

City Council Regular Meeting
Tuesday, September 24, 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 September 10, 2024 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report as of August 31, 2024
- 5.D. Monthly City Sales Tax Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Presentation of 2024 Cost of Service and Rate Study Designs for the City of Hickman Water and Wastewater Utilities by JK Energy Consulting, LLC
- 7. Reports
 - 7.A. Public Works and Parks and Recreation Department
 - 7.B. City Code Violations, Abatements, Nuisances and Permits
 - 7.C. Wastewater Treatment Plant Improvement Project Update
- 8. Public Hearings
 - 8.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for a Change of Zone from current Transitional Agricultural District (TA-1) to Medium Density Residential District (R-2). Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.
 - 8.B. The purpose of the hearing is to provide an opportunity for the Public to comment on a preliminary plat called Etmund Estates 2nd Addition. This request is from Civil Design Group, Inc., on behalf of SWG4 LLC. The Preliminary Plat includes 82 medium density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres. Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.
- 9. Unfinished Business - None
- 10. New Business
 - 10.A. Resolution 2024-16, Preliminary Plat for Etmund Estates 2nd Addition
 - 10.B. Ordinance 2024-09, Change of Zone from TA, Transitional Agriculture District, to R-2, Medium Density Residential District on property legally described as

Etmund Estates 1st Addition, Lot 1

10.C. Ordinance 2024-08, Broadband Franchise Agreement with ALLO Communications, LLC

10.D. Main Park ADA All Inclusive Playground Equipment Installation Invoice from Creative Sites in the amount \$91,408.00

10.E. Certificate of Payment No. 10 to Neuvirth Construction, Inc. for the Hickman Wastewater Treatment Plant Headworks and Final Clarifier Project in the amount of \$47,500.00

11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD SEPTEMBER 10, 2024

Mayor Phil Goering called the meeting to order at 7:00 pm on September 10, 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 noted that the August 22, 2024, Special Meeting Minutes were approved at the regular city council meeting on August 27, 2024. The City Administrator then presented and discussed the August 27, 2024, meeting minutes. The City Administrator also discussed the line-item content of Claims and Accounts Payable Report with the Governing Body. Motion by Council Member Meese and a second by Noren 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 - None

Reports

The City Administrator presented the Planning Commission Report, Community Center Report, Water Department Projects, and Wastewater Treatment Plant Improvement Project Updates. Deputy Dowhower presented the Lancaster Sheriff’s Office Report. Motion by Council Member Meese and a second by Noren to approve the Reports as given. 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

The Mayor opened the public hearing at 7:15 pm to hear public comments on the 2024-2025 Budget hearing on support, opposition, criticism, suggestions, or observations regarding the proposed City Budget. Mr. Walt Nelson gave thanks to the City Council and City Staff for the work they did for the budget report. Hearing no other comments a motion was made by Ziemann and seconded by Borchardt to close the public hearing at 7:16 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.

The Mayor opened the public hearing at 7:16 pm to hear public comments on the 2024-2025 Budget Hearing on support, opposition, criticism, suggestions, or observations relating to setting the Final Tax Request at a different amount than the prior year tax request. Hearing no comments, a motion was made by Noren and seconded by Wagner to close the public hearing at 7:17 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 – Consideration of Zelle Human Resources Outsourcing Agreement for HR Consulting

Mayor stated this item was tabled from the August 27th meeting. Mr. Chad Theis, Zelle HR Solutions noted they will not be processing payroll for the city as those responsibilities will be provided by the

city. He stated they will provide human resources responsibilities for the city. The Mayor invited Mr. Walt Nelson to speak on his registered agenda topic speaker card request. Mr. Nelson stated one thing he wanted to know is how an item came to be on the agenda. Did the vendor contact the city or did the personnel committee, mayor or city staff reach out to the company? It is important to know where the agenda items come from. He applauds the council for trying new things. In his opinion in order for the HR firm to be effective it needs to be unbiased. Council Member Wagner stated that the Personnel Committee would like a company to advise them on HR topics to make sure rules are being followed. Council Member Borchardt asked what the face-to-face component would look like, and Mr. Theis said staff would see their people a couple times a year. Member Borchardt asked where is the termination clause in the contract? Mr. Theis said they could amend the contract to include a termination clause. Council Member Wagner noted the city has worked with this firm before, and they were happy with them. Council Member Ziemann added this would give staff a professional place to go. Council Member Wagner made a motion to approve the consideration of Zelle Human Resources Outsourcing Agreement for HR Consulting. Council Member Meese asked that a termination clause be added. Member Wagner made a friendly amendment to his motion to include a termination clause be added to the contract, subject to review by the city attorney. Motion seconded 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.

New Business

The City Administrator presented Resolution 2024-14, Authorize Transfer from General Fund to Street Fund per 25% Match of Highway. Motion made by Council Member Noren and a second by Wagner to the motion to approve Resolution 2024-14, be it resolved by the Mayor and Council of the City of Hickman, Nebraska: whereas, the City of Hickman, Nebraska receives Highway Allocation Funds from the State of Nebraska. now, therefore, be it resolved by the Mayor and Council of the City of Hickman, Nebraska, that the City of Hickman will transfer \$93,198.00 from the City of Hickman's General Fund to the City of Hickman's Street Fund to cover the 25% Match of Highway Allocation Receipts.. 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 Resolution 2024-15 Property Tax Request for 2024-2025, different than the property tax request for the prior year. Motion made by Council Member Wagner and a second by Noren to the motion to approve Resolution 2024-15 Property Tax Request for 2024-2025 in the amount of \$1,622,101.41, which is different than the property tax request for 2023-2024 and which exceeds the statutory budget limit by an additional one percent.

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Hickman passes by a majority vote a resolution or ordinance setting the tax request; and WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; NOW, THEREFORE, the Governing Body of the City of Hickman, Nebraska, resolves that: 1. The 2024-2025 property tax request be set at:

General Fund: \$ 909,297.41, Bond Fund: \$ 712,804.00. 2. The total assessed value of property differs from last year's total assessed value by 9.57 percent. 3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be 0.54895 per \$100 of assessed value. 4. The City of Hickman proposes to adopt a property tax request that will cause its tax rate to be 0.448137 per \$100 of assessed value. 5. Based on the proposed property tax request and changes in other revenue, the operating budget of the City of Hickman, Nebraska will increase last year's budget by 2.62 percent. 6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2024. 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 Mayor presented Ordinance 2024-06, Adoption of the City Budget Statement to be termed the Annual

Appropriation Bill; to appropriate sums for necessary expenses & liabilities; & to provide for an effective date. Council Member Noren introduced Ordinance 2024-06 and asked the Recording Clerk to read it by title. Motion made by Council Member Wagner and a second by Noren to wave the three-reading rule. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, and Meese. The following Council Members voted "NAY": Borchardt. Motion passed 5-1. Motion made by Council Member Wagner and seconded by Borchardt to approve on first and final reading Ordinance 2024-06, A ordinance to adopt the budget statement to be termed the annual appropriation bill; to appropriate sums for necessary expenses and liabilities; to provide for an effective date. 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 Mayor presented Ordinance 2024-07, Setting the Wages & Salaries of Non-Bargaining Unit Employees of the City of Hickman and to provide an effective date. Council Member Noren introduced Ordinance 2024-07 and asked the Recording Clerk to read it by title. Motion made by Council Member Wagner and a second by Meese to wave the three-reading rule. The following Council Members voted "YEA": Noren, Wagner, Ziemann, Kulwicki, and Meese. The following Council Members voted "NAY": Borchardt. Motion passed 5-1. Motion made by Council Member Meese and seconded by Borchardt to approve on first and final reading Ordinance 2024-07, An Ordinance of the City of Hickman, Nebraska setting the wages and salaries of city officers and non-bargaining unit employees of the city of Hickman. 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 Administrator said the staff is working on the travel policy. The new HR firm Zelle can help us with updating job descriptions and the employee handbook. All to be brought forward at an October meeting. The open city clerk position has been advertised and we have already received two well-qualified applications. 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 League of Nebraska Municipalities 2024 Annual Conference October 2 through October 4, 2024, in Lincoln, NE. If the council would like to attend, they can let the City Administrator know so they can be registered. No action was taken.

Adjournment

Motion by Council Member Borchardt and a second by Wagner to adjourn the meeting at 7:53 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

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Only unpaid invoices included.
Vendor.Vendor number = {<->} 2069 {AND} {<->} 2129

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1004	A-1 Total Home Pest Control	13188	COMM CENTER - Pest Control S	09/16/2024	95.00	.00		
A-1 Total Home Pest Control								
A-1 Total Home Pest Control:					95.00	.00		
1153	Advance Auto Parts	7185-506256	WWTP - Belt	09/18/2024	15.76	.00		
Advance Auto Parts								
1153	Advance Auto Parts	7185-506256	WWTP - Belt	09/18/2024	15.83	.00		
Advance Auto Parts								
Total Advance Auto Parts:					31.59	.00		
1026	All Copy Products	37441231	ADMIN - Postage (Split)	09/12/2024	173.73	.00		
All Copy Products								
1026	All Copy Products	37441231	WATER - Postage (Split)	09/12/2024	173.72	.00		
All Copy Products								
1026	All Copy Products	37441231	ELECTRIC - Postage (Split)	09/12/2024	173.72	.00		
All Copy Products								
1026	All Copy Products	37441231	SEWER - Postage (Split)	09/12/2024	173.72	.00		
All Copy Products								
Total All Copy Products:					694.89	.00		
1029	All Roads Barricades, Inc.	SALE18634	PW- Signs Wade	09/13/2024	228.42	.00		
All Roads Barricades, Inc.								
Total All Roads Barricades, Inc.:					228.42	.00		
1062	Art F/X	261741	Reversible Jerseys Soccer 2024	08/23/2024	1,731.45	.00		
Art F/X								
Total Art F/X:					1,731.45	.00		
1125	Border States	929036846	Buel Apartments - Bolts	09/11/2024	32.16	.00		
Border States								
1125	Border States	929036846	Buel Apartments - Material	09/11/2024	435.15	.00		
Border States								
1125	Border States	929036858	NDEE GRANT - Quote 27530158	09/11/2024	592.50	.00		
Border States								
Total Border States:					1,059.81	.00		
1126	Brad Nelson	2024 BOOT RB	PW - Boot RBT Allowance	09/20/2024	85.99	.00		
Brad Nelson								
Total Brad Nelson:					85.99	.00		
1150	Capital City Refuse	2834	ADMIN - Trash Servies 9/2024 (S	09/15/2024	63.40	.00		
Capital City Refuse								

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1150	Capital City Refuse Capital City Refuse	2834	STREETS - Trash Services 9/202	09/15/2024	63.39	.00		
	Total Capital City Refuse:				126.79	.00		
1174	Chris Wallman Reimb Chris Wallman Reimb	2024	BOOT RB PW - Boot Allowance	09/20/2024	133.74	.00		
	Total Chris Wallman Reimb:				133.74	.00		
2132	Corporate Warehouse Supply Corporate Warehouse Supply	33458	ADMIN - Toner	09/11/2024	519.85	.00		
	Total Corporate Warehouse Supply:				519.85	.00		
1218	Crawford Plumbing Co. Crawford Plumbing Co.	13403	COMM CENTER - Water Line Re	09/11/2024	241.05	.00		
	Total Crawford Plumbing Co.:				241.05	.00		
1230	Cummins Central Power Cummins Central Power	J3-38798	PW - Preventitive Maintenance	09/13/2024	951.21	.00		
1230	Cummins Central Power Cummins Central Power	J-38793	PW - Preventitive Maintenance	08/09/2024	951.66	.00		
	Total Cummins Central Power:				1,902.87	.00		
1271	Dutton-Lainson Company Dutton-Lainson Company	901452-1	Buel Apartments - Basement	09/03/2024	2,300.00	.00		
	Total Dutton-Lainson Company:				2,300.00	.00		
1317	Faron Niles Construction Faron Niles Construction	PERMIT 2023-	ADMIN - 1244 Tuscan Trail	08/21/2024	500.00	.00		
	Total Faron Niles Construction:				500.00	.00		
1329	Fire Spring Fire Spring	441345	ADMIN - Inspection Stickers - Blu	09/06/2024	94.95	.00		
1329	Fire Spring Fire Spring	441345	ADMIN - Approved for Occupancy	09/06/2024	156.67	.00		
1329	Fire Spring Fire Spring	441345	ADMIN - Postage	09/06/2024	8.49	.00		
	Total Fire Spring:				260.11	.00		
1337	Folkerts, Macoy Folkerts, Macoy	2024 FOLKER	PARK - Officiated 3 Games	09/17/2024	120.00	.00		
	Total Folkerts, Macoy:				120.00	.00		
1362	Georgiana, Trent A- Reimb Georgiana, Trent A- Reimb	2024	BOOT RB PW - Clothing Allowance	09/20/2024	150.00	.00		
	Total Georgiana, Trent A- Reimb:				150.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1408 HBE, LLP HBE, LLP		INV215684	ADMIN - Prep Form 990	09/04/2024	400.00	.00		
Total HBE, LLP:					400.00	.00		
1436 Hoffschneider Law, PC., LLO Hoffschneider Law, PC., LLO		4117	ADMIN - City Attorney Sept 2024	09/07/2024	4,365.00	.00		
Total Hoffschneider Law, PC., LLO:					4,365.00	.00		
1438 Hoglund, Heidi - Reimb. Hoglund, Heidi - Reimb.		9/17/2024 HAZ	ADMIN - Meal Reimbursement -	09/17/2024	11.79	.00		
1438 Hoglund, Heidi - Reimb. Hoglund, Heidi - Reimb.		9/17/2024 HAZ	ADMIN - Mileage RBT Louisville -	09/17/2024	71.02	.00		
Total Hoglund, Heidi - Reimb.:					82.81	.00		
1462 Hydro Optimization & Automation Hydro Optimization & Automation Solution		12169	WWTP - Service Ticket 15351 HO	09/11/2024	1,672.50	.00		
1462 Hydro Optimization & Automation Hydro Optimization & Automation Solution		12170	WATER- Remote Service	09/11/2024	561.76	.00		
Total Hydro Optimization & Automation Solution:					2,234.26	.00		
1466 Ian McDaniel Ian McDaniel		2024 MCDANI	PARKS - Officiated 6 Games	09/17/2024	240.00	.00		
Total Ian McDaniel:					240.00	.00		
1516 Johnson Service Company Johnson Service Company		17560	WWTP - Jon 1050162517 9/3-9/2	09/13/2024	152,213.00	.00		
Total Johnson Service Company:					152,213.00	.00		
1601 Luther, Wade Luther, Wade		BOOT RBT 20	PW - 2024 Boot Allowance	09/20/2024	150.00	.00		
Total Luther, Wade:					150.00	.00		
1617 Mattson, Luke - Reimb Mattson, Luke - Reimb		RBT UHC PRE	ADMIN - RBT of Dental Premiums	09/20/2024	197.96	.00		
1617 Mattson, Luke - Reimb Mattson, Luke - Reimb		RBT UHC PRE	ADMIN - RBT of Vision Premiums	09/20/2024	47.74	.00		
Total Mattson, Luke - Reimb:					245.70	.00		
1631 Menard's Menard's		39877	PW - Floor Dry (Split)	09/05/2024	15.98	.00		
1631 Menard's Menard's		39877	PW - Floor Dry (Split)	09/05/2024	15.98	.00		
1631 Menard's Menard's		39877	PW - Floor Dry (Split)	09/05/2024	15.98	.00		
1631 Menard's Menard's		39877	PW - Floor Dry (Split)	09/05/2024	15.98	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Menard's:					63.92	.00		
1632	Merchant, Jeff Merchant, Jeff	2024	BOOT RB PW - Boot Allowance	09/20/2024	150.00	.00		
Total Merchant, Jeff:					150.00	.00		
1694	Nebraska State Fire Marshal - Ele Nebraska State Fire Marshal - Elevator D	100108	COMM CENTER - Annual Inspecti	09/10/2024	120.00	.00		
Total Nebraska State Fire Marshal - Elevator D:					120.00	.00		
1749	Oelke Austin Oelke Austin	2024	OELKE N PARK - Officiated 2 Games	09/17/2024	80.00	.00		
Total Oelke Austin:					80.00	.00		
1752	Oelke, Kelly - Reimb Oelke, Kelly - Reimb	NCMA RBT	ADMIN - NCMA UNO Exchange P	09/20/2024	351.28	.00		
Total Oelke, Kelly - Reimb:					351.28	.00		
1757	Olsson Olsson	510622	BUEL - Project 023-07376	09/17/2024	367.00	.00		
Total Olsson:					367.00	.00		
1843	Reams Sprinkler Supply Reams Sprinkler Supply	0017392698-0	Fertilizer	08/27/2024	72.56	.00		
Total Reams Sprinkler Supply:					72.56	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2838	PW - Mini Excavator Daily Rate	09/10/2024	80.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2838	PW - Labor & Mileage	09/10/2024	3,500.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2839	PW Labor & Mileage	09/10/2024	2,300.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2839	PW 1/0 Insulink	09/10/2024	10.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2839	PW #2 Insulink	09/10/2024	6.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2839	PW 2" Threaded Coupler	09/10/2024	8.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2839	PW 2" Scho 40 PVC	09/10/2024	11.05	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2840	PW Labor & Mileage	09/10/2024	2,020.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2840	PW Mini Excavator Daily Rate	09/10/2024	275.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2841	PW Labor & Mileage - Buel Apart	09/10/2024	11,940.00	.00		
1890	Schmader Electric Const. Co., Inc Schmader Electric Const. Co., Inc.	2841	PW Mini Excavator Daily Rate	09/10/2024	962.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1890	Schmader Electric Const. Co., Inc	2841	PW Skidloader	09/10/2024	687.50	.00		
Schmader Electric Const. Co., Inc.								
1890	Schmader Electric Const. Co., Inc	2841	PW Mobilization	09/10/2024	2,050.00	.00		
Schmader Electric Const. Co., Inc.								
1890	Schmader Electric Const. Co., Inc	2841	PW Trench	09/10/2024	6,240.00	.00		
Schmader Electric Const. Co., Inc.								
1890	Schmader Electric Const. Co., Inc	2849	PW Labor & Mileage	09/17/2024	2,710.00	.00		
Schmader Electric Const. Co., Inc.								
1890	Schmader Electric Const. Co., Inc	2849	PW Mini Excavator Daily Rate	09/17/2024	275.00	.00		
Schmader Electric Const. Co., Inc.								
Total Schmader Electric Const. Co., Inc.:					33,075.05	.00		
2007	Trade Well Pallet, Inc.	525823	PW Mulch for Main Park, Oakview	09/09/2024	2,090.00	.00		
Trade Well Pallet, Inc.								
Total Trade Well Pallet, Inc.:					2,090.00	.00		
2085	Wyatt Fortner	2024 FORTNE	PARKS - Officiated 5 Games	09/17/2024	200.00	.00		
Wyatt Fortner								
Total Wyatt Fortner:					200.00	.00		
Grand Totals:					206,682.14	.00		

Dated: _____

Mayor: _____

City Council: _____

Cari Forbes: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor.Vendor number = {<>} 2069 {AND} {<>} 2129

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

Account #	Account Name	June 2024	July 2024	August 2024
	Cash on Hand	\$200.00	\$200.00	\$200.00
...8760	General Fund Checking	\$1,523,001.01	\$1,143,168.98	\$1,962,228.10
...1586	Linear Park Fund	\$13,942.87	\$13,942.87	\$13,942.87
...7412	Reading-Tech & Historical Center	\$4,100.59	\$4,622.59	\$4,622.59
...4500	Arts Council	\$4,870.33	\$5,470.33	\$5,470.33
...2843	Keno Revenue	\$121,551.41	\$122,945.28	\$127,330.31
...7578	Electrical Reserve <small>(Baylor Heights Reserve)</small>	\$74,272.89	\$74,289.68	\$74,304.95
...0938	TIF Account	\$630.84	\$630.84	\$630.84
...0863	Parks & Recreation Activities	\$46,135.46	\$61,178.61	\$66,808.17
...7420	Debt Service Reserve <small>(CURR Series 2018 Bond Reserve)</small>	\$157,418.05	\$157,560.37	\$157,689.87
...7479	Sewer Reserve Acct	\$60,830.33	\$60,844.08	\$60,856.58
...2883	CUR Revenue Series 2018 <small>(Terrace View Reserve)</small>	\$279,757.88	\$280,134.75	\$280,477.82
...4664	Street Sinking Fund	\$30,922.34	\$30,923.74	\$30,925.01
...5333	Sales Tax Revenues	\$1,367,509.11	\$1,429,400.85	\$1,496,312.25
...0215	GO Water Revenue 2023	\$566,459.12	\$567,473.16	\$568,396.66
...5-201	GO Sewer Revenue 2023	\$2,831,261.39	\$2,432,053.07	\$2,345,652.23
	Total Funds Available	\$7,082,863.62	\$6,384,839.20	\$7,195,848.58
...7404	Hickman Area Economic Dev. Association	\$34,576.73	\$31,122.51	\$30,832.51
	Total HAEDA Funds Available	\$34,576.73	\$31,122.51	\$30,832.51

Report Criteria:
Period: 09/24

System information

No errors found

Bank reconciliations

No errors found

Transactions

No errors found

Budget transactions

No errors found

Report-only transactions

No errors found

CITY OF HICKMAN
BALANCE SHEET
AUGUST 31, 2024

HICKMAN

ASSETS

1-00-10099	CASH IN BANK - S&E BOND (2883)	280,477.82	
1-00-10101	CASH ON HAND	200.00	
1-00-10104	CASH IN BANK--GENERAL (8760)	1,512,961.16	
1-00-10105	SEWER REVENUE (NPAIT)	2,345,652.23	
1-00-10108	CASH IN BANK--LINEAR PARK CHEC	13,942.87	
1-00-10109	CASH IN BANK--READING CENTRE (	4,622.59	
1-00-10111	CASH IN BANK - KENO REVENUE (2	127,330.31	
1-00-10116	CASH IN BANK--ELECTRIC RESERVE	74,304.95	
1-00-10118	CASH IN BANK - TIF CHECKING (0	630.84	
1-00-10119	CASH--PARKS & REC. ACTIVITIES	64,822.73	
1-00-10130	DEPOSITS--COUNTY TREASURER	16,937.65	
1-00-10131	DEPOSITS--COUNTY TREASURER BON	3,306.68	
1-00-10135	AMERITAS - 401K FORFEITURES	4,604.07	
1-00-10137	CASH - STREET SINKING FUND (46	30,925.01	
1-00-10139	CASH IN BANK - GO WATER REVENU	568,396.66	
1-00-10140	XPRESS DEPOSIT ACCOUNT	3,503.63	
1-00-10301	CASH IN BANK - ARTS COUNCIL (4	5,470.33	
1-00-10401	CASH IN BANK - SALES TAX REV (	1,496,312.25	
1-00-11150	ALLOWANCE FOR BAD DEBTS	(13,600.00)	
1-00-12120	*ACCOUNTS RECEIVABLE	15,948.99	
1-00-12121	ACCOUNTS RECEIVABLE-UTILITIES	19,280.31	
1-00-12151	INVENTORY - UTILITIES	180,874.73	
1-00-13140	INVESTMENTS-DEBT SERVICE RESER	157,689.87	
1-00-13141	INVESTMENTS--SEWER RESERVE (74	60,856.58	
1-00-16129	PREPAID EXPENSES	126,967.02	
1-00-17500	SUSPENSE	31,346.60	
1-00-18122	UNBILLED UTILITY RECEIVABLES	126,823.46	
1-00-18124	TAXES RECEIVABLE	124,740.07	
1-00-19220	PROPERTY AND EQUIPMENT	26,423,926.82	
1-00-19221	ACCUM DEPR--EQUIPMENT	(9,215,150.91)	
	TOTAL ASSETS		<u>24,594,105.32</u>

CITY OF HICKMAN
BALANCE SHEET
AUGUST 31, 2024

HICKMAN

LIABILITIES

1-00-20400	*ACCOUNTS PAYABLE	326,241.55	
1-00-20416	ACCRD INTRST - PROPRIETARY ACC	26,360.82	
1-00-21413	ACCRUED WAGES	44,082.93	
1-00-21414	ACCRUED ABSENCES	81,829.14	
1-00-21415	ACCRUED INTEREST	13,931.69	
1-00-21432	DEPOSITS - NEW CONSTRUCTION	21,700.00	
1-00-21433	DEPOSITS--COMMUNITY HALL	(200.00)	
1-00-21434	DEPOSITS - FIREWORKS STANDS	1,450.00	
1-00-21461	BONDS PAYABLE	11,550,000.00	
1-00-21470	BONDS DEFEASED	(209,875.00)	
1-00-21471	ACCUMULATED DEFEASANCE	160,905.03	
1-00-22406	FEDERAL TAX WITHHELD	2,435.21	
1-00-22407	STATE TAX WITHHELD	3,877.60	
1-00-22408	FICA TAX WITHHELD	4,278.66	
1-00-22409	MEDICARE TAX WITHHELD	1,000.66	
1-00-22410	PAYROLL LIABILITIES	(2,283.66)	
1-00-22412	RETIREMENT PAYABLE	3,910.16	
1-00-22415	PAYROLL LIABILITIES UNIFORM	109.15	
1-00-23431	METER DEPOSITS	99,759.70	
1-00-24418	SALES TAX PAYABLE	(1,199.27)	
1-00-24462	NDEQ LOAN PROCEEDS	418,015.36	
1-00-24463	GOVT BONDS PAYABLE	1,095,000.00	
1-00-24466	HBE	57,486.93	
1-00-24550	550.1 PRIOR PERIOD ADJ	(22,500.00)	
	TOTAL LIABILITIES		13,676,316.66

FUND EQUITY

1-00-28500	OPENING BAL EQUITY	524,413.33	
1-00-28501	GENERAL FUND BALANCE	8,377,288.96	
1-00-28502	STREET FUND BALANCE	414,564.18	
1-00-28503	WATER FUND BALANCE	938,779.79	
1-00-28504	ELECTRIC FUND BALANCE	1,056,851.92	
1-00-28505	SEWER FUND BALANCE	347,316.02	
1-00-28506	DEBT SERVICE FUND BALANCE	13,026.48	
1-00-28507	POLICE FUND BALANCE	(145,126.52)	
1-00-28508	PARK FUND BALANCE	858,856.66	
1-00-28509	READING CENTER FUND BALANCE	395,374.62	
1-00-28511	KENO FUND BALANCE	101,665.21	
	REVENUE OVER EXPENDITURES - YTD	(1,965,221.99)	
	TOTAL FUND EQUITY		10,917,788.66
	TOTAL LIABILITIES AND EQUITY		24,594,105.32

CITY OF HICKMAN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

		HICKMAN				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL REVENUE</u>						
1-10-31682	PARKS & REC. PLAYER FEES	1,415.00 *	1,415.00	.00 (	1,415.00)	.0
1-10-32603	MOTOR VEHICLE TAX	7,953.45	84,068.99	99,619.00	15,550.01	84.4
1-10-32609	MOTOR VEHICLE PRO RATE	.00	4,105.85	3,500.00 (	605.85)	117.3
1-10-32623	PERMITS AND LICENSES	.00	16,125.00	30,102.00	13,977.00	53.6
1-10-32625	BUILDING PERMIT FEES	38,782.34	86,762.22	75,000.00 (	11,762.22)	115.7
1-10-32652	BUILDING PERMIT FEES:OCCUPANCY	.00	2,800.00	4,000.00	1,200.00	70.0
1-10-33614	CARLINE-IN LIEU OF TAX	.00	378.01	500.00	121.99	75.6
1-10-34601	PROPERTY TAXES	722,066.15	1,741,235.88	1,956,388.00	215,152.12	89.0
1-10-34610	PROPERTY TAX CREDIT	.00	108,026.75	.00 (	108,026.75)	.0
1-10-34624	FRANCHISE FEE, OCC TAX	.00	33.57	.00 (	33.57)	.0
1-10-34669	CITY FEES (MASTER FEE SCHEDULE	.00	.00	500.00	500.00	.0
1-10-34692	CITY SALES TAX	3,912.55	3,912.55	650,000.00	646,087.45	.6
1-10-35686	COPIER/FAX REVENUE	2.50	89.79	50.00 (	39.79)	179.6
1-10-36050	SERVICES	.00	11,339.07	.00 (	11,339.07)	.0
1-10-36642	RENT REVENUE	520.00	645.00	15,000.00	14,355.00	4.3
1-10-36674	SPECIAL ASSESSMENTS	.00	844.39	.00 (	844.39)	.0
1-10-36675	SPECIAL ASSESSMENTS:2012 GAP P	.00	3,603.80	.00 (	3,603.80)	.0
1-10-37621	FEDERAL AID	16,785.48	16,785.48	.00 (	16,785.48)	.0
1-10-38602	HOMESTEAD EXEMPTION	10,567.42	63,404.52	35,036.00 (	28,368.52)	181.0
1-10-38611	HIGHWAY ALLOCATION	121,524.19	121,524.19	.00 (	121,524.19)	.0
1-10-38620	STATE AID	14,403.78	14,403.78	.00 (	14,403.78)	.0
1-10-38630	TIF INCOME	4,876.03	10,131.97	80,000.00	69,868.03	12.7
1-10-39580	UNAPPLIED CASH PAYMENT INCOME	.00 (	11,274.55)	.00	11,274.55	.0
1-10-39629	INTEREST INCOME	763.83	17,288.41	.00 (	17,288.41)	.0
1-10-39687	MISCELLANEOUS INCOME	5,352.51	63,979.37	5,000.00 (	58,979.37)	1279.6
1-10-39700	UNCATEGORIZED INCOME	97,000.10	97,000.10	.00 (	97,000.10)	.0
TOTAL GENERAL REVENUE		1,045,925.33	2,458,629.14	2,954,695.00	496,065.86	83.2
<u>COMMUNITY CENTER REVENUE</u>						
1-11-35686	COPIER/FAX REVENUE	.00	200.00	.00 (	200.00)	.0
1-11-36642	RENT REVENUE	.00	13,895.00	.00 (	13,895.00)	.0
TOTAL COMMUNITY CENTER REVENUE		.00	14,095.00	.00 (	14,095.00)	.0
<u>STREETS REVENUE</u>						
1-20-32604	MOTOR VEHICLE FEES	.00	13,033.76	25,000.00	11,966.24	52.1
1-20-32623	PERMITS AND LICENSES	105.00	105.00	.00 (	105.00)	.0
1-20-32651	BUILDING PERMIT FEES:INFRASTRU	.00	14,560.00	16,000.00	1,440.00	91.0
1-20-38611	HIGHWAY ALLOCATION	.00	208,970.03	348,845.00	139,874.97	59.9
1-20-38612	INCENTIVE PAYMENT	.00	4,000.00	4,000.00	.00	100.0
1-20-38689	GRANT INCOME	.00	133,192.00	.00 (	133,192.00)	.0
1-20-39629	INTEREST INCOME	1.27	14.24	.00 (	14.24)	.0
1-20-39687	MISCELLANEOUS INCOME	.00	17,862.89	.00 (	17,862.89)	.0
TOTAL STREETS REVENUE		106.27	391,737.92	393,845.00	2,107.08	99.5

CITY OF HICKMAN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

		HICKMAN				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WATER REVENUE</u>						
1-30-32625	BUILDING PERMIT FEES	.00	26,975.00	26,000.00	(975.00)	103.8
1-30-32651	BUILDING PERMIT FEES:INFRASTRU	.00	29,120.00	32,000.00	2,880.00	91.0
1-30-36650	WATER REVENUE	101,629.10	579,351.35	703,320.00	123,968.65	82.4
1-30-36668	SERVICE CHG/PENALTY REVENUE	.00	4,656.30	6,292.00	1,635.70	74.0
1-30-38691	INSURANCE PROCEEDS	.00	18,052.00	.00	(18,052.00)	.0
1-30-39629	INTEREST INCOME	923.50	15,440.85	.00	(15,440.85)	.0
1-30-39687	MISCELLANEOUS INCOME	.00	772.64	.00	(772.64)	.0
	TOTAL WATER REVENUE	102,552.60	674,368.14	767,612.00	93,243.86	87.9
<u>ELECTRIC REVENUE</u>						
1-40-32625	BUILDING PERMIT FEES	.00	115.00	.00	(115.00)	.0
1-40-32651	BUILDING PERMIT FEES:INFRASTRU	.00	24,310.00	24,000.00	(310.00)	101.3
1-40-36050	SERVICES	.00	1,012.69	.00	(1,012.69)	.0
1-40-36640	ELECTRIC REVENUE	187,040.54	1,460,025.56	1,747,748.00	287,722.44	83.5
1-40-36668	SERVICE CHG/PENALTY REVENUE	.00	13,496.50	17,393.00	3,896.50	77.6
1-40-39629	INTEREST INCOME	358.34	4,966.23	.00	(4,966.23)	.0
1-40-39687	MISCELLANEOUS INCOME	150.00	1,650.00	.00	(1,650.00)	.0
	TOTAL ELECTRIC REVENUE	187,548.88	1,505,575.98	1,789,141.00	283,565.02	84.2
<u>SEWER REVENUE</u>						
1-50-32625	BUILDING PERMIT FEES	.00	15,600.00	16,000.00	400.00	97.5
1-50-32651	BUILDING PERMIT FEES:INFRASTRU	.00	21,060.00	24,000.00	2,940.00	87.8
1-50-36660	SEWER USE REVENUE	71,784.61	697,272.61	825,901.00	128,628.39	84.4
1-50-36668	SERVICE CHG/PENALTY REVENUE	.00	7,042.06	8,924.00	1,881.94	78.9
1-50-38689	GRANT INCOME	.00	.00	1,000,000.00	1,000,000.00	.0
1-50-39629	INTEREST INCOME	10,511.66	149,194.97	.00	(149,194.97)	.0
1-50-39687	MISCELLANEOUS INCOME	.00	17,592.82	.00	(17,592.82)	.0
	TOTAL SEWER REVENUE	82,296.27	907,762.46	1,874,825.00	967,062.54	48.4
<u>KENO REVENUE</u>						
1-80-39626	KENO REVENUE	4,325.31	42,518.13	50,000.00	7,481.87	85.0
1-80-39629	INTEREST INCOME	59.72	521.24	.00	(521.24)	.0
	TOTAL KENO REVENUE	4,385.03	43,039.37	50,000.00	6,960.63	86.1

