

City Council Regular Meeting
Tuesday, June 11, 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 28, 2024, City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

- 5.C. Amendment of the April 09, 2024, City Council Meeting Minutes
6. Proclamations, Presentations, Appointments, Affirmations & Introductions - None
7. Reports
 - 7.A. Lancaster County Sheriff's Office Report
 - 7.B. Community Center Report
 - 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 (3rd 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 (3rd Reading)
10. New Business
 - 10.A. 12U Hickman Royals Baseball Coach Request to use City Owned Property for Hickman Mom's Game with Food Truck on June 28, 2024.
 - 10.B. Resolution 2024-06, Memorandum of Understanding as to a Plan of an Electric System Lease Agreement with Norris Public Power District
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
 - 12.A. City Hall Closed Wednesday June 19, 2024 for Juneteenth Holiday
13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD MAY 28, 2024

Mayor Phil Goering called the meeting to order at 7:00pm on May 28, 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 Doug Wagner, Tina Ziemann, Dave Kulwicki, Travis Borchardt John Meese, and Steve Noren 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 09, 2024, Meeting Minutes, and line-item content of Claims Report with the Governing Body. The City Treasurer presented a Statement of Accounts, Budget Cash Report, and Monthly Sales Tax Report with the Governing Body. Motion by Council Member Ziemann and a second by Wagner to approve the consent agenda. The following Council Members voted “YEA”: Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted “NAY”: None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering presented Affirmation of Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustments & Other City Positions and Assigned Committees. Motion by Council Member Noren and a second by Ziemann to approve Affirmation of Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustments & Other City Positions and Assigned Committees. The following Council Members voted “YEA”: Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted “NAY”: None. Motion passed 6-0.

Reports

The Public Works Director presented the Public Works and Parks and Recreation Department Report.

The City Administrator presented the City Code Violations, Abatements, Nuisances and Permits.

The City Administrator presented the Water Department Projects.

The City Administrator presented the Wastewater Plant Improvements Update.

The City Administrator presented the Scotts Creek Trail Project Update.

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

Public Hearings – None

Unfinished Business

Mayor Goering presented the second reading of 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. Motion to approve the second reading of Ordinance 2024-03 made by Council Member Noren and a second by Wagner. The following Council Members voted “YEA”: Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted “NAY”: None. Motion passed 6-0.

Mayor Goering presented the second reading of 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. Motion to approve the second reading of Ordinance 2024-04 made by Council Member Noren and a second by Meese. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

New Business

Mayor Goering presented the Consideration of 2024 Control System Upgrade Proposal for Hickman Water & Wastewater Treatment Plants by HOA Solutions, Inc. and invited a representative with HOA Solutions to present to the Governing Body. The HOA Solutions representative discussed that the typical lifespan for a control system is fifteen years, the city purchased the wastewater control system in 2008 and the water control system in 2010. With the age and lifespan of the control system a complete replacement is recommended. The new control system would have increased troubleshooting abilities and additional reporting abilities. There is an option to purchase an annual cyber protection plan that monitors and makes sure that the system is being backed up. It is recommended that you update your computer every five years because the computer is running all the time. Motion by Council Member Wagner and a second by Kulwicki to approve Consideration of 2024 Control System Upgrade Proposal for Hickman Water & Wastewater Treatment Plants by HOA Solutions, Inc. in the amount of \$196,323.00. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented Consideration of Water & Wastewater Utility Cost of Service Study and that 2 quotes are attached at the recommendation of NMPP Energy. NMPP Energy has done the utility studies prior for the city but is no longer doing them. JKEC did work on the utility study with NMPP Energy and is familiar with our utility studies. Motion by Council Member Noren and a second by Ziemann to approve the quote from JKEC for Water & Wastewater Utility Cost of Service Study. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented the Request to Use City Property for American Legion Post 105 Hickman Hay Day Events on July 27, 2024. The City Administrator discussed that this is an annual request for Hay Days for American Legion to have a street dance and beer garden with the use of trash cans, picnic tables, street barriers with the proof of insurance. Motion by Council Member Ziemann and a second by Borchardt to approve the Request to Use City Property for American Legion Post 105 Hickman Hay Day Events on July 27, 2024. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented Wastewater Treatment Plant Project Change Order No. 6 for Change in Site Piping Near Oxidation Ditch. The change order in the amount of \$10,256.72 is to change in site piping near oxidation ditch. The site piping was on hold until they figured out the path of piping. Motion by Council Member Wagner and a second by Meese to approve Wastewater Treatment Plant Project Change Order No. 6 for Change in Site Piping Near Oxidation Ditch in the amount of \$10,256.72. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator presented Wastewater Treatment Plant Project Change Order No. 7 for Wall Enclosure Plates for Bar Screen Discharge Pipe. The change order in the amount of \$3,683.38 is to add a metal plate on each side of the discharge shoot closure to replace the original brickwork that would close it in. Motion by Council Member Wagner and a second by Meese to approve Wastewater Treatment Plant Project Change Order No. 7 for Wall Enclosure Plates for Bar Screen Discharge Pipe in the amount of \$3,683.38. The following Council Members voted "YEA": Wagner, Ziemann, Meese, and Noren. The following Council Members voted "NAY": Kulwicki and Borchardt. Motion passed 4-2.

The City Administrator presented Wastewater Treatment Plant Project Change Order No. 8 for Increase in Size of Infrared Heater to Mitigate Freezing of Exposed Bar Screen Discharge Piping. The change order in the amount of \$265.23 is to increase the size of the heater needed at the wastewater plant to help avoid pipes freezing. Motion by Council Member Wagner and a second by Meese to approve Wastewater Treatment Plant Project Change Order No. 8 for Increase in Size of Infrared Heater to Mitigate Freezing of Exposed Bar Screen Discharge Piping in the amount of \$265.23. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Certificate of Payment No. 6 to Neuvirth Construction Inc. for Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$190,000.00. Motion by Council Member Wagner and a second by Ziemann to approve Certificate of Payment No. 6 to Neuvirth Construction Inc. for Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$190,000.00. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator discussed the City Clerk returning from her professional development trip with IIMC. The 2024 Hay Days event planning is underway. The CIP Committee Meeting and Budget Workshop Meeting for FYE 2025 will be scheduled for July. Motion to approve City Administrator's Report by Council Member Ziemann and a second by Meese to approve the City Administrator's Report. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments and Correspondence

Mayor Goering presented that the First State Bank Nebraska Letter announcing their renovation and invitation to Community Appreciation event was attached for review. A letter from the State of Nebraska Power Review Board with new requirements is attached for review. No action was taken.

