Contract Times: Substantial Completion (days or date): <u>June 15, 2024</u> Ready for Final Payment (days or date): <u>July 15, 2024</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : \$ <u>189,719.38</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : Substantial Completion (days or date): <u>153 days</u> Ready for Final Payment (days or date): <u>139 days</u>
Contract Price prior to this Change Order: \$ <u>4,156,619.38</u>	Contract Times prior to this Change Order: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>
Increase of this Change Order: \$ <u>3,683.38</u>	[Increase] [Decrease] of this Change Order: Substantial Completion (days or date): <u>N/A</u> Ready for Final Payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>4,160,302.76</u>	Contract Times with all approved Change Orders: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By:  Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: <u>Engineer</u>	Title: _____	Title: _____
Date: <u>5/22/2024</u>	Date: _____	Date: _____

Approved by Funding Agency (if applicable):

By: _____ Title: _____ Date: _____

CHANGE PROPOSAL REQUEST 013



PROJECT: Hickman Wastewater Treatment Facility Improvements

OWNER:
City of Hickman
Attn: Ms. Kelly Oelke
115 Locust Street
Hickman, NE 68372

DATE OF ISSUANCE: May 20, 2024

ENGINEER'S PROJECT NO.: 021-01497

TO CONTRACTOR:
Neuvirth Construction, Inc.
Attn: Mr. Tony Lager
3400 Old Mormon Bridge Road
Crescent, IA 51526

ENGINEER:
Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Please submit and itemized proposal for charges in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 days or notify the Engineer in writing of the date on which you anticipate submitting your proposal. **THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.**

Description:

- Addition of steel wall plates to enclose opening for bar screen discharge chute.

Attachments:

Contractor CPR

General Contractor

Date

Olsson Recommendation:
 Recommend Acceptance
 Do Not Recommend Acceptance

Owner Action
 Accepted
 Not Accepted

By: Engineer

By: Owner

Date

Date



Neuvirth Construction Inc.

7386 County Road P35
Blair, NE 68008

To: City Of Hickman	Contact:
Address: Hickman, NE	Phone:
	Fax:
Project Name: WWTP Headworks And Final Clarifier Hickman	Bid Number:
Project Location:	Bid Date: 4/6/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Wall Penetration Plate	1.00	LS	\$3,683.38	\$3,683.38

Total Bid Price: \$3,683.38

Notes:

- **Price Includes:**
- Bond
- **Price Does Not Include**
- Sales Tax

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Neuvirth Construction</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
---	--

REQUEST FOR INFORMATION FORM



TO:	<u>Nate O'Keefe</u>
COMPANY:	Olsson

RFI #:	171423
DATE	2/12/2024
DATE NEEDED BY	ASAP
PROJECT NAME	WWTP Headworks and Final Clarifier Hickman
PROJECT #	021-01497

RFI DESCRIPTION

RE: *Wall penetrations and brick expansion for headworks building

- Can we please get a detail for the lintels above the exhaust fan, intake fan and door opening?
- Can we please get a detail of the wall penetration of the discharge pipe at an angle?
- Is there supposed to be an expansion joint in the brick veneer of the building?

Please advise

ATTACHMENTS:

SUBMITTED BY: Tony Lager
COMPANY: Neuvirth Construction

RESPONSE TO RFI

Detail for intake louver lintels shown on Sheet A-400 Details 9, 10, and 11. Detail for door lintel shown on Sheet A-400 Detail 1. Exhaust fan opening to be similar to intake louver, opening size to match manufacturers requirements. Use 1/4"x7" steel plate and 2"x6"x3/6" steel tube for door, intake louver, and exhaust fan lintels.

See plate closure detail on attached sheet. Angle of discharge chute to be decreased from that shown in shop drawing to avoid conflict with step in brick veneer shown on Sheet A-106 Detail 4.

Install control joints in the brick veneer, 2'-0" off an exterior corner and at the ends of all steel lintels.