CITY OF HICKMAN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

		HICKMAN				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PARKS REVENUE</u>						
1-90-31682	PARKS & REC. PLAYER FEES	.00	44,851.97	52,388.00	7,536.03	85.6
1-90-32651	BUILDING PERMIT FEES:INFRASTRU	.00	25,480.00	28,000.00	2,520.00	91.0
1-90-36642	RENT REVENUE	.00	.00	6,000.00	6,000.00	.0
1-90-36688	RECYLING/SURPLUS	.00	6,500.00	.00 (	6,500.00)	.0
1-90-38690	GRANTS & CONTRIBUTIONS	.00	3,994.12	125,000.00	121,005.88	3.2
1-90-39687	MISCELLANEOUS INCOME	.00	6,546.00	.00 (	6,546.00)	.0
	TOTAL PARKS REVENUE	.00	87,372.09	211,388.00	124,015.91	41.3
<u>SALES TAX REVENUE</u>						
1-95-34692	CITY SALES TAX	66,550.19	600,125.60	.00 (	600,125.60)	.0
1-95-39629	INTEREST INCOME	2,357.72	22,428.60	.00 (	22,428.60)	.0
	TOTAL SALES TAX REVENUE	68,907.91	622,554.20	.00 (	622,554.20)	.0
<u>READING CENTER</u>						
1-99-38690	GRANTS & CONTRIBUTIONS	.00	522.00	.00 (	522.00)	.0
1-99-39687	MISCELLANEOUS INCOME	.00	505.00	.00 (	505.00)	.0
	TOTAL READING CENTER	.00	1,027.00	.00 (	1,027.00)	.0
	TOTAL FUND REVENUE	1,491,722.29	6,706,161.30	8,041,506.00	1,335,344.70	83.4

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

HICKMAN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL</u>					
1-10-51812 SALARIES AND WAGES	68,398.99	502,105.35	559,403.00	57,297.65	89.8
1-10-51819 PAYROLL TAXES	5,604.06	36,084.81	42,794.00	6,709.19	84.3
1-10-51821 RETIREMENT	6,699.13	36,806.30	42,898.00	6,091.70	85.8
1-10-51822 EMPLOYEE BENEFITS	10,481.16	43,227.81	69,610.00	26,382.19	62.1
1-10-51856 INSURANCE	25,640.67	26,746.96	22,500.00	(4,246.96)	118.9
1-10-51899 HRA - EMPLOYEE HRA	146.62	5,557.48	13,000.00	7,442.52	42.8
1-10-52834 UNIFORMS & CLOTHING	.00	1,156.14	1,500.00	343.86	77.1
1-10-54861 CABLE	.00	.00	500.00	500.00	.0
1-10-54862 UTILITY-GAS,ELEC,WATER,SEWER	.00	478.75	5,054.00	4,575.25	9.5
1-10-55814 COUNTY TREASURER COMMISSION	7,269.42	17,603.74	20,542.00	2,938.26	85.7
1-10-58835 SUPPLIES & SMALL TOOLS	159.84	4,499.95	7,500.00	3,000.05	60.0
1-10-58877 PRINTING AND PUBLISHING	894.39	5,901.47	6,853.00	951.53	86.1
1-10-58881 TELEPHONE-INTERNET	279.91	11,479.20	13,928.00	2,448.80	82.4
1-10-58882 POSTAGE	307.93	3,881.39	4,031.00	149.61	96.3
1-10-58883 OFFICE SUPPLIES	187.96	3,747.81	6,000.00	2,252.19	62.5
1-10-58885 DUES AND SUBSCRIPTIONS	14,870.00	24,112.85	4,766.00	(19,346.85)	505.9
1-10-61815 CONSULTING SERVICES	.00	58,582.70	100,000.00	41,417.30	58.6
1-10-61831 BLDG INSPECTIONS - CHIEF	.00	19,800.00	30,000.00	10,200.00	66.0
1-10-61832 BLDG INSPECTIONS - ELECTRICAL	1,050.00	10,500.00	17,000.00	6,500.00	61.8
1-10-61833 BLDG INSPECTIONS - HVAC	600.00	5,050.00	8,000.00	2,950.00	63.1
1-10-61834 BLDG INSPECTIONS - PLUMBING	750.00	10,250.00	16,000.00	5,750.00	64.1
1-10-61835 COMMERCIAL PLAN REVIEW	100.00	1,900.00	500.00	(1,400.00)	380.0
1-10-61880 COMPUTER EXPENSE	658.54	39,118.36	64,300.00	25,181.64	60.8
1-10-61884 PROFESSIONAL SERVICES	29,000.00	36,254.38	9,174.00	(27,080.38)	395.2
1-10-62863 REFUSE SERVICE	63.40	682.98	1,483.00	800.02	46.1
1-10-62871 REPAIRS AND MAINTENANCE	1,372.90	3,981.69	33,051.00	29,069.31	12.1
1-10-65824 SCHOOLING/PROFESSIONAL DEV.	315.95	21,602.46	25,000.00	3,397.54	86.4
1-10-65840 DONATIONS	.00	1,000.00	.00	(1,000.00)	.0
1-10-65842 TRANSPORTATION & MILEAGE	.00	1,614.29	500.00	(1,114.29)	322.9
1-10-65858 GENERAL TAXES	.00	.00	10,000.00	10,000.00	.0
1-10-65859 SALES TAX ADMIN FEE	.00	.00	19,500.00	19,500.00	.0
1-10-65875 CAT/DOG STATE LICENSE FEES	.00	340.38	.00	(340.38)	.0
1-10-65876 FILING FEES	.00	223.90	243.00	19.10	92.1
1-10-65886 TREE REBATES	.00	100.00	100.00	.00	100.0
1-10-65888 FIREWORKS	.00	6,600.00	8,800.00	2,200.00	75.0
1-10-73878 BAD DEBT	451.74	524.35	.00	(524.35)	.0
1-10-73890 BANK CHARGES	.00	60.00	150.00	90.00	40.0
1-10-74100 CDBG GRANT EXPENSES	.00	5,595.00	.00	(5,595.00)	.0
1-10-74895 BOND PRINCIPAL	.00	.00	115,000.00	115,000.00	.0
1-10-74896 BOND INTEREST EXPENSE	.00	.00	64,390.00	64,390.00	.0
1-10-75849 CAPITAL OUTLAY	.00	28,775.13	10,000.00	(18,775.13)	287.8
1-10-77897 TIF PRINCIPAL	.00	4,313.46	4,450.00	136.54	96.9
1-10-77898 TIF INTEREST EXPENSE	.00	478.54	342.00	(136.54)	139.9
1-10-78887 MISCELLANEOUS	.00	1,917.12	769.00	(1,148.12)	249.3
TOTAL GENERAL	175,302.61	982,654.75	1,359,631.00	376,976.25	72.3

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

HICKMAN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY CENTER</u>					
1-11-54862 UTILITY-GAS,ELEC,WATER,SEWER	317.23	3,262.28	.00 (	3,262.28)	.0
1-11-58835 SUPPLIES & SMALL TOOLS	299.94	4,978.21	.00 (	4,978.21)	.0
1-11-58883 OFFICE SUPPLIES	.00	29.23	.00 (	29.23)	.0
1-11-58885 DUES AND SUBSCRIPTIONS	.00	35.00	.00 (	35.00)	.0
1-11-61880 COMPUTER EXPENSE	.00	1,355.50	.00 (	1,355.50)	.0
1-11-61884 PROFESSIONAL SERVICES	2,100.00	3,561.50	.00 (	3,561.50)	.0
1-11-62851 RENTAL EXPENSE	.00	500.00	.00 (	500.00)	.0
1-11-62871 REPAIRS AND MAINTENANCE	1,558.32	24,820.97	.00 (	24,820.97)	.0
1-11-74895 BOND PRINCIPAL	.00	115,187.50	.00 (	115,187.50)	.0
1-11-74896 BOND INTEREST EXPENSE	32,426.25	64,952.50	.00 (	64,952.50)	.0
1-11-75849 CAPITAL OUTLAY	.00	18,097.50	.00 (	18,097.50)	.0
TOTAL COMMUNITY CENTER	36,701.74	236,780.19	.00 (	236,780.19)	.0
<u>STREET</u>					
1-20-51812 SALARIES AND WAGES	28,548.87	189,128.18	139,818.11 (	49,310.07)	135.3
1-20-51819 PAYROLL TAXES	1,733.26	14,931.84	10,696.09 (	4,235.75)	139.6
1-20-51821 RETIREMENT	1,383.84	14,011.68	7,980.41 (	6,031.27)	175.6
1-20-51822 EMPLOYEE BENEFITS	2,248.84	10,356.97	18,671.00	8,314.03	55.5
1-20-51856 INSURANCE	25,380.67	28,957.67	22,500.00 (	6,457.67)	128.7
1-20-52834 UNIFORMS & CLOTHING	65.87	525.49	950.00	424.51	55.3
1-20-54862 UTILITY-GAS,ELEC,WATER,SEWER	1,200.52	16,493.00	24,320.00	7,827.00	67.8
1-20-58835 SUPPLIES & SMALL TOOLS	4,186.05	13,951.97	15,000.00	1,048.03	93.0
1-20-58881 TELEPHONE-INTERNET	377.02	965.31	582.00 (	383.31)	165.9
1-20-58882 POSTAGE	.00	1,335.50	1,545.00	209.50	86.4
1-20-58883 OFFICE SUPPLIES	.00	15.12	.00 (	15.12)	.0
1-20-61815 CONSULTING SERVICES	.00	83.30	2,500.00	2,416.70	3.3
1-20-61880 COMPUTER EXPENSE	.00	2,003.69	6,900.00	4,896.31	29.0
1-20-62863 REFUSE SERVICE	63.39	687.18	.00 (	687.18)	.0
1-20-62871 REPAIRS AND MAINTENANCE	2,427.40	12,451.60	25,000.00	12,548.40	49.8
1-20-65824 SCHOOLING/PROFESSIONAL DEV.	.00	64.00	100.00	36.00	64.0
1-20-65841 FUEL	4,532.55	19,010.67	20,000.00	989.33	95.1
1-20-65876 FILING FEES	.00	10.00	.00 (	10.00)	.0
1-20-75849 CAPITAL OUTLAY	.00	13,515.66	25,500.00	11,984.34	53.0
1-20-75891 CAPITAL IMPROVEMENTS	2,117.22	156,143.46	740,000.00	583,856.54	21.1
1-20-78887 MISCELLANEOUS	74.46	74.46	.00 (	74.46)	.0
TOTAL STREET	74,339.96	494,716.75	1,062,062.61	567,345.86	46.6

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

		HICKMAN				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER</u>						
1-30-51812	SALARIES AND WAGES	7,108.94	93,146.73	93,212.08	65.35	99.9
1-30-51819	PAYROLL TAXES	443.67	7,518.21	7,130.72	(387.49)	105.4
1-30-51821	RETIREMENT	345.96	6,930.37	5,320.28	(1,610.09)	130.3
1-30-51822	EMPLOYEE BENEFITS	2,248.84	10,356.94	12,448.00	2,091.06	83.2
1-30-51856	INSURANCE	25,380.67	26,236.96	22,500.00	(3,736.96)	116.6
1-30-52834	UNIFORMS & CLOTHING	65.87	453.31	950.00	496.69	47.7
1-30-54862	UTILITY-GAS,ELEC,WATER,SEWER	3,843.85	30,662.36	33,235.00	2,572.64	92.3
1-30-58835	SUPPLIES & SMALL TOOLS	1,142.39	26,520.25	50,000.00	23,479.75	53.0
1-30-58874	TESTING	182.00	1,607.00	1,843.00	236.00	87.2
1-30-58877	PRINTING AND PUBLISHING	68.72	803.62	1,113.00	309.38	72.2
1-30-58881	TELEPHONE-INTERNET	47.18	1,565.49	2,360.00	794.51	66.3
1-30-58882	POSTAGE	307.93	3,540.35	3,855.00	314.65	91.8
1-30-58883	OFFICE SUPPLIES	.00	304.89	1,750.00	1,445.11	17.4
1-30-58885	DUES AND SUBSCRIPTIONS	640.00	1,195.00	.00	(1,195.00)	.0
1-30-61815	CONSULTING SERVICES	.00	.00	3,500.00	3,500.00	.0
1-30-61880	COMPUTER EXPENSE	.00	2,043.79	11,800.00	9,756.21	17.3
1-30-61884	PROFESSIONAL SERVICES	.00	4,000.00	2,718.00	(1,282.00)	147.2
1-30-62871	REPAIRS AND MAINTENANCE	1,655.11	6,910.12	15,000.00	8,089.88	46.1
1-30-65824	SCHOOLING/PROFESSIONAL DEV.	28.74	3,587.07	2,000.00	(1,587.07)	179.4
1-30-65858	GENERAL TAXES	395.76	395.76	.00	(395.76)	.0
1-30-73878	BAD DEBT	.00	226.78	.00	(226.78)	.0
1-30-74895	BOND PRINCIPAL	.00	195,100.00	195,000.00	(100.00)	100.1
1-30-74896	BOND INTEREST EXPENSE	30,445.00	99,882.00	68,937.00	(30,945.00)	144.9
1-30-75849	CAPITAL OUTLAY	9,098.12	1,026,547.96	15,500.00	(1,011,047.96)	6622.9
1-30-75891	CAPITAL IMPROVEMENTS	126,846.76	186,393.77	3,885,000.00	3,698,606.23	4.8
1-30-81850	LAND	.00	379.14	.00	(379.14)	.0
	TOTAL WATER	210,295.51	1,736,307.87	4,435,172.08	2,698,864.21	39.2

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

HICKMAN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTRIC</u>					
1-40-51812 SALARIES AND WAGES	302.48	23,653.16	67,790.60	44,137.44	34.9
1-40-51819 PAYROLL TAXES	18.88	1,866.71	5,185.98	3,319.27	36.0
1-40-51821 RETIREMENT	43.24	1,831.01	3,869.29	2,038.28	47.3
1-40-51822 EMPLOYEE BENEFITS	2,248.84	10,356.94	9,053.00 (	1,303.94)	114.4
1-40-51856 INSURANCE	25,380.67	26,236.96	22,500.00 (	3,736.96)	116.6
1-40-52834 UNIFORMS & CLOTHING	65.87	453.28	900.00	446.72	50.4
1-40-54862 UTILITY-GAS,ELEC,WATER,SEWER	253.35	2,933.35	4,197.00	1,263.65	69.9
1-40-58835 SUPPLIES & SMALL TOOLS	.00	2,782.94	40,000.00	37,217.06	7.0
1-40-58860 ELECTRICITY/WHOLESALE PURCHASE	155,301.12	1,262,462.50	1,256,022.00 (	6,440.50)	100.5
1-40-58877 PRINTING AND PUBLISHING	68.72	803.62	1,113.00	309.38	72.2
1-40-58881 TELEPHONE-INTERNET	47.18	635.47	592.00 (	43.47)	107.3
1-40-58882 POSTAGE	307.93	3,540.35	3,855.00	314.65	91.8
1-40-58883 OFFICE SUPPLIES	.00	304.88	1,000.00	695.12	30.5
1-40-58885 DUES AND SUBSCRIPTIONS	.00	242.07	1,864.00	1,621.93	13.0
1-40-61880 COMPUTER EXPENSE	.00	3,082.13	11,800.00	8,717.87	26.1
1-40-61884 PROFESSIONAL SERVICES	114.46	858.50	1,000.00	141.50	85.9
1-40-62871 REPAIRS AND MAINTENANCE	5,909.96	11,340.81	15,000.00	3,659.19	75.6
1-40-65824 SCHOOLING/PROFESSIONAL DEV.	.00	750.00	.00 (	750.00)	.0
1-40-65858 GENERAL TAXES	11,974.57	11,974.57	.00 (	11,974.57)	.0
1-40-73878 BAD DEBT	.00	124.88	.00 (	124.88)	.0
1-40-74895 BOND PRINCIPAL	.00	78,150.00	104,150.00	26,000.00	75.0
1-40-74896 BOND INTEREST EXPENSE	.00	19,877.70	37,508.00	17,630.30	53.0
1-40-75849 CAPITAL OUTLAY	30,163.45	103,820.09	15,500.00 (	88,320.09)	669.8
1-40-75891 CAPITAL IMPROVEMENTS	.00	283,239.76	600,000.00	316,760.24	47.2
1-40-81850 LAND	.00	379.14	.00 (	379.14)	.0
TOTAL ELECTRIC	232,200.72	1,851,700.82	2,202,899.87	351,199.05	84.1

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

HICKMAN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER</u>					
1-50-51812 SALARIES AND WAGES	7,111.19	69,289.86	101,685.90	32,396.04	68.1
1-50-51819 PAYROLL TAXES	443.81	5,509.85	7,778.97	2,269.12	70.8
1-50-51821 RETIREMENT	345.96	5,223.14	5,803.94	580.80	90.0
1-50-51822 EMPLOYEE BENEFITS	2,476.99	10,585.09	13,579.00	2,993.91	78.0
1-50-51856 INSURANCE	25,380.67	26,236.96	22,500.00	(3,736.96)	116.6
1-50-52834 UNIFORMS & CLOTHING	65.87	525.48	1,000.00	474.52	52.6
1-50-54862 UTILITY-GAS,ELEC,WATER,SEWER	4,479.63	36,071.87	31,731.00	(4,340.87)	113.7
1-50-58835 SUPPLIES & SMALL TOOLS	137.38	1,440.57	5,000.00	3,559.43	28.8
1-50-58874 TESTING	295.94	2,880.11	3,642.00	761.89	79.1
1-50-58877 PRINTING AND PUBLISHING	68.71	803.59	1,113.00	309.41	72.2
1-50-58881 TELEPHONE-INTERNET	120.80	1,445.29	1,481.00	35.71	97.6
1-50-58882 POSTAGE	307.93	2,204.85	2,310.00	105.15	95.5
1-50-58883 OFFICE SUPPLIES	.00	323.57	1,008.00	684.43	32.1
1-50-58885 DUES AND SUBSCRIPTIONS	1,741.00	1,741.00	.00	(1,741.00)	.0
1-50-61815 CONSULTING SERVICES	.00	.00	10,000.00	10,000.00	.0
1-50-61880 COMPUTER EXPENSE	.00	3,082.12	11,800.00	8,717.88	26.1
1-50-61884 PROFESSIONAL SERVICES	.00	.00	1,864.00	1,864.00	.0
1-50-62871 REPAIRS AND MAINTENANCE	.00	10,194.75	15,000.00	4,805.25	68.0
1-50-65858 GENERAL TAXES	4,998.67	4,998.67	.00	(4,998.67)	.0
1-50-73878 BAD DEBT	.00	169.80	.00	(169.80)	.0
1-50-74893 CWSRF NOTE PRINCIPAL	.00	40,868.44	.00	(40,868.44)	.0
1-50-74894 CWSRF NOTE INTEREST EXPENSE	.00	4,078.12	.00	(4,078.12)	.0
1-50-74895 BOND PRINCIPAL	.00	331,850.00	441,718.00	109,868.00	75.1
1-50-74896 BOND INTEREST EXPENSE	.00	199,634.38	143,523.00	(56,111.38)	139.1
1-50-75849 CAPITAL OUTLAY	352,739.25	2,304,050.49	15,500.00	(2,288,550.49)	1486.4
1-50-75891 CAPITAL IMPROVEMENTS	.00	1,102.97	4,000,000.00	3,998,897.03	.0
TOTAL SEWER	400,713.80	3,064,310.97	4,838,037.81	1,773,726.84	63.3
<u>POLICE</u>					
1-70-53866 LAW ENFORCEMENT EXPENSE	11,792.00	129,712.00	137,000.00	7,288.00	94.7
1-70-53867 EXTRA DUTY	898.98	8,757.33	5,500.00	(3,257.33)	159.2
TOTAL POLICE	12,690.98	138,469.33	142,500.00	4,030.67	97.2
<u>KENO</u>					
1-80-65858 GENERAL TAXES	.00	7,748.00	.00	(7,748.00)	.0
TOTAL KENO	.00	7,748.00	.00	(7,748.00)	.0

CITY OF HICKMAN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2024

		HICKMAN				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>						
1-90-51812	SALARIES AND WAGES	4,276.81	13,848.72	21,184.56	7,335.84	65.4
1-90-51819	PAYROLL TAXES	266.93	1,050.98	1,620.62	569.64	64.9
1-90-51821	RETIREMENT	.00	329.86	1,209.15	879.29	27.3
1-90-51822	EMPLOYEE BENEFITS	2,248.84	10,356.94	2,829.00 (	7,527.94)	366.1
1-90-51856	INSURANCE	25,380.65	26,236.94	22,500.00 (	3,736.94)	116.6
1-90-52834	UNIFORMS & CLOTHING	65.86	9,212.83	.00 (	9,212.83)	.0
1-90-54862	UTILITY-GAS,ELEC,WATER,SEWER	379.27	3,458.22	4,466.00	1,007.78	77.4
1-90-58835	SUPPLIES & SMALL TOOLS	6,705.00	16,308.74	.00 (	16,308.74)	.0
1-90-58881	TELEPHONE-INTERNET	47.15	635.44	581.00 (	54.44)	109.4
1-90-58883	OFFICE SUPPLIES	.00	65.75	.00 (	65.75)	.0
1-90-58885	DUES AND SUBSCRIPTIONS	.00	165.00	.00 (	165.00)	.0
1-90-61880	COMPUTER EXPENSE	.00	.00	2,200.00	2,200.00	.0
1-90-61884	PROFESSIONAL SERVICES	.00	9,415.00	.00 (	9,415.00)	.0
1-90-62871	REPAIRS AND MAINTENANCE	2,105.25	16,851.63	15,000.00 (	1,851.63)	112.3
1-90-65824	SCHOOLING/PROFESSIONAL DEV.	.00	95.00	.00 (	95.00)	.0
1-90-65886	TREE REBATES	.00	50.00	.00 (	50.00)	.0
1-90-75849	CAPITAL OUTLAY	.00	87,394.88	22,000.00 (	65,394.88)	397.3
1-90-75891	CAPITAL IMPROVEMENTS	10,300.00 (	56,991.00)	350,000.00	406,991.00 (	16.3)
1-90-78887	MISCELLANEOUS	55.00	2,117.00	.00 (	2,117.00)	.0
	TOTAL PARKS	51,830.76	140,601.93	443,590.33	302,988.40	31.7
<u>SALES TAX</u>						
1-95-65859	SALES TAX ADMIN FEE	1,996.51	18,003.78	.00 (	18,003.78)	.0
	TOTAL SALES TAX	1,996.51	18,003.78	.00 (	18,003.78)	.0
<u>READING CENTRE</u>						
1-99-79921	RECONCILIATION DISCREPANCIES-1	.00	88.90	.00 (	88.90)	.0
	TOTAL READING CENTRE	.00	88.90	.00 (	88.90)	.0
	TOTAL FUND EXPENDITURES	1,196,072.59	8,671,383.29	14,483,893.70	5,812,510.41	59.9
	NET REVENUE OVER EXPENDITURES	295,649.70 (	1,965,221.99)	(6,442,387.70)	(4,477,165.71)	(30.5)

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

COLLECTION MONTH*	SALES/USE TAX	CONSUMERS USE TAX	SALES TAX ON MOTOR VEHICLES	CURRENT MONTH'S REFUNDS TO TAXPAYERS	3% ADMIN FEE	ALLOCATION TO CITY	***SETTLEMENT AMOUNT	NEXT MONTH'S REFUNDS TO TAXPAYERS	**SETTLEMENT DATE
AUGUST	43,411.46	1,300.83	12,191.56	0.00	(1,707.12)	55,196.73	55,196.73	0.00	10.22.2023
SEPTEMBER	37,579.14	118.92	6,633.83	(1.72)	(1,329.91)	43,000.26	43,000.26	0.00	11.22.2023
OCTOBER	38,276.83	338.47	15,926.75	0.00	(1,636.26)	52,905.79	52,905.79	0.00	12.22.2023
NOVEMBER	43,174.76	572.31	8,977.50	(0.24)	(1,581.73)	51,142.60	51,142.60	(33.64)	01.22.2024
DECEMBER	46,148.08	1,101.83	8,253.60	(33.64)	(1,664.10)	53,805.77	53,805.77	(120.23)	2.20.2024
JANUARY	34,705.85	141.40	13,579.72	(120.23)	(1,449.20)	46,857.54	46,857.54	(11.19)	3.22.2024
FEBRUARY	37,306.76	116.60	9,093.77	(11.19)	(1,395.18)	45,110.76	45,110.76	0.00	4.22.2024
MARCH	39,902.80	446.95	15,126.32	0.00	(1,664.28)	53,811.79	53,811.79	0.00	5.22.2024
APRIL	45,677.16	130.29	12,259.99	0.00	(1,742.02)	56,325.42	56,325.42	0.00	6.21.2024
MAY	48,295.62	295.76	12,657.57	0.00	(1,837.47)	59,411.48	59,411.48	(44.99)	7.22.2024
JUNE	50,977.49	822.64	14,795.05	(44.99)	(1,996.51)	64,553.68	64,553.68	0.00	8.22.2024
JULY						0.00		0.00	
						0.00		0.00	
TOTALS	465,455.95	5,386.00	129,495.66	(212.01)	(18,003.78)	582,121.82	582,121.82	(210.05)	

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

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

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

TOTAL SALES TAX (RESTRICTED FUNDS)

Register: 104.1 - Cash in Bank - SALES TAX REVENUE

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/22/2023			July 2023 Sales Tax Revenues		\$59,798.12	\$1,037,910.91
9/30/2023			Interest		\$1,564.67	\$1,039,475.58
10/22/2023			August 2023 Sales Tax Revenues		\$55,196.73	\$1,094,672.31
10/31/2023			Interest		\$1,831.36	\$1,096,503.67
11/22/2023			September 2023 Sales Tax Revenues		\$43,000.26	\$1,139,503.93
11/30/2023			Interest		\$1,805.44	\$1,141,309.37
12/22/2023			October 2023 Sales Tax Revenues		\$52,905.79	\$1,194,215.16
12/31/2023			Interest		\$1,818.41	\$1,196,033.57
1/22/2024			November 2023 Sales Tax Revenues		\$51,142.60	\$1,247,176.17
1/31/2024			Interest		\$2,168.81	\$1,249,344.98
2/14/2024			Transfer to Community Centre Bond Pmt	\$147,713.75		\$1,101,631.23
2/20/2024			December 2023 Sales Tax Revenues		\$53,805.77	\$1,155,437.00
2/29/2024			Interest		\$1,860.55	\$1,157,297.55
3/22/2024			January 2024 Sales Tax Revenues		\$46,857.54	\$1,204,155.09
3/31/2024			Interest		\$1,840.94	\$1,205,996.03
4/22/2024			February 2024 Sales Tax Revenues		\$45,110.76	\$1,251,106.79
4/30/2024			Interest		\$2,115.50	\$1,253,222.29
5/22/2024			March 2024 Sales Tax Revenues		\$53,811.79	\$1,307,034.08
5/31/2024			Interest		\$2,136.66	\$1,309,170.74
6/21/2024			April 2024 Sales Tax Revenues		\$56,325.42	\$1,365,496.16
6/28/2024			Interest		\$2,012.95	\$1,367,509.11
7/22/2024			May 2024 Sales Tax Revenues		\$59,411.48	\$1,426,920.59
7/31/2024			Interest		\$2,480.26	\$1,429,400.85
8/22/2024			June 2024 Sales Tax Revenues		\$64,553.68	\$1,493,954.53
8/31/2024			Interest		\$2,357.72	\$1,496,312.25
						\$1,496,312.25

<p>3884.87 MV Sales Tax Admin Fee</p> <p>14125.26 General Sales Tax Admin Fees</p>	
<p>18010.13</p>	<p>600,125.60 GROSS</p>

For Cari Presentation

	FY 2024	FY2023	Annual Change	
Aug	55,196.73	52,948.56	2,248.17	4%
Sept	43,000.26	56,345.59	13,345.33	-31%
Oct	52,905.79	46,364.30	6,541.49	12%
Nov	51,142.60	52,428.54	1,285.94	-3%
Dec	53,805.77	51,753.67	2,052.10	4%
Jan	46,857.54	44,803.71	2,053.83	4%
Feb	45,110.76	46,736.91	1,626.15	-4%
Mar	53,811.79	48,903.44	4,908.35	9%
Apr	56,325.42	46,483.73	9,841.69	17%
May	59,411.48	57,315.40	2,096.08	4%
Jun	64,553.68	52,992.94	11,560.74	18%
Jul	0.00	59,798.12		#DIV/0!
	582,121.82	616,874.91	25,045.03	

FY 2024 Cost of Service / Rate Design Study

City of Hickman Water Utility

City Council Review Draft

September 5, 2024

JKEC

JK Energy Consulting, LLC

John A. Krajewski, P.E.

74408 Road 433

Smithfield, Nebraska 68976

402-440-0227

jk@jkenergyconsulting.com

www.jkenergyconsulting.com

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Executive Summary

This study was prepared by JK Energy Consulting, LLC (JKEC) for the City of Hickman and its water utility (Utility). The purpose of the study was to review the Utility's revenues and expenses and ensure water rates are adequate to pay for projected expenses.

Based on the analysis completed, it appears the existing rates do not collect sufficient revenue to cover projected revenue requirements, including debt service payments, in fiscal year (FY) 2027. While revenues are sufficient to cover projected expenses through FY 2026, by FY 2027 the projected cash basis cost of service is 18.3% greater than projected revenue (see Table 1, Line 27). The shortfall is primarily driven by debt service issued to fund the Utility's capital improvement program. The Utility is planning to construct a \$5.8 million redundant water main in the FY 2027 timeframe.

The proposed rate plan would implement annual rate increases of 6% in FY 2025, FY 2026 and FY 2027. If the Utility does not implement the proposed rate increases, the Utility does not collect sufficient revenue to pay projected operating expenses, capital improvements and debt service expenses in FY 2027. If the Utility does not implement the series of rate increases in FY 2025 and FY 2026, it would likely need to implement a rate increase of approximately 18% in FY 2027.

The cost of service analysis was completed to assess the amount that each rate class should be paying, compared to the revenue that is being collected from existing rates. The cost of service indicated all rate classes were paying less than the allocated cost of service, primarily because a 6% increase in revenue was necessary. The indicated rate changes varied between 5.9% and 7.5%, depending on the rate class and usage profile (see Table 6). This is a relatively narrow bandwidth of required rate changes. Implementing similar rate increase percentages for all rate classes and rate components would be a reasonable approach to implementing the proposed 6% increase in revenue.

The purpose of rate design is to develop rates that reflect the cost of service and accomplish other goals established by the Utility. The proposed rates would increase the average monthly residential water bill from \$57.55 in FY 2024 to \$61.00 in FY 2025, or approximately \$3.45.

The Utility's water rate tends to be on the higher end of its peer group. There are multiple factors that affect water costs, including geography, customer sales growth, and financing costs if large capital projects are necessary. The Utility has experienced rapid growth in water sales in current years and this growth has dictated the construction of significant water system improvements. While these improvements may cause short-term rate increases, they provide for long-term stability of supply and enable the Utility to serve expected growth. As the growth materializes, additional water sales may enable the Utility to stabilize or reduce water rates.