Adjournment

Motion by Council Member Borchardt and a second by Ziemann to adjourn the meeting at 8:32 PM. The following Council Members voted "YEA": Wagner, Ziemann, Kulwicki, Borchardt, Meese, and Noren. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Jaala Johnson, CMC, City Clerk

City Council Meeting June 11, 2024
Accounts Payable as of June 04, 2024

Vendor	Memo	Open Balance	Check No.
Marvin Planning Consultants	Inv# 1778 - Hickman Zoning Code Rewrite for Comprehensive Plan Update	\$1,130.00	
Hochstetler, David Sr.	HVAC Inspection May (5)	\$250.00	
Behrends, Brenna	2024 Umpire (5 Games)	\$210.00	
Behrends, Marley	2024 Umpire (3 Games)	\$130.00	
Brown, Chelsey	Inv #INV0070 - May 2024 City Hall Monthly Cleaning	\$1,000.00	
Johnson, Jaala	IIMC Conference Parking Reimbursement (7 days of 9 days) 5.15.24-5.23.24	\$42.00	
Hawkins, Inc.	Invoice #6757811 Water Treatment Chemical	\$50.00	
Elwood, Owen	2024 Umpire (4 Games)	\$180.00	
Elwood, Shane	2024 Umpire (2 Games)	\$80.00	
Executive Answering Service	Inv# 223200029- Answering Service 4.30.2024-5.27.2024	\$56.00	
Engineered Equipment Solutions	Inv# 2362B23054 - Wiper Kit UV Bulbs 27 WWTP	\$1,047.60	
Engineered Equipment Solutions	Inv# 33819B23055 - Wiper Kit UV Bulbs 2 WWTP	\$96.35	
Esri	Arc GIS Esri Renewal Annual (12 USERS)	\$3,080.00	
Fabela, Anthony	2024 Umpire (2 Games)	\$80.00	
Farmers Cooperative	Bulk Fuel & Round-Up W/Discount	\$1,432.97	
Hickman True Value	Supplies - Paint Tool, Hitch, White Seal, Putty Knife	\$74.45	
Larsen, Everett	2024 Umpire (5 Games)	\$225.00	
Schmader Electric Const. Co., Inc.	Inv# 2765 - 3rd Base Light Buchanan Field	\$4,800.50	
Rieschick Drilling	Inv# 8914 - Test Well Abandonment (possible land purchase for wells)	\$1,800.00	
Reid, Charlen Lou	Utility Deposit Refund # 3785	\$100.00	
Paulson, Ray	Electrical Inspections (21) & Electrical Temp Pole Fireworks	\$1,100.00	
Marvin Planning Consultants	Inv# 1552- Hickman Zoning Code Rewrite for Comprehensive Plan Update	\$1,372.50	
Paper Tiger Shredding	Inv #199856- Monthly Service	\$35.00	
Olsson	Inv# 498831- Project # 021-01497 WRRF Headworks & Final Clarifier	\$13,595.81	
Odeys Inc.	Inv# 124869 - PUBLIC WORKS (Street/Parks) - Grass seed for park and easements	\$675.00	
Faron Niles Construction	Utility Payment Credit Refund Cust # 3731	\$58.21	
Norland Pure	Account xxxx005195 Monthly Water City Office	\$89.91	
NDEE - Fiscal Services	Inv # 9791 Clean Water SRF Semi-Annual Interest Payment Loan# C317887	\$22,447.77	
Power Manager-NMPP Energy	Inv# 305629 Job Training & Safety Northeast College (PW Director)	\$74.00	
Max I Walker's Uniform Rental	Acct# 417 - Community Center Rugs, Mops, Brooms, Towels, Uniforms PW	\$471.63	
Dale's Consulting & Inspection Services	Building Inspections (20), Plan Reviews (14), May Monthly Consulting	\$2,450.00	
Crown Awards	Inv#37152788 - Metals 2nd & 3rd Place 10U Softball with Stickers	\$191.39	
Climatech Heating & A/C	Inv# 20211841 - Air Conditioner Regulator Repair WWTP	\$210.00	
Kreifels, Jeffrey	Plumbing Inspection (14) Plan Review (1) May	\$750.00	
JEO Consulting Group, Inc.	Inv# 150623 - Project No. R230102- ArcGIS Online	\$660.00	
CarQuest (Advance Auto Parts	Inv# 7185-498011 - 2000 Chevy Truck Battery	\$136.08	
Capital City	Inv # 303079- Refuse and Recycling Monthly Service	\$125.75	
Bizco Technologies	Windows Server & VMware Replacement & Upgrade (Quote ID: Biz155880) Parts Only City Council Approved 04.23.2024 - Server	\$5,666.32	
Bizco Technologies	Windows Server & VMware Replacement & Upgrade (Quote ID: Biz155880) Parts Only City Council Approved 04.23.2024 - 4 TB Hard Drive & D	\$606.12	
TOTAL		\$66,580.36	

**City Council Meeting June 11, 2024
Accounts Payable as of June 04, 2024**

Vendor	Memo	Payment	Check No
All Copy	Postage	\$1,200.00	ACH
Ameritas Life Ins., Corp.	Employee Pension Plans	\$3,934.60	ACH
Black Hills Energy	Utilities - 588 Chestnut & 5th St. Street Shop, Community Center	\$230.53	ACH
Constellation	Acct# xxxx1903 5th Street Shop	\$49.16	ACH
ICMA Mission Square	Employee Retirement Contribution	\$599.32	ACH
IRS	Payroll Taxes City Staff & CC	\$8,398.38	EFTPS
Payroll Distribution (Net Pay)	City Staff 5.31.2024 & CC 6.3.2024	\$28,891.76	ACH
State of NE & Erin M McCartney	Employee Liabilities	\$721.85	ACH
Verizon Wireless	City Mobile Phones & New Phone Purchase	\$329.52	ACH
Wells Fargo - VISAXxx3079	Prof. Development, Google Storage, Camera, Subscriptions	\$495.22	ACH
Wells Fargo - VISAXxx7968	Subscriptions, Prof. Development, Supplies, Trees	\$1,320.41	ACH
Windstream	Acct#xxxx9853 - Wastewater Treatment Plant Phone	\$73.55	ACH
Windstream	Acct# xxxx2029 - City Office Phone & Internet	\$892.80	ACH
TOTAL		\$47,137.10	
TOTAL CLAIMS REPORT		\$113,717.46	

Reviewed and Approved on June 11, 2024

_____ Mayor Phil Goering	_____ Council Member Ziemann
_____ Council President Wagner	_____ Council Member Noren
_____ Council Member Meese	_____ Council Member Borchardt
_____ Council Member Kulwicki	

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD APRIL 09, 2024

Mayor Phil Goering called the meeting to order at 6:00pm on April 09, 2024 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members John Meese, Steve Noren, Doug Wagner, Justina Ziemann were present for Roll Call. Council Member Travis Borchardt arrived at a later time at the meeting. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market and the City of Hickman Website.

Water Treatment Plant Tour

Mayor Goering, City Council Members, and City Staff left Council Chambers to go to the Water Treatment Plant for a tour with the Public Works Director, no action taken.

Council Member Borchardt joined the meeting.

Mayor Communication

Mayor Goering thanked city staff for the Water Treatment Plant tour.