RESPONSE BY:

A handwritten signature in blue ink, appearing to read "Tony Lager".

DATE: 3/5/2024

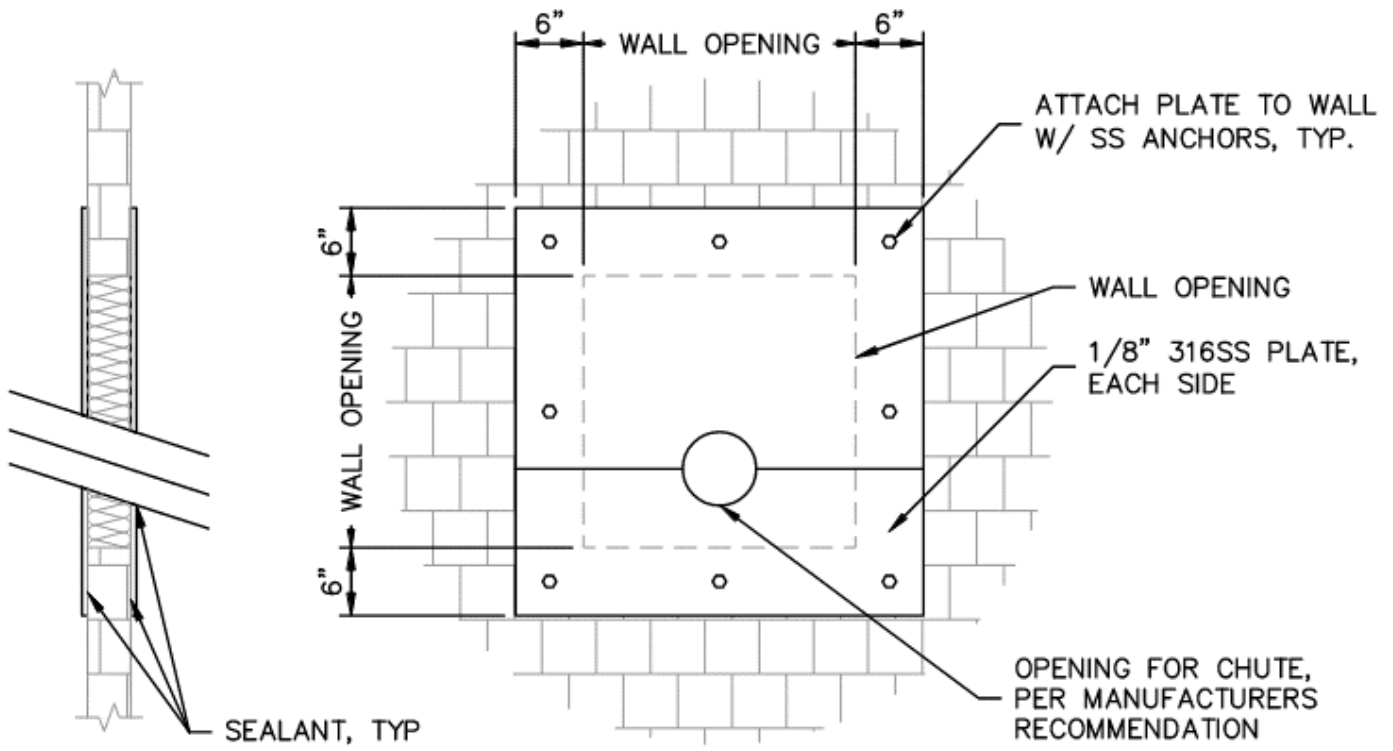


PLATE CLOSURE DETAIL



CHANGE ORDER

No. 8



Date of Issuance: May 28, 2024 Effective Date: May 28, 2024

Project: Hickman, NE WWTF Headworks and Final Clarifier	Owner: City of Hickman	Owner's Contract No.:
Contract: Base Bid – Lump Sum		Date of Contract: July 20, 2023
Contractor: Neuvirth Construction, Inc.		Engineer's Project No.: 021-01497

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

Description:

Increase in size of infrared heater to mitigate freezing of exposed bar screen discharge piping.