Conclusions

The following conclusions were reached, based on the information provided and analyses completed:

- 1. Projected revenues from existing rates are approximately \$762,000 for FY 2024.
- 2. Projected operating results indicate the need for a rate increase of approximately 18% by FY 2027. This increase is primarily driven by debt service associated with the construction of a new redundant water main at a cost of \$5.8 million.
- 3. Implementing a series of 6% rate increase in FY 2025 through FY 2027 would provide a phase-in of necessary rates to fund debt service on the redundant water main.
- 4. Existing rates would need to increase by approximately \$46,000, or 6%, based on the proposed rate plan.
- 5. The cost of service indicated that all rate classes are paying within a reasonable bandwidth compared to the overall 6% revenue increase proposed.
- 6. Implementing an across-the-board rate increase of 6% for all rate classes and rate components would be a reasonable method for implementing the proposed revenue increase.
- 7. Implementing a rate change of 6% results in rates that are toward the higher end of the Utility’s peer group. Numerous factors beyond the control of the Utility, including growth and the need for reliable water supply and distribution, have resulted in rates that are higher than the Utility’s peer group.

Recommendations

The following recommendations were developed based on the analyses completed and conclusions reached:

- 1. Water rates should be increased 6% on October 1, 2024 (for FY 2025) and 6% for FY 2026. This equates to an average monthly residential bill increase of \$3.45 in October 2024 and \$3.66 in October 2025. The rate ordinance included in Appendix A would implement these rate increases.
- 2. The Utility should plan for a rate increase on October 1, 2026 (FY 2027). The amount and timing of this rate increase is dependent on the construction cost, schedule and debt service costs associated with the new redundant water main project.
- 3. The Utility should evaluate its rates if an unexpected expense or change in usage occurs between now and FY 2027.

Purpose and Approach

The purpose of this study was to review the water rates charged by the Utility. The goal of future water rates was to collect sufficient revenue to cover projected expenses, including debt service for water system improvements.

The approach to the study involved completing several tasks. Retail water sales, operating expenses, non-retail revenues, and other financial information was collected. Test year expenses for FY 2024 and future expenses through FY 2027 were projected. A rate plan was developed to meet the financial goals established by the Utility. The allocated cost of service for each rate class was calculated and compared to revenue from existing rates. The existing rate ordinance was reviewed, and new rates were developed. A written report was prepared and presented to City staff for review prior to submitting to the City Council.

Background

City of Hickman – Water Utility

The City operates the water utility, which serves customers located within Hickman and a number of customers in adjacent rural areas. The Utility serves approximately 1,070 customers, approximately 1,000 of which are residential. The City is located near Lincoln and has experienced higher-than-normal growth rates in recent years. Recent building permit activity suggests that water sales growth of 5% or more annually may be expected, largely due to residential and small commercial construction activities.

The planned growth patterns have resulted in the Utility making significant capital improvements to its water system in recent years, with additional plans in the next four years. The City issued nearly \$5 million in bonds to fund water treatment facility improvements and is planning to construct a water main project costing nearly \$6 million in the FY 2027 timeframe. The construction of the water main project is necessary to provide a redundant water main to supply the Utility in case the existing water main experience an unexpected short-term outage due to maintenance, a break or some other damage.

Projected Financial Results

The purpose of preparing projected financial results is to compare projected revenues with expenses and determine the need for future rate increases. Projections were prepared for the period FY 2024 through FY 2027 based on information provided by the Utility.

Parameters

The following parameters were used to develop the test year budget and the projected financial results.

1. Historical and projected results were prepared based on the Utility's fiscal year (October 1 through September 30).
2. The FY 2024 water department budget was used as the basis for the FY 2024 test year budget, with normal escalation and adjustments for other known changes.
3. Capital improvements of \$150,000 per year would be paid from ongoing revenues without issuing additional debt.
4. Operating and maintenance expenses, administrative costs, and other internal expenses were projected to increase at a rate of 3% annually.
5. Water sales were projected to increase by 5% annually based on recent growth history.
6. Projected financial results were presented on an "accrual basis" and "cash basis." Accrual basis accounting is consistent with Generally Accepted Accounting Principles (GAAP) and cash basis results were intended to reflect actual cash flow. Each approach is important for ratemaking purposes, since the Utility's rates should ensure positive cash flow, positive net income.
7. The cost of service was prepared on a cash basis, including capital improvements and debt service payments, while excluding depreciation.
8. Depreciation expense of \$150,000 in FY 2024 through FY 2027 was included in the accrual-based financial results.
9. Existing debt service was included based on the repayment schedule provided by staff.
10. The City would issue bonds in FY 2027 to fund projected water system improvements, including the construction of a redundant primary water main at a cost of \$5.8 million. The new bonds would be issued for 25 years with an interest rate of 5%. No debt forgiveness or grants were included.
11. Minimum debt service coverage ratio of 110% was included as a constraint for rate-setting purposes.

Projected Financial Results

Table 1 (see page 6) shows the projected financial results for FY 2025 through FY 2027, along with test year FY 2024 and historical financial results for FY 2022 and FY 2023. The projected financial results do not include any rate changes or use of available funds for rate stabilization. While there appears to be sufficient revenue in FY 2025 and FY 2026, when new bonds are issued to fund the redundant water main project, there would be a shortfall of approximately \$162,000 in FY 2027. If the City waits until bonds are issued in FY 2027, it will need a rate increase of 18% to provide adequate revenue to cover projected operating costs, debt service payments and capital expenditures that are funded from ongoing revenues.

Table 1
City of Hickman
2024 Water Cost of Service Study
Projected Financial Results
Existing Rates

Line	Description	Actual (1)		Test Year		Projected	
		2022	2023	2024	2025	2026	2027
1	Operating Revenues						
2	Charges for Services	\$ 652,020	\$ 734,470	\$ 761,629	\$ 799,710	\$ 839,696	\$ 881,680
3	Rate Changes	-	-	-	-	-	-
4	Other Operating Revenue	146,345	51,240	64,292	66,221	68,207	70,254
5	Total Operating Revenue	\$ 798,365	\$ 785,710	\$ 825,921	\$ 865,931	\$ 907,903	\$ 951,934
6	Operating Expenses						
7	Personnel Services	91,086	114,359	118,111	121,654	125,304	129,063
8	Other Operating Expense	119,334	212,120	152,624	157,203	161,919	166,776
9	Depreciation	123,442	124,786	124,786	128,530	132,385	136,357
10	Total Operating Expenses	\$ 333,862	\$ 451,265	\$ 395,521	\$ 407,387	\$ 419,608	\$ 432,197
11	Operating Income - GAAP Basis	\$ 464,503	\$ 334,445	\$ 430,400	\$ 458,544	\$ 488,295	\$ 519,737
12	Non-Operating Expense/(Revenue)						
13	Interest Income	\$ (157)	\$ (12,078)	\$ -	\$ -	\$ -	\$ -
14	Existing Interest Expense	11,646	13,115	68,937	68,533	65,719	62,730
15	Future Interest Expense	-	-	-	-	-	307,500
16	Interfund Transfer Out	570,164	154,144	-	-	-	-
17	Bond Costs	-	-	-	-	-	-
18	Total Non-Operating Expense/(Revenue)	\$ 581,653	\$ 155,181	\$ 68,937	\$ 68,533	\$ 65,719	\$ 370,230
19	Net Income - GAAP Basis	\$ (117,150)	\$ 179,264	\$ 361,463	\$ 390,012	\$ 422,576	\$ 149,507
20	Cash Basis						
21	Net Income	\$ (117,150)	\$ 179,264	\$ 361,463	\$ 390,012	\$ 422,576	\$ 149,507
22	Plus Depreciation	123,442	124,786	124,786	128,530	132,385	136,357
23	Less Existing Debt Service Principal	-	(140,000)	(195,000)	(200,000)	(205,000)	(205,000)
24	Less Future Debt Service Principal	-	-	-	-	-	(92,566)
25	Less Capital Expenditures	(37,698)	-	(150,000)	(150,000)	(150,000)	(150,000)
26	Net Income - Cash Basis	\$ (31,406)	\$ 164,050	\$ 141,249	\$ 168,541	\$ 199,961	\$ (161,702)
27	Rate Change for Breakeven Cash Flow	4.8%	-22.3%	-18.5%	-21.1%	-23.8%	18.3%

Notes:
(1) Based on audited financial statements.

Table 2 shows projected debt service coverage based on existing rates. A rate increase of 8.9% would be necessary in FY 2027 to provide sufficient debt service to meet debt service coverage requirements for existing bonds and the projected bond issuance for the water main project. The needed rate change to provide sufficient cash flow is greater than the rate increase required to maintain a 1.10 debt service coverage ratio. The proposed rate plan is based on the cash basis operating results.

Table 2
City of Hickman
2024 Water Cost of Service Study
Projected Financial Results - Debt Service Coverage
Existing Rates

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	Retail Revenue - Existing Rates	\$ 761,629	\$ 799,710	\$ 839,696	881,680
2	Debt Service Coverage				
3	Net Revenue (1)	\$ 555,186	\$ 587,074	\$ 620,680	\$ 656,094
4	Debt Service Expense	\$ 263,937	\$ 268,533	\$ 270,719	\$ 667,796
5	Debt Service Coverage (2)	2.10	2.19	2.29	0.98
6	Revenue Increase for 1.1x Coverage	(264,855)	(291,688)	(322,889)	78,482
7	Rate Increase for 1.1x Coverage (%) (3)	-34.8%	-36.5%	-38.5%	8.9%

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

Future Rate Changes

Table 3 (see page 8) shows the projected operating results with 6% rate increases in FY 2025, FY 2026 and FY 2027. The series of rate increases in FY 2025 through FY 2027 would result in sufficient revenue to cover projected operating expenses, debt service costs, and planned capital improvements. Implementing a series of rate increases would help customers avoid a sudden increase while providing stable financial results for future periods.

If the City defers rate increases until FY 2027, when the bonds are issued for the redundant water main project, it will likely need a rate increase of more than 18%. If the City is reasonably sure it will construct the water main project in the FY 2027 timeframe, it should consider implementing 6% rate changes in FY 2025 and FY 2026. An additional rate increase of 6% in FY 2027 would likely be needed, but its implementation can be delayed until additional information about project costs, interest rates and bond financing parameters.

Table 3
City of Hickman
2024 Water Cost of Service Study
Projected Financial Results
Proposed Rates - Cash Basis

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	Operating Revenues				
2	Retail Sales - Existing Rates	\$ 761,629	\$ 799,710	\$ 839,696	\$ 881,680
3	Rate Changes	-	45,698	103,762	171,033
4	Other Operating Revenue	64,292	66,221	68,207	70,254
5	Total Operating Revenue	\$ 825,921	\$ 911,629	\$ 1,011,665	\$ 1,122,967
6	Operating Expenses				
7	Personnel Services	\$ 118,111	\$ 121,654	\$ 125,304	\$ 129,063
8	Other Operating Expense	152,624	157,203	161,919	166,776
9	Depreciation	124,786	128,530	132,385	136,357
10	Total Operating Expenses	\$ 395,521	\$ 407,387	\$ 419,608	\$ 432,197
11	Operating Income - GAAP Basis	\$ 430,400	\$ 504,242	\$ 592,057	\$ 690,771
12	Non-Operating Expense/(Revenue)				
13	Interest Income	\$ -	\$ -	\$ -	\$ -
14	Existing Interest Expense	68,937	68,533	65,719	62,730
15	Future Interest Expense	-	-	-	307,500
16	Interfund Transfer Out	-	-	-	-
17	Bond Costs	-	-	-	-
18	Total Non-Operating Expense/(Revenue)	\$ 68,937	\$ 68,533	\$ 65,719	\$ 370,230
19	Net Income - GAAP Basis	\$ 361,463	\$ 435,709	\$ 526,338	\$ 320,541
20	Rate Change		6.00%	6.00%	6.00%
21	Cash Basis				
22	Net Income	\$ 361,463	\$ 435,709	\$ 526,338	\$ 320,541
23	Plus Depreciation	124,786	128,530	132,385	136,357
24	Less Debt Service Principal	(195,000)	(200,000)	(205,000)	(205,000)
25	Less Future Debt Service Principal	-	-	-	(92,566)
26	Less Capital Expenditures	(150,000)	(150,000)	(150,000)	(150,000)
27	Net Income - Cash Basis	\$ 141,249	\$ 214,239	\$ 303,724	\$ 9,331
28	Rate Change for Breakeven Cash Flow	-18.5%	-26.8%	-36.2%	-1.1%

Table 4 (see page 9) shows the projected debt service ratio if the proposed rate increases are implemented. The series of proposed rate increases would increase debt service coverage to approximately 1.24 in FY 2027. This calculation does not include the effect of any debt forgiveness or use of grant money. Increasing rates based on the proposed rate plan of 6% annual increases through FY 2027 would provide some margin over required debt service coverage ratio requirements, provide additional financial flexibility to issue new bonds, cover revenue shortfalls, and pay for unexpected operating expenses.

Table 4
City of Hickman
2024 Water Cost of Service Study
Projected Financial Results - Debt Service Coverage
Proposed Rates

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	Retail Revenue - Proposed Rates	\$ 761,629	\$ 845,408	\$ 943,458	1,052,714
2	Debt Service Coverage				
3	Net Revenue (1)	\$ 555,186	\$ 632,771	\$ 724,442	\$ 827,128
4	Debt Service Expense	\$ 263,937	\$ 268,533	\$ 270,719	\$ 667,796
5	Debt Service Coverage (2)	2.10	2.36	2.68	1.24
6	Revenue Increase for 1.1x Coverage	(264,855)	(337,386)	(426,652)	(92,552)
7	Rate Increase for 1.1x Coverage (%) (3)	-34.8%	-39.9%	-45.2%	-8.8%

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

Cost of Service

The purpose of the cost of service analysis is to identify the costs related to serving each class of customers. Several steps were completed to prepare the cost of service analysis. A test year budget was prepared based on the FY 2024 operating budget, with adjustments for known changes. Each expense item was identified and assigned to a utility function, and further classified as a base, extra capacity (peak day or peak hour), and customer related expense. This process is called “functionalization” and “classification.”

The costs related to each function were allocated to each customer class based on generally accepted cost allocation principles for municipal water utilities. The allocated costs were compared to revenues based on existing rates. The comparison of the cost of service to revenue from existing rates was used as a factor in designing rates.

Test Year Budget

The purpose of preparing a test year budget is to create a scenario that is as close to “normal” operating conditions as possible, reflecting known changes for the Utility. The test year budget for FY 2024 included the following adjustments to the FY 2024 operating budget:

1. Normalized water sales based on typical historical water sales.
2. Exclusion of sales tax revenues and expenses.
3. Debt service based on existing loan repayment schedule.
4. Additional operating margin based on increasing revenues by 6% was included.

The test year budget for FY 2024 was approximately \$807,000 and is summarized in Table 5. The test year budget represents the amount that needs to be collected from retail rates. It includes all operating expenses, debt service payments, capital improvements funded from rates, and is reduced for revenue from interest income and other non-retail revenue.

Table 5
City of Hickman
2024 Water Cost of Service Study
Test Year Budget by Function
Annual

Line	Rate Class	Production / Distribution	Customer / Metering	Other	Total
1	Residential	\$ 374,144	\$ 124,270	\$ 251,329	\$ 749,743
2	Multi-Family	-	-	-	-
3	Commercial	25,576	10,241	20,713	56,530
4	Municipal	137	303	613	1,053
5	Tank Truck	-	-	-	-
6	Fire Hydrants	-	-	-	-
7	Private Fire Protection Service	-	-	-	-
8	Total	\$ 399,857	\$ 134,815	\$ 272,654	\$ 807,326
9	Percentage	50%	17%	34%	100%

Functionalization and Classification

Functionalization and classification involve assigning the expense items to function and classifying those expenses on the basis of a reasonable allocation method. The following functions were used for the Utility:

1. Water Production
2. Water Distribution (including storage)
3. Customer service
4. Metering
5. Other (interest income, other charges)

Production and distribution costs were split between base costs, which vary in proportion to water usage, and extra capacity costs. Extra capacity costs were divided between extra peak day capacity and extra peak hour capacity. These costs vary in proportion to the amount the peak usage exceeds the average usage. Customer and metering costs include those costs associated with serving a particular customer, regardless of the customer’s water usage. This would include expenses like customer billing, meter reading, customer accounting expense, and maintenance costs related to these functions.

Table 5 (see page 10) summarizes the classification of test year expenses, including the allocation to the various retail rate classes. Approximately \$400,000 is production and distribution-related, \$135,000 is customer-related and \$273,000 is related to other expenses. Based on this classification, 50% of the Utility's test year budget is production and distribution-related, 17% is customer-related, and 34% is considered other expenses unrelated to production, distribution or customer expense. A large portion of the other expenses is the margin associated with implementing the 6% rate change.

Cost Allocation

The functionalized costs were allocated to the various rate classes using generally accepted methods for preparing embedded cost of service studies. There is no standard cost of service methodology that the Utility is required to follow by a regulatory agency. There are a number of guidelines that municipal utilities follow, including publications and guidelines from the American Water Works Association.

Comparison of Revenues to Cost of Service

Revenues collected from existing rates were compared to the allocated cost of service. The purpose of this comparison was to provide guidance on the adequacy of the existing rates for each rate class. This comparison can be used to assess the general magnitude of rate changes needed for each rate class and is one factor in determining the need for rate adjustments for individual rate classes.

Table 6 (see page 12) compares the revenue from existing rates to the calculated cost of service. Overall, the cost of service was 6% more than revenues from existing rates. The cost of service was 5.9% more than existing revenues for residential customers; 7.5% more than existing revenues for commercial customers; and 7.4% more than existing revenues for municipal customers. All rate classes are currently paying a rate that is within 2% of the calculated cost of service, which is a reasonable bandwidth for cost of service calculations. Based on the cost of service results, it is reasonable to implement a similar rate change for all rate classes.

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Table 6
City of Hickman
2024 Water Cost of Service Study
Comparison of Cost of Service
to Revenue from Existing Rates
Annual

Line	Rate Class	Revenue		Difference	
		Existing Rates	Cost of Service	\$	%
1	Residential	\$ 708,044	\$ 749,743	\$ 41,699	5.9%
2	Multi-Family	-	-	-	0.0%
3	Commercial	52,604	56,530	3,926	7.5%
4	Municipal	980	1,053	73	7.4%
5	Tank Truck	-	-	-	0.0%
6	Fire Hydrants	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	0.0%
8	Total	\$ 761,629	\$ 807,326	\$ 45,697	6.0%

Rate Design

The proposed rate plan would increase rates by a cumulative total of 18% through FY 2027. The proposed rate design included in the rate ordinance would implement the first two 6% annual rate changes in October 2024 and October 2025. Based on the cost of service results, an across the board approach to increasing the monthly customer charge and flow-based charge was used. Under this approach, all customers would experience a similar percentage rate increase.

The proposed rate change would increase the average monthly residential water bill by \$3.45 per month in October 2024 and \$3.66 in October 2025 and \$3.87 in October 2026. Table 7 (see page 13) shows the revenue from existing rates and the proposed FY 2025 rates by rate class, effective October 2024. Table 8 (see page 13) shows the proposed revenue increases by rate class for FY 2026, effective October 2025.

A third rate increase of 6% will likely be necessary in FY 2027 if the City proceeds with construction of a redundant water main and issues bonds to fund the project. The proposed ordinance attached to this report does not include the FY 2027 rate change. The City should assess the need for the FY 2027 rate change in the summer of 2026 when it likely will have better information about growth trends, the cost of the new water main, and financing parameters including interest rates and financing term.

Table 7
City of Hickman
2024 Water Cost of Service Study
Proposed Rate Change by Rate Class - October 2024
Annual

Line	Rate Class	Revenue Existing Rates	Revenue FY 2025 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 708,044	\$ 750,527	\$ 42,483	\$ 3.45	6.0%
2	Multi-Family	-	-	-	-	0.0%
3	Commercial	52,604	55,761	3,156	6.23	6.0%
4	Municipal	980	1,039	59	2.45	6.0%
5	Tank Truck	-	-	-	-	0.0%
6	Fire Hydrants	-	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	-	0.0%
8	Total	\$ 761,629	\$ 807,326	\$ 45,698	\$ 3.66	6.0%

Note:

1. Change in average monthly bill for customers within rate class.

Table 8
City of Hickman
2024 Water Cost of Service Study
Proposed Rate Change by Rate Class - October 2025
Annual

Line	Rate Class	Revenue FY 2025 Rates	Revenue FY 2026 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 750,527	\$ 795,558	\$ 45,032	\$ 3.66	6.0%
2	Multi-Family	-	-	-	-	0.0%
3	Commercial	55,761	59,106	3,346	6.60	6.0%
4	Municipal	1,039	1,101	62	2.60	6.0%
5	Tank Truck	-	-	-	-	0.0%
6	Fire Hydrants	-	-	-	-	0.0%
7	Private Fire Protection Service	-	-	-	-	0.0%
8	Total	\$ 807,326	\$ 855,766	\$ 48,440	\$ 3.77	6.0%

Note:

1. Change in average monthly bill for customers within rate class.

With the proposed rate increases, the Utility’s residential water rates in FY 2025 would be toward the higher end of rates for municipal utilities in eastern Nebraska. Table 9 (see page 15) provides a comparison of existing rates for the cities of Beatrice, Lincoln, Nebraska City, Seward, and Wahoo to the proposed FY 2025 rates for Hickman. The comparisons were prepared for usage of 5,000 gallons, 10,000 gallons and 15,000 gallons.

The typical monthly residential water usage for the Utility is approximately 9,000 gallons per month. Based on the comparison prepared for 10,000 gallons of usage, the calculated monthly bill in FY 2025 would be lower than Seward for the analyzed usage levels and somewhat higher than Beatrice, Lincoln, Nebraska City and Wahoo. The rate comparison indicates the projected water rates are toward the higher end of the selected peer group.

There are multiple factors that affect water costs, including geography, customer sales growth, and financing costs if large capital projects are necessary. The Utility has experienced rapid growth in water sales in current years and this growth has dictated the construction of significant water system improvements. While these improvements may cause short-term rate increases, they provide for long-term stability of supply and enable the Utility to serve expected growth. As the growth materializes, additional water sales may enable the Utility to stabilize or reduce water rates.

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Table 9
City of Hickman
2024 Water Cost of Service Study
Typical Bill Comparison
Rate Comparisons - October 2024 Rates
Residential 3/4" Meter

Rate Comparisons			
Utility	5,000 gal	10,000 gal	15,000 gal
Beatrice (1)	27.20	38.45	49.70
Hickman (2)	42.51	55.76	79.61
Lincoln (3)	29.28	46.76	64.25
Nebraska City (4)	24.78	35.21	29.97
Seward (5)	39.19	65.51	95.66
Wahoo (6)	36.88	47.80	58.72

Notes:

1. Effective October 1, 2023
2. Proposed rates, based on 6% rate increase and subject to final rate design.
3. Effective January 2024
4. Rates effective March 2019
5. Rates effective January 2019
6. Rates effective February 1, 2024

Conclusions

The following conclusions were reached, based on the information provided and analyses completed:

1. Projected revenues from existing rates are approximately \$762,000 for FY 2024.
2. Projected operating results indicate the need for a rate increase of approximately 18% by FY 2027. This increase is primarily driven by debt service associated with the construction of a new redundant water main at a cost of \$5.8 million.
3. Implementing a series of 6% rate increases in FY 2025 through FY 2027 would provide a phase-in of necessary rates to fund debt service on the redundant water main.
4. Existing rates would need to increase by approximately \$46,000, or 6%, based on the proposed rate plan.

5. The cost of service indicated that all rate classes are paying within a reasonable bandwidth compared to the overall 6% revenue increase proposed.
6. Implementing an across-the-board rate increase of 6% for all rate classes and rate components would be a reasonable method for implementing the proposed revenue increase.
7. Implementing a rate change of 6% results in rates that are toward the higher end of the Utility's peer group. Numerous factors beyond the control of the Utility, including growth and the need for reliable water supply and distribution, have resulted in rates that are higher than the Utility's peer group.

Recommendations

The following recommendations were developed based on the analyses completed and conclusions reached:

1. Water rates should be increased 6% on October 1, 2024 (for FY 2025) and 6% for FY 2026. This equates to an average monthly residential bill increase of \$3.45 in October 2024 and \$3.66 in October 2025. The rate ordinance included in Appendix A would implement these rate increases.
2. The Utility should plan for a rate increase on October 1, 2026 (FY 2027). The amount and timing of this rate increase is dependent on the construction cost, schedule and debt service costs associated with the new redundant water main project.
3. The Utility should evaluate its rates if an unexpected expense or change in usage occurs between now and FY 2027.

Appendix A – Rate Ordinance

ORDINANCE NO. 2024-_____

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE MUNICIPAL WATER SYSTEM PER §7-207 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER CHARGES FOR WATER SERVICE; TO REPEAL ORDINANCE 2022-17 AND TO PROVIDE AN EFFECTIVE DATE HEREOF; AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

Section 1. Charges and Fees for Water Use by Customers of the Municipal Water System per Section 7-207 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL WATER DEPARTMENT: USER RATES: All water consumers shall be liable for the following rates provided by this ordinance unless and until the consumer shall, by written order, direct the Municipal Clerk to shut off the water at the stop box in which case the customer shall not be liable thereafter for water rental until the water is turned on again.

A. Residential Rate

1. The Residential rate shall be applicable when the building, premises or place receiving water service is primarily used for dwelling or family living purposes. This includes multiple-meter residences used for this purpose.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons, or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

EFFECTIVE DATE:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Customer Charge, per month	\$29.26	\$31.01
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

B. Multi-Family Rate

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.

2. A monthly Customer Charge, based on customer meter size, shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion thereof.
4. The minimum bill shall be the Customer Charge.

Rates:

EFFECTIVE DATE:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Customer Charge, per month		
2" or less	\$29.15	\$30.90
3"	\$57.77	\$61.24
4"	\$84.27	\$89.33
6"	\$269.77	\$285.96
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

C. Commercial Rates

1. The Commercial rate shall be applicable when the building, premises or place receiving water service is primarily used for other than residential dwelling or family living purposes. This rate includes Municipal Service.
2. A monthly Customer Charge shall be charged.
3. All water consumed per month shall be billed the following charges per thousand (1,000) gallons or any portion there
4. The minimum bill shall be the Customer Charge.

Rates:

EFFECTIVE DATE:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Customer Charge, per month	\$39.43	\$41.80
 Usage Charge	 <u>\$/1000 gal.</u>	 <u>\$/1000 gal.</u>
First 10,000 gal.	\$2.65	\$2.81
Next 10,000 gal.	\$4.77	\$5.06
Excess	\$6.89	\$7.30

D. Tank Truck Rate

Any water supplied to tank trucks from a fire hydrant shall be billed at the following rates:

EFFECTIVE DATE:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Usage Charge	<u>\$/1000 gal.</u>	<u>\$/1000 gal.</u>
First 1,000 gal.	\$47.70	\$50.56
Excess	\$5.30	\$5.62

E. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly minimum charge of "A" through "C" above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

Section 2. That Ordinance 2022-17 of Hickman, Nebraska, is hereby repealed.

Section 3. This ordinance will become effective and operative with the first billing date occurring on or after October 1, 2024.

Section 4. This ordinance will be in full force and effect from and after its passage, approval and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Wagner, Mayor

ATTEST:

Jaala Johnson, City Clerk

(SEAL)

FY 2024 Cost of Service / Rate Design Study

City of Hickman Wastewater Utility

City Council Review Draft

September 5, 2024

JKEC

JK Energy Consulting, LLC

John A. Krajewski, P.E.

74408 Road 433

Smithfield, Nebraska 68976

402-440-0227

jk@jkenergyconsulting.com

www.jkenergyconsulting.com

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Executive Summary

This study was prepared by JK Energy Consulting, LLC (JKEC) for the City of Hickman and its wastewater Utility (Utility). The purpose of the study was to review the Utility's revenues and expenses and ensure sewer rates are adequate to pay for projected expenses.

Based on the analysis completed, existing rates do not collect sufficient revenue to cover projected expenses in fiscal year (FY) 2024 through FY 2027. Projected retail revenues for FY 2024 were approximately \$820,000, while projected test year expenses were approximately \$862,000 (see Table 6, Line 6). This indicates a rate increase of 5% would be necessary in FY 2024 to ensure sufficient revenue to cover projected expenses (see Table 6, Line 16).

The proposed rate plan includes two rate increases of 5% for FY 2025 and FY 2026 (see Table 3, Line 20). Implementing 5% rate increases in FY 2025 and FY 2026 should provide adequate revenue to cover projected operating expenses, debt service costs and the cost of capital improvements not being funded from issuing new debt. Rate increases beyond FY 2026 will be dependent on future expenses and the cost of capital improvements.

The cost of service analysis was completed to assess the amount that each rate class should be paying compared to the revenue that is being collected from existing rates. The cost of service indicated that all rate classes were paying less than the cost of service. The indicated rate increases varied between 4.8% and 8.6%, depending on the rate class and usage profile (see Table 6).

The purpose of rate design is to develop rates that reflect the cost of service and accomplish other goals established by the Utility. Based on the cost of service results, it was proposed to implement the rate change by increasing all rate components a similar percentage. The proposed rates would increase the average monthly residential sewer bill from \$62.26 under existing rates to \$65.37 in FY 2025, or approximately \$3.11 (see Table 7, Line 1). In FY 2026, the average residential sewer bill would increase by \$3.27 per month. The Utility's sewer rate tends to be higher than its peer group (see Table 10); however, the Utility has been proactive with regard to funding needed capital improvements and ensuring that the sewer system is capable of serving future growth. In addition, there are multiple factors affecting rates that are outside the control of the City, including geography and customer base characteristics.

Conclusions

The following conclusions were reached, based on the information provided and analyses completed:

1. The projected test year budget for FY 2024 was approximately \$862,000.

2. Projected revenues from existing rates are approximately \$820,000 for FY 2024.
3. Existing rates would need to increase by approximately \$41,000, or 5%, to provide sufficient revenue to pay projected FY 2024 test year expenses.
4. Existing rates would need to increase an additional 5% in FY 2026 to ensure adequate revenue to cover projected operating costs, debt service and capital improvements through FY 2027.

Recommendations

The following recommendations were developed based on the analyses completed and conclusions reached:

1. Sewer rates should be increased 5% on October 1, 2024 (for FY 2025) and 5% on October 1, 2025 (for FY 2026). The rate ordinance included in Appendix A implements these rate increases.
2. The Utility should evaluate its rates prior to FY 2027 or if there are any significant changes to the system, including load growth, capital improvements or operating expense increases.

Purpose and Approach

The purpose of this study was to review the sewer rates charged by the Utility. The goal of future sewer rates was to collect sufficient revenue to cover projected expenses and provide an adequate return on rate base.

The approach to the study involved completing several tasks. Sewer discharges (based on water sales), operating expenses, capital improvement programs, non-retail revenues, and other financial information was collected. Test year expenses for FY 2024 and future expenses through FY 2027 were projected. A rate plan was developed to meet the financial goals established by the Utility. The allocated cost of service for each rate class was calculated and compared to revenue from existing rates. The existing rate ordinance was reviewed and new rates were developed. A draft written report was prepared and presented to City staff for review and comment.

Background

City of Hickman – Sewer Utility

The City of Hickman operates its sewer utility, which serves customers located within Hickman and in rural areas adjacent to Hickman. The Utility serves approximately 1,100 customers. The City is located south of Lincoln and has experienced higher-than-normal growth over the last several years. This growth has resulted in significant capital expenditures to add treatment capacity and expand its collection system to serve future customer growth.

Projected Financial Results

The purpose of preparing projected financial results is to compare projected revenues with expenses and determine the need for future rate increases. Projections were prepared for the period FY 2024 through FY 2027 based on information provided by the Utility.

Parameters

The following parameters were used to develop the test year budget and the projected financial results.

1. Historical and projected results were prepared based on the Utility's fiscal year (October 1 through September 30).
2. The FY 2024 sewer department budget was used as the basis for the FY 2024 test year budget.
3. Approximately \$80,000 per year in capital expenditures would be funded from ongoing revenue.
4. Operating and maintenance expenses, administrative costs, and other internal expenses were projected to increase at a rate of 3% annually.
5. Sewer billing units, based on water sales, were projected to increase 5% annually based on recent growth patterns for the City.
6. Projected financial results were presented on an "accrual basis" and "cash basis" and projected debt service coverage was calculated. Accrual basis accounting is consistent with Generally Accepted Accounting Principles (GAAP) and cash basis results were intended to reflect actual cash flow. Each approach is important for ratemaking purposes, since the Utility's rates should ensure positive cash flow, positive net income, and adequate debt service coverage.
7. The cost of service was prepared on a cash basis, including capital improvements and debt service principal payments, while excluding depreciation.
8. Existing debt service requirements were based on the outstanding debt allocated to the wastewater fund.
9. The minimum debt service coverage target was set at 1.10 (110%).
10. Depreciation expense of \$300,000 in FY 2024 and increasing 5% each year through FY 2027 was included in the accrual-based financial results.