Consent Agenda

Mayor Goering presented and discussed the March 26, 2024 Meeting Minutes, and line-item content of Claims Report with the Governing Body. Motion by Council Member Noren and a second by Wagner to approve the consent agenda. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, and Ziemann. The following Council Members voted "NAY": None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering gave Oath of Office to the new Office Assistant, Ms. Dana Effle.

Mayor Goering gave Oath of Office to City Council Member Mr. Dave Kulwicki.

Mayor Goering presented his request to affirm the appointment of Mr. Dave Kulwicki to fill the City Council vacancy. Motion by Council Member Wagner and a second by Ziemann affirm Mayor Goering's Appointment of Mr. Dave Kulwicki to fill the City Council vacancy. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, and Ziemann. The following Council Members voted "NAY": None. Motion passed 5-0.

Council Member Kulwicki joined the meeting.

Reports

Mayor Goering presented the Reading, Historical & Tech Centre Report and invited the Reading Centre Director Erin Stueven to present the Reading, Historical & Tech Centre Report. Ms. Stueven discussed the number of Reading Centre patrons and how many items were checked out since her last meeting. The Reading Centre will be busy this summer with a lot of activities including Lincoln Public Libraries returning.

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

City Administrator presented the March 2024 Community Center Report.

City Administrator presented the Water Plant Improvement Report and discussed that City Staff and Mayor will hold a meeting to discuss the future goals for the cities water supply and then present to the CIP group. The plans for the Booster Pump project are currently being worked on.

City Administrator reported that everything is on schedule and going well with the Wastewater Plant Improvement project.

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

Public Hearings – None

Unfinished Business – None

New Business

Mayor Goering presented Certificate of Payment No. 3 to Layne Christensen for Hickman Water Treatment Plant Equipment Procurement in the amount of \$55,732.40. Motion by Council Member Noren and a second by Wagner to approve Certificate of Payment No. 3 to Layne Christensen for Hickman Water Treatment Plant Equipment Procurement in the amount of \$55,732.40. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, and Ziemann. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Master Agreement Work Order: Agreement for Professional Services with Olsson on Wetland Delineation and Section 404 Nationwide Permit Application for Driveway Permit to Access Outlot C, Walters Ridge First Addition and invited Shayne Huxoll with Olsson's to present to Governing Body. Mr. Huxoll discussed the linear wetlands on the south side of the driveway and the gaps between the wetlands not meeting the width requirements to not do a Wetland Delineation and Section 404 Nationwide Permit Application for Driveway Permit. The previous Wetland Delineation was only good for 5 years. The agreement is a two-step agreement with no requirement to do step 2 if the Wetland Delineation report is approved. Motion by Council Member Wagner and a second by Noren to approve Master Agreement Work Order: Agreement for Professional Services with Olsson on Wetland Delineation and Section 404 Nationwide Permit Application, if needed for Driveway Permit to Access Outlot C, Walters Ridge First Addition. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Consideration of City Park Development on city owned property at 839 Titan Drive to actively pursue an outdoor Pickleball Court Facility versus Aquatic Center Facility as prior intended by the City. The City Administrator discussed that this agenda item is at the request of the Hickman Area Community Foundation. In November of 2020, the City was not able to move forward with the aquatic center facility due to funding sources failed by voters. The land at Terrace View that the City owns has two options: a municipal pool facility or park area with recreational equipment. The Hickman Area Community Foundation received funds for a pool project and are not able to use those funds for any other project without notifying all donors and reporting to the Nebraska Community Foundation. The Hickman Area Community Foundation will need action from the City Council confirming the city will not be moving forward with the pool project and will actively be moving forward with a Pickleball at 839 Titan Drive. Motion by Council Member Wagner and a second by Ziemann to approve Consideration of City Park Development on city owned property at 839 Titan Drive to actively pursue an outdoor Pickleball Court Facility versus Aquatic Center Facility as prior intended by the City. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Consideration of Professional Scope of Services for Terrace View Park Pickleball Court Design. The City Administrator discussed that the city received 2 proposals one from JEO and one from Olsson. The JEO is preliminary and includes scope of services, general conditions, and agreement for \$3,500.00. To compare the 2 quotes if you only take the two similar phases from Olsson that compares to JEO it is \$3,000.00 per item for \$6,000.00. Both companies have extensive experience with pickleball courts.

The City Administrator discussed that the land in the Terrace View Subdivision was deeded over to the City by the developer. The Subdivision Agreement states a requirement for the parcel being developed within seven years of acquisition. The Subdivision Agreement allows for two options: a City owned and operated municipal swimming pool facility or park area with recreational equipment. City Council Members discussed the capability of building a tennis court and pickleball court in one. City Council Members directed city staff to have the City Attorney confirm the definition of "built" in the Subdivision Agreement with Terrace View to confirm the date the city must start and complete the project at 839 Titan Drive. Motion by Council Member Ziemann and a second by Meese to table Consideration of Professional Scope of Services for Terrace View Park Pickleball Court Design. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

City Council Members discussed the capability of building a tennis court and pickleball court in one. City Council Members directed city staff to have the City Attorney confirm the definition of "built" in the Subdivision Agreement with Terrace View to confirm the date the city must start and complete the project at 839 Titan Drive. Motion by Council Member Ziemann and a second by Meese to table Consideration of Professional Scope of Services for Terrace View Park Pickleball Court Design. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Consideration of Community Firework Display on July 05, 2024 Instead of July 04, 2024. City staff are not able to find a vendor that is available on July 4th but do have 2 vendors that are available to have the firework show on July 5, 2024. Motion by Council Member Ziemann and a second by Wagner to approve Consideration of Community Firework Display on July 05, 2024 Instead of July 04, 2024. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Consideration of Repairs to Curb & Sidewalk at Hickman Bar & Grill, 107 Locust Street. City Administrator discussed that Hickman Bar & Grill are doing updates with the sidewalks and outdoor area with the cement. The property owners have requested the city to pay for some of those repairs that are associated with the curb and the street light area. Mr. Davis received a quote for \$3,745.00 to repair the curb and cement area around the light pole. The City Administrator gave a couple of prior examples of comparable requests and stated that the light pole that is currently in place is needing to be replaced. Mayor Goering invited Mr. Joe Davis with Hickman Bar & Grill to address the Governing Body. Mr. Davis discussed how the pole is leaning and causing the slab of concrete to lift and that the curb damage is believed to be from snow removal. Mr. Davis stated that with the base leaning currently and him redoing the cement in the area it would be a good time to redo it all. City Council Members discussed options with a contractor replacing that light for the city and the