Attachments: (List documents supporting change): CPR 14

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>3,966,900.00</u>	Original Contract Times: Substantial Completion (days or date): <u>June 15, 2024</u> Ready for Final Payment (days or date): <u>July 15, 2024</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : \$ <u>189,719.38</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>5</u> : Substantial Completion (days or date): <u>153 days</u> Ready for Final Payment (days or date): <u>139 days</u>
Contract Price prior to this Change Order: \$ <u>4,156,619.38</u>	Contract Times prior to this Change Order: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>
Increase of this Change Order: \$ <u>265.23</u>	[Increase] [Decrease] of this Change Order: Substantial Completion (days or date): <u>N/A</u> Ready for Final Payment (days or date): <u>N/A</u>
Contract Price incorporating this Change Order: \$ <u>4,156,884.61</u>	Contract Times with all approved Change Orders: Substantial Completion (days or date): <u>November 15, 2024</u> Ready for Final Payment (days or date): <u>December 1, 2024</u>

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: By: _____ By: _____
 Engineer (Authorized Signature) Owner (Authorized Signature) Contractor (Authorized Signature)

Title: Engineer Title: _____ Title: _____

Date: 5/22/2024 Date: _____ Date: _____

Approved by Funding Agency (if applicable):

By: _____ Title: _____ Date: _____

CHANGE PROPOSAL REQUEST 014



PROJECT: Hickman Wastewater Treatment Facility Improvements

OWNER:
City of Hickman
Attn: Ms. Kelly Oelke
115 Locust Street
Hickman, NE 68372

DATE OF ISSUANCE: May 20, 2024

ENGINEER'S PROJECT NO.: 021-01497

TO CONTRACTOR:
Neuvirth Construction, Inc.
Attn: Mr. Tony Lager
3400 Old Mormon Bridge Road
Crescent, IA 51526

ENGINEER:
Olsson
601 P Street, Suite 200
Lincoln, NE 68508

Please submit and itemized proposal for charges in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 days or notify the Engineer in writing of the date on which you anticipate submitting your proposal. THIS IS **NOT** A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

- Change of infrared heater for discharge chute to larger model.

Attachments:

Contractor CPR

General Contractor

Date

Olsson Recommendation:
 Recommend Acceptance
 Do Not Recommend Acceptance

Owner Action
 Accepted
 Not Accepted

By: Engineer

By: Owner

Date

Date



Neuvirth Construction Inc.
 7386 County Road P35
 Blair, NE 68008

To: City Of Hickman Address: Hickman, NE	Contact: Phone: Fax:
CO Name: Heater Alterations Project Location:	CO ID: CO13 CO Date: 4/6/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Heater Deduct	1.00	LS	(\$498.23)	(\$498.23)
	57" Infrared Heater	1.00	LS	\$763.46	\$763.46

Total Bid Price: \$265.23

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Neuvirth Construction</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
--	---



CERTIFICATE OF PAYMENT: 6

Date of Issuance: May 22, 2024

Project: Hickman WWTF Head Works and Final Clarifier Improvements

Project No.: 021-01497

Contractor Project No.: 1423

Contractor: Neuvirth Construction Inc., 7386 County Road P35 Blair, NE 68008

DETAILED ESTIMATE		
Description	Unit Price	Extension
See Attached.		

PLEASE REMIT PAYMENT TO: NEUVIRTH CONSTRUCTION, INC.