Projected Financial Results

Table 1 (see page 6) shows projected financial results for FY 2024 through FY 2027 without any rate changes. Without a rate change, the Utility does not collect sufficient revenue throughout the study period to cover projected expenses. The projected deficit on a cash basis ranges from approximately \$148,000 in FY 2024 to \$287,000 in FY 2027.

The Utility would have positive net income on an accrual basis during the study period, ranging from approximately \$153,000 in FY 2024 to \$258,000 in FY 2027.

Table 2 (see page 7) shows the projected debt service coverage for the study period. The debt service coverage ratio appears to be insufficient in FY 2025. With future load growth, debt service coverage improves in FY 2026 and beyond to a ratio of 1.10 (110% or greater). Based on the analysis completed, maintaining adequate revenue to cover projected operating costs, debt service and capital expenditures on a cash basis as shown in Table 1 appears to be the primary driver of future rate changes.

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Table 1
City of Hickman
2024 Wastewater Cost of Service Study
Projected Financial Results
Existing Rates

Line	Description	Actual (1)		Test Year			Projected		
		2022	2023	2024	2025	2026	2027		
1	Operating Revenues								
2	Retail Sales - Existing Rates	\$ 692,748	\$ 801,774	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717		
3	Rate Changes			-	-	-	-		
4	Other Operating Revenue	108,245	38,559	48,924	48,924	48,924	48,924		
5	Total Operating Revenue	\$ 800,993	\$ 840,333	\$ 869,325	\$ 910,345	\$ 953,417	\$ 998,641		
6	Operating Expenses								
7	Salaries & Wages	\$ 50,030	\$ 128,279	\$ 128,848	\$ 132,713	\$ 136,695	\$ 140,795		
8	Other Operating Expenses	125,234	133,301	141,449	145,692	150,063	154,565		
9	Depreciation	177,741	226,598	300,000	309,000	318,270	327,818		
10	Total Operating Expenses	\$ 353,005	\$ 488,178	\$ 570,297	\$ 587,406	\$ 605,028	\$ 623,179		
11	Operating Income - GAAP Basis	\$ 447,988	\$ 352,155	\$ 299,029	\$ 322,940	\$ 348,389	\$ 375,462		
12	Non-Operating Expense/(Revenue)								
13	Interest Income	\$ (220)	\$ (18,927)	\$ -	\$ -	\$ -	\$ -		
14	Interest Expense	63,070	56,323	145,562	132,845	125,090	116,090		
15	Debt Issuance Expense	11,438	-	-	1,834	1,629	1,422		
16	Interfund Transfers	(2,698)	(160,979)	-	-	-	-		
17	Grant Income	-	-	-	-	-	-		
18	Total Non-Operating Expense/(Revenue)	\$ 71,590	\$ (123,583)	\$ 145,562	\$ 134,679	\$ 126,719	\$ 117,512		
19	Net Income - GAAP Basis	\$ 376,398	\$ 475,738	\$ 153,467	\$ 188,260	\$ 221,670	\$ 257,951		
20	Cash Basis								
21	Net Income			\$ 153,467	\$ 188,260	\$ 221,670	\$ 257,951		
22	Plus Depreciation			300,000	309,000	318,270	327,818		
23	Less Principal			(441,718)	(449,473)	(482,529)	(472,435)		
24	Less Capital Expenditures			(80,000)	(84,000)	(88,200)	(200,000)		
25	Net Income - Cash Basis			\$ (148,252)	\$ (120,213)	\$ (118,989)	\$ (286,667)		
26	Rate Change Needed (2)			18.1%	14.0%	13.2%	30.2%		

Notes:
(1) Based on audited financial statements.

Table 2
City of Hickman
2024 Wastewater Cost of Service Study
Projected Financial Results - Debt Service Coverage
Existing Rates

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	Retail Revenue - Existing Rates	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717
2	Debt Service Coverage				
3	Net Revenue (1)	\$ 599,029	\$ 631,940	\$ 666,659	\$ 703,281
4	Debt Service Expense	\$ 587,281	\$ 582,318	\$ 607,619	\$ 588,525
5	Debt Service Coverage (2)	1.02	1.09	1.10	1.19
6	Revenue Increase for 1.1x Coverage	46,980	8,610	1,722	(55,903)
7	Rate Increase for 1.1x Coverage (%) (3)	5.7%	1.0%	0.2%	-5.9%

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.
3. Line 6 divided by Line 1. Represents total cumulative rate change from existing rates required.

Future Rate Changes

Tables 3 (see page 8) and 4 (see page 9) show the projected operating results with 5% rate increases in FY 2025 and FY 2026. These increases would provide sufficient revenue to cover projected operating expenses, debt service costs, and a majority of planned capital improvements. These rate increases would increase debt service coverage to 1.16 in FY 2025, 1.24 in FY 2026 and 1.35 in FY 2027, which provides flexibility to issue additional bonds in the future. The primary driver for the rate increases is not projected debt service coverage, but rather ensuring adequate revenue to maintain positive cash flow.

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Table 3
City of Hickman
2024 Wastewater Cost of Service Study
Projected Financial Results
Proposed Rates - Cash Basis

Line	Description	Test Year	Projected		
		2024	2025	2026	2027
1	Operating Revenues				
2	Retail Sales - Existing Rates	\$ 820,401	\$ 861,421	\$ 904,493	\$ 949,717
3	Rate Changes	-	41,020	88,296	92,710
4	Other Operating Revenue	48,924	48,924	48,924	48,924
5	Total Operating Revenue	\$ 869,325	\$ 951,366	\$ 1,041,712	\$ 1,091,352
6	Operating Expenses				
7	Salaries & Wages	128,848	132,713	136,695	140,795
8	Other Operating Expenses	141,449	145,692	150,063	154,565
9	Depreciation	300,000	309,000	318,270	327,818
10	Total Operating Expenses	\$ 570,297	\$ 587,406	\$ 605,028	\$ 623,179
11	Operating Income - GAAP Basis	\$ 299,029	\$ 363,960	\$ 436,684	\$ 468,173
12	Non-Operating Expense/(Revenue)				
13	Interest Income	\$ -	\$ -	\$ -	\$ -
14	Interest Expense	145,562	132,845	125,090	116,090
15	Debt Issuance Expense	-	1,834	1,629	1,422
16	Interfund Transfers	-	-	-	-
17	Grant Income	-	-	-	-
18	Total Non-Operating Expense/(Revenue)	\$ 145,562	\$ 134,679	\$ 126,719	\$ 117,512
19	Net Income - GAAP Basis	\$ 153,467	\$ 229,280	\$ 309,965	\$ 350,661
20	Rate Change	0.00%	5.00%	5.00%	0.00%
21	Cash Basis				
22	Net Income	\$ 153,467	\$ 229,280	\$ 309,965	\$ 350,661
23	Plus Depreciation	300,000	309,000	318,270	327,818
24	Less Principal	(441,718)	(449,473)	(482,529)	(472,435)
25	Less Capital Expenditures	(80,000)	(84,000)	(88,200)	(200,000)
26	Net Income - Cash Basis	\$ (68,252)	\$ 4,807	\$ 57,507	\$ 6,044

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Table 4
City of Hickman
2024 Wastewater Cost of Service Study
Projected Financial Results - Debt Service Coverage
Proposed Rates

Line	Description	Projected		
		2025	2026	2027
1	Debt Service Coverage			
2	Net Revenue (1)	\$ 672,960	\$ 754,954	\$ 795,991
3	Use of Reserves	-	-	-
4	Debt Service Expense	\$ 582,318	\$ 607,619	\$ 588,525
5	Debt Service Coverage (2)	1.16	1.24	1.35
6	Implemented Rate Change	5.00%	5.00%	0.00%

Note:

1. Operating revenue, less operating and maintenance expenses (excluding depreciation).
2. Net revenue divided by debt service expense.

Cost of Service

The purpose of the cost of service analysis is to identify the costs related to serving each class of customers. Several steps were completed to prepare the cost of service analysis. A FY 2024 test year budget was prepared based on the FY 2024 operating budget, with adjustments for known changes. Each expense item was identified and assigned to a utility function, and further classified as volume or extra capacity (peak day or peak hour), and customer related expense. This process is called “functionalization” and “classification.”

The costs related to each function were allocated to customer classes based on generally accepted cost allocation principles for municipal sewer utilities. The allocated costs were compared to revenues collected from existing rates. The comparison of the cost of service to revenue from existing rates was used as a factor in designing rates.

Test Year Budget

The FY 2024 operating budget was used as the basis for the test year budget. The purpose of preparing a test year budget is to create a scenario that is as close to “normal” operating conditions as possible, reflecting known changes for the Utility. The test year budget for FY 2024 included the following adjustments:

1. Normalized sewer discharges based on typical historical water sales.
2. Exclusion of sales tax revenues and expenses.
3. Rates would recover 5% of additional revenue to match the proposed rate plan.

The test year budget for FY 2024 was approximately \$862,000 and is summarized in Table 5. The test year budget represents the amount that needs to be collected from retail rates. It includes all operating expenses, debt service payments, capital improvements funded from rates and is reduced for revenue from interest income and other non-retail revenue. It also includes an adjustment for net margin to ensure the test year budget is 5% greater than revenues from current rates.

Table 5
City of Hickman
2024 Wastewater Cost of Service Study
Test Year Budget by Function

Line	Rate Class	Volume Related	Capacity Related	Customer Related	Total
1	Residential	\$ 489,595	\$ 211,325	\$ 97,493	\$ 798,413
3	Multi-Family	6,208	1,786	1,027	9,022
4	Commercial and Municipal Use	38,550	11,093	4,444	54,087
5	Lift Station/Pumping	-	-	-	-
6	Total	\$ 534,354	\$ 224,204	\$ 102,964	\$ 861,522
7	Percentage	62.0%	26.0%	12.0%	100.0%

Functionalization and Classification

Functionalization and classification involve assigning the expense items to function, and classifying those expenses on the basis of a reasonable allocation method. The following functions were used for the Utility:

1. Sewage collection
2. Sewage treatment
3. Customer service
4. Other (interest income, other charges)

Treatment and collection costs were split between base costs, which vary in proportion to sewer discharge, extra capacity costs, and customer costs that do not vary based on sewage volumes. Extra capacity costs vary in proportion to the amount peak discharge exceeds the average usage. Customer and metering costs include those costs associated with serving a particular customer, regardless of the customer's sewer discharges. Customer-related costs include a portion of collection expense, customer billing, meter reading, customer accounting expense and maintenance costs related to

these functions. Other expenses cannot easily be assigned to the base cost or customer cost category, including administrative expenses. These costs were split between volume-related and customer-related allocations in the cost of service analysis.

Table 5 (see page 10) summarizes the classification of test year expenses and the allocation to the various retail rate classes. Approximately \$534,000 was classified as volume-related, \$224,000 was classified as capacity related, and \$103,000 was classified as customer related expenses. Based on these classifications, 62% of the Utility's test year budget was volume-related, 26% was capacity-related, and 12% was customer-related.

Cost Allocation

The functionalized costs were allocated to the various rate classes using generally accepted methods for preparing sewer cost of service studies. There is no standard cost of service methodology that the Utility is required to follow, although there are a number of guidelines that municipal utilities typically follow to establish sewer rates. The Utility currently differentiates its rates based only on rate class and meter size, which based on the Utility's customer base is a reasonable approach.

Comparison of Revenues to Cost of Service

Revenues collected from existing rates were compared to the allocated cost of service. The purpose of this comparison was to assess the adequacy of existing rates for each rate class. This comparison can be used to assess the general magnitude of rate changes needed for each rate class and is one factor in determining the need for rate adjustments for individual rate classes.

Table 6 (see page 12) compares the revenue from existing rates to the calculated cost of service. Overall, the cost of service was 5% more than revenues from existing rates. The cost of service was 4.8% higher than existing revenues for residential customers, 7.3% higher than existing revenues for multi-family customers, and 8.6% higher than existing revenues for commercial and municipal use customers, depending on the usage profile and meter size.

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Table 6
City of Hickman
2024 Wastewater Cost of Service Study
Comparison of Cost of Service
to Revenue from Existing Rates

Line	Rate Class	Revenue Existing Rates	Cost of Service	Difference	
				\$	%
1	Residential	\$ 762,204	\$ 798,413	\$ 36,209	4.8%
2	Not Used	-	-	-	0.0%
3	Multi-Family	8,409	9,022	614	7.3%
4	Commercial and Municipal Use	49,789	54,087	4,298	8.6%
5	Lift Station/Pumping	-	-	-	0.0%
6	Total	\$ 820,401	\$ 861,522	\$ 41,120	5.0%

Rate Design

The proposed rate plan would increase rates by a cumulative total of approximately 10% through FY 2027. An across-the-board approach was used to increase the monthly customer charge and flow-based charge. Under this approach, all customers will experience a similar percentage rate increase.

The proposed rate change would increase the average monthly residential sewer bill by \$3.11 per month in FY 2025 and \$3.27 per month in FY 2026. Tables 7 and 8 (see page 13) show the proposed rate increases by rate class for FY 2025 and FY 2026.

Table 7
City of Hickman
2024 Wastewater Cost of Service Study
Proposed Rate Change by Rate Class - FY 2025

Line	Rate Class	Revenue Existing Rates	Revenue FY 2025 Rates	Difference		
				\$	Bill (1)	%
1	Residential	\$ 762,204	\$ 800,314	\$ 38,110	\$ 3.11	5.0%
3	Multi-Family	8,409	8,829	420	3.26	5.0%
4	Commercial and Municipal Use	49,789	52,279	2,489	4.46	5.0%
5	Lift Station/Pumping	-	-	-	-	0.0%
6	Total	\$ 820,401	\$ 861,421	\$ 41,020	\$ 3.17	5.0%

Note:

1. Change in average monthly bill for customers within rate class.

Table 8
City of Hickman
2024 Wastewater Cost of Service Study
Proposed Rate Change by Rate Class - FY 2026

Line	Rate Class	Revenue	Revenue	Difference		
		FY 2025 Rates	FY 2026 Rates	\$	Bill (1)	%
1	Residential	\$ 800,314	\$ 840,330	\$ 40,016	\$ 3.27	5.0%
3	Multi-Family	8,829	9,270	441	3.42	5.0%
4	Commercial and Municipal Use	52,279	54,892	2,614	4.68	5.0%
5	Lift Station/Pumping	-	-	-	-	0.0%
6	Total	\$ 861,421	\$ 904,493	\$ 43,071	\$ 3.33	5.0%

Note:

1. Change in average monthly bill for customers within rate class.

With the proposed rate increases, the Utility’s residential sewer rate in FY 2025 is higher than the identified peer group. Table 9 (see page 14) provides a comparison of existing rates for the cities of Beatrice, Lincoln, Nebraska City, Seward, and Wahoo to the recommended FY 2025 rates for Hickman. The comparisons were prepared for usage of 5,000 gallons, 7,000 gallons and 10,000 gallons. The typical monthly residential sewer bill was 4,200 gallons per customer, based on typical winter usage.

Rate comparisons do not consider factors such as geography, how pro-active a given utility is regarding capital improvement budgets, expected customer growth and differences in customer base. The rate comparison indicates the projected sewer rates are somewhat higher compared to similarly situated municipal utilities in eastern Nebraska after implementing the proposed rate changes. Other municipal utilities are experiencing similar rate pressures related to capital expenditures and compliance with environmental regulations, especially those utilities expected to experience significant growth over the next several years.

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Table 9
City of Hickman
2024 Wastewater Cost of Service Study
Typical Bill Comparison
Rate Comparisons - Proposed FY 2025 Rates

Residential			
Utility	5,000 gal	7,000 gal	10,000 gal
Beatrice (1)	\$ 27.00	\$ 33.00	\$ 42.00
Hickman (2)	\$ 68.67	\$ 76.02	\$ 87.05
Lincoln (3)	\$ 25.66	\$ 32.34	\$ 42.35
Nebraska City (4)	\$ 39.37	\$ 45.52	\$ 54.74
Seward (5)	\$ 59.75	\$ 71.10	\$ 88.11
Wahoo (6)	\$ 41.99	\$ 48.69	\$ 58.74

1. Rates effective October 2021.
2. Proposed rates, effective FY 2025.
3. Rates from City of Lincoln website as of August 15, 2024.
4. Rates effective March 1, 2019.
5. Rates effective October 2023.
6. Rates effective February 2024.

Conclusions

The following conclusions were reached, based on the information provided and analyses completed:

1. The projected test year budget for FY 2024 was approximately \$862,000.
2. Projected revenues from existing rates are approximately \$820,000 for FY 2024.
3. Existing rates would need to increase by approximately \$41,000, or 5%, to provide sufficient revenue to pay projected FY 2024 test year expenses.
4. Existing rates would need to increase an additional 5% in FY 2026 to ensure adequate revenue to cover projected operating costs, debt service and capital improvements through FY 2027.

Recommendations

The following recommendations were developed based on the analyses completed and conclusions reached:

1. Sewer rates should be increased 5% on October 1, 2024 (for FY 2025) and 5% on October 1, 2025 (for FY 2026). The rate ordinance included in Appendix A implements these rate increases.

2. The Utility should evaluate its rates prior to FY 2027 or if there are any significant changes to the system, including load growth, capital improvements or operating expense increases.

Appendix A – Rate Ordinance

ORDINANCE NO. 2024-_____

AN ORDINANCE TO ESTABLISH CHARGES AND FEES FOR USE OF THE CITY SEWER SYSTEM PER §7-321 OF THE MUNICIPAL CODE OF HICKMAN, NEBRASKA; TO CHANGE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMER BASE AND USAGE RATES FOR SEWER SERVICE; TO REPEAL ORDINANCE 2022-18; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MEMBERS OF THE GOVERNING BODY OF THE CITY OF HICKMAN, NEBRASKA:

Section 1. Charges and Fees for Sewer Use by Customers of the City Sewer Department per Section 7-321 of the Municipal Code of the City of Hickman be as follows:

MUNICIPAL SEWER DEPARTMENT; RATE SETTING: Customers of Municipal Sewer Department shall be charged a base rate and a rate based on metered water usage for the use of sewer service. Rates shall be set by ordinance of the Governing Body:

A. Residential Rates

1. Base Rate. Each customer shall be charged a Base Rate per month per sewer hook-up.
2. Monthly Rate Based on Water Usage. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

Effective Date:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Base Rate	\$50.30	\$52.81
Water Usage Rate	<u>\$/1000 gal.</u> \$3.68	<u>\$/1000 gal.</u> \$3.86

B. Multi-Family Rate

1. The Multi-Family rate shall be applicable in cases where more than one residential dwelling is served by a single meter.
2. Base Rate. A Base Rate shall be charged per month based on customer meter size.

3. Monthly Rate Based on Water Usage. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
4. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

Effective Date:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
 Water Usage Rate	 <u>\$/1000 gal.</u> \$3.68	 <u>\$/1000 gal.</u> \$3.86

C. Commercial and Municipal Use

1. Base Rate. Each customer shall be charged a Base Rate per month per sewer hook-up.
2. Monthly Rate Based on Water Use. The monthly rate based on metered water usage per one thousand (1,000) gallons, or any portion thereof, during the Base Period by the customer.
3. Minimum Bill. The Minimum Bill shall be the Base Rate.

Rates:

Effective Date:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Base Rate	\$70.25	\$73.76
 Water Usage Rate	 <u>\$/1000 gal.</u> \$3.31	 <u>\$/1000 gal.</u> \$3.47

D. Base Period Definition

1. For Residential users (including Multi-Family) and non-profit education, charitable, religious, or service organization users, the metered water used during the Base Period is December 20 through March 20 and will be determined by calculating the average monthly metered water usage for the period; or if a recording of such monthly water billing period is not available, the monthly rate shall be calculated

on the basis of five thousand (5,000) gallons metered water use until the date of the above monthly water billing period is available.

2. For Commercial users, the Base Period usage will be the last preceding monthly water billing period.

E. Lift Station/Pumping Rates

1. The Lift Station/Pumping rate shall be applicable in cases where more than one customer is served by a single meter and non-municipal water is being discharged into the municipal sewer system.
2. Base Rate. A Base Rate shall be charged per month based on customer meter size.
3. Monthly Rate Based on Water Outflows. The monthly rate based on metered water discharge per one thousand (1,000) gallons, or any portion thereof.

Rates:

Effective Date:	<u>October 1, 2024</u>	<u>October 1, 2025</u>
Base Rate, per water meter size		
Less than 2"	\$50.30	\$52.81
3"	\$75.92	\$79.71
4"	\$96.92	\$101.76
6"	\$280.67	\$294.70
Water Usage Rate	<u>\$/1000 gal.</u> \$4.46	<u>\$/1000 gal.</u> \$4.69

- F. When the billing period of a customer's first or final bill is less than thirty (30) days in length, the applicable monthly base rate above, on the customer's first or final bill, shall be prorated based on the number of days service is provided divided by thirty (30) days.

Section 2. That Ordinance 2022-18 of Hickman, Nebraska, is hereby repealed.

Section 3. This ordinance will become effective and operative with the first billing date occurring on or after October 1, 2024.

Section 4. This ordinance will be in full force and effect from and after its passage, approval, and publication or posting in pamphlet form as required by law.

PASSED AND APPROVED THIS _____ day of _____, 2024.

Doug Wagner, Mayor

ATTEST:

Jaala Johnson, City Clerk

(SEAL)

**City of Hickman
2024 Water Cost of Service Study
Summary of Rates - Water**

Rate Class 1 Residential

	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ 27.60	\$ 29.26	\$ 31.01	\$ 32.87
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
First 10000 gal	2.50	2.65	2.81	2.98
Next 10000	4.50	4.77	5.06	5.36
Excess	6.50	6.89	7.30	7.74

Rate Class 2 Multi-Family

	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge				
<2"	\$ 27.50	\$ 29.15	\$ 30.90	\$ 32.75
3"	\$ 54.50	\$ 57.77	\$ 61.24	\$ 64.91
4"	\$ 79.50	\$ 84.27	\$ 89.33	\$ 94.69
6"	\$ 254.50	\$ 269.77	\$ 285.96	\$ 303.11
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
First 10000 gal	2.50	2.65	2.81	2.98
Next 10000	4.50	4.77	5.06	5.36
Excess	6.50	6.89	7.30	7.74

Rate Class 3 Commercial

	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ 37.20	\$ 39.43	\$ 41.80	\$ 44.31
Usage Rate	\$/1000 gal	\$/1000 gal	\$/100 gal	\$/1000 gal
First 10000 gal	2.50	2.65	2.81	2.98
Next 10000	4.50	4.77	5.06	5.36
Excess	6.50	6.89	7.30	7.74

Rate Class 4 Municipal

	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ 37.20	\$ 39.43	\$ 41.80	\$ 44.31
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
First 10000 gal	2.50	2.65	2.81	2.98
Next 10000	4.50	4.77	5.06	5.36
Excess	6.50	6.89	7.30	7.74

Rate Class 5

Tank Truck

	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ -	\$ -	\$ -	\$ -
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
First 1000 gal	45.00	47.70	50.56	53.60
Excess	5.00	5.30	5.62	5.96

City of Hickman
2024 Wastewater Cost of Service Study
Summary of Proposed Rates - Wastewater

Class Rate 1 Residential

Rate	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ 47.90	\$ 50.30	\$ 52.81	\$ 52.81
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
Excess	3.50	3.68	3.86	3.86

Class Rate 3 Multi-Family

Rate	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge				
<2"	\$ 47.90	\$ 50.30	\$ 52.81	\$ 52.81
3"	\$ 72.30	\$ 75.92	\$ 79.71	\$ 79.71
4"	\$ 92.30	\$ 96.92	\$ 101.76	\$ 101.76
6"	\$ 267.30	\$ 280.67	\$ 294.70	\$ 294.70
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
Excess	3.50	3.68	3.86	3.86

Rate Class 4 Commercial and Municipal Use

Rate	Existing	FY 2025	FY 2026	FY 2027
Minimum Bill	\$ -	\$ -	\$ -	\$ -
Customer Charge	\$ 66.90	\$ 70.25	\$ 73.76	\$ 73.76
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
Excess	3.15	3.31	3.47	3.47

Rate Class 6 Lift Station/Pumping

Rate	Existing	FY 2025	FY 2026	FY 2027
Customer Charge	\$ -	\$ -	\$ -	\$ -
Capacity Charge	\$ -	\$ -	\$ -	\$ -
Water Meter Size				
<2"	\$ 47.90	\$ 50.30	\$ 52.81	\$ 52.81
3"	\$ 72.30	\$ 75.92	\$ 79.71	\$ 79.71
4"	\$ 92.30	\$ 96.92	\$ 101.76	\$ 101.76
6"	\$ 267.30	\$ 280.67	\$ 294.70	\$ 294.70
Usage Rate	\$/1000 gal	\$/1000 gal	\$/1000 gal	\$/1000 gal
Excess	4.25	4.46	4.69	4.69

Public Work & Parks Department Report

SEPTEMBER 2024

Public Works

- 811 Locate Tickets
- Mowing
- We have been data collecting with the GIS system.

Water & Wastewater

- Installed meters for new construction building permits
- Routine sampling
- Replaced a pulley and belt on a blower at WWTP
- Johnson Services was in and Installed 2600' of liner and ground out several offsets and protruding services.

Electric

- Schmader Electric is getting close to completion of electric installation for Hickman Hills apts.
- On Sept 8th we had an electrical outage that effected an area from Hickman Road to 4th Street and Maple Street to Cedar St. There as a fault in the secondary wire between 6th and Hickman Road. The fault has been fixed.
- We have fixed 9 streetlights and 4 that still need work fixing faulty wire.
- All materials have been ordered for the downtown lighting, LED upgrade and solar crosswalk grant.
- We have been working with Norris Public Power on transitioning

Streets

- Contractor came in and painted the handicapped parking stalls, new stalls and crosswalks.
- Have installed more trail signs and handicapped signs
- Surveyors came in to survey the alley from 6th to 7th and maple to main.

Parks

- Installed the new mulch for ADA playground equipment and reset the border around it.
- Sprinklers are done being installed and it has been seeded.
- Removed a dead tree along the trail.

OPEN CODE VIOLATIONS REPORT

NEW VIOLATIONS

Updated September 19, 2024

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Kantor Lane	trailer standing on city street for greater than 24 hours	9/19/2024	Deputy Sheriff	9/26/2024	in process	Sheriff was made aware of the complaint and will run trailer license to contact owner.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
City-wide Mowing	weeds taller than 10 inches	on going	Property Owners	9/26/2024	in process	Weeds and grasses taller than 10 inches on commercial and residential property. City Staff continues to contact property owners for abatement.

Kelly Oelke

From: Tony Lager <tony@neuvirth.com>
Sent: Monday, September 16, 2024 12:01 PM
To: Nate O'Keefe; Kelly Oelke; Wade Luther; Maintenance1
Cc: Arthur Hutt; aphutt1973@gmail.com
Subject: RE: Hickman WWTF Improvements - September Construction Progress Meeting - 021-01497

Since the last meeting we have completed the following;

- Set the bridge to the clarifier
- Set the torque tube
- Set the scrapper arms
- Set the influent baffles
- Started the weir plates
- The mason completed all the block work for the headworks building
- Installed the awning braces
- Installed the lumber need on the roof prior to the roofers coming

The coming month we plan to complete the following

- The roofing will be completed
- The awning will be completed
- The bar screen will be installed on the 26th weather depending due to using the crane to set
- Install the ladder in the basement of the headworks building
- Install the slide gates
- Pour the stair going up to the headworks building
- Install the interior piping in the existing pump station
- Start the electrical installation
- Start the HVAC installation
- Finish installing the clarifier equipment
- Install 12" influent line dependent upon the telescoping valve
- Install the 18" effluent line

Nate I need that telescoping valve sheet returned so I can get that ball rolling. Let me know if you have any questions or concerns.

Thank you,

Tony Lager



Neuvirth Construction, Inc.

Cell: 402-708-1577

Email: tony@neuvirth.com

3400 Old Mormon Bridge Road
Crescent, IA 51526

From: Nate O'Keefe <nokeefe@olsson.com>
Sent: Monday, September 16, 2024 11:48 AM
To: Kelly Oelke (KOelke@hickman.ne.gov) <KOelke@hickman.ne.gov>; Tony Lager <tony@neuvirth.com>;
publicworks001@hickman.ne.gov; Maintenance1 <maintenance1@hickman.ne.gov>
Cc: Arthur Hutt <ahutt@olsson.com>; aphutt1973@gmail.com
Subject: Hickman WWTF Improvements - September Construction Progress Meeting - 021-01497

All,

I have a family matter come up and will be unable to attend the progress meeting scheduled for this Thursday.

If others feel that an in-person meeting is needed I would propose moving the meeting to Tuesday September 24th at 11:30 AM.

Otherwise in lieu of the meeting Tony could you provide a summary of the work that has been completed this last month and the work that is anticipated in the next month.

Please let me know your thoughts,

Nate OKeefe, PE

Water/Wastewater

D 402.458.5979

C 402.646.1007

601 P Street, Suite 200

Lincoln, NE 68508

O 402.474.6311



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[View Legal Disclaimer](#)

PUBLIC NOTICE
City of Hickman, Nebraska
City Council

Notice is hereby given the Hickman City Council will be holding a public hearing on Tuesday, September 24, 2024, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for a Change of Zone from current Transitional Agricultural District (TA-1) to Medium Density Residential District (R-2). Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.

Heidi Hoglund
Zoning Enforcement Officer

The Voice News

P.O. Box 148
Hickman, NE 68372-0148
402-792-2255

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	30408203	DUE DATE	10/12/2024
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA }
County of Lancaster } ss. Darren P. Ivy, being duly sworn,
says that he is the publisher of

VOICE NEWS

News of Otoe, Johnson, Gage, Cass, Lancaster, Douglas,
Sarpy & Saunders Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE
CITY OF HICKMAN,
NEBRASKA CITY COUNCIL**

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Heidi Hoglund
Zoning Enforcement Officer

Sept. 12 - 26 Ins
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/12/2024
and ending with the issue of:	9/12/2024
Publisher's fee at Legal Rate is:	\$15.47

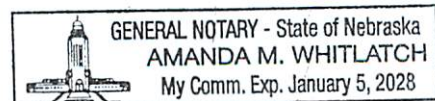
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Hickman City Council Notice of Sept.24 Public Hearing SWG4, LLC Change of Zone - Sept. 12	12.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 12th day
of September, 2024

Amanda M. Whitlatch
Notary Public



PUBLIC NOTICE
City of Hickman, Nebraska
City Council Meeting

Notice is hereby given the Hickman City Council will be holding a public hearing on Tuesday, September 24, 2024, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for the Public to comment on a preliminary plat called Etmund Estates 2nd Addition. This request is from Civil Design Group, Inc., on behalf of SWG4 LLC. The Preliminary Plat includes 82 medium density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres. Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.

Heidi Hogle
Zoning Enforcement Officer

The Voice News

P.O. Box 148
Hickman, NE 68372-0148
402-792-2255

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	30408202	DUE DATE	10/12/2024
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,
County of Lancaster } ss. says that he is the publisher of

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a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE
CITY OF HICKMAN, NEBRASKA
CITY COUNCIL MEETING**

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The purpose of the hearing is to provide an opportunity for the Public to comment on a preliminary plat called Etmund Estates 2nd Addition. This request is from Civil Design Group, Inc., on behalf of SWG4 LLC. The Preliminary Plat includes 82 medium density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres. Property legally described as Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372; generally known as west of S. 68th Street and north of Hickman Road.

Heidi Hoglund
Zoning Enforcement Officer

Sept. 12 - 29 Ins
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/12/2024
and ending with the issue of:	9/12/2024
Publisher's fee at Legal Rate is:	\$16.97

Darren P. Ivy

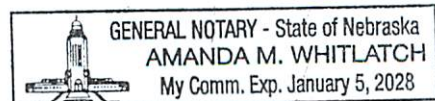
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Hickman City Council Notice of Sept.24 Public Hearing Preliminary Plat Etmund Estates 2nd Addition - Sept. 12	14.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 12th day of

September, 2024

Amanda M. Whitlatch
Notary Public



RESOLUTION NO. 2024-16

WHEREAS, Civil Design Group, Inc. on behalf of SWG4, LLC, has submitted a preliminary plat to the City of Hickman, Nebraska, for Etmund Estates 2nd Addition Subdivision, property legally described as ETMUND ESTATES 1ST ADDITION LOT 1, generally located west of South 68th Street, north of The Woodland Plaza;

WHEREAS, the Planning Commission of the City of Hickman met on September 3, 2024 to hold a public hearing and review said preliminary plat, and voted to recommend to the City Council conditional approval of Etmund Estates 2nd Addition Preliminary Plat with the following conditions:

1. The developer will, regardless of phasing, extend Ridge Road through Block 2, Lot 7, to provide access to the neighboring properties.