possibilities of Mr. Davis being the electrician to do the electrical work on the streetlight. Motion by Council Member Ziemann and a second by Wagner to allow the City Administrator to negotiate with the property owner on the repairs to streetlight at Hickman Bar & Grill, 107 Locust Street to not exceed \$3,000.00. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0. Mayor Goering presented the Request to Use City Property for Just a Fun 1- or 2-Mile Walk on Sunday, April 28, 2024, from 1:00 to 2:00 PM, with Proof of Insurance and stated that there is a map available for the location of the event with H Salon. Motion by Council Member Ziemann and a second by Borchardt to approve the Request to Use City Property for Just a Fun 1- or 2-Mile Walk on Sunday, April 28, 2024, from 1:00 to 2:00 PM, with Proof of Insurance. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Ordinance 2024-01 - Master Fee Schedule and had the City Administrator discuss the changes with the ordinance. The City Administrator stated that the only changes with the Master Fee Schedule is the language with Recreational Registration Fees to take the amounts out and add in the language same as below, that the fee per sport will be listed on the registrations form. Council Member Wagner introduced Ordinance 2024-01 and asked City Clerk to read by title, An ordinance to establish the amount of certain fees and taxes charged by the city of Hickman for various services including but not limited to: building permit & infrastructure fees, zoning fees, occupation tax, public records, response to code violations & other incidents, recreation, annual fees & licenses, returned check fee; municipal utilities including water, sewer and electrical for residential users and commercial users (including industrial users) of the city of Hickman and to provide the effective date hereof, and ordering the publication of the ordinance in pamphlet form.

Motion by Council Member Noren and a second by Wagner to waive the three-reading rule on Ordinance 2024-01. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0. Motion by Council Member Wagner and a second by Ziemann to pass Ordinance 2024-01 on the first reading. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

City Administrator reported that Norris Public School students will be doing a clean up day for the city. The city removed multiple trees for the Scotts Creek Trail project and would be looking at a grant with the Arbor Day Foundation to plant new trees. There was a Town Hall meeting on April 4, 2024 to get the community input on the updated Comprehensive Plan with approximately 20 people in attendance, as of now there have been 210 surveys completed. Motion by Council Member Ziemann and a second by Noren to approve the City Administrator's Report. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments and Correspondence

Mayor Goering discussed that the Nebraska Department of Transportation would be holding a Lincoln West Beltway Open House on April 18, 2024 if anyone would like to attend and that the City Office will be closed April 26, 2024, for Arbor Day, no action taken.

Adjournment

Motion by Council Member Wagner and a second by Ziemann to adjourn the meeting at 8:39 PM. The following Council Members voted "YEA": Borchardt, Meese, Noren, Wagner, Ziemann, and Kulwicki. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Jaala Johnson, CMC, City Clerk

Lancaster County Sheriff's Office - May 2024

<u>LOCATION</u>	<u>CASE</u>	<u>INC</u>	<u>INC_ABBR</u>	<u>DATE</u>	<u>TREC</u>	<u>DEPNAME</u>
100 FENCE ROCK CT	C4003231	31222	OPS OTHER	5/1/2024	338	22191 EWBANK
725 AUTUMN PKWY	C4003241	44122	ANIMAL DOG AT LARGE	5/1/2024	1308	22148 SCHILMOELLER
506 CEDAR ST	C4003242	40222	SPEC SVC CHECK WELF	5/1/2024	1540	22159 LEHR
625 MAPLE ST	C4003251	24000	MISC OTHER	5/2/2024	555	22208 SCHENDT
630 MAPLE ST	C4003278	25211	MISS PERS JUV	5/2/2024	2027	22214 DOWHOWER
110 CHESTNUT ST	C4003279	12000	DISTURBANCE OTHER	5/2/2024	2043	22216 ANSHASI
939 TITAN DR	C4003282	24000	MISC OTHER	5/2/2024	2144	22214 DOWHOWER
939 TITAN DR	C4003283	24255	PROTECTION ORDER	5/2/2024	2232	22214 DOWHOWER
1207 ASHER AVE	C4003288	13000	DISTURBANCE DOMESTIC	5/3/2024	239	22216 ANSHASI
16801 S 72ND ST	C4003322	38400	SEX ASSAULT OF CHILD	5/3/2024	2200	22214 DOWHOWER
700 AUTUMN PKWY	C4003326	24000	MISC OTHER	5/3/2024	2234	22201 KINGSWOOD
520 PRAIRIE VIEW LN	C4003331	6000	BURGLARY	5/4/2024	756	22150 MEYER
730 LARKSPUR DR	C4003342	16555	FIRE ALARM	5/4/2024	1747	22214 DOWHOWER
1007 RIDGE RD	C4003354	12311	DISTURBANCE WILD PTY	5/5/2024	58	22201 KINGSWOOD
17330 S 77TH PT	C4003363	4111	ALARM RESIDENTIAL	5/5/2024	334	22201 KINGSWOOD
321 CHESTNUT ST	C4003372	40222	SPEC SVC CHECK WELF	5/5/2024	1741	22105 OSTERHAUS
305 MAPLE ST	C4003397	9500	CHILD AB/NEG PHYS	5/6/2024	1407	22173 FUNK
205 KRISTI LN	C4003405	44133	ANIMAL ABUSE/NEGLECT	5/6/2024	1859	22208 SCHENDT
107 W 5TH ST	C4003411	31222	OPS OTHER	5/6/2024	2240	22208 SCHENDT
321 CHESTNUT ST	C4003454	24255	PROTECTION ORDER	5/8/2024	1610	22214 DOWHOWER
18940 S 68TH STREET	C4003483	70111	WARRANT	5/9/2024	1123	22148 SCHILMOELLER
100 MAIN ST	C4003490	42000	CRIM MISCHIEF	5/9/2024	1821	22214 DOWHOWER
E 2ND ST & WALNUT ST	C4003520	24000	MISC OTHER	5/10/2024	2108	22214 DOWHOWER
S 82ND ST & HICKMAN RD	C4003521	24000	MISC OTHER	5/10/2024	2152	22214 DOWHOWER
915 TITAN DR	C4003547	82000	TRAFFIC PARK OTHER	5/11/2024	1733	22214 DOWHOWER
312 MAIN ST	C4003555	12341	FIREWORKS DISTURB	5/11/2024	2241	22214 DOWHOWER
1010 GOLDENROD LN	C4003597	12000	DISTURBANCE OTHER	5/13/2024	1600	22105 OSTERHAUS
19701 S 54TH ST	C4003616	56000	MEDICAL EMERG OTHER	5/14/2024	1652	22105 OSTERHAUS
S 68TH ST & LEISURE LN	C4003676	94000	TRAFFIC OTHER	5/16/2024	1605	22172 BUCHHEISTER
460 CONESTOGA AVE	C4003680	94000	TRAFFIC OTHER	5/16/2024	1818	22214 DOWHOWER
16733 S 82ND ST	C4003704	94000	TRAFFIC OTHER	5/17/2024	1338	22173 FUNK
506 CEDAR ST	C4003728	11200	DEATH NATURAL	5/18/2024	1109	22150 MEYER
730 LARKSPUR DR	C4003734	5000	ASSAULT NON-DOMESTIC	5/18/2024	1635	22214 DOWHOWER
730 LARKSPUR DR	C4003761	11200	DEATH NATURAL	5/19/2024	1008	22220 BARTOSH
655 MAIN ST	C4003783	12000	DISTURBANCE OTHER	5/20/2024	309	22191 EWBANK
W 12TH ST & AUTUMN RD EAST OF	C4003789	44122	ANIMAL DOG AT LARGE	5/20/2024	1259	22147 STURDY
425 VILLAGE VIEW DR	C4003828	35333	SUSPICIOUS VEHICLE	5/21/2024	2012	22105 OSTERHAUS
890 MORNING GLORY CT	C4003842	44000	ANIMAL OTHER	5/22/2024	1405	22220 BARTOSH
18940 S 68TH ST	C4003851	94000	TRAFFIC OTHER	5/22/2024	2004	22214 DOWHOWER
945 CHICORY LN	C4003873	12000	DISTURBANCE OTHER	5/23/2024	1202	22180 SCHNIEDER
915 CHICORY LN	C4003896	56000	MEDICAL EMERG OTHER	5/23/2024	2145	22214 DOWHOWER
S 68TH ST & PRAIRIE VIEW LN	C4003950	94555	TRAFFIC SUSP DRIVER	5/25/2024	853	22148 SCHILMOELLER