Value of Work Completed This Request: \$ 1,330,389.18

Original Contract Cost: \$ 3,966,900.00
 Approved Change Orders:
 No. 1 \$6,635.50
 No. 2 \$43,014.20
 No. 3 \$ 39,819.68
 No. 4 \$ 100,250.00
 No. _____

Total Contract Cost: \$ 4,156,619.38

Value of completed work and materials stored to date \$ 1,330,389.18
 Less retainage percentage 5% \$ 66,519.46
 Net amount due including this estimate \$ 1,263,869.72
 Less: Estimates previously approved:

No. 1	\$379,646.23	No. 2	\$150,100.00	No. 3	\$129,803.73
No. 4	\$172,069.77	No. 5	\$242,250.00	No. 6	
No. 7		No. 8		No. 9	

Total Previous Estimates: \$1,073,869.73

NET AMOUNT DUE THIS ESTIMATE: \$ 190,000.00

The undersigned hereby certifies, based upon periodic observations as set forth in scope of work and the data included in all applicable payment applications that, to the best of its knowledge, information and belief: (1) the work has progressed as indicated in the applicable payment applications; (2) the work performed and materials delivered by Contractor are in conformance with the plans and specifications; and (3) the Contractor, in accordance with the contract, is entitled to payment as indicated above.

This certification does not constitute a warranty or guarantee of any type. Client shall hold its Contractor solely responsible for the quality and completion of the Project, including construction in accordance with the construction documents. Any duty or obligation of Olsson hereunder is for the sole benefit of the Client and not for any third party, including the Contractor or any Subcontractor.

OLSSON

CITY OF HICKMAN

By:

By: _____

cc: City of Hickman - Owner
 Neuvirth Construction Inc. - Contractor
 Project File

Contractor's Application For Payment No. 6

To (Owner):	City of Hickman	Application Period:	4/1/2024	4/30/2024	Application Date:	5/8/2024
Contractor	Neuvirth Construction Inc	PROJECT NAME			Invoice Number	1423 6
Address	7386 county road P35 Blair Ne. 68008	Hickman WWTP			Via (Engineer)	
Project Number	1423				Engineer's Project No.:	

Change Order Summary

Approved Change Orders		
Number	Additions/Deductions	Description
1	\$ 6,635.50	CO1- Remove Abandoned Sewer
2	\$ 15,593.32	CPR 006 Headworks Form Savers
3	\$ 30,918.16	CPR 7A Clarifier Changes
4	\$ 39,819.68	WCD 02 Remove and Replace SBR Valve
5	\$ 100,250.00	CPR 009 Alt RAS Pipe Route
6	\$ (3,497.28)	CPR 7B Valve & Valve Box Deduct
7	\$ -	
8	\$ -	
9	\$ -	
10	\$ -	
TOTALS	\$ -	
NET CHANGE BY	\$ -	
CHANGE ORDERS	\$ 189,719.38	

1. ORIGINAL CONTRACT PRICE	\$ \$ 3,966,900.00
1a. Overage Not by Change Order	
2. Net change by Change Orders	\$ \$ 189,719.38
3. CURRENT CONTRACT PRICE (Line 1±1a± 2)	\$ \$ 4,156,619.38
4. TOTAL COMPLETED AND STORED TO DATE (Column G+J on Progress Estimate)	\$ \$ 1,330,389.18
5. RETAINAGE:	
a. 5% <input checked="" type="checkbox"/> Override Work Completed	\$ \$ 10,000.00
b. 5% <input checked="" type="checkbox"/> Override Stored Materials	\$ \$ -
c. Retainage (Line 5a + Line 5b)	\$ \$ 10,000.00
d. Previous retainage	\$ \$ 56,519.46
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c-Line 5d)	\$ \$ 1,263,869.72
7. LESS PREVIOUS PAYMENTS	\$ \$ 1,073,869.72
8. AMOUNT DUE THIS APPLICATION	\$ \$ 190,000.00
9. BALANCE TO FINISH (Column O on Progress Estimate)	\$ \$ 2,836,230.20
10. FINAL APPLICATION FOR RETAINAGE	\$ \$ -

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Digitally signed by Jacob Neuvirth
 DN: C=US, E=jacob@neuvirth.com,
 O=Neuvirth Construction, CN=Jacob Neuvirth
 Date: 2024.05.08 06:45:03-05'00'

By: _____ Date: _____

Payment of: _____
 (Line 8 or other - attach explanation of other amount)

is recommended by: _____ (Engineer) _____ (Date)