WHEREAS, the City Council of the City of Hickman has reviewed the preliminary plat and has determined it is in the best interest of the City of Hickman, Nebraska to grant acceptance of the preliminary plat, with the inclusion of the recommendations of the Planning Commission as stated above, and allow the developer to prepare and submit a final plat in conformance with the approved preliminary plat drawn; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hickman, Nebraska, that Etmund Estates 2nd Addition Subdivision, property legally described as ETMUND ESTATES 1ST ADDITION LOT 1, generally located west of South 68th Street, north of The Woodland Plaza, is hereby approved, with the conditions of incorporating the recommendations from the City Engineer and any permitting and building requirements of all governing and regulatory bodies, prior to submitting the final plat for Barber Estates Addition Subdivision.

PASSED AND APPROVED THIS 24TH DAY OF SEPTEMBER 2024.

Phil Goering, Mayor

Attest: Council President Doug Wagner, in lieu of City Clerk (SEAL)



September 23, 2024

City of Hickman
Attn: Heidi Hoglund, Director of Permits, Zoning, Codes and Floodplain
115 Locust Street
PO Box 127
Hickman, Nebraska 68372-0127

RE: Etmund Estates 2nd Addition Preliminary Plat
Olsson Project No. 020-3129

Dear Ms. Hoglund, Planning Commission Members and City Council Members:

We have completed our review of the Preliminary Plat Submittal for development known as Etmund Estates 2nd Addition. The following documents were submitted for review.

- Application letter with change of zone request and access exhibit for Cypress Blvd.
- Preliminary Plat titled Etmund Estates 2nd Addition dated 8/5/24, from Civil Design Group. The preliminary plat includes seven sheets: Site/Utility Plan, Pre-Development Drainage Plan, Post-Developed Drainage, Post-Developed Drainage Table & Schematics (two sheets), Preliminary Paving Profiles, Phasing Plan. An updated preliminary plat dated 8/27/24 was also provided.
- Drainage Report dated August 2024.

The following documents were referenced as a basis of our review and were all viewed on the City's website.

- City of Hickman Subdivision Regulations dated 2007.

The following are comments and observations related to the preliminary plat documents submitted for review and the requirements of the City of Hickman.

Preliminary Plat

1. All requirements of the preliminary plat within the City of Hickman Subdivision Regulations shall be met.
2. Ensure all the required signature blocks are included on the plat.

Preliminary Design

Streets

1. Future roadway connections to 68th Street and to other future development areas adjacent to this development were evaluated by the developer's engineer. This evaluation shows there can be future connectivity so the proposed street network for this development is acceptable.
2. The west end of Red Bud Lane is 6% slope. Consideration should be given to make this 5% slope if possible so the adjacent sidewalks can be 5% or less.

Sanitary Sewer

1. Based on street profiles, it appears all sanitary sewer can achieve minimum slopes.

Water

1. The developer shall ensure that adequate pressures will be provided with the sizing and layout of the water distribution system.

Storm/Drainage

1. A detention cell is included on the eastern side of the development that will discharge to the existing drainageway that traverses the eastern edge of the development.
2. The drainage report shows the post-developed drainage will be controlled to meet subdivision regulations with the detention cell.

Access and Existing Easements

Existing easements for both rural water and the Lower Platte South NRD (LPSNRD) will remain in place on the south edge of this development. Outlots are included for access/future development in this area. Access through these easements will be considered with the final plat and construction drawings to ensure traffic could get through this area if needed for future maintenance activities. Access will also remain off Autumn Rd. to the lot owned by the City for a future water tower. Access to the two properties to the west of this development that currently have access from the gravel road off 68th Street will be transitioned to Ridge Rd.

Waivers

1. Design Standard Section 5.16, Block Length: Exceed the maximum for Block 5.
2. Subdivision Code 5.11.06, Height and Lot Requirements: Reduce the street side yard from 25' to 10' for street side yards abutting Red Bud Lane.

No comments on these waivers and neither one of them cause any concerns from an engineering standpoint.

Conclusion and Recommendation

Based upon the review of the preliminary plat documents, we conclude the preliminary plat could be approved if conditions and comments above are resolved as may be desired by the Planning Commission and City Council. This conclusion and recommendation does not relieve the developer from the responsibility of meeting any and all requirements for the City that may not be specifically included in our review.

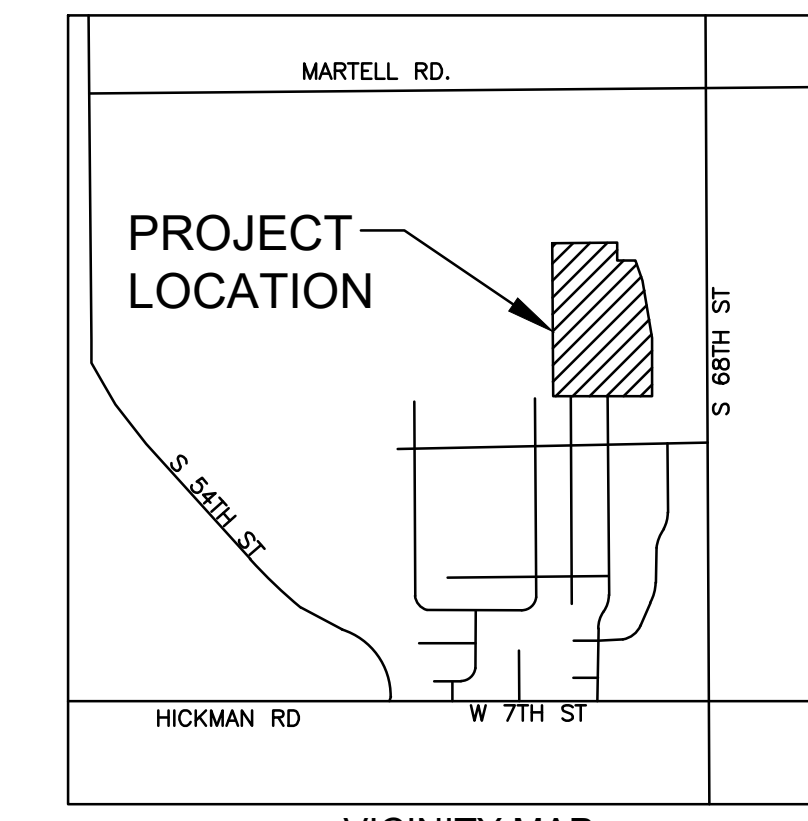
We appreciate this opportunity to be of service to your community. If you have any questions or concerns, please feel free to contact me at 402.458.5697 or jstark@olsson.com.

Sincerely,

A handwritten signature in blue ink that reads "Justin R. Stark". The signature is written in a cursive style with a large initial "J".

Justin R. Stark, PE

ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION
Metes and bounds description of Lot 1, Edmund Estates 1st Addition, located in the Southeast Quarter of the Northeast Quarter of Section 28, Township 8 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:
Beginning at the Southwest corner of said Lot 1, Edmund Estates 1st Addition, said point also being the Southwest corner of the Southeast Quarter of said Section 28; thence in a Southerly direction on the West line of said Lot 1, Edmund Estates 1st Addition and on the West line of the Southeast Quarter of the Northeast Quarter of said Section 28 and on an assumed bearing of N00°13'08"W, for a distance of 1320.32' to the Northwest corner of said Lot 1, Edmund Estates 1st Addition and the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 28; thence N89°21'07"E on the North line of said Lot 1, Edmund Estates 1st Addition and on the North line of the Southeast Quarter of the Northeast Quarter of said Section 28, for a distance of 565.33' to a point on the West line of Lot 43 of Irregular Tracts; thence S00°17'07"E on the West line of said Lot 43, said line being a common line of said Lot 43 and said Lot 1, Edmund Estates 1st Addition, for a distance of 153.00' to the Southwest corner of said Lot 43; thence N89°25'47"E on the common line of said Lot 43 and said Lot 1, Edmund Estates 1st Addition, for a distance of 146.81' to the Northwest corner of Lot 1, Edmund Estates; thence S22°32'21"E on the common line of said Lot 1, Edmund Estates and said Lot 1, Edmund Estates 1st Addition, for a distance of 154.73'; thence S09°39'54"E on the common line of said Lot 1, Edmund Estates and said Lot 1, Edmund Estates 1st Addition, for a distance of 585.18'; thence S01°58'32"E on the common line of said Lot 1, Edmund Estates and said Lot 1, Edmund Estates 1st Addition, for a distance of 122.08' to the Northwest corner of Lot 2, Edmund Estates; thence S02°39'55"W on the common line of said Lot 1, Edmund Estates 1st Addition and said Lot 2, Edmund Estates, for a distance of 157.56' to the Northeast corner of Lot 2, Edmund Estates 1st Addition; thence S89°20'10"W on the common line of said Lot 1, Edmund Estates 1st Addition and said Lot 2, Edmund Estates 1st Addition, for a distance of 109.67' to the Northwest corner of said Lot 2, Edmund Estates 1st Addition; thence S00°39'50"E on the common line of said Lot 1, Edmund Estates 1st Addition and said Lot 2, Edmund Estates 1st Addition, for a distance of 100.00' to the Southwest corner of said Lot 2, Edmund Estates 1st Addition; thence N89°20'10"E on the common line of said Lot 1, Edmund Estates 1st Addition and said Lot 2, Edmund Estates 1st Addition, for a distance of 103.85' to the Southeast corner of said Lot 2, Edmund Estates 1st Addition; thence S02°39'55"W on the common line of said Lot 1, Edmund Estates 1st Addition and said Lot 2, Edmund Estates 1st Addition, for a distance of 66.11' to the Southwest corner of said Section 28; thence S89°20'10"W on the South line of the Southeast Quarter of the Northeast Quarter of said Section 28 and on the most Southernly line of said Lot 1, Edmund Estates 1st Addition, for a distance of 854.58' to the POINT OF BEGINNING and containing a calculated area of 23.90 acres, more or less.

Subject to any and all easements, reservations, restrictions and conveyances of record.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

RICHARD KINGMAN RLS #595

GENERAL NOTES

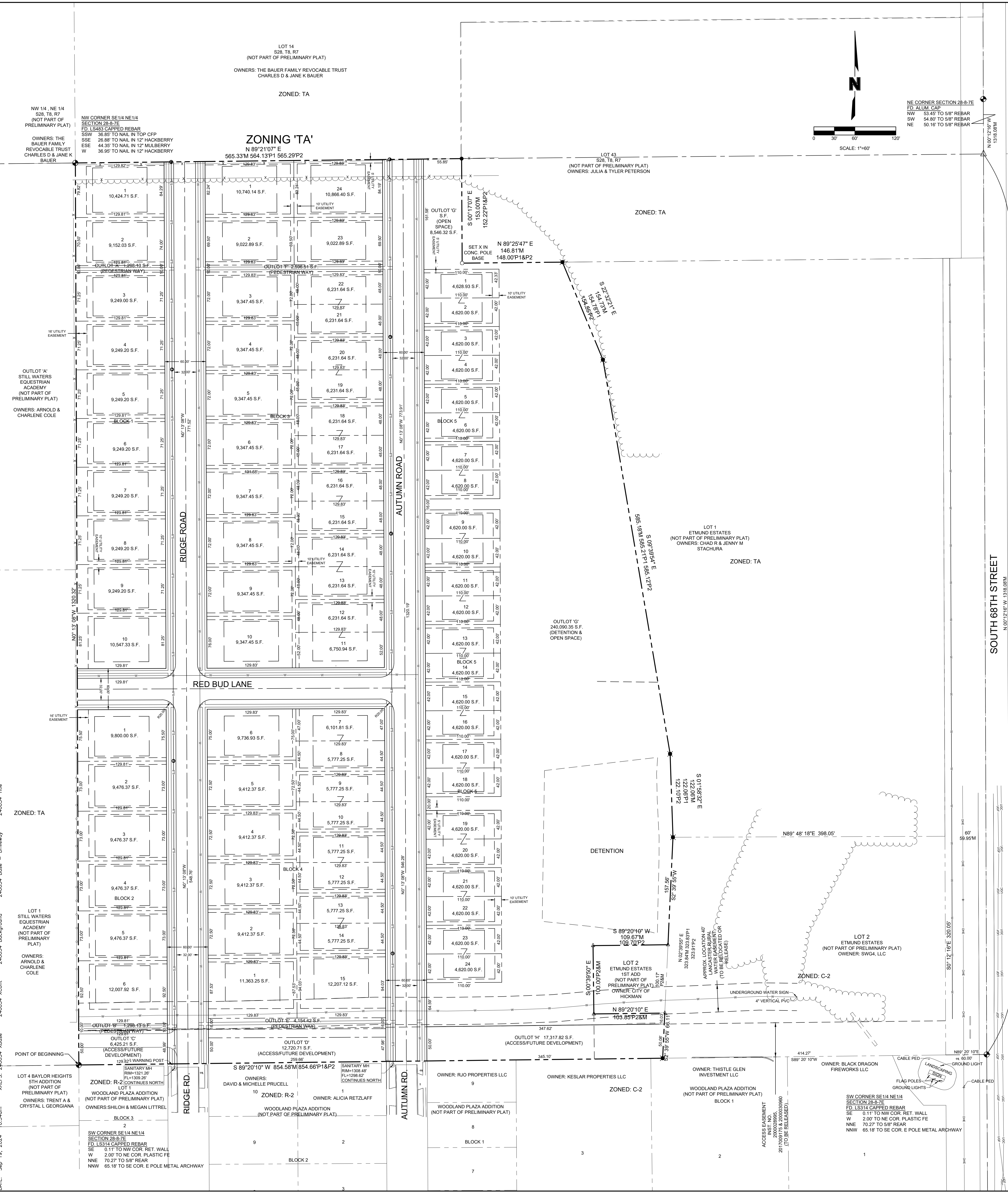
- THIS PRELIMINARY PLAT PERMITS 35 SINGLE FAMILY UNITS AND 44 SINGLE FAMILY ATTACHED UNITS.
- THE EXISTING ZONING IS "TA" AND THE PROPOSED ZONING IS R-2.
- FRONT, SIDE AND REAR YARD SETBACKS SHALL BE AS PER CITY OF HICKMAN ZONING ORDINANCE FOR R-2 ZONING LISTED AS FOLLOWS:
FRONT YARD 25'
SIDE YARD 7.5'
REAR YARD 20'
- SANITARY SEWER AND WATER LINES ARE PUBLIC AND TO BE 8" AND 6" PIPE RESPECTIVELY UNLESS SHOWN OTHERWISE AND SHALL BE BUILT IN ACCORDANCE TO THE CITY OF HICKMAN DESIGN STANDARDS SECTIONS 6.09 & 6.10.
- INTERIOR ROADWAYS SHALL BE PUBLIC AND BUILT IN ACCORDANCE TO THE CITY OF HICKMAN MINIMUM DESIGN STANDARDS FOR PUBLIC ROADWAYS, SECTION 5.25.
- STREET LIGHTING IS TO BE PUBLIC AND SHALL BE BUILT IN ACCORDANCE TO THE CITY OF HICKMAN DESIGN STANDARDS SECTIONS 5.21 & 6.05.
- SURVEY MONUMENT BOXES SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF HICKMAN DESIGN STANDARDS, SECTION 5.21.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF HICKMAN DESIGN STANDARDS, SECTION 5.21.
- UTILITY EASEMENTS ON FINAL PLATS SHALL BE PROVIDED PER THE CITY OF HICKMAN DESIGN STANDARDS SECTION 5.18.
- STORM WATER DRAINAGE SYSTEMS SHALL BE BUILT IN ACCORDANCE TO THE CITY OF HICKMAN DESIGN STANDARDS SECTIONS 5.19 & 6.08.
- OUTLOT 'E' IS FOR STORM WATER DETENTION FACILITIES AND GREEN SPACE.
- ALL CONTOUR LINES ARE AT 2-FOOT INTERVALS AND ARE BASED ON NAVD83 DATUM.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF HICKMAN SECTION 6.14 FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
- ALL CURVILINEAR DIMENSIONS ARE CHORD DISTANCES.
- ALL INTERSECTIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE. FINAL PLATS DIMENSIONS MAY VARY.
- THE DEVELOPMENT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN, WHICH FALLS WITHIN THE CONFINES OF ZONE "X" AS DETERMINED BY THE FEMA-FLOOD INSURANCE RATE MAP NO. 310136, PANEL 0444, SUFFIX G, CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA. THE AREA'S FLOOD POLICY FALLS UNDER THE JURISDICTION OF THE CITY OF HICKMAN.
- COMMON AND PUBLIC ACCESS EASEMENTS SHALL BE GRANTED OVER ALL SIDEWALKS AND PEDESTRIAN WAYS DURING FINAL PLATTING.

LEGEND

- PROPOSED ROW
- PROPOSED CENTERLINE
- COMMUNITY UNIT PLAN BOUNDARY
- LIMITS OF ANNEXATION AND CHANGE OF ZONE
- EASEMENT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- FOUND CAPPED REBAR LS483
- SET PROPERTY CORNER
- TEMPORARY POINT
- FOUND 1" PIPE
- SECTION CORNER

WAIVERS

- TO DESIGN STANDARD SECTION 5.15, BLOCK LENGTH, FOR BLOCK 5.
- TO SUBDIVISION CODE 5.11.06 "HEIGHT AND LOT REQUIREMENTS" TO REDUCE THE STREET SIDE YARD FROM 25' TO 10' FOR STREET SIDE YARDS ABUTTING RED BUD LANE.



Civil Design Group, Inc.
1101 S. 24th St., Suite 200
Lincoln, Nebraska 68512
Ph. 402-434-8494 Fax 686-215-8747
www.cdvhg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

REVISIONS

NO.	DATE	DESCRIPTION

SITE/UTILITY PLAN
ETMUND ESTATES 2ND ADDITION
PRELIMINARY PLAT

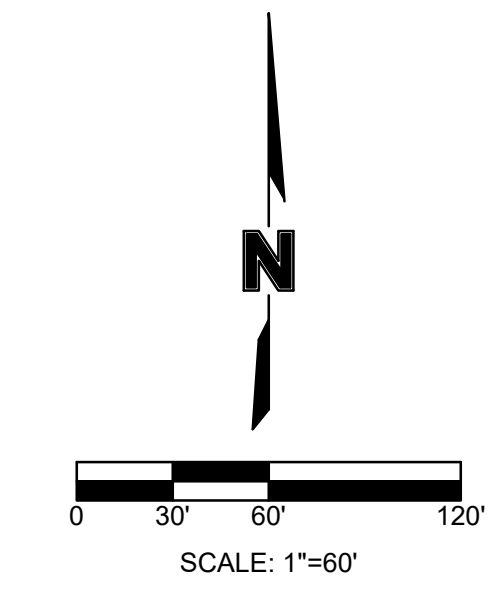
HICKMAN, NEBRASKA

2024

drawn by: JDS
checked by: JDC
approved by: JDC
project no.: 2024-0034
drawing no.:
date: 09/19/2024

SHEET
1 OF 7

ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT



Pre-Developed Weighted Curve Numbers

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN
A1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D			
				Total	2.47		81
Overall Weighted CN							81
B1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	14.21		
				Total	14.21		81
Overall Weighted CN							81
C1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	4.35		
				Total	4.35		81
Overall Weighted CN							81
D1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	2.01		
				Total	2.01		81
Gravel (including right-of-way)			Good	A			
				B			
				C		91	
				D	1.98		
				Total	1.98		91
Overall Weighted CN							86

Pre-Developed TC Calculations

Sub-Basin	Length	E _i	E _o	Slope	TC (min)	Description
A1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used
B1	100.00	1,335.00	1,331.71	3.290%	3.97	Sheet Flow
	737.00	1,331.71	1,324.43	0.988%	7.66	Shallow Concentrated Flow
	200.02	1,324.43	1,313.41	5.509%	0.53	Shallow Concentrated Flow
	416.20	1,313.41	1,292.53	5.017%	1.92	Shallow Concentrated Flow
	1,037.02			1.019%	24.08	Overflow
C1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used
D1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used

LEGEND

- 1168 - - - - - EXISTING MINOR CONTOUR
- 1170 - - - - - EXISTING MAJOR CONTOUR
- PROPERTY LINE
- PROPOSED DRAINAGE BASIN BOUNDARY
- [ID] PROPOSED DRAINAGE BASIN
- DRAINAGE FLOW PATH

REVISIONS

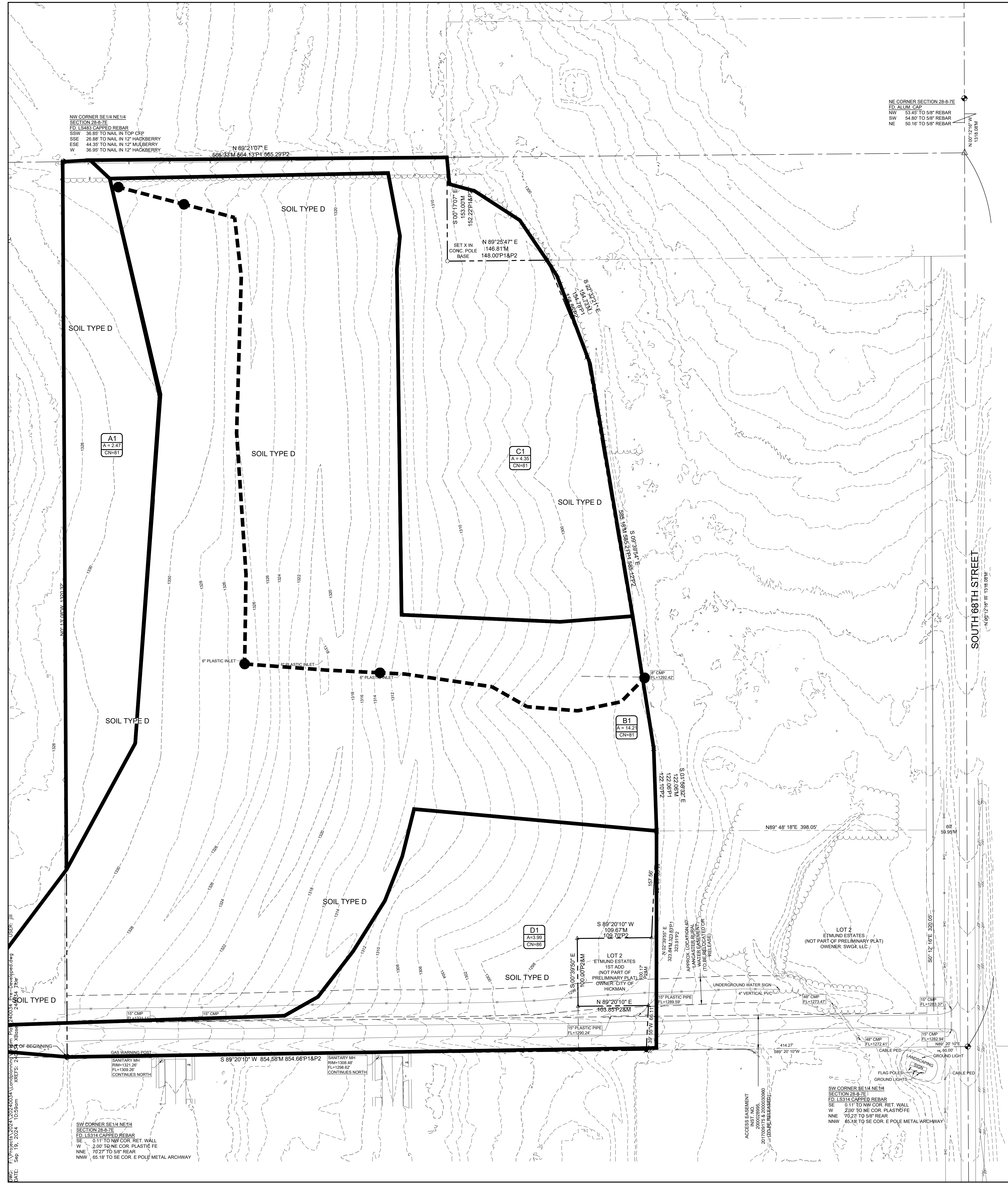
NO.	DATE	DESCRIPTION

PRE-DEVELOPED DRAINAGE

ETMUND ESTATES 2ND ADDITION
PRELIMINARY PLAT

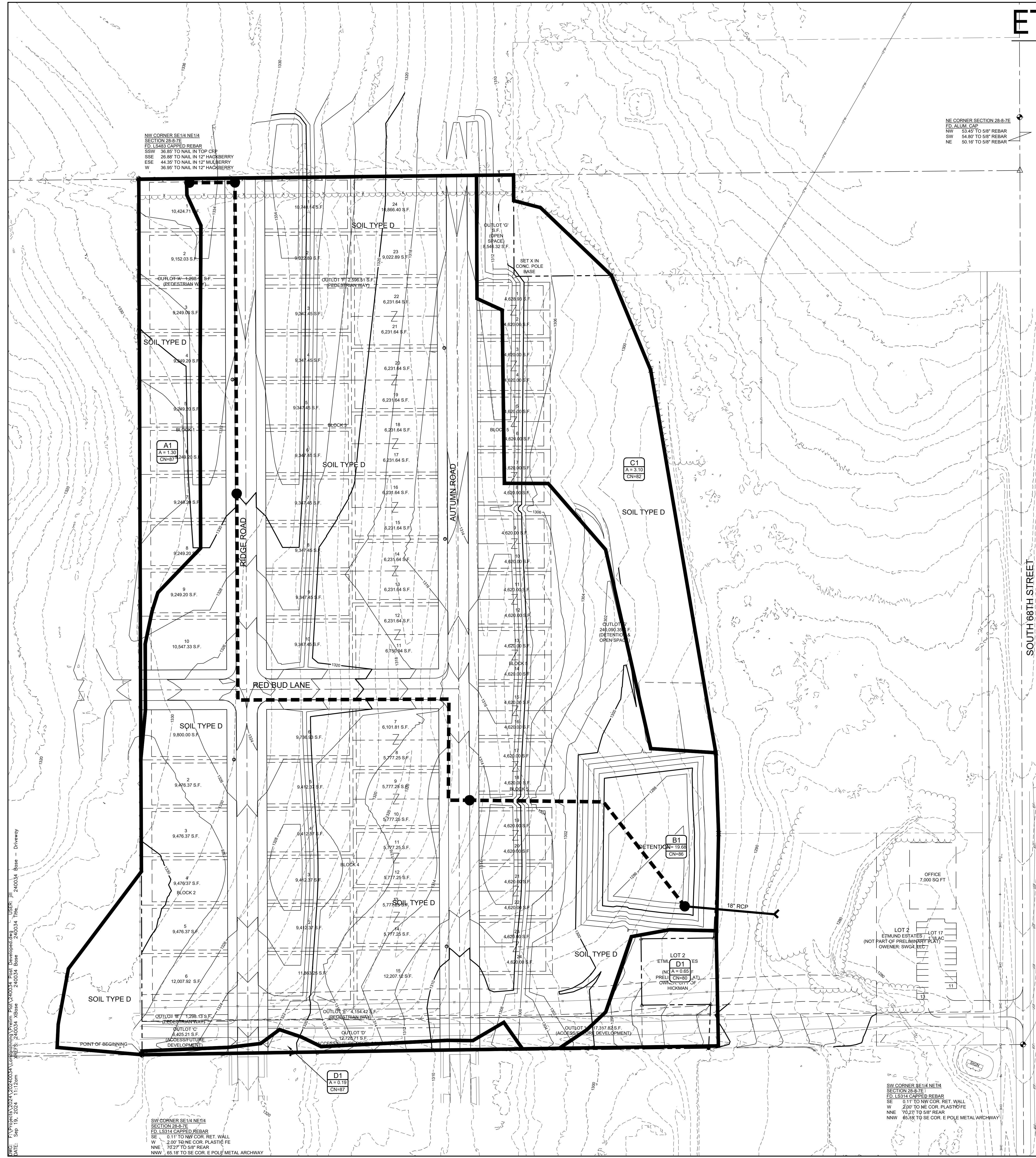
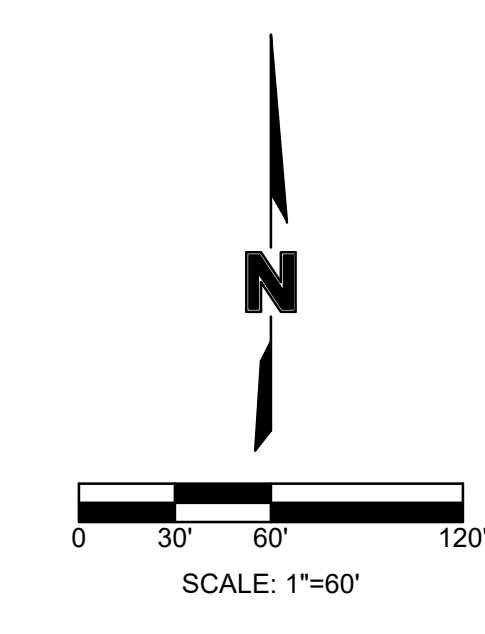
HICKMAN, NEBRASKA

drawn by: JDS
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ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT

- LEGEND**
- 1168 EXISTING MINOR CONTOUR
 - 1170 EXISTING MAJOR CONTOUR
 - PROPERTY LINE
 - PROPOSED DRAINAGE BASIN BOUNDARY
 - [ID] PROPOSED DRAINAGE BASIN
 - DRAINAGE FLOW PATH



Civil Design Group, Inc.
1001 S. G ST., SUITE 200
LINCOLN, NEBRASKA 68512
PH. 402-434-8494 FAX 686-215-8747
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CONSULTING ENGINEERS • SITE DEVELOPMENT • PLANNING AND ZONING

NO.	DATE	DESCRIPTION

POST-DEVELOPED DRAINAGE
ETMUND ESTATES 2ND ADDITION
PRELIMINARY PLAT

HICKMAN, NEBRASKA

2024

drawn by: JDS
checked by: JDC
approved by: JDC
project no.: 2024-0034
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**SHEET
3 OF 7**

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
SEPTEMBER 3, 2024 MEETING

APPLICATION/FACTS

PROJECT: #2024-97 Preliminary Plat Etmund Estates 2nd Addition

APPLICANT: Mike Eckert
Civil Design Group
8535 Executive Woods Drive, Suite 200
Lincoln, Nebraska 68512

OWNER: SWG4, LLC
Gregory Greder
819 O Street
Lincoln, NE 68508

LOCATION: North of Woodland Boulevard and West of 68th Street

LEGAL DESCRIPTION: Etmund Estates 1st Addition, Lot 1

LAND AREA: 23.88 acres

PROPOSAL: Request from SWG4, LLC for a Preliminary Plat medium density residential subdivision.

EXISTING ZONING: TA Transitional Agriculture

EXISTING LAND USE: Undeveloped Land

SURROUNDING LAND USE AND ZONING:

North:	Transitional Agriculture	TA
South:	Residential and General Commercial	R-2 & C-2
East:	Transitional Agriculture	TA
West:	Transitional Agriculture	TA

Zoning History and Land Use

The land map from 1995 shows this parcel was zoned TA and used for agriculture farming. Most recent use of the land is farmland.

Comprehensive Plan Specifications

The Future Land Use Map was updated in 2016 and shows the 23.88-acre parcel to be MDR or Medium Density Residential. The proposed zone change to R-2 Medium Density Residential District is a match to MDR in intent for development of the parcel into a residential subdivision of single-family homes 38 detached and 44 attached. The parcel is contiguous with an R-2 single family residential subdivision to the south.

Utilities:

The developer will be responsible for the cost associated with connection to City Sewer and Water.

Topography:

There is a detention cell in Outlot E noted on the preliminary plat which should maintain adequate drainage and collection of storm water. The parcel is not located within the 100-year Floodplain.

Traffic Analysis:

68th Street is a principal arterial street to the east of this area 415 feet. Woodland Boulevard is a collector street with a width of 70' versus a standard residential street with a right-of-way width of 60'. The two proposed access points will connect to Woodland Boulevard by extending city street to the north via Autumn Road and Ridge Road for egress/ingress.

Master Trail Plan:

This area is not included in the 2017 Master Trail Plan.

Etmund Estates 1st Addition Subdivision History:

2016 An administrative final plat was approved on December 13, 2016, to split the parcel into two lots. Lot 1, as shown as the preliminary plat, and lot 2 for future water tower site for the City of Hickman.

Waiver for Section 5.15 Block Length Request:

Civil Design Group is requesting a waiver to Section 5.15 Blocks of the City of Hickman Design Standards, see below:

The Etmund Estates 2nd Addition Preliminary Plat is requesting a waiver to Section 5.15 Blocks of the City of Hickman Design Standards.

The block length on the east side of Autumn Road exceeds the maximum block length of 1,320 feet due to existing topography challenges. Pedestrian easements are shown where possible on the exterior blocks.