116 LOCUST ST	C4003990 24000	MISC OTHER	5/26/2024	2151	22155 BUTTERS
225 ORCHARD PL	C4004002 82000	TRAFFIC PARKING OTHER	5/27/2024	1016	22139 BRYANT
1004 RIDGE RD	C4004007 12401	DISTURB ARGU/FIGHT	5/27/2024	1615	22172 BUCHHEISTER
S 54TH ST & STAGECOACH RD	C4004015 94000	TRAFFIC OTHER	5/27/2024	2056	22172 BUCHHEISTER
S 82ND ST & HICKMAN RD	C4004032 40222	SPEC SVC CHECK WELF	5/28/2024	1350	22176 SARNES
S 82ND ST & MARTELL RD	C4004039 35222	SUSPICIOUS PERSON	5/28/2024	1956	22172 BUCHHEISTER
STAGECOACH RD & S 68TH ST	C4004041 24000	MISC OTHER	5/28/2024	2019	22139 BRYANT
108 CONCORD AVE	C4004075 70111	WARRANT	5/29/2024	1942	22199 SKALLBERG

May 2024 Community Center Report

8 Inquiries

5 Tours

53 Participants Sign in for Open Gym Time

66 Participants for Adults Only Pickleball Open Play

In Meeting Room, A&B

- 5 Nonprofit Meetings
- 1 Birthday Party
- 1 Graduation Ceremony
- 1 Graduation Party
- 1 Lincoln City Library County Outreach Storytime and Activities

In the Multipurpose Room

- 7 Adults Only Pickleball Open Plays
- 1 Birthday Party
- 2 End of Season Banquets
- 2 Adults Only Pickleball Round Robins
- 5 Basketball Practices
- 3 Graduation Parties
- 1 Lancaster County Engineering Public Meeting
- 1 Lancaster County Primary Election

Upcoming Events for Community in June 2024

- Adults Only Pickleball Open Play on Wednesdays from 4 PM to 8 PM and on Friday, June 14th and 28th from 8:30 AM to 1:00 PM
- Lincoln City Library County Outreach Storytime and Activities – Thursdays at 1:00 PM
- Round Robin Pickleball on Sunday, June 23rd at 2:00 PM (Registration Open)
- Norris Class of 1974 Reunion on Saturday, June 29th

Damage to Report: No damage to report.

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

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



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: June 4, 2024

Name: Jason Masek, 12U Hickman Royals Baseball Coach

Address: 809 Maple Ct. Hickman NE 68372
Street / P.O. Box City State Zip Code

Telephone: 402-730-4635

Email: jmasek3@yahoo.com

Comment, Concern, or Agenda Request Item:

We would like to request the use of Field A at Hickman Main Park for our annual "Mom's" game on Friday, June 28, 2024, from 6:00 PM to 8:00 PM. We have done this the past two years and both the boys and their moms have a lot of fun. We would also like to have Kona Ice and potentially a food truck come down to the park around 7:00 PM.

Signature of Requestor

Date Received _____ City Staff Name _____

[RESOLUTION 2024-06](#)
**MEMORANDUM OF UNDERSTANDING AS TO A PLAN OF AN ELECTRIC SYSTEM
LEASE AGREEMENT**

THIS AGREEMENT made by and between **NORRIS PUBLIC POWER DISTRICT**, a political subdivision of the State of Nebraska, (“NORRIS”) and **CITY OF HICKMAN, NEBRASKA**, (“CITY”).

RECITALS

WHEREAS, NORRIS is organized and authorized to own and operate an electric distribution system, together with all required distribution and transmission lines necessary to provide electrical energy to its customers; and

WHEREAS, the CITY is organized and authorized to own and operate an electric distribution system, together with all required distribution lines necessary to provide electrical energy to its customers; and

WHEREAS, the customers of the CITY are located adjacent to the NORRIS service territory; and

WHEREAS, the CITY has examined its methods of doing business and determined that An Electric System Lease Agreement with NORRIS will best serve the interests of the customers and rate payers; and

NOW, THEREFORE, in mutual consideration of the following covenants and agreements, the CITY and NORRIS adopt the following Memorandum of Understanding:

PLAN OF AN ELECTRIC SYSTEM LEASE AGREEMENT

IF THE RESOLUTION TO APPROVE THE ELECTRIC SYSTEM LEASE AGREEMENT AND TERMINATE THE WHOLESALE POWER AGREEMENT IS APPROVED BY BOTH THE NORRIS BOARD OF DIRECTORS AND THE HICKMAN CITY COUNCIL, THE FOLLOWING PROVISIONS WILL GOVERN THE TRANSACTION:

1. The Electric System Lease Agreement will be effective October 1, 2024 (the "Effective Date").

2. The CITY assumes all risk of loss, destruction or damage of the electric system due to weather, fire or other casualty prior to the Effective Date.

3. The CITY will perform all maintenance and required additions and upgrades to the electric system according to existing City Ordinances, specifications, and practices prior to the Effective Date at the CITY's cost.

4. NORRIS assumes all risk of loss, destruction, or damage of the electric system due to weather, fire or other casualty on or after the Effective Date.

5. NORRIS will perform all maintenance and required upgrades to the system on and after the Effective Date at NORRIS' cost as provided in NORRIS Service Regulations.

6. CITY shall be responsible for completion and all costs associated with the replacement and upgrade of the electric infrastructure ~~in~~for the Wagon Train Heights Subdivision Project, unless the Nebraska Department of Environment & Energy Grid Resiliency matching grant is not awarded to the CITY, in which case, NORRIS is responsible for installation costs and the CITY is responsible for materials and procurement costs, as detailed in Exhibit B of the Electric System Lease Agreement.