Payment of: _____
 (Line 8 or other - attach explanation of other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____
 Funding Agency (if applicable) _____ (Date)

Labor & Equipmen \$ 142,387.61 **Materials** \$ 47,612.39 **Tax** \$ -

Tax Exempt

Progress Estimate

Contractors Application

6

Job Name		Hickman WWTP				Invoice Number:		1423 6		Neuvirth Construction Inc				
Application Date		5/8/2024				Application Period:		4/1/2024		4/30/2024				
A	Owner	City of Hickman				C	CC	D	E	F	G	H	I	J
Item	Description	Bid Quantity	Overrun Quantity	Unit Price	Bid Value	Work Completed				Materials Presently Stored	Completed and Stored to Date		Balance to Finish (B - G)	Materials Incorp. This Application
Bid Item No.						From Previous Application	Overrun This Period	Quantity this Period	Value this Application		(C + E + F)	(G / B)		
1	Bypass Procedure	1	0.00	\$ 37,623.35	\$ 37,623.35	\$ 37,623.35	\$ -	0.00		\$ -	\$ 37,623.35	100.00%	\$ -	\$ -
2	Clarifier Pipe and Fittings Interior	1	0.00	\$ 65,555.68	\$ 65,555.68	\$ 56,166.76	\$ -	0.00		\$ -	\$ 56,166.76	85.68%	\$ 9,388.92	\$ -
3	Clarifier Structure	1	0.00	\$ 531,111.36	\$ 531,111.36	\$ 504,000.12	\$ -	0.00		\$ -	\$ 504,000.12	94.90%	\$ 27,111.24	\$ -
4	Clarifier Skimmer Mechanism	1	0.00	\$ 415,555.67	\$ 415,555.67	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 415,555.67	\$ -
5	Clarifier Stairs and Footing	1	0.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 15,000.00	\$ -
6	Electrical	1	0.00	\$ 392,111.24	\$ 392,111.24	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 392,111.24	\$ -
7	Existing Pump Station Modifications	1	0.00	\$ 40,354.99	\$ 40,354.99	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 40,354.99	\$ -
8	Headworks Bar Screen and Compactor	1	0.00	\$ 460,917.24	\$ 460,917.24	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 460,917.24	\$ -
9	Headworks Structure	1	0.00	\$ 571,834.48	\$ 571,834.48	\$ 145,000.00	\$ -	0.35	\$ 200,000.00	\$ -	\$ 345,000.00	60.33%	\$ 226,834.48	\$ -
10	Headworks Interior	1	0.00	\$ 460,917.24	\$ 460,917.24	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 460,917.24	\$ -
11	Headworks Excavation	1	0.00	\$ 100,000.00	\$ 100,000.00	\$ 60,000.00	\$ -	0.00		\$ -	\$ 60,000.00	60.00%	\$ 40,000.00	\$ -
12	Logistics	1	0.00	\$ 324,959.14	\$ 324,959.14	\$ 246,743.87	\$ -	0.00		\$ -	\$ 246,743.87	75.93%	\$ 78,215.27	\$ -
13	Oxidation Ditch	1	0.00	\$ 59,430.51	\$ 59,430.51	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 59,430.51	\$ -
14	Site Demolition	1	0.00	\$ 29,095.15	\$ 29,095.15	\$ 7,273.78	\$ -	0.00		\$ -	\$ 7,273.78	25.00%	\$ 21,821.37	\$ -
15	Site General	1	0.00	\$ 94,865.00	\$ 94,865.00	\$ 37,946.00	\$ -	0.00		\$ -	\$ 37,946.00	40.00%	\$ 56,919.00	\$ -
16	Site Headworks	1	0.00	\$ 124,523.00	\$ 124,523.00	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 124,523.00	\$ -
17	Site Work	1	0.00	\$ 135,086.51	\$ 135,086.51	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 135,086.51	\$ -
18	SWPPP	1	0.00	\$ 23,329.44	\$ 23,329.44	\$ 17,497.08	\$ -	0.00		\$ -	\$ 17,497.08	75.00%	\$ 5,832.36	\$ -
19	Alternate 1	1	0.00	\$ 84,630.00	\$ 84,630.00	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 84,630.00	\$ -
	CPR 002 Site Piping Adjustments	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
	CPR 006 Headworks Form Savers	1	0.00	\$ 15,593.32	\$ 15,593.32	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 15,593.32	\$ -
	CPR 005 Remove Existing Abandoned Sewer	1	0.00	\$ 6,635.50	\$ 6,635.50	\$ 6,635.50	\$ -	0.00		\$ -	\$ 6,635.50	100.00%	\$ -	\$ -
	CPR 7A Clarifier Changes	1	0.00	\$ 30,918.16	\$ 30,918.16	\$ 15,000.00	\$ -	0.00		\$ -	\$ 15,000.00	48.52%	\$ 15,918.16	\$ -
	WCD 02 Remove and Replace SBR Valve	1	0.00	\$ 39,819.68	\$ 39,819.68	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 39,819.68	\$ -
	CPR 009 Alt RAS Pipe Route	1	0.00	\$ 100,250.00	\$ 100,250.00	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 100,250.00	\$ -
	CPR 003 Pump Station Pipe	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
	CPR 7B Valve & Valve Box Deduct	1	0.00	\$ (3,497.28)	\$ (3,497.28)	\$ (3,497.28)	\$ -	0.00		\$ -	\$ (3,497.28)	100.00%	\$ -	\$ -
	CO11 Exterior Heat Alteration	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
	CO10 Telescoping Valve Extension	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
	CO12 Wall Penetration	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
Original Contract Total					\$ 3,966,900.00	\$ 1,130,389.18	//////////	\$ 200,000.00	\$ -	\$ 1,330,389.18	33.54%	\$ 2,826,230.20	\$ -	
Net Increase/Decrease Total					\$ -									
C/O Total					\$ 189,719.38									