Easements:

Instrument#2000-028995 – Property Owners Access Rights

Real estate right of entry perpetual easement 50 feet north of the south property line. This includes the neighboring four lots owned by two individuals to the west of the property.

Instrument#2000-030960 – LPSNRD Access Easement

Partial release given by LPSNRD to C. F. Etmund of the land surrounding the dam. The reservation of easement of 50 feet north of the south property line of S1/2 NE ¼ of Section 28 remains as noted in the original easement dated September 13, 1955 as recorded by the Register of Deeds Office Lancaster County Nebraska on March 22, 1956, in Book 59 of Miscellaneous at page 225.

Instrument#2005-025692 – Rural Water District No. 1 Lancaster County NE Access Easement

Rural Water has an access easement for their water line providing services to four lots west of the proposed development. Their easement stated it shall not exceed 40 feet in width of the centerline of which shall be the water facility as constructed.

Instrument#2017-009175 City Property Access Easement

Access easement noted on the Administrative Final Plat for Etmund Estates 1st Addition shown in a section detail on the plat and listed in the general notes “The owners of Lot 1 hereby grant the owners of Lot 2 a 66 feet wide access easement” and then it lists the sections involved.

Other Entities comments for the Preliminary Plat as of August 29, 2024:

- Christopher Ladegard, Property Appraisal Technician, for the Lancaster County Assessor/Register of Deeds will review the final plat.
- Mikal Stewart, GIS Geo Spatial Analyst for Lancaster County called out a typo for a distance noted on the preliminary plat and it was corrected.
- John Berry, RLS, commented the Lancaster County Surveyor’s Office had the following comments:

1. *Lancaster County Engineering is requesting that Etmund Estates 2nd Addition be annexed at time of Final Platting*
2. *If the northerly extension of Cyprus Blvd, as shown in the Exhibit, is to be part of this project, the exhibit should be added to the plans and a General Note added stating who will be responsible for maintenance.*
3. *Contact the City of Hickman’s Attorney’s office for any special language needed for the 60’ right of way dedication stated in comment 2 and shown in the Exhibit.*
4. *In the description, there appears to be an error in the last distance show. (1854.58’)*
5. *On the plat, show dimensions from existing found monuments to the centerline of the roadways. (the lot dimensions may change at the time of Final Platting, however the location of the roadways shall be determined based upon the Preliminary Plat)*
6. *On Page 2, at the southeast corner of the plat, on South 68th Street, a section corner symbol is shown but not labeled. Show a description along with ties. (at the same location there appears to be a leader that goes northerly without any dimension)*
7. *On Page 1, on the north boundary line, symbols for sanitary manholes appear to be shown, add a label in the legend.*

The follow comments need to be verified by the City of Hickman’s Engineer.

8. *On Sheet 6, the paving profiles don’t meet our min K values – however ours are for a 30 mph zone. (Does this meet City of Hickman Standards)*
 9. *On Sheet 4 of 7, sub basin D1 has no cover description/curve number in the table?*
 10. *On Sheet 3 of 7 there are two subbasin D callouts for what looks like two different subbasins?*
 11. *In the drainage study, they designed the storm sewer for the 5-year event, but Hickman’s Subdivision Regs call out designing to the 10 year storm. Is this acceptable? if so, the City Attorney’s office may require something in writing saying this is allowable and a comment may need to be added to the General Notes.*
- Drew Ratkovec, Projects Coordinator, Lower Platte South NRD commented the NRD dam was built in the 50s so there is a good chance they will need to complete a rehabilitation project in the next 5 years. That means they would have semi’s hauling heavy equipment (excavators, bulldozers) on the paved streets. They noted they currently have good access to the flood control structure on the gravel drive.
 - Justin Stark, City Engineer, recognizes the LPSNRD has access to the flood control structure to the west. If there was a major project to happen with the dam that would

require significant construction traffic, there is a risk of damage to streets due to increased, heavier weight vehicles.

Potential conditions to require:

- 1) If waiver is not granted for block length, then proper 10' easements for pedestrian sidewalk/pathway for block lengths exceeding 600 feet are to be clearly marked on the final plat. No permanent structure to be built within the easement. Sidewalk/pathways shall extend to the street pavement at all intersections at mid-block crossings where appropriate and shall be equipped with handicap access ramps. The city has granted this waiver for other subdivisions in the past.
- 2) Easement releases are a concern for the area to be platted and for the adjoining property owners. The preliminary plat general notes state:

19. LOT 7, BLOCK 2; LOTS 1 & 17, BLOCK 4 AND LOT 24, BLOCK 5 SHALL BE PLATTED AS NON-BUILD-ABLE OUTLOTS UNTIL EXISTING EASEMENTS ARE RELEASED.

20. THE PEDESTRIAN WAY SIDEWALK IN OUTLOT 'B' SHALL BE BUILT WHEN LOT 7, BLOCK 2 IS PLATTED AS A BUILD-ABLE LOT.

Leaving the easement involved for the lots as shown on the plat as “future development outlots” will be an option unless confirmation is received from the City Attorney and/or City Engineer the comment in the general note is sufficient and the subdivision agreement with the final plat can further specify details as needed.

- 3) Rural Water noted the existing service line is to be “cased” for the sections the city streets that would overlay it. The cost to do so would be the developers.

Staff Recommended Motion:

Recommendation to discuss further, and if all questions are satisfied, the preliminary plat could move forward with conditional approval from the Planning Commission to the City Council on the Preliminary Plat for Etmund Estates 2nd Addition with the inclusion of any conditions recommended by the City Engineer, City Attorney and Planning Commission for property legally described as Etmund Estates 1st Addition, Lot 1, Lancaster County NE.



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

APPLICATION FOR PRELIMINARY PLAT # 2024-97

Legal Description and Location: Etmund Estates 1st Addition Lot 1, west of S. 68th St, north of The Woodland Plaza

Subdivider:

Name: SWG4 LLC
Address: 819 'O' St
Lincoln, NE 68508
Telephone: 402-499-7039

Agent: (Authorized to act on Subdivider's behalf)

Name: Mike Eckert, Civil Design Group, Inc.
Address: 8535 Executive Woods Dr, Ste 200
Lincoln, NE 68512
Telephone: 402-434-8494

Name of Preliminary Plat: Etmund Estates 2nd Addition Number of Lots: 82

Subdivision Preliminary Plat Fee \$1,000.00 + \$10.00 per Lot Fee Total: \$1,820.00

A. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes X No _____

If yes, please describe the nature of such interest:

Subdivider owns adjacent lot, Etmund Estates, Lot 2

B. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes X No _____. If yes please describe the nature of action:

Change of Zone from TA to R-2

C. Does the preliminary plat deviate from the requirements of the Land Subdivision Ordinance of the City of Hickman or the City's Design Standards: Yes X No _____. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (Additional sheets may be added):

Requesting a waiver of Block Length for Block 5 due to topographic restraints and undevelopable drainage/wetlands east of this preliminary plat.

D. Is any part of the land within the preliminary plat within a flood plain? Yes X No _____. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added):

Scott Wobig
Signature of Applicant

Scott Wobig
Printed Name

8-1-24
Date

[Signature]
Signature of City Staff

Heidi Hoglund
Printed Name

8-1-24
Date

Office Use Only

Receipt No. 110110 Date: 8-1-24 Preliminary Plat #: 2024-97 Fee paid \$ 1820

DRAINAGE REPORT
FOR
Etmund Estates 2nd Addition

Lancaster County, Hickman, Nebraska

Prepared for:

SWG4, LLC
819 'O' Street
Lincoln, Nebraska 68508

Prepared by:

Civil Design Group, Inc.
8535 Executive Woods Drive
Lincoln, NE 68512

CDG Project Number: 2024-0034

August 2024



Procedure

The following is a study of storm water runoff, and detention for the proposed development, Etmund Estates. The proposed development consists of approximately 24 acres of single-family and townhome residential lots and is generally located north of Woodland Blvd. and Ridge Road, west of S. 68th Street in Hickman, Nebraska.

Storm water discharge for the site was analyzed under pre-developed and post-developed conditions using the SCS Unity Hydrograph Method and HydraflowTM Hydrographs computer modeling software.

The existing soil types for the site were investigated using the National Cooperative Soil Survey Web Soil Survey. The soils identified are listed in Table 1.

Soil Name	Hydrologic Soil Group
Mayberry silty clay loam (3% to 6%)	D
Judson silt loam (2% to 6%)	C
Wymore silty clay loam (1% to 3% eroded)	D
Wymore silty clay loam (3% to 6% eroded)	D

Table 1, Soil Types

Weighted curve numbers were calculated for pre-developed and post-developed conditions using TR-55¹ based on soil type and land use. Worksheets for weighted curve numbers are provided in this report.

Time of concentration calculations were performed using HydraflowTM Hydrographs computer modeling software. This software is based on TR-55¹ which divides the flow pattern into sheet flow, shallow concentrated flow and channel flow. All post-developed basins routed the 100-year event through the basin as overland flow. A minimum time of concentration 8 minutes was used for some smaller sub-basins. All other sub-basins had a time of concentration greater than 8 minutes as determined using the methodology outlined above.

Pre-Developed Run-Off Conditions

The site has four existing drainage basins that generally drain from the west to the east through a series of farm terraces and overland flow until it discharges into an existing drainageway located west of S. 68th Street, on Etmund Estates Lot 2, which is also owned by the developer. This property currently has a private gravel roadway that will be removed from the 48" culvert crossing to the west property line.

Basin A1 is the only portion of the property that drains west and consists of contoured and terraced crop. This basin discharges as sheet flow across the property line and eventually to an existing pond on the neighboring property.

Basins B1, C1 and D1 all discharge along the eastern property line and could have been studied all as one basin. We broke them out separately because Basin B1 has more of a defined discharge point due to the series of terraces upstream, while C1 and D1 discharge as sheet flow.

Due to sheet flow conditions across the property line, choosing an analysis point was difficult due to an undefined discharge point. Ultimately, we chose to separate the basins into north, middle and southern portions to better understand the discharge along the east property line.

Basin B1 is the largest and comprises most of the site. This basin generally drains to the east through a series of terraces and consists of contoured and terrace crop.

Basin C1 is in the northeast portion of the site and consists of contoured and terraced crops. This basin discharges across the east property line as sheet flow.

Basin D1 is in the southern portion of the site and consists of contoured and terraced crops as well as the private gravel road. The north and south ditch of the road generally discharges at the same location, so we chose the east property line as an analysis point for this basin.

There is no floodplain located on the property.

Post-Developed Run-Off Conditions

For post-developed conditions, the site has an added basin along the south property line, as explained below. The analysis points for the basins remained generally the same. Basins A, C and D all maintained the same location as they all discharge as sheet flow across the property line. Basin B1's analysis point changed slightly, as described below. Since most of the basins discharge as sheet flow, the property lines were used as points of analysis between pre and post-developed flows for the 2yr, 10yr, and 100yr rainfall events.

Basin A1 shrunk in size in order to reduce the sheet flow across the west property line.

Basin B1 has a detention cell that all stormwater will be routed to and because of this, the basin area is larger. The location of discharge for the pond is south of the discharge point for pre-developed conditions. This is because the developer of Etmund Estates also owns Etmund Estates Lot 2, which is on the corner of S. 68th Street and the private gravel road. Since it's the same owner, we wanted to discharge the pond onto their property and remove the point discharge from the neighbor to the north, thus reducing the impacts to

that property. The location we are discharging the pond onto Lot 2 is located west of the drainageway in Lot 2 and is undevelopable property. There are portions of Ridge Road and Autumn Road that will drain to the south towards the existing neighborhood. In order to not increase the runoff onto them, storm sewer will be designed and installed south of the high points in these roads to collect the 100-year event and pipe it to the detention cell.

Basin C1 was reduced in size from the pre-developed conditions and discharges the rear of the townhome lots on the east side of Ridge Road as well as the green space behind the lots. This area will continue to sheet flow to the east property line in the northeast portion of the site.

Basin D1 now only includes the green space in the southeastern portion of the site that won't be routed to the detention cell. This basin was reduced in size from pre-developed conditions. This area will continue to discharge as sheet flow at the east property line prior to entering the drainageway on Lot 2.

We had to add a drainage basin, E1 for post-developed conditions to account for a small area along the southern boundary that will drain south into the existing neighborhood. Even though we added storm sewer to collect the 100-year event prior to discharge into the existing neighborhood, there is a small area south of where we can physically locate the inlets that will not be collected. A small ditch was added to the north side of the sidewalk on the west side of Ridge Road to force the water from the west towards our proposed inlets as this area would have had the most impact to the existing lots south of the development. We wanted to quantify this small amount of water since it is draining into a built environment. As you will see below, the amount of water is minimal, and we don't believe this will have an adverse impact downstream.

Table 2 is a summary of the pre- and post-developed stormwater runoff calculations.

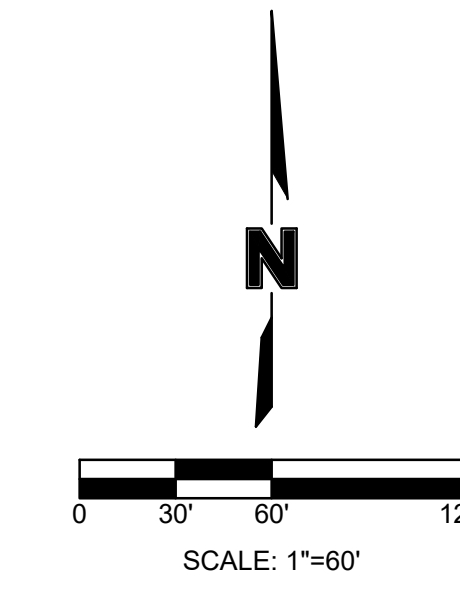
DRAINAGE BASIN SUMMARY						
BASIN ID	2 YR - PEAK FLOW		10 YR - PEAK FLOW		100 YR - PEAK FLOW	
	PRE	POST	PRE	POST	PRE	POST
	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)
A1	5.51	3.79	10.29	6.43	20.22	11.67
B1	25.36	7.10	48.01	19.41	95.18	49.78
C1	9.70	7.25	18.12	13.32	35.60	25.81
D1	11.15	1.38	19.23	2.62	35.33	5.23
E1	NA	0.55	NA	0.94	NA	1.71

Table 2, Basin Summary

For additional information reference the Hydraflow™ Hydrographs models for the pre- and post-developed conditions.

PRE-DEVELOPED DRAINAGE CONDITIONS

ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT



Pre-Developed Weighted Curve Numbers

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN
A1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	2.47		
				Total	2.47		81
Overall Weighted CN = 81							

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN
B1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	14.21		
				Total	14.21		81
Overall Weighted CN = 81							

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN
C1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	4.35		
				Total	4.35		81
Overall Weighted CN = 81							

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN
D1	Contoured & Terraced	n/a	Good	A			
				B			
				C		81	
				D	2.01		
				Total	2.01		81
Gravel (including right-of-way)			Good	A			
				B			
				C		81	
				D	1.98		
				Total	1.98		91
Overall Weighted CN = 86							

Pre-Developed TC Calculations

Sub-Basin	Length	E _i	E _o	Slope	TC (min)	Description
A1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used

Sub-Basin	Length	E _i	E _o	Slope	TC (min)	Description
B1	100.00	1,335.00	1,331.71	3.290%	3.97	Sheet Flow
	737.00	1,331.71	1,324.43	0.988%	7.66	Shallow Concentrated Flow
	200.02	1,324.43	1,313.41	5.509%	0.53	Shallow Concentrated Flow
	416.20	1,313.41	1,292.53	5.017%	1.92	Shallow Concentrated Flow
	1,037.02			1.019%	14.08	Overall

Sub-Basin	Length	E _i	E _o	Slope	TC (min)	Description
C1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used

Sub-Basin	Length	E _i	E _o	Slope	TC (min)	Description
D1	N/A	N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used

LEGEND

- - - - - 1168 EXISTING MINOR CONTOUR
- - - - - 1170 EXISTING MAJOR CONTOUR
- PROPERTY LINE
- PROPOSED DRAINAGE BASIN BOUNDARY
- PROPOSED DRAINAGE BASIN
- DRAINAGE FLOW PATH

REVISIONS

NO.	DATE	DESCRIPTION

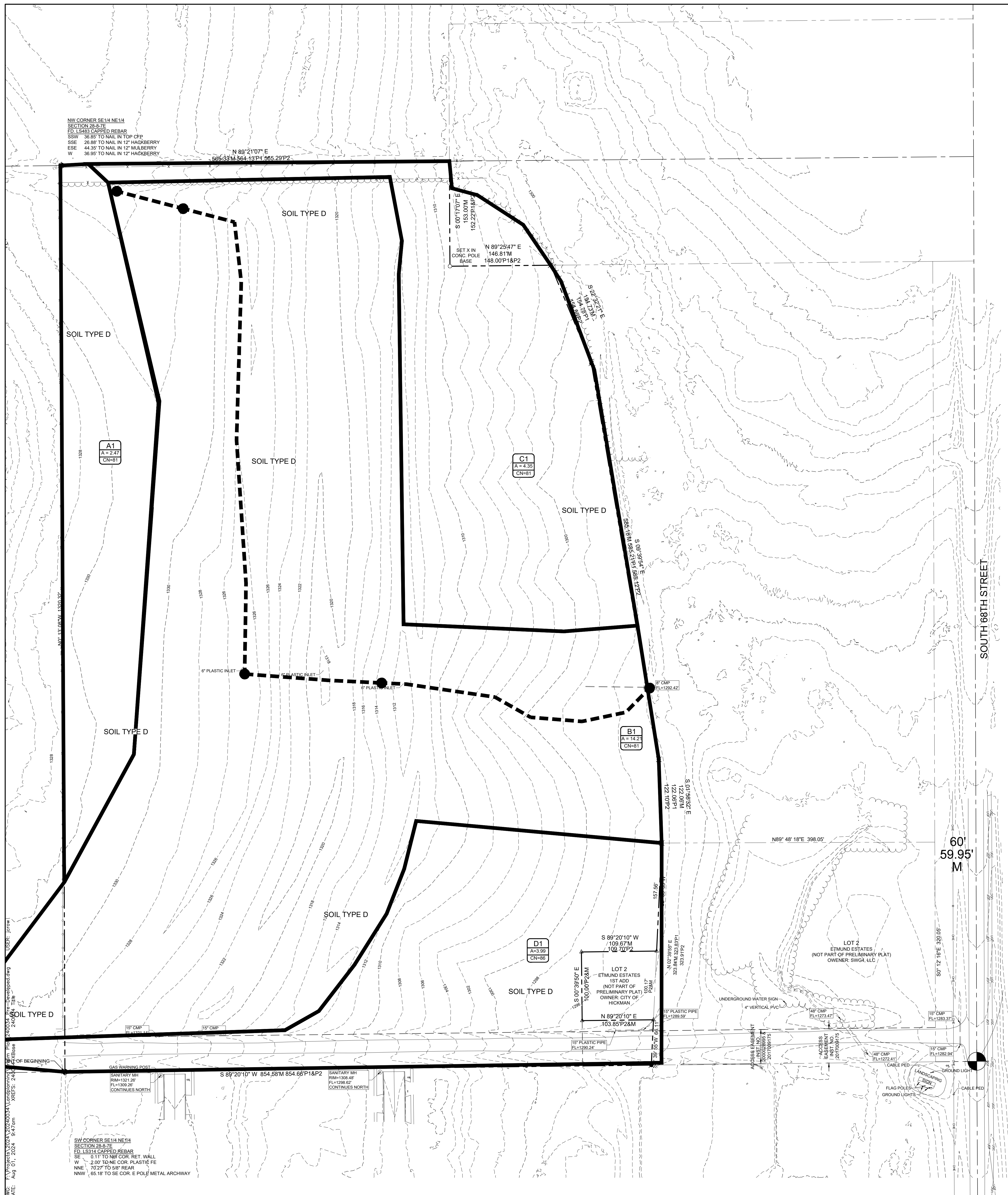
PRE-DEVELOPED DRAINAGE

ETMUND ESTATES 2ND ADDITION
PRELIMINARY PLAT

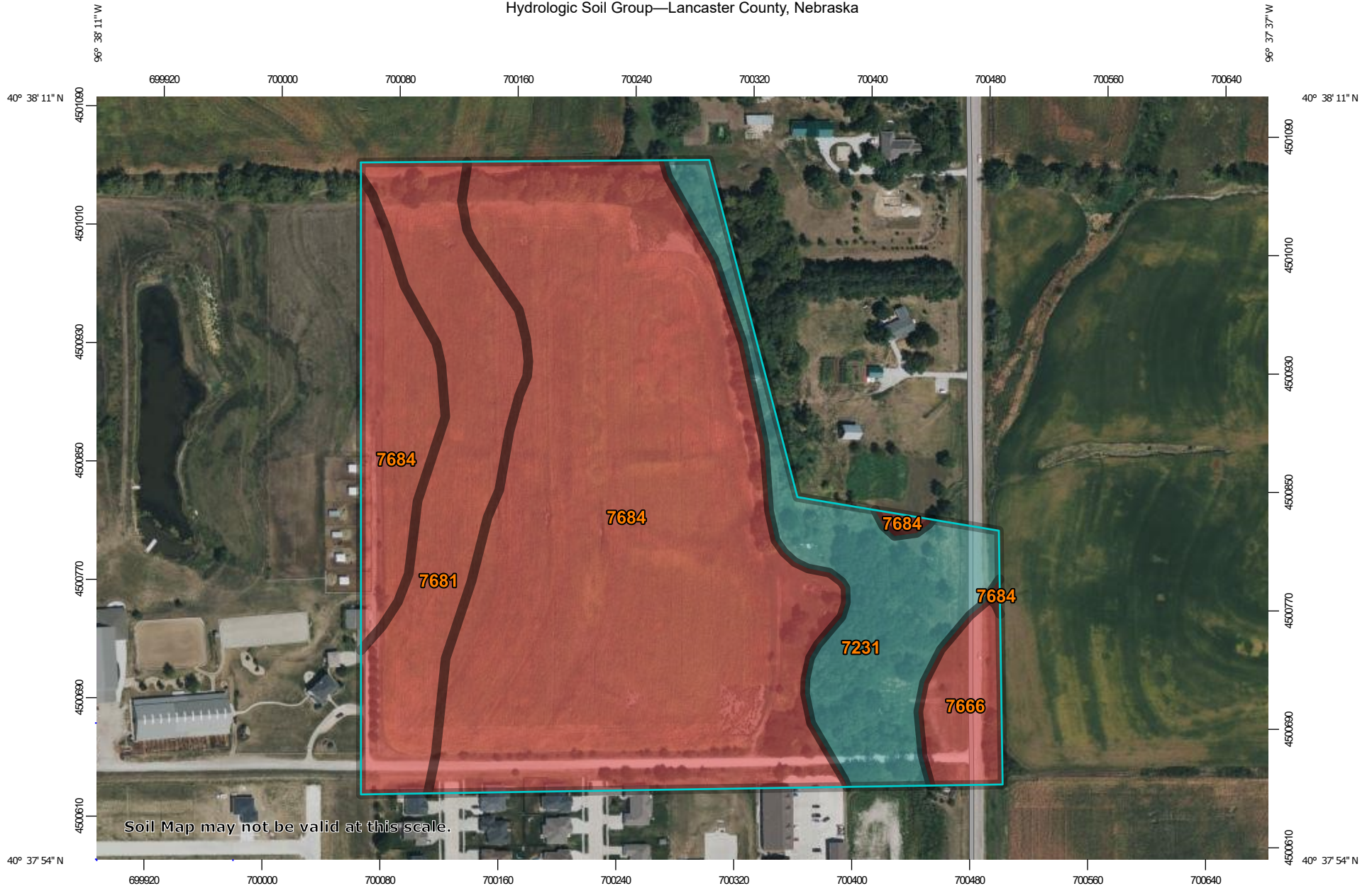
2024

HICKMAN, NEBRASKA

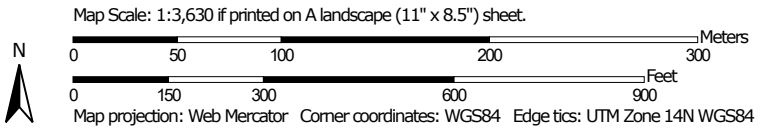
drawn by: JDS
checked by: JDC
approved by: JDC
project no.: 2024-0034
drawing no.:
date: 08/01/2024



Hydrologic Soil Group—Lancaster County, Nebraska




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Nebraska
 Survey Area Data: Version 28, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 21, 2021—Aug 28, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7231	Judson silt loam, 2 to 6 percent slopes	C	5.2	14.4%
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	D	1.4	3.9%
7681	Wymore silty clay loam, 1 to 3 percent slopes	D	5.8	16.1%
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	D	23.5	65.6%
Totals for Area of Interest			35.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

<u>Hyd. Origin</u>	<u>Description</u>
1	SCS Runoff A1
2	SCS Runoff B1
3	SCS Runoff C1
4	SCS Runoff D1

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	5.507	-----	7.965	10.29	13.87	16.94	20.22	A1
2	SCS Runoff	-----	-----	25.36	-----	37.03	48.01	65.02	79.57	95.18	B1
3	SCS Runoff	-----	-----	9.699	-----	14.03	18.12	24.44	29.83	35.60	C1
4	SCS Runoff	-----	-----	11.15	-----	15.37	19.23	25.10	30.05	35.33	D1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

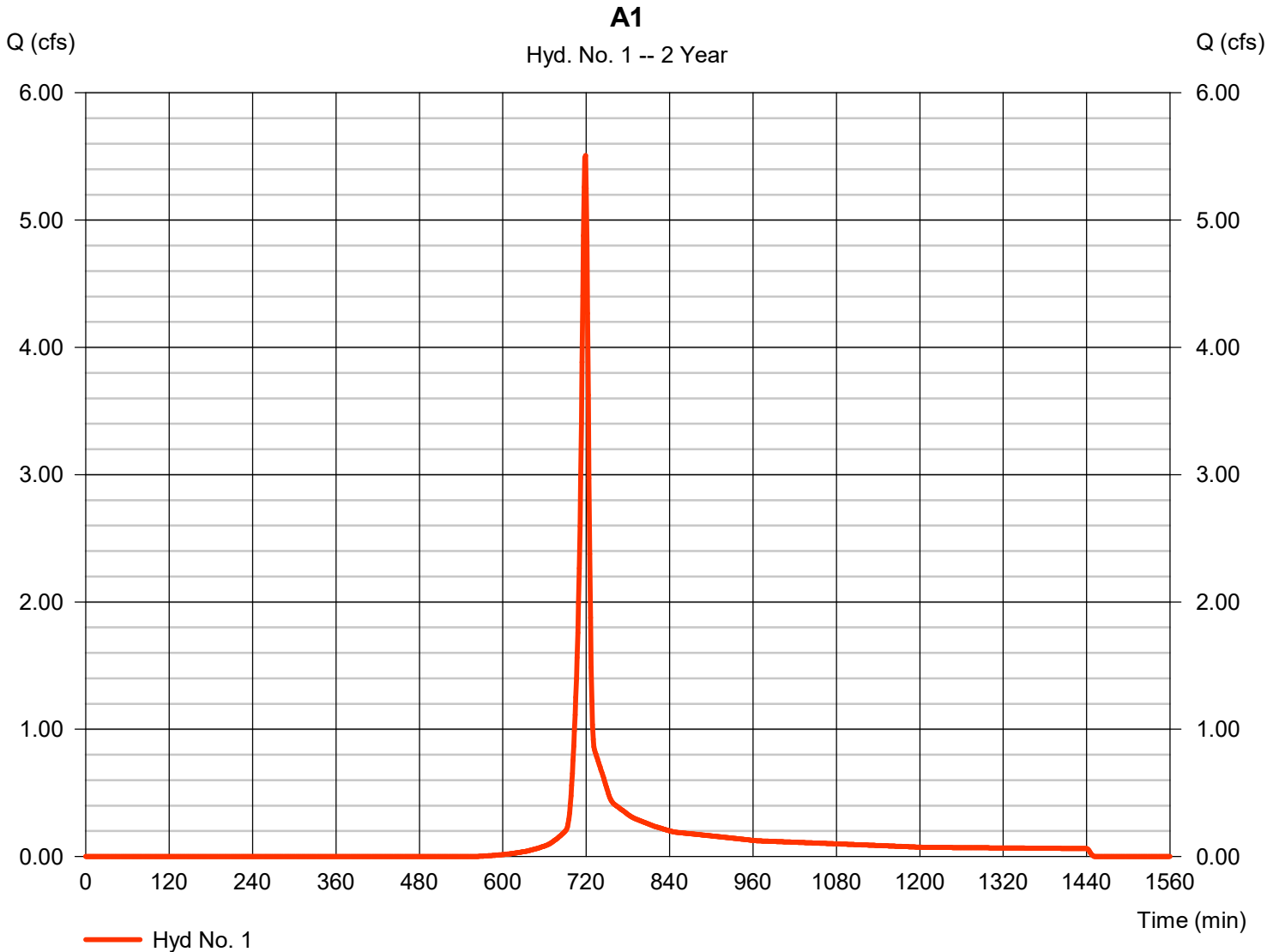
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.507	1	719	11,617	----	----	----	A1
2	SCS Runoff	25.36	1	722	68,547	----	----	----	B1
3	SCS Runoff	9.699	1	719	20,459	----	----	----	C1
4	SCS Runoff	11.15	1	718	23,719	----	----	----	D1
PRE- DEV.gpw					Return Period: 2 Year			Friday, 07 / 26 / 2024	

Hydrograph Report

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 5.507 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 11,617 cuft
Drainage area	= 2.470 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

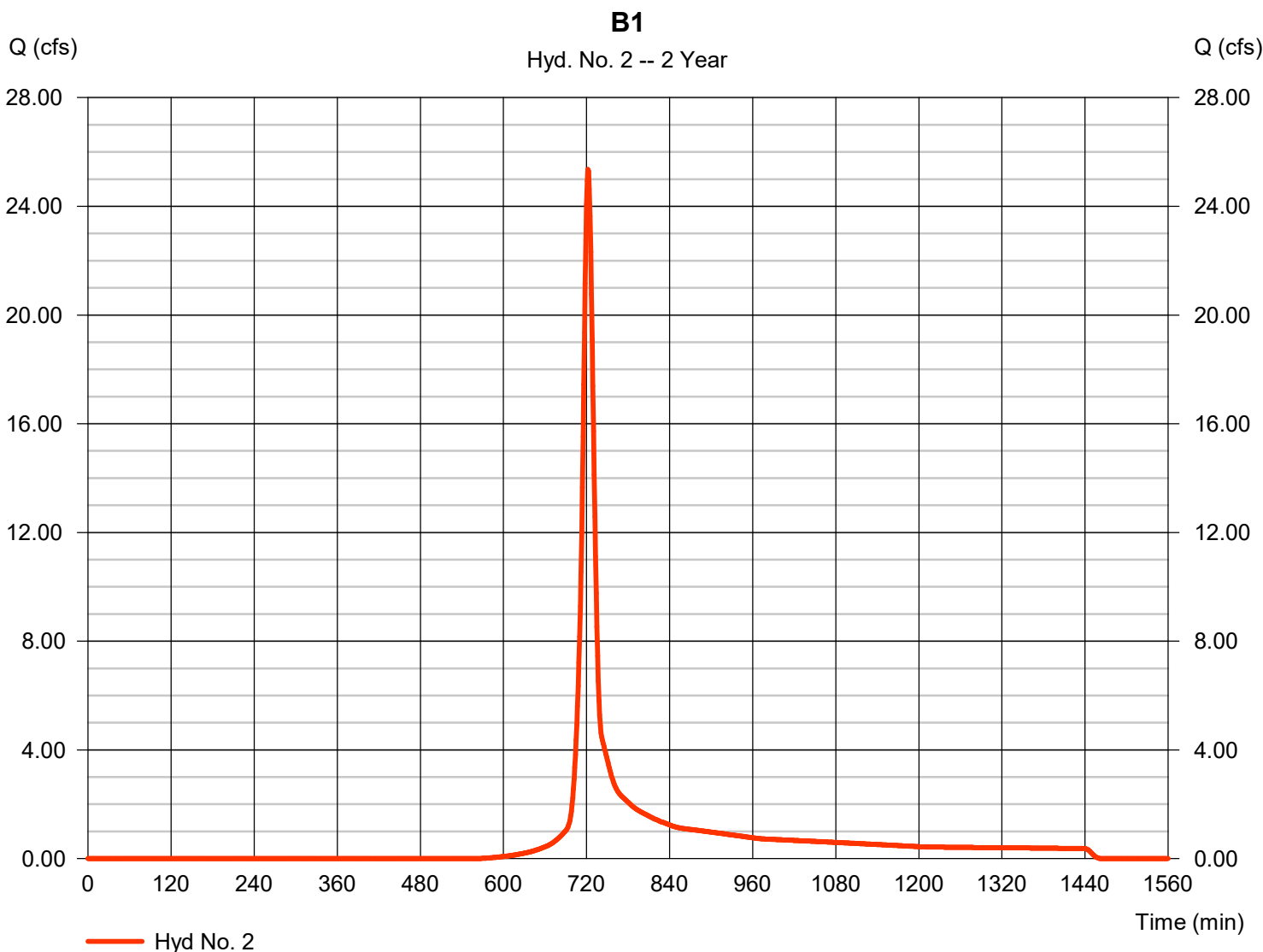
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 25.36 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 68,547 cuft
Drainage area	= 14.210 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.10 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 2