7. NORRIS will provide customer service personnel in the CITY Office on a temporary basis to assist City customers with the transition to NORRIS as their electric provider.

8. NORRIS will develop a rate transition plan with a rate consultant to convert CITY industrial electric rates to NORRIS electric rates within a five-year time period as allowed in Nebraska state statute 70-655 with all CITY industrial services being on the applicable NORRIS rate schedules by January 1, 2029.

9. CITY residential and general services customers will be included on the applicable NORRIS rate schedule on the Effective Date. City-owned electric services and City-owned street lighting will be included on the applicable Norris rate schedule on the Effective Date.

10. NORRIS will procure Advanced Metering Infrastructure (AMI) meters and related equipment and intends to install the AMI meters on or thereabouts the Effective Date and install the related equipment prior to the Effective Date. If the AMI meters and related equipment are not available for installation by the Effective Date, the City will read meters and submit meter readings on the first day of each month until NORRIS receives and coordinates the installation of the AMI meters and related equipment with the City, ~~the installation of the AMI meters and related equipment.~~

11. NORRIS will return CITY owned meters to CITY as AMI meter exchanges are completed. CITY is responsible for sale or disposal of the meters.

12. NORRIS intends to bill for electric service on or around the sixth of each month with such billings being due on the twenty-third of each month for calendar month usage. NORRIS reserves the right to change the bill and due dates at its discretion in the future.

13. CITY will continue to bill for water, sewer, ~~garbage pickup~~ and other municipal services.

14. NORRIS will not initially require a deposit for electric services that are transferred to NORRIS on the Effective Date. NORRIS will follow its Service Regulations for determining deposit requirements for new or transferred electric services after the Effective Date.

15. CITY will be responsible for collecting the outstanding electric accounts receivable balances that are billed by the CITY and is responsible for determining the return of unused electric account deposits to customers.

16. CITY will determine electric physical inventory and supplies that are available for sale to NORRIS after the Effective Date. CITY and NORRIS will perform a physical inventory and reach an agreement in good faith for NORRIS to purchase from the CITY, except the CITY is responsible for material costs required to complete the Wagon Train Heights Subdivision Project, as detailed in Exhibit B of the Electric System Lease Agreement.

17. CITY will provide NORRIS electric service account information by June 1, 2024, and authorizes NORRIS to begin mapping with the assistance of the CITY and its engineering firm, taking inventory of the electric system, testing transformers for PCB's as necessary, labeling electric infrastructure, installing AMI infrastructure, and performing other similar tasks prior to the Effective Date.

18. CITY will provide electric easements to NORRIS upon request.

~~19. NORRIS will bill, collect and retain pole attachment fees from other utilities and entities who may attach communication cable and other communication appliances on CITY owned poles, unless agreements between the CITY and other entities specify otherwise.~~

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20. CITY and NORRIS agree to follow the provisions and responsibilities for Residential and Commercial Street Lighting, South 68th Street and Hickman Road Street Lighting, and Ball Field Lighting as detailed in Exhibit B of the Electric System Lease Agreement.

21. NORRIS will be responsible for and install the appropriate meter socket for unmetered CITY owned electric services, at the NORRIS' cost, prior to the Effective Date.

22. NORRIS will provide right-of-way clearing after the Effective Date for trees, brush, and shrubs that interfere with CITY electric facilities as determined by NORRIS.

23. NORRIS is responsible for providing locating services within the CITY's electric service area, except for locating services required for underground conductor serving the CITY's streetlights. NORRIS will consider the CITY's offer to provide and bill NORRIS for locating services with an arrangement to be documented in a separate agreement.

24. NORRIS intends to provide public communication about the transition from the CITY to NORRIS as the community's electric service provider through a joint letter from the NORRIS General Manager and the CITY Mayor and/or CITY Administrator, with a Welcome to Norris publication, a featured article in the NORRIS Electric News Magazine, and with an open house.

Dated: May/June ____, 2024.

NORRIS PUBLIC POWER DISTRICT

By _____
Board President

ATTEST:

Board Secretary

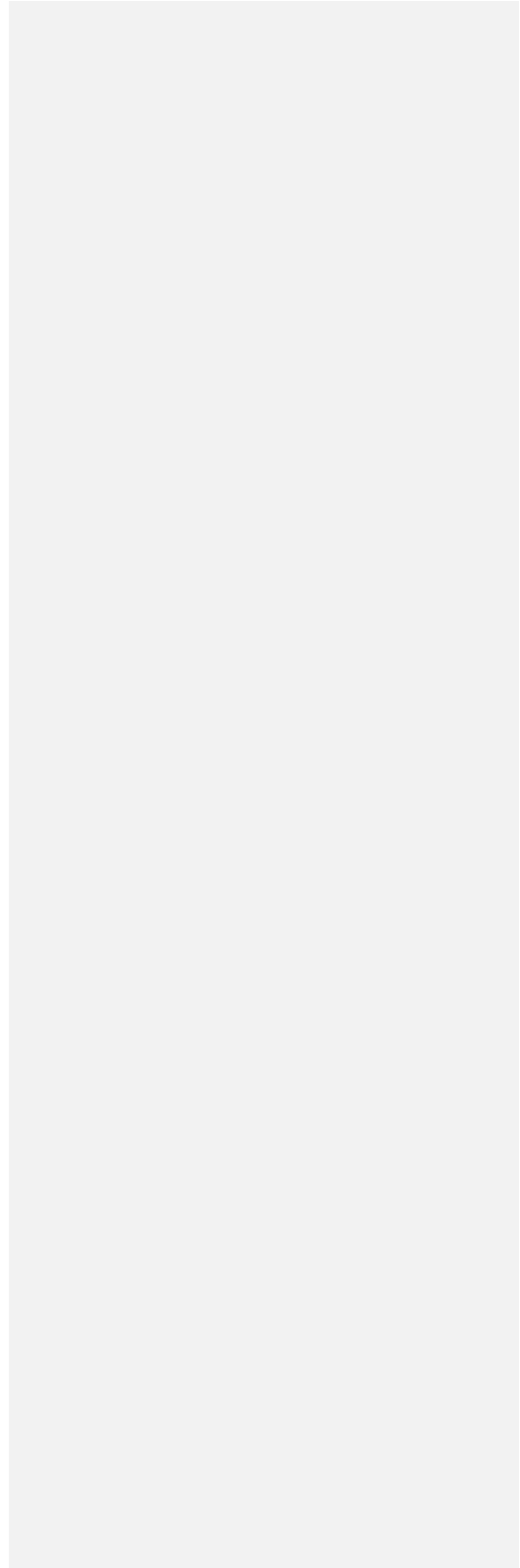
Dated: May/June ____, 2024.