KELLY M OELKE
[REDACTED]
HICKMAN, NE 68372

May 17, 2024

Dear KELLY M OELKE,

We're excited to announce that our Hickman branch will undergo a comprehensive remodel! This remodel aims to enhance the customer experience and modernize the branch to better serve the community.

The remodel will be conducted in phases to ensure minimal disruption to banking services.

Throughout the remodel process, we are committed to maintaining the highest standards of safety and convenience for customers and staff. Customers can continue to expect the same level of service excellence they have come to trust from First State.

We will send out regular updates throughout the remodel process to ensure that you are informed of any changes or temporary adjustments to banking services. Please make sure we have your current email address on file and follow us on Facebook, so you never miss an update.

We would like to invite you to our Community Appreciation event on Tuesday, June 4, 2024, where we will unveil the renderings and details of our remodel! Bring your family to the Hickman First State parking lot from 5:00-7:30 p.m. to enjoy a grill-out, bounce houses, and great company. First State's leadership team along with Ayars and Ayars Construction will say a few words about the remodel project around 6:15 p.m. Parking will be limited at the bank but will also be available at the Family First Dental and City of Hickman offices across the street.

The First State team is excited to bring this upgrade to the Hickman community to offer you a more modern experience while continuing to serve you with excellence.

Sincerely,



Jerry Lentfer

Jerry Lentfer
Chief Executive Officer
jlentfer@1fsb.bank



Brenda Watson

Brenda Watson
Chief Customer Officer
bwatson@1fsb.bank



Tim Kalkowski

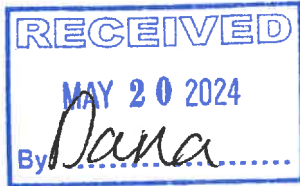
Tim Kalkowski
Regional President
tkalkowski@1fsb.bank

STATE OF NEBRASKA

POWER REVIEW BOARD



Jim Pillen
Governor



May 14, 2024

Timothy J. Texel
Executive Director
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Lincoln, Nebraska 68509-4713
Phone: (402) 471-2301
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To each Electric Power Supplier
Operating in the State of Nebraska

Dear Nebraska Electric Power Supplier:

The purpose of this letter is to notify you of a new requirement regarding electric infrastructure constructed or installed in the State of Nebraska as a result of legislation passed by the Nebraska Unicameral during the 2024 session, and to provide some guidance on how the Nebraska Power Review Board (NPRB) will ensure compliance with the new provisions.