B1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.060	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.02	3.02	0.00	
Land slope (%)	= 3.29	0.00	0.00	
Travel Time (min)	= 3.97	+ 0.00	+ 0.00	= 3.97
Shallow Concentrated Flow				
Flow length (ft)	= 737.00	121.19	416.20	
Watercourse slope (%)	= 0.99	5.51	5.02	
Surface description	= Unpaved	Unpaved	Unpaved	
Average velocity (ft/s)	=1.60	3.79	3.61	
Travel Time (min)	= 7.66	+ 0.53	+ 1.92	= 10.11
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				14.10 min

Hydrograph Report

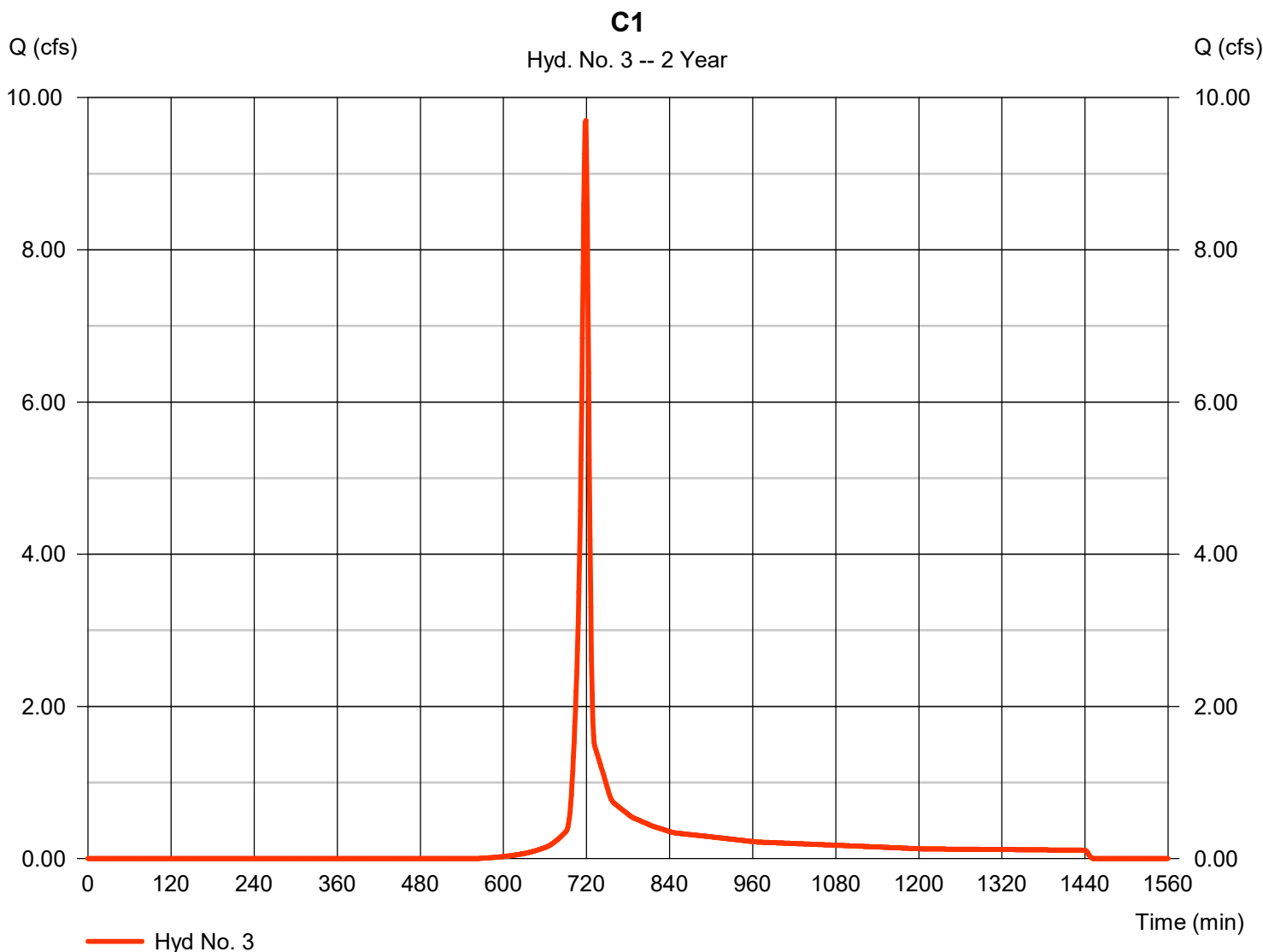
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 3

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 9.699 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 20,459 cuft
Drainage area	= 4.350 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

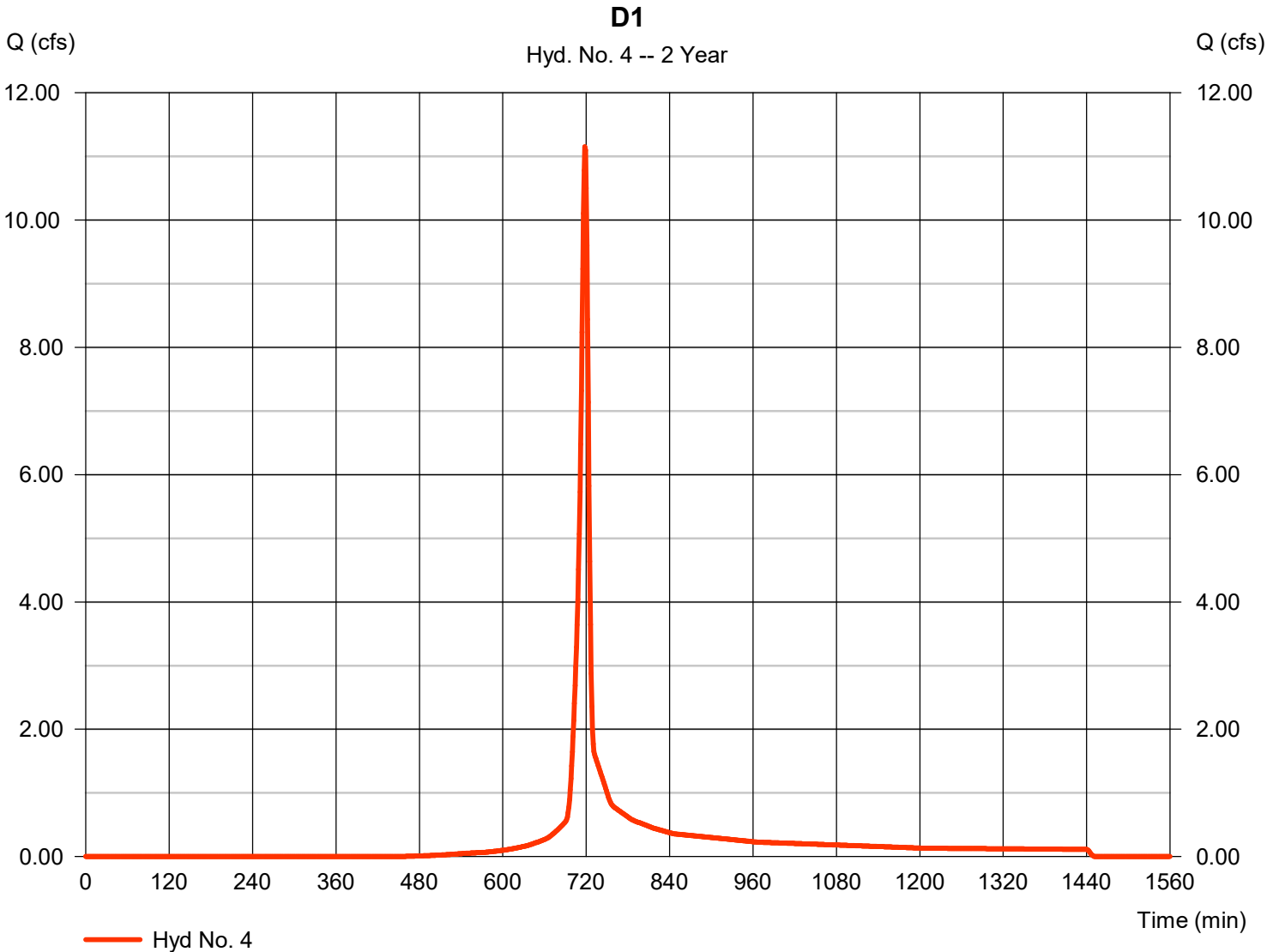


Hydrograph Report

Hyd. No. 4

D1

Hydrograph type	= SCS Runoff	Peak discharge	= 11.15 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 23,719 cuft
Drainage area	= 3.990 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.29	1	718	21,898	----	----	----	A1
2	SCS Runoff	48.01	1	722	129,208	----	----	----	B1
3	SCS Runoff	18.12	1	718	38,565	----	----	----	C1
4	SCS Runoff	19.23	1	718	41,761	----	----	----	D1
PRE- DEV.gpw					Return Period: 10 Year			Friday, 07 / 26 / 2024	

Hydrograph Report

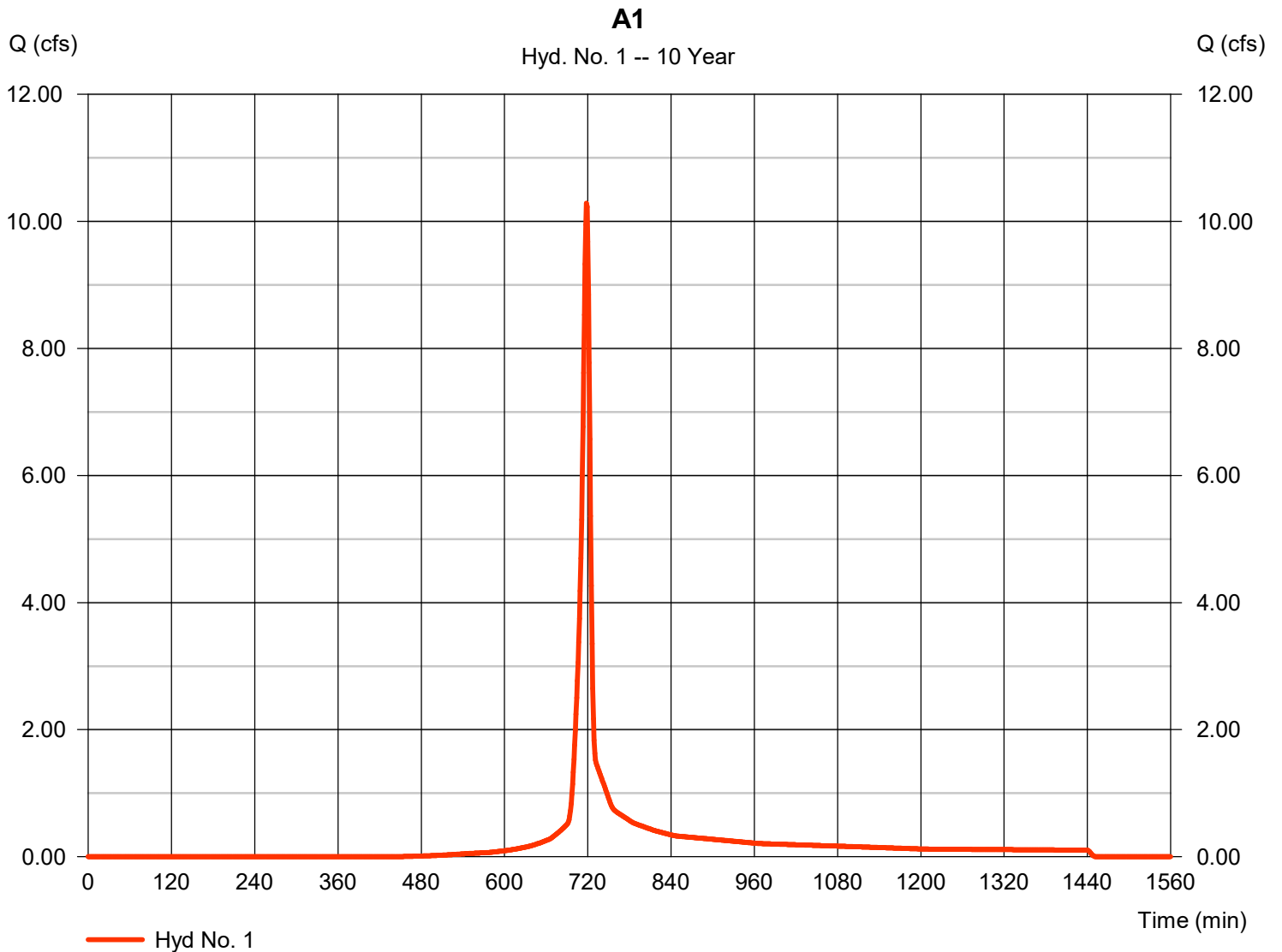
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 10.29 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 21,898 cuft
Drainage area	= 2.470 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

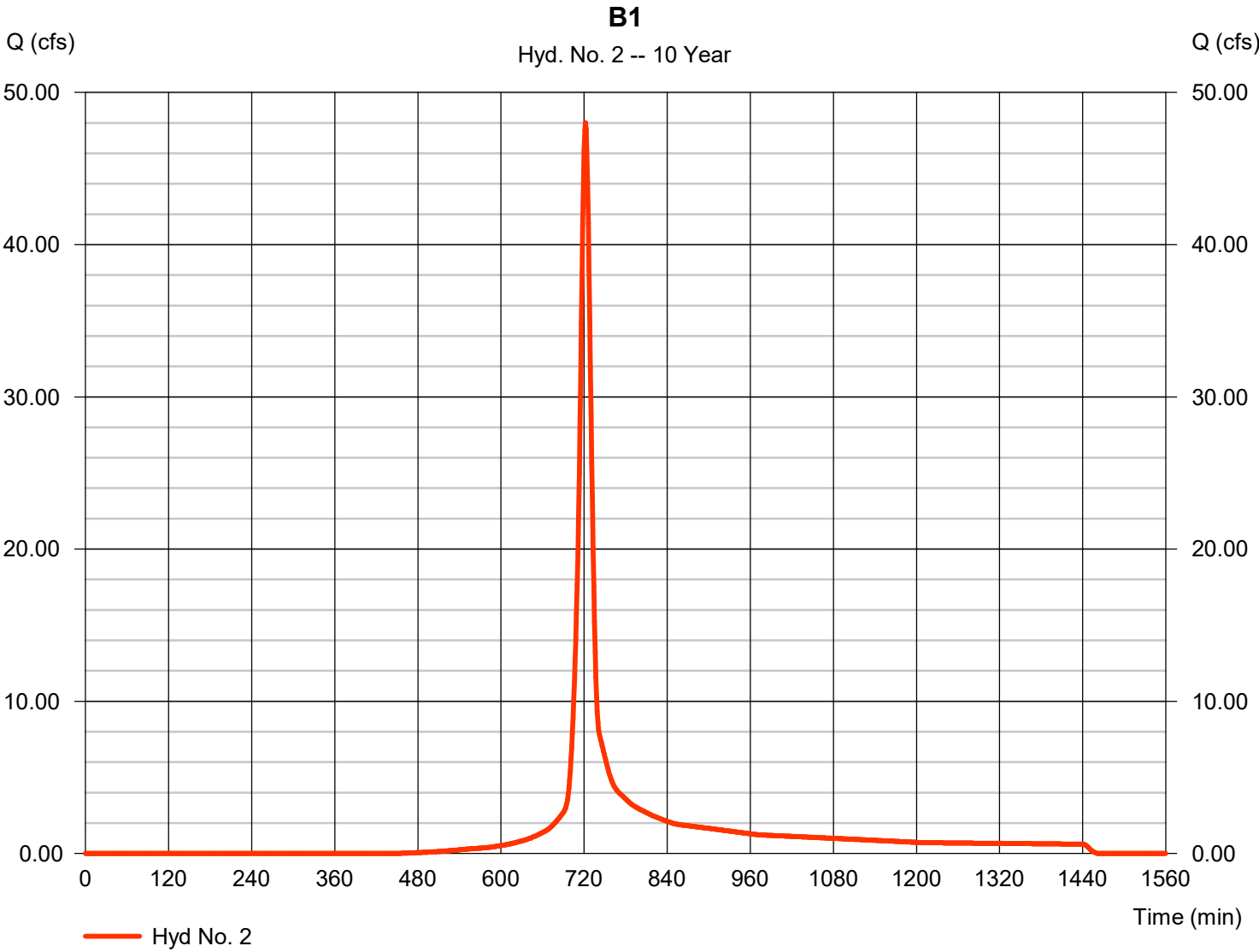


Hydrograph Report

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 48.01 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 129,208 cuft
Drainage area	= 14.210 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.10 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

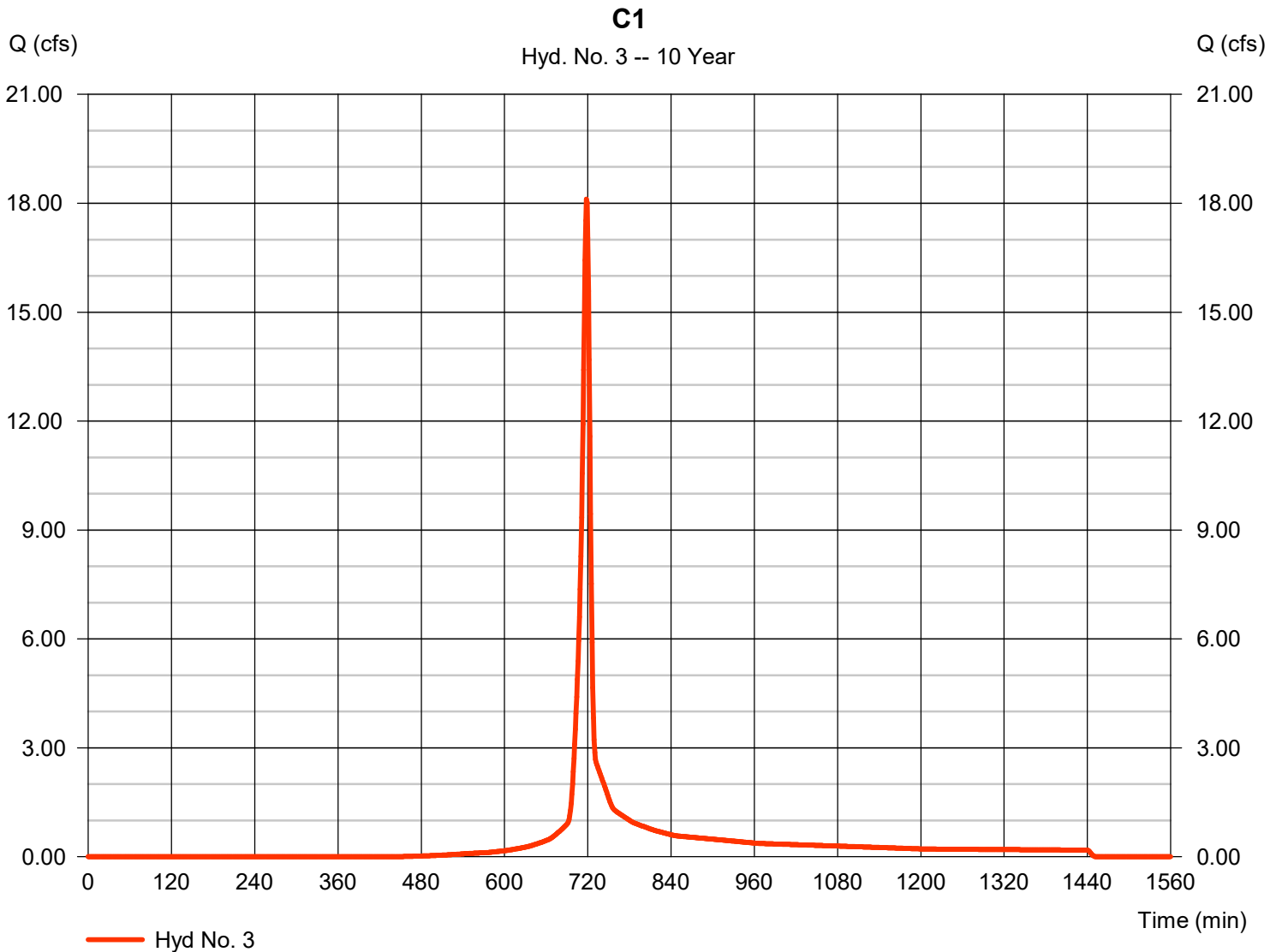
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 3

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 18.12 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 38,565 cuft
Drainage area	= 4.350 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

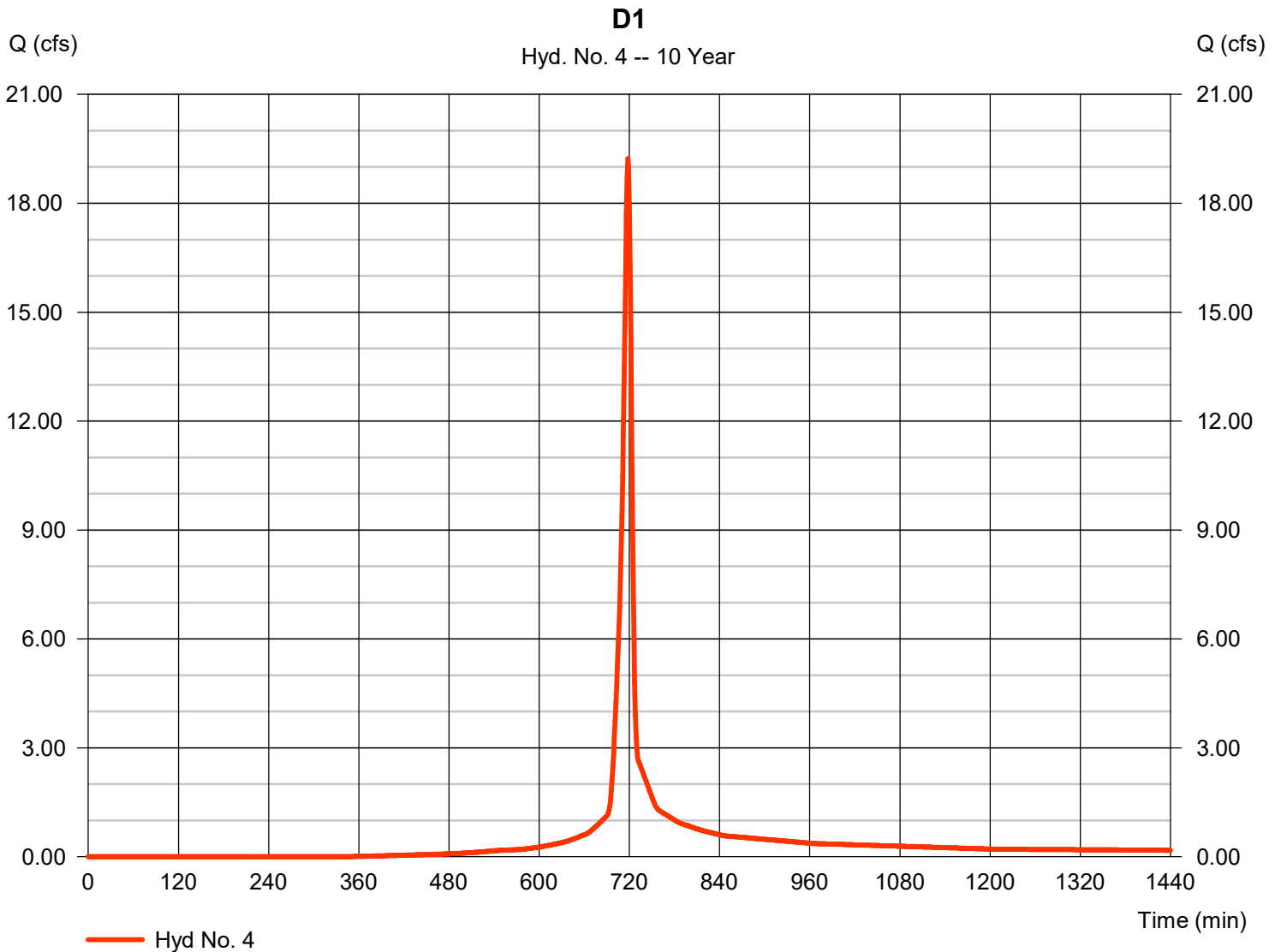
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 4

D1

Hydrograph type	= SCS Runoff	Peak discharge	= 19.23 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 41,761 cuft
Drainage area	= 3.990 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	20.22	1	718	44,288	-----	-----	-----	A1
2	SCS Runoff	95.18	1	722	261,321	-----	-----	-----	B1
3	SCS Runoff	35.60	1	718	77,996	-----	-----	-----	C1
4	SCS Runoff	35.33	1	718	79,579	-----	-----	-----	D1
PRE- DEV.gpw					Return Period: 100 Year			Friday, 07 / 26 / 2024	

Hydrograph Report

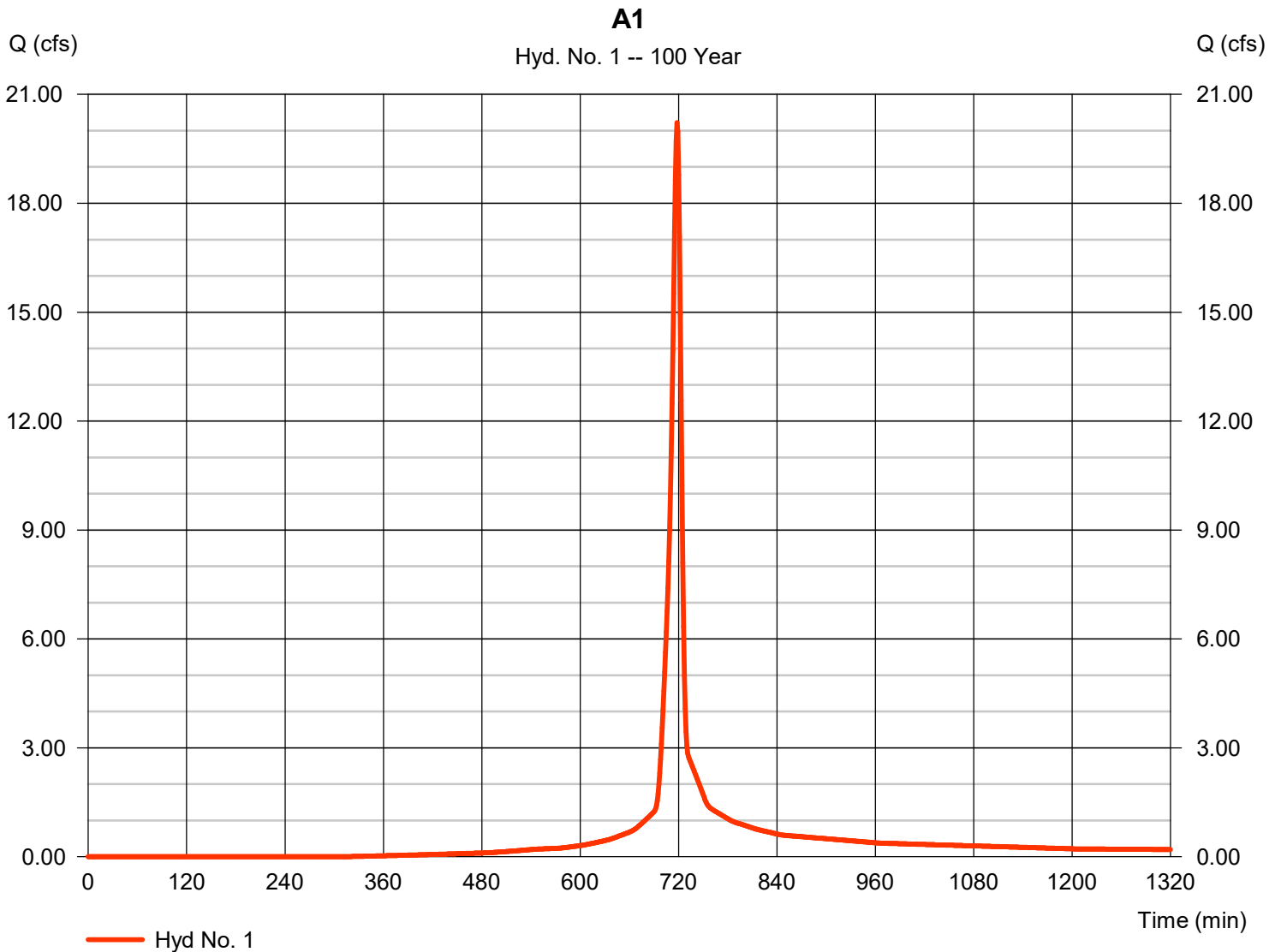
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 20.22 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 44,288 cuft
Drainage area	= 2.470 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

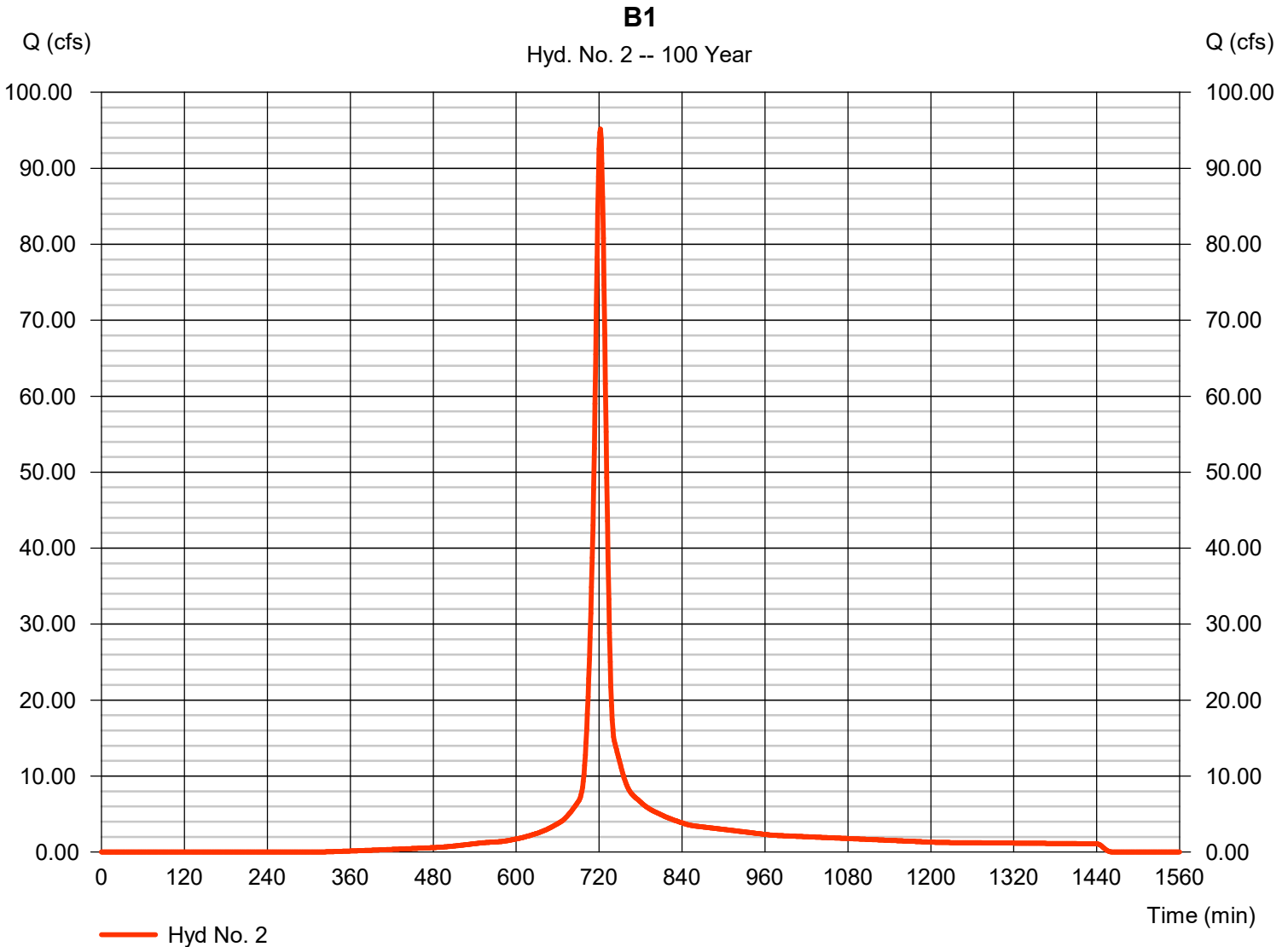
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 95.18 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 261,321 cuft
Drainage area	= 14.210 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.10 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