CITY OF HICKMAN

By _____
Mayor

ATTEST:

City Administrator



ELECTRIC SYSTEM LEASE

between

NORRIS PUBLIC POWER DISTRICT

and

CITY OF HICKMAN

Effective: October 1, 2024

ELECTRIC SYSTEM LEASE

THIS AGREEMENT made and entered into by and between Norris Public Power District, a political subdivision of the State of Nebraska, hereafter referred to as “the District,” and the City of Hickman, located in Lancaster County, Nebraska, hereafter referred to as “the City”.

WITNESSETH:

WHEREAS, an Electric System Lease Agreement will provide a complete description of the relationship between the District and the City of Hickman, Nebraska, and,

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

INTRODUCTORY, the following provisions are agreed to by the parties and supersede, substitute and replace the provisions of other agreements.

Article 1 - Term and Effective Date. The term of this lease shall commence on October 1, 2024 and shall continue to September 30, 2044 and thereafter from year to year unless terminated on an anniversary thereof with at least five (5) years’ prior written notice given by either party, which notice can be given at any time on and after October 1, 2039.

Article 2 - Electric Facilities Owned by City. The District agrees that the City owns all electric distribution facilities and customers within the corporate City limits and Electric System boundary as of the date of execution of this Agreement, with the exception of the District’s facilities-and described in Exhibit A.

The City shall have an ongoing responsibility to update Exhibit A when and to the extent the City boundaries are modified. Upon any modification of the City boundaries, the City shall promptly notify the District.

Article 3 - Lease. During the term of this Lease, the City hereby leases and delivers possession of its Electric System to the District. The Electric System shall constitute an addition to the District’s electric system.

The term “Electric System” shall, for the purposes of this Agreement mean the electric distribution facilities consisting of wires, poles and appurtenant fixtures, underground cable and appurtenances, meters, services, distribution transformers, and street lighting owned by the City as of the effective date of this Agreement and additions made by the District thereafter. The facilities which comprise the Electric System are within the City Electric System Service Area Boundary as identified in Exhibit A. City and District responsibilities for street lighting procurement, inventory, storage, repairs, maintenance, and new installations are detailed in Exhibit B. The City’s responsibility for electric infrastructure replacement and upgrades for the Wagon Train Heights subdivision are detailed in Exhibit B.

Article 4 - Use, Rates and Lease Fee. The District shall operate the Electric System as an integrated part of its electric system and the Directors of the District shall fix rates and other terms and conditions as provided in Chapter 70, Article 6, of the revised statutes of Nebraska. The City shall be billed on District rates which are applicable to other Cities of similar size served by the District.

A lease fee of ten percent (10%) of gross revenues will be added to all customer accounts within the City's Electric System Service Area Boundary, who are served by City owned distribution facilities before application of a fuel and production cost adjustment. The City shall retain the right to change the lease fee percentage on an annual basis. However, the City must provide the District with not less than 90 days' notice of any change in the lease fee.

Article 5 - Payment. The parties agree that the lease fees, net of accounting for write-offs and bad debts, collected from customers purchasing electricity specified in Article 4 will be returned by the District to the City quarterly, with the payment for each quarter being made on or before March 1, June 1, September 1 and December 1 of each year.

Article 6 - Maintenance and Construction. The District shall maintain the Electric System and construct any additions necessary for service to the extent such additions are within the established policies of the District. Any materials removed in connection with maintenance or construction shall be deemed salvage material and shall become the property of the District.

Article 7 - Surrender of Electric System. Upon termination of this lease, the District shall surrender the Electric System as defined in Article 3 and any additions thereto within the area of the Electric System boundary to the City in as good condition as it now is with reasonable wear and tear accepted. Materials, supplies, tools, and transportation equipment purchased by the District shall not become part of the Electric System. Upon surrender of the Electric System to the City, the City shall pay to the District the cost of capital improvements made to the Electric System by the District less depreciation.

Article 8 - Taxes. The District shall make payments of gross revenue taxes, county and sales taxes to the City, County and State as may be required by law from time to time.

Article 9 - Insurance. Except for negligence of the employees or agents of the City, the District agrees that the City shall not be liable for loss or damage to the Electric System or for expenses incidental to such loss or damage. It is further agreed that the District, in its sole discretion, shall decide whether or not to insure the Electric System against physical damage. The District agrees at all times during the existence of this Lease to maintain insurance in force with a company authorized to issue insurance by the State of Nebraska, general liability insurance on the same terms and conditions presently in existence throughout the District.

Article 10 - Continuity of Service. The District shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy, but if such power shall fail or be interrupted or become defective through an act of God, weather, supply shortages, blackouts, the public enemy, accident, strikes, labor troubles, action of the elements, inability to secure right-of-way, other permits needed, or for any other cause, the District shall be under no duty to give notice to the City prior to such failure or interruption and shall not be liable therefore.

Article 11 - Access. The District shall have the right of ingress and egress on the property of the City for the purpose of construction, operating and maintaining its lines, including the right to cut, trim or remove trees, shrubberies, and other obstacles to the extent necessary to protect the lines or facilities operated by the District.

This agreement shall be binding upon and inure to the benefit of the successors, legal representative and assigns of the parties hereto.

In witness whereof, the parties have caused this instrument to be executed in duplicate by the respective proper officers thereunto duly authorized on ____ day of _____, 20__.

City of Hickman, NEBRASKA

By _____
Chairman

Date _____

ATTEST:

City Clerk

NORRIS PUBLIC POWER DISTRICT

By _____
General Manager & CEO

Date _____

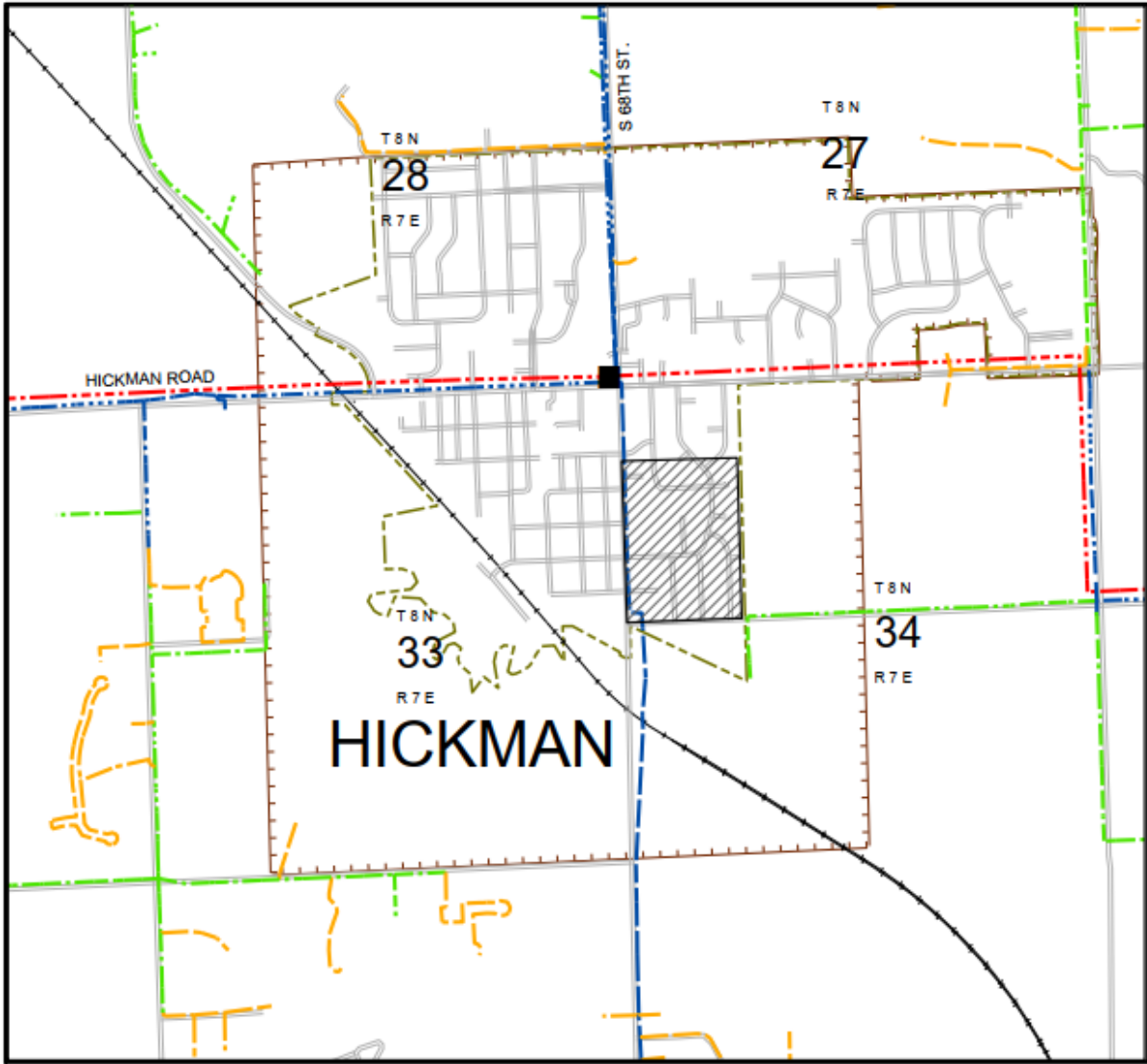
ATTEST:










Board Secretary

Attachments:

- EXHIBIT A – Distribution System Boundary Map
- EXHIBIT B – Street Lighting and Wagon Train Heights Subdivision Responsibilities

ELECTRIC SYSTEM LEASE
EXHIBIT A
DISTRIBUTION SYSTEM BOUNDARY MAP



-  Wagon Train Heights Subdivision Project
-  Norris 34.5 kV Substation
-  Service Area Boundary
-  Corporate Limit Boundary
-  Norris 34.5 kV Overhead Subtransmission Line
-  Norris 7.2 kV Single Phase Overhead Distribution Line
-  Norris 12.5 kV Three Phase Overhead Distribution Line
-  Norris 7.2 kV Single Phase Underground Distribution Line
-  Norris 12.5 kV Three Phase Underground Distribution Line

ELECTRIC SYSTEM LEASE
EXHIBIT B
STREET LIGHTING AND WAGON TRAIN HEIGHTS
SUBDIVISION RESPONSIBILITIES

Residential and Commercial Street Lighting. The City shall procure and maintain adequate inventory of decorative poles, foundations, anchor bolts, secondary connectors, light fixtures, ~~and~~ light bulbs, photo eyes, lighting relays, underground conduit, and conductor at the City's cost for City-owned decorative lighting, including downtown, along trails, and in commercial and residential areas. City-owned residential lighting commonly seen throughout the residential areas are considered decorative lighting. Lighting structures other than standard utility wooden poles are considered decorative. ~~Norris~~The City shall install new decorative street lighting, and maintain and replace existing decorative street lighting, including decorative poles, on pole foundations installed by the City when applicable, light fixtures, ~~and~~ light bulbs, photo eyes, lighting relays, and purchase and install underground conduit and conductor at the ~~District~~City's cost. The District shall recover ~~these costs, plus~~ electricity consumption, costs for unmetered street lighting from the City through a billing rate it develops per streetlight per month based on cost of service.

South 68th Street and Hickman Road Street Lighting. ~~The District will be responsible for installation and maintenance of City owned street lighting along South 68th Street and Hickman Road. The District's~~ City shall procure and maintain adequate inventory of wood or steel poles, foundations, anchor bolts, secondary connectors, light fixtures, light bulbs, underground conduit, and conductor at the City's cost for street lighting along South 68th Street and Hickman Road, ~~responsibilities include procurement and inventory of wooden poles, light fixtures, and light bulbs, and installation or maintenance of these streetlights at the District's costs. The City shall be responsible for installation of new and replacement foundations, anchor bolts, secondary connectors, underground conduit and conductor at the City's cost.~~ The types of poles, light fixtures, and light bulbs will be determined at the ~~District~~City's discretion and based on industry standards for highway or main thoroughfare lighting. The District shall be responsible for setting new or replacement poles and maintenance of light fixtures and light bulbs at the District's costs. The District shall recover ~~these costs, plus~~ electricity consumption, costs for unmetered street lighting from the City through a billing rate it develops per streetlight per month based on cost of service.

Ball Field Lighting. The City shall procure and maintain adequate inventory of lighting poles, foundations, anchor bolts, light fixtures, light bulbs, ~~and~~ underground conduit, and conductor at the City's cost for City-owned ball field lighting. The City shall be responsible for the installation of light fixtures, underground conduit, and conductor. Norris shall inspect, install, and replace poles, on pole foundations installed by the City when applicable, and replace light bulbs at the District's cost. Norris shall install metering to bill the City monthly for ball field lighting electricity consumption.

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Wagon Train Heights Subdivision Project. The City shall be responsible for all costs associated with the replacement and upgrade of the electric infrastructure, including all City-owned underground conduit, ~~and cable~~ conductor, pad-mounted enclosures, connections, switches, fuses, and other items similar in nature ~~in~~for the Wagon Train Heights Subdivision Project located in the southeastern portion of the City as shown on the map in Exhibit A. Contractor quotes were received by the City for the electric infrastructure upgrade which were considered in preparation of the City's application for a Nebraska Department of Environment & Energy (NDEE) Grid Resiliency matching grant with funds to be applied against the City's cost. The completion of the electric infrastructure upgrade by the City shall be done no later than ~~June~~ December 31, 2025.

If the NDEE Grid Resiliency matching grant is not awarded to the City, the District, at its discretion, shall be responsible for the labor, truck, and equipment costs for the replacement and upgrade of the electric infrastructure for the Wagon Train Heights Subdivision Project. The City shall be responsible for costs for procuring, receiving, and storing all materials, including underground conduit, conductor, pad-mounted enclosures, connections, switches, fuses, other items similar in nature for the Wagon Train Heights Subdivision Project.