As you may be aware, the Unicameral passed Legislative Bill 1370 during the 2024 session. Section 6 of LB 1370 amended Neb. Rev. Stat. § 70-1012 by adding a requirement that prior to commencing construction of an electric generation facility, or a transmission facility carrying more than 700 volts, that will be located within 10 miles of certain military installations, the owner of the proposed facility must provide written notice to the NPRB certifying that the facility contains no “materials, electronics, or other components” manufactured by a foreign adversary as defined by 15 C.F.R. 7.4. An electric supplier is exempt from the certification requirement if it provides written notice to the NPRB that it is in compliance with the critical infrastructure protection requirements issued by the North American Electric Reliability Corporation (NERC). Electric suppliers must notify the NPRB if they fall out of compliance with the NERC standards.

Section 7 of the bill created an identical requirement for privately-owned electric suppliers seeking exemption from the provisions of Neb. Rev. Stat. §§ 70-1012 to 70-1014.01 under the privately developed renewable energy generation facility process set out in Neb. Rev. Stat. § 70-1014.02.

Section 5 of LB 1370 provides a description of the types of military installations to which the new requirements apply.

Chuck Hutchison
Bellevue
Chair

Kristen L. Gottschalk
Colon
Vice Chair

MEMBERS
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Lincoln

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Lincoln

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Norfolk

Nebraska Electric Power Suppliers

May 14, 2024

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Since section 13 of the bill included an emergency clause, the bill becomes effective when signed by the Governor. Section 9 of the bill made the emergency clause applicable to each of the sections described in this letter. Governor Pillen signed LB 1370 into law on April 15, 2024. Thus, the above requirements are already in effect.

The NPRB wants to make all electric power suppliers aware that, effective immediately, all electric facilities constructed in the state from this point on will require a certification by the owner of the new generation or transmission facility stating whether the proposed facility is within 10 miles of a military installation as defined in Neb. Rev. Stat. section 70-1001.01(3). Please note: **this new requirement includes even transmission facilities located entirely within an electric power supplier's retail service area.** If the facility's proposed location is located within 10 miles of an applicable military installation, the owner must provide a written certification that the facility will not contain any materials, electronics or components manufactured by a foreign adversary. Without the proper certification or exemption, the owner of the proposed facility will not have authority to construct the facility. If construction occurs without filing the appropriate certification or exemption, the NPRB may have the authority to initiate legal action to either cease construction of the facility, or to discontinue operations of a facility that has already been constructed.

To comply with the certification requirement, there is currently no requirement for any specific form or exact wording. Electric suppliers wishing to be exempt from further notices based on compliance with the NERC critical infrastructure protection requirements can provide the NPRB with a letter attested to by a utility official authorized to sign on behalf of the utility. The signature block should include the signature, followed by the signer's printed or typed name and title. Suppliers choosing instead to provide certification on a case-by-case basis for each project can provide a separate notice letter. If the project will require an NPRB application to be filed, the owner can either file a letter, or use the applicable application form in the NPRB's Rules of Practice and Procedure and add a paragraph 12 to Appendix B (for transmission lines) or add a paragraph 8 to Appendix C (for generation facilities).

The NPRB wishes to make sure that all Nebraska electric power suppliers are aware of these new requirements, and to work with suppliers to ensure that projects are not unnecessarily delayed due to these new requirements. If you have any questions, please feel to contact the undersigned.

Sincerely,



Timothy J. Texel