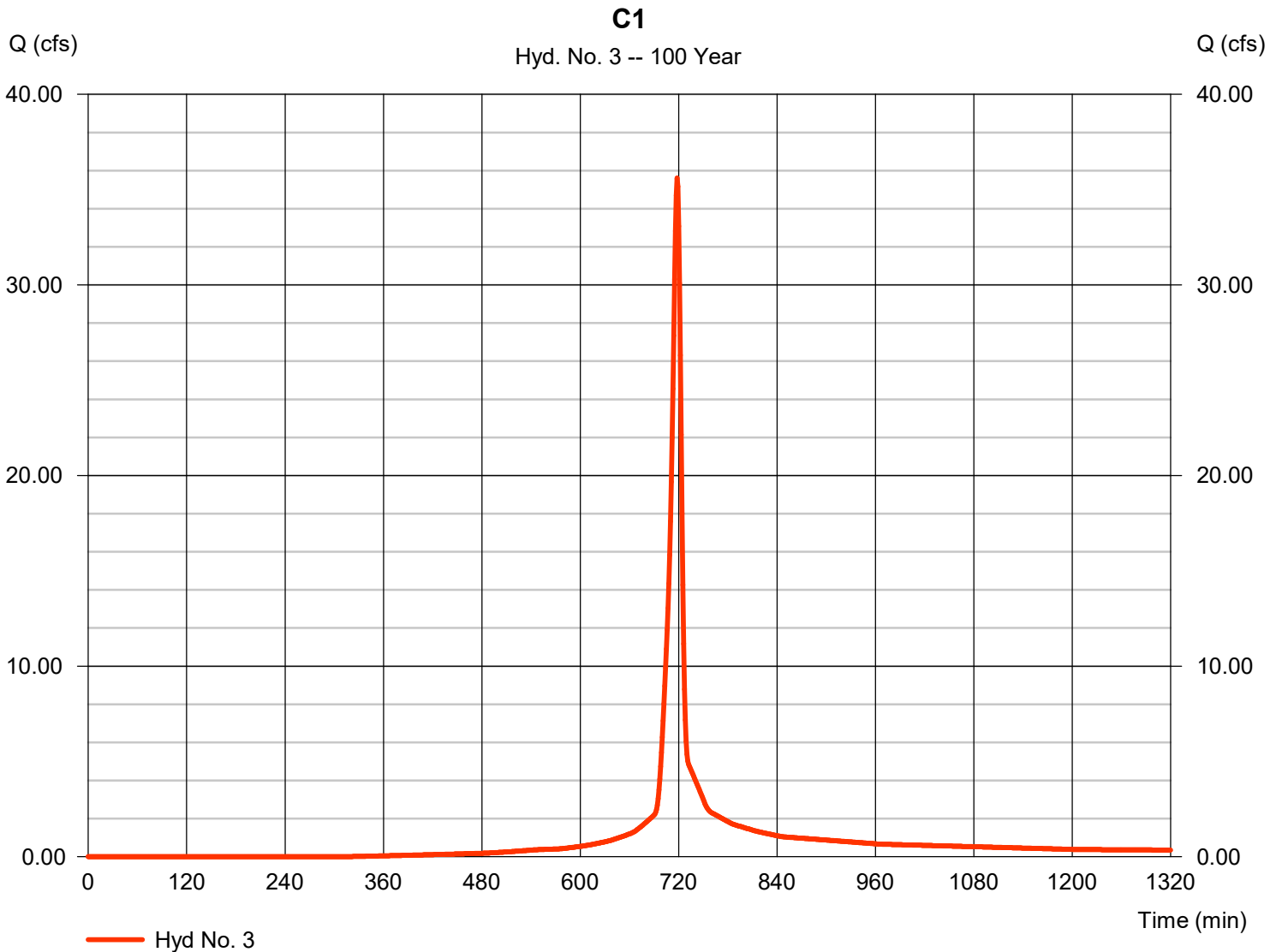
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 3

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 35.60 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 77,996 cuft
Drainage area	= 4.350 ac	Curve number	= 81
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

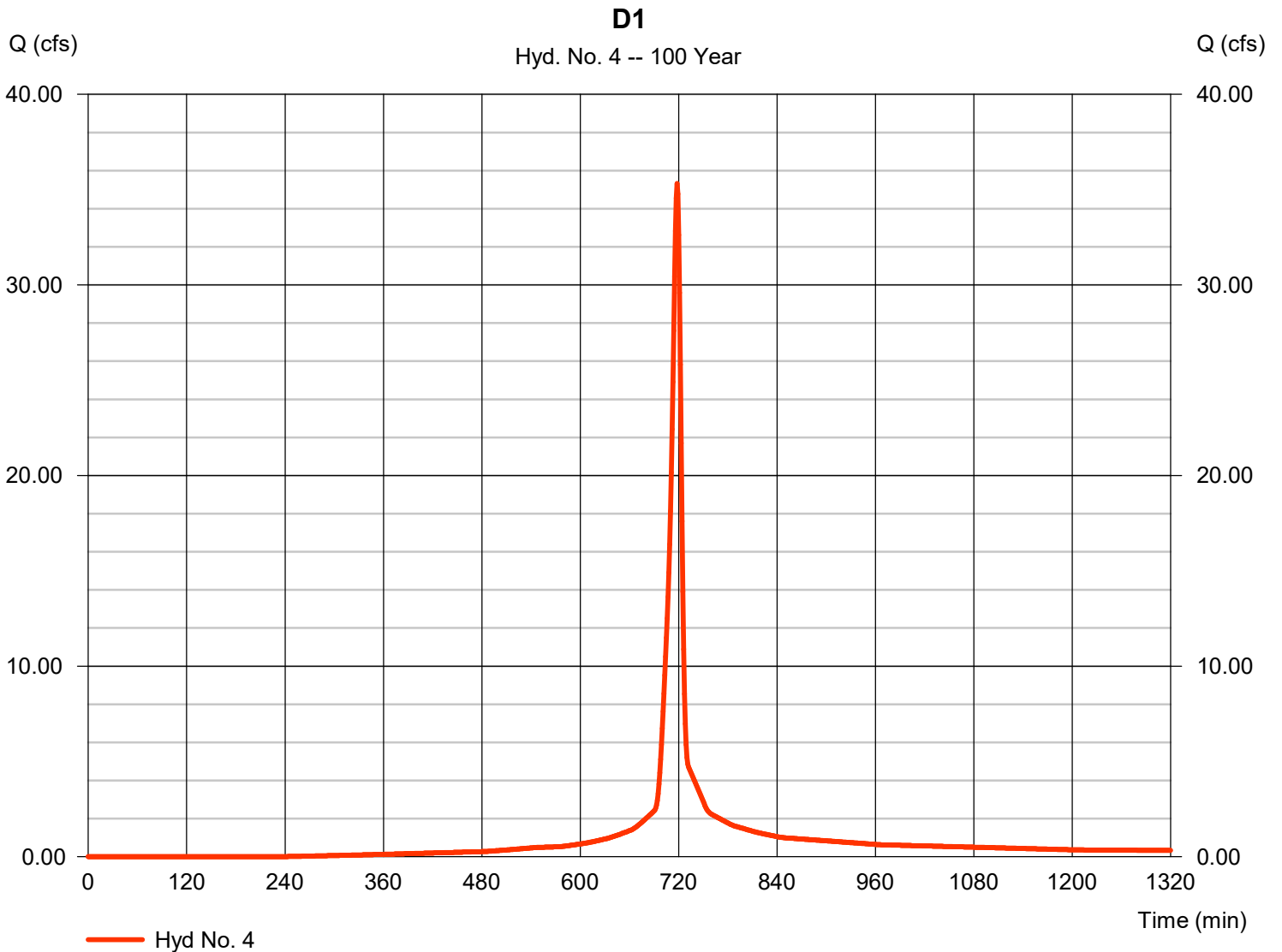
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 4

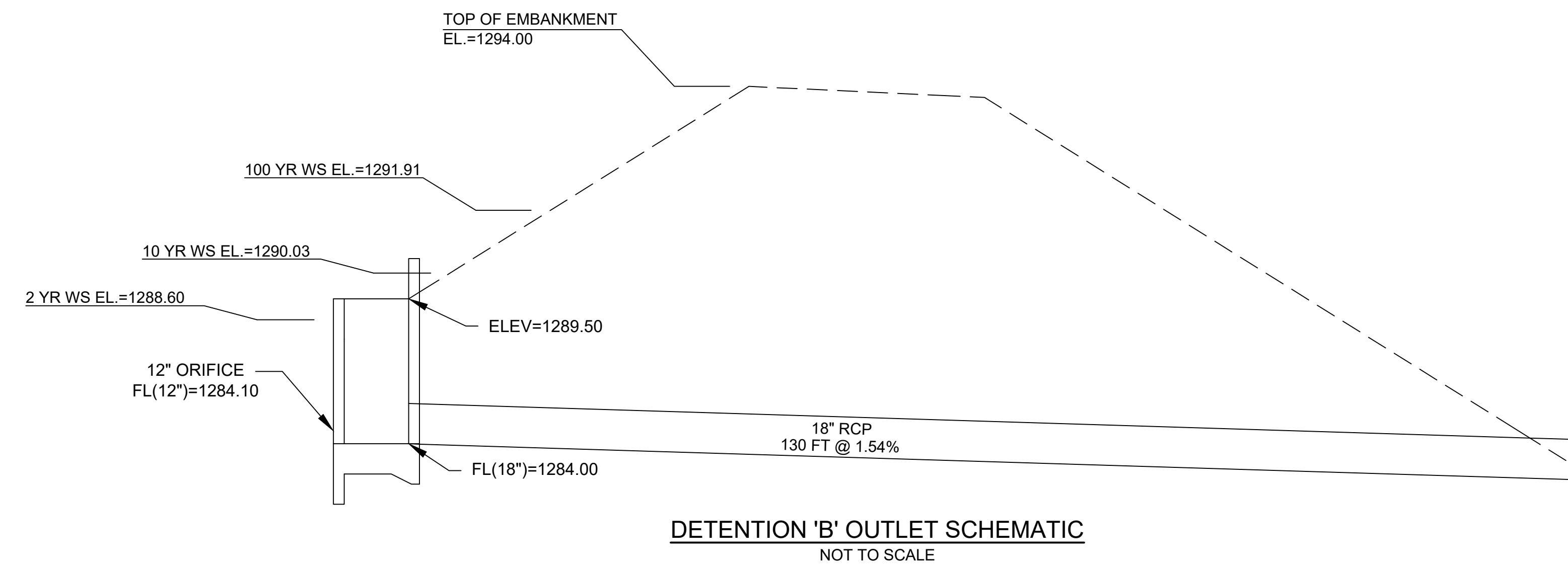
D1

Hydrograph type	= SCS Runoff	Peak discharge	= 35.33 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 79,579 cuft
Drainage area	= 3.990 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



POST-DEVELOPED DRAINAGE CONDITIONS

ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT



Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN	
A1	Residential by average lot size (1/4 acre)	n/a	Good	A				
				B				
				C	1.30	87		
				D				
				Total	1.30		87	
							Overall Weighted CN	87

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN	
B1	Open Space (Detention Cell & Green Space)	n/a	Good	A				
				B				
				C	2.90	80		
				D				
				Total	2.90		80	
Residential by average lot size (1/4 acre)	n/a	Good	Good	A				
				B				
				C	16.80	87		
				D				
				Total	16.80		87	
							Overall Weighted CN	86

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN	
C1	Open Space	n/a	Good	A				
				B				
				C	2.36	80		
				D				
				Total	2.36		80	
Residential by average lot size (1/4 acre)	n/a	Good	Good	A				
				B				
				C	0.74	87		
				D				
				Total	0.74		87	
							Overall Weighted CN	82

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN	
D1		n/a	Good	A				
				B				
				C				
				D				
				Total	0.00		0	
							Overall Weighted CN	0

Basin	Cover Description	Cover Description	Hydrologic Condition	Hydrologic Soil Group	Area (acres)	Curve Number	Weighted CN	
E1	Residential by average lot size (1/4 acre)	n/a	Good	A				
				B				
				C	0.19	87		
				D				
				Total	0.19		87	
							Overall Weighted CN	87

Sub-Basin	Length	El _i	El _o	Slope	TC (min)	Description
A1		N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used
B1	69.00	1,334.74	1,332.80	2.812%	6.54	Sheet Flow
	469.00	1,332.80	1,330.00	0.597%	4.96	Shallow Concentrated Flow
	792.00	1,330.00	1,312.81	2.198%	4.32	Shallow Concentrated Flow
	421.00	1,312.81	1,287.00	6.131%	1.76	Shallow Concentrated Flow
	1,741.00			2.742%	17.58	Overall
C1		N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used
D1		N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used
E1		N/A	N/A	N/A	8.00	Basin is small, user input of 8 min. was used

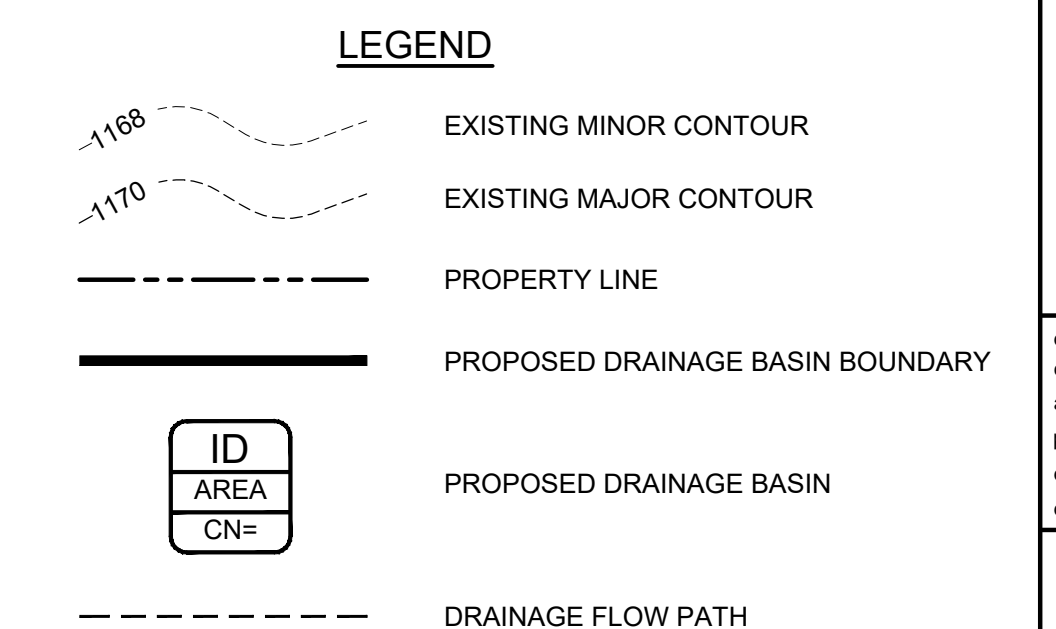
Pond Name	Elevation	Area (ft ²)	Incremental Storage (ft ³)	Cumulative Storage (ft ³)
POND B	1,284.00	-	-	-
	1,285.00	1,609.00	536.00	804.50
	1,286.00	6,289.00	3,693.00	4,753.50
	1,287.00	12,817.00	9,360.00	14,305.50
	1,288.00	19,692.00	16,130.00	30,561.00
	1,289.00	24,903.00	22,244.00	52,858.50
	1,290.00	28,214.00	26,539.00	79,417.00
	1,291.00	31,009.00	29,598.00	109,028.50
	1,292.00	33,933.00	32,457.00	141,499.50
	1,293.00	36,984.00	35,444.00	176,958.00
	1,294.00	40,162.00	38,558.00	215,531.00

RETURN PERIOD (YEAR)	PEAK FLOW (CFS)		STORAGE (AC-FT)	STAGE (FEET)	POOL ELEVATION (FEET)
	IN	OUT			
2	40.10	7.10	0.99	4.60	1288.60
10	69.84	19.41	1.82	6.03	1290.03
100	129.47	49.78	3.18	7.91	1291.91

BASIN ID	2 YR - PEAK FLOW (CFS)		10 YR - PEAK FLOW (CFS)		100 YR - PEAK FLOW (CFS)	
	PRE	POST	PRE	POST	PRE	POST
A1	5.51	3.79	10.29	6.43	20.22	11.67
B1	25.36	7.10	48.01	19.41	95.18	49.78
C1	9.70	7.25	18.12	13.32	35.60	25.81
D1	11.15	1.38	19.23	2.62	35.33	5.23
E1	NA	0.55	NA	0.94	NA	1.71

BLOCK	LOT	100 YEAR WATER SURFACE ELEVATION		LOWEST FLOOR ELEVATION		MINIMUM OPENING ELEVATION	
		15'	18'	15'	18'	15'	18'
5	15*	1292.71	-	-	-	1305.00	-
	16*	1292.71	-	-	-	1305.00	-
	17*	1292.71	-	-	-	1305.00	-
	18*	1292.71	-	-	-	1305.00	-
	19*	1292.71	-	-	-	1305.00	-
	20*	1292.71	-	-	-	1305.00	-
	21*	1292.71	-	-	-	1301.00	-
	22*	1292.71	-	-	-	1301.00	-
23*	1292.71	-	-	-	1301.00	-	
24*	1292.71	-	-	-	1301.00	-	

*NOTE: Min. Opening elevation is based on overtopping of Pond B as well as the grading of the rear lots



REVISIONS

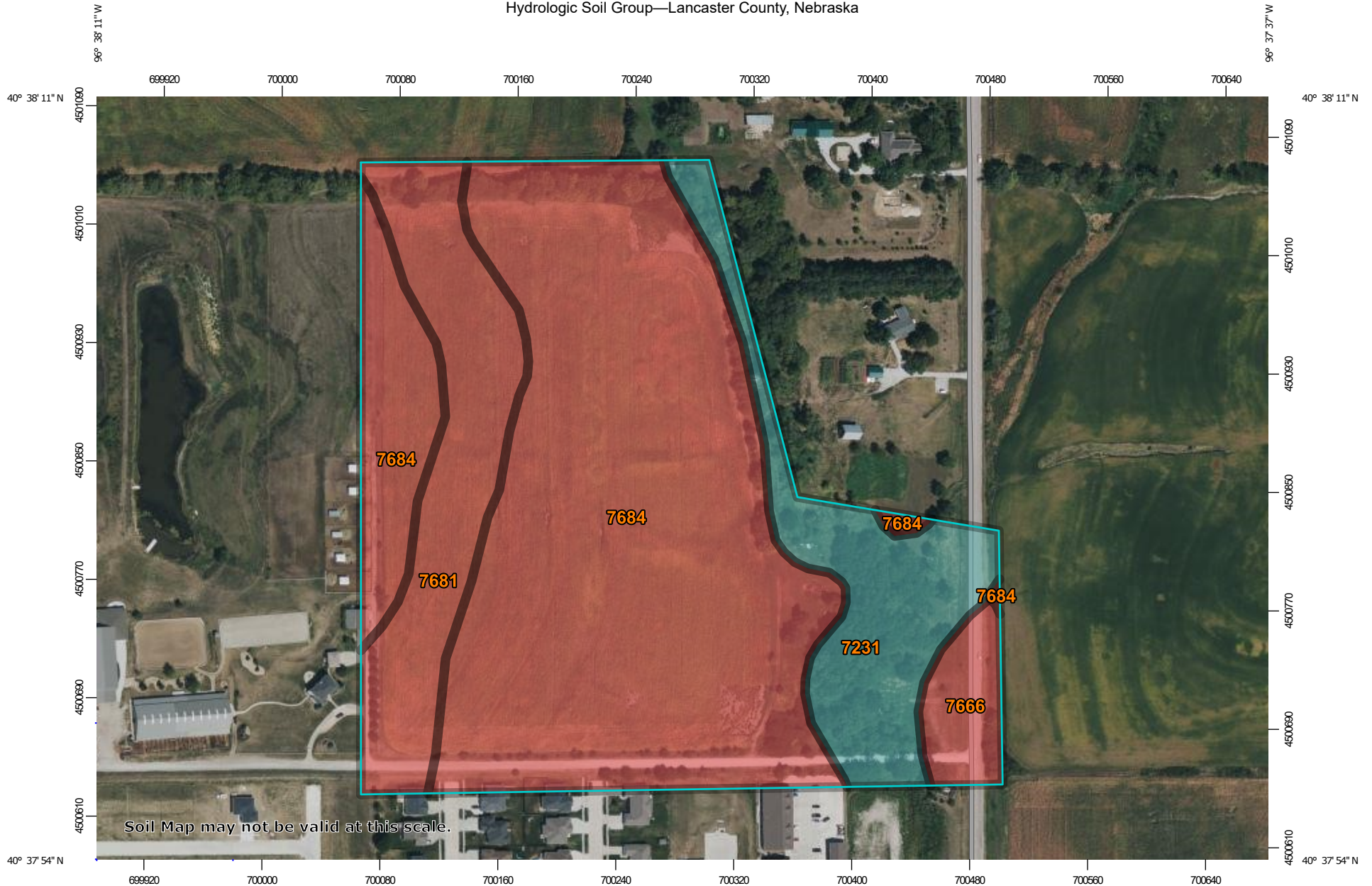
NO.	DATE	DESCRIPTION

POST-DEVELOPED DRAINAGE TABLES & SCHEMATICS

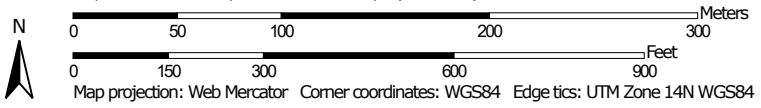
ETMUND ESTATES 2ND ADDITION PRELIMINARY PLAT

drawn by: JDS
checked by: JDC
approved by: JDC
project no.: 2024-0304
drawing no.:
date: 08/01/2024

Hydrologic Soil Group—Lancaster County, Nebraska




Map Scale: 1:3,630 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Nebraska
 Survey Area Data: Version 28, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 21, 2021—Aug 28, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7231	Judson silt loam, 2 to 6 percent slopes	C	5.2	14.4%
7666	Mayberry silty clay loam, 3 to 6 percent slopes, eroded	D	1.4	3.9%
7681	Wymore silty clay loam, 1 to 3 percent slopes	D	5.8	16.1%
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	D	23.5	65.6%
Totals for Area of Interest			35.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

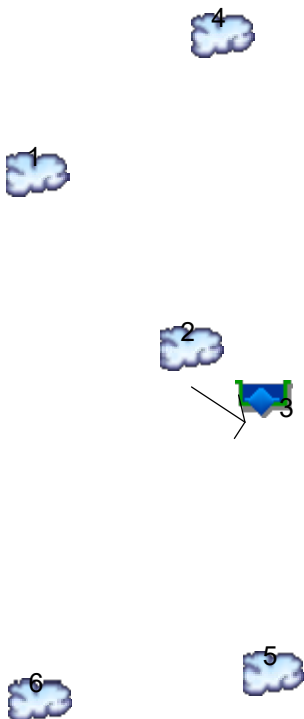
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

<u>Hyd. Origin</u>	<u>Description</u>
1	SCS Runoff A1
2	SCS Runoff B1
3	Reservoir POND B
4	SCS Runoff C1
5	SCS Runoff D1
6	SCS Runoff E1

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	3.786	-----	5.168	6.430	8.342	9.952	11.67	A1
2	SCS Runoff	-----	-----	40.06	-----	55.54	69.77	91.46	109.78	129.33	B1
3	Reservoir	2	-----	6.818	-----	7.854	17.12	19.52	20.57	21.59	POND B
4	SCS Runoff	-----	-----	7.247	-----	10.38	13.32	17.85	21.70	25.81	C1
5	SCS Runoff	-----	-----	1.380	-----	2.015	2.620	3.559	4.363	5.225	D1
6	SCS Runoff	-----	-----	0.553	-----	0.755	0.940	1.219	1.455	1.705	E1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

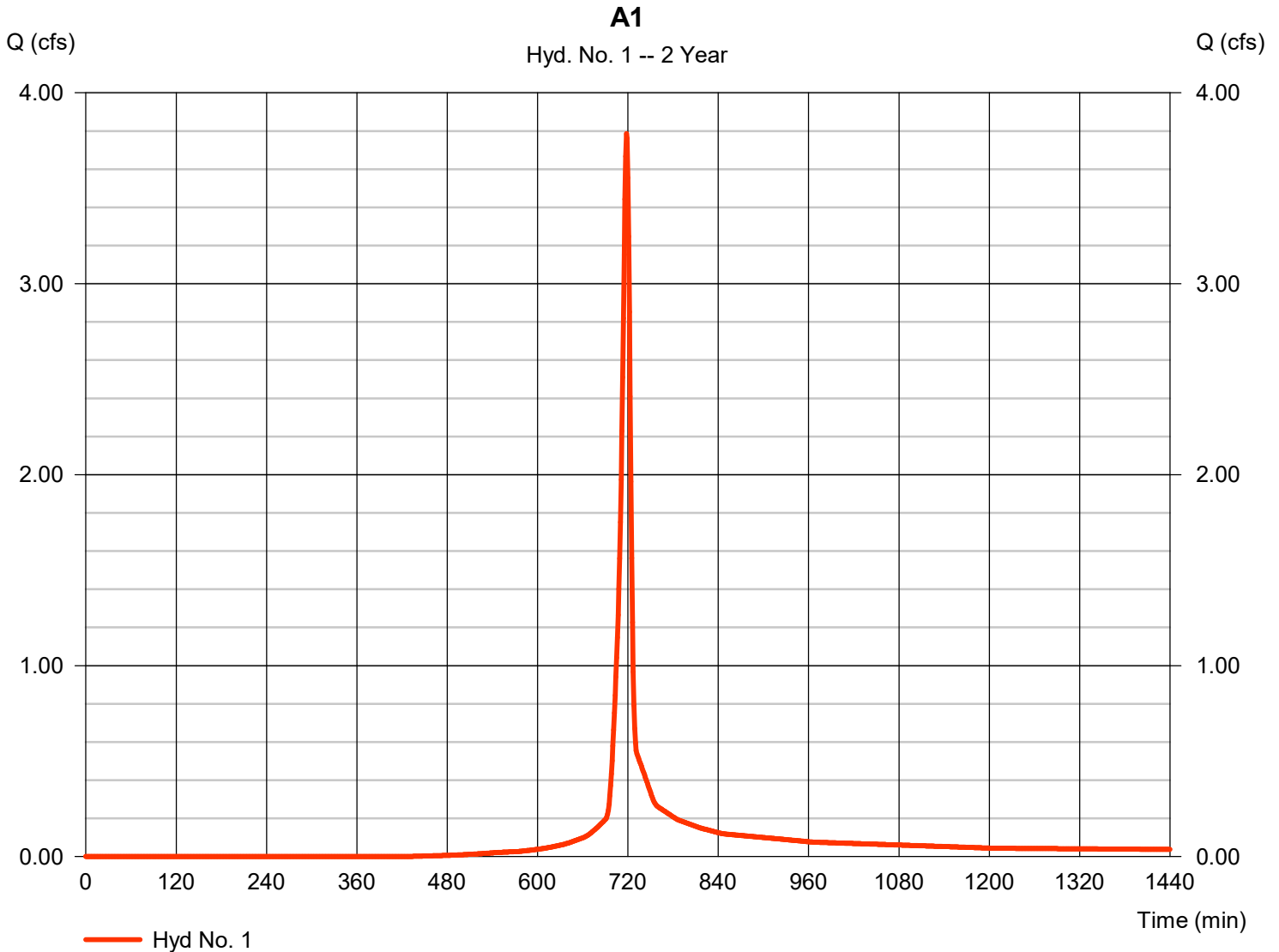
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.786	1	718	8,082	----	----	----	A1
2	SCS Runoff	40.06	1	724	118,626	----	----	----	B1
3	Reservoir	6.818	1	747	118,571	2	1288.63	43,793	POND B
4	SCS Runoff	7.247	1	719	15,303	----	----	----	C1
5	SCS Runoff	1.380	1	719	2,910	----	----	----	D1
6	SCS Runoff	0.553	1	718	1,181	----	----	----	E1
Post Developed.gpw					Return Period: 2 Year			Friday, 07 / 26 / 2024	

Hydrograph Report

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.786 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 8,082 cuft
Drainage area	= 1.300 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

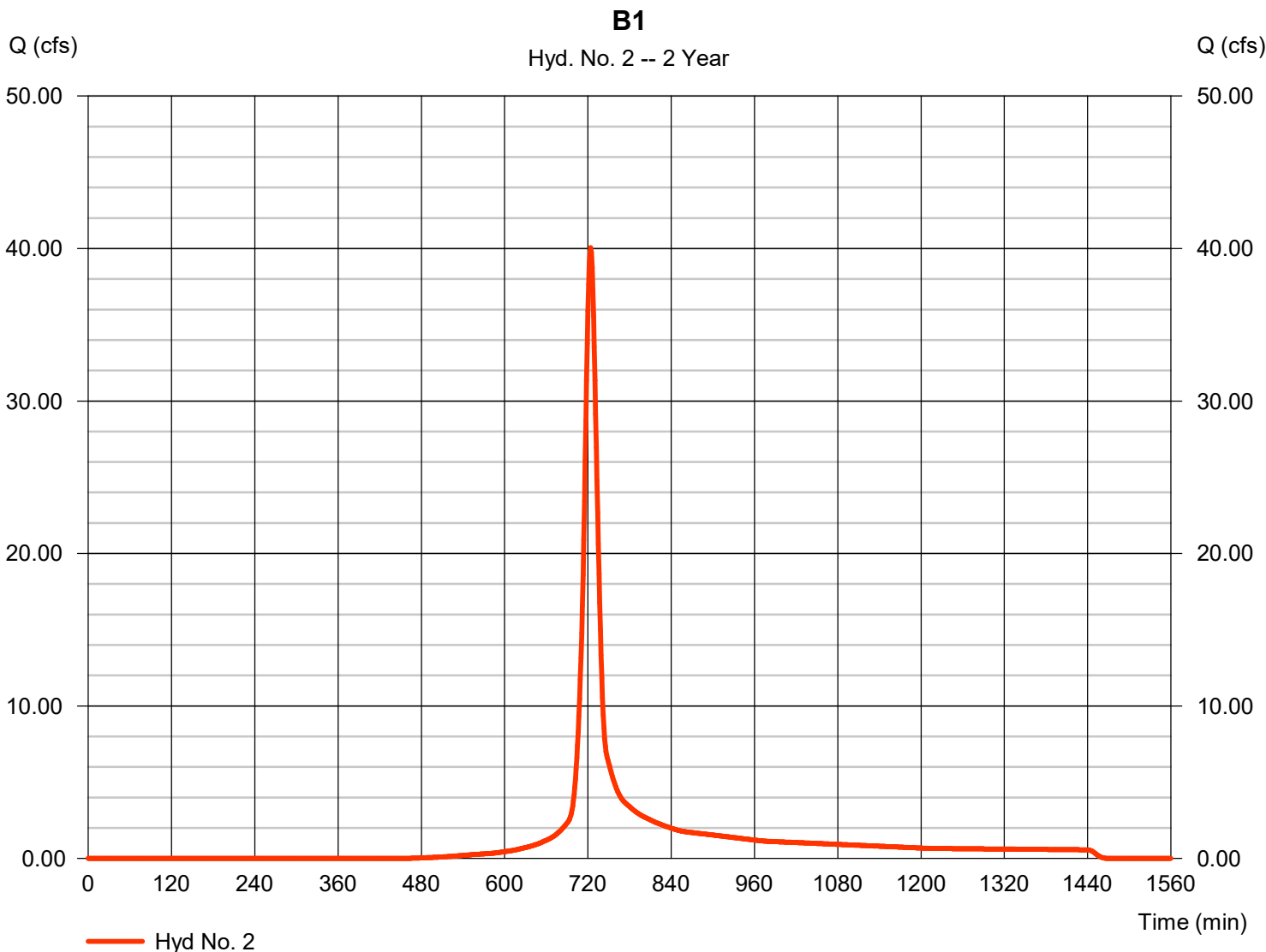
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 40.06 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 118,626 cuft
Drainage area	= 19.680 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 17.60 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 2

B1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 69.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.02	3.02	0.00	
Land slope (%)	= 2.81	0.00	0.00	
Travel Time (min)	= 6.54	+ 0.00	+ 0.00	= 6.54
Shallow Concentrated Flow				
Flow length (ft)	= 469.00	782.00	421.00	
Watercourse slope (%)	= 0.60	2.20	6.13	
Surface description	= Paved	Paved	Unpaved	
Average velocity (ft/s)	=1.57	3.02	3.99	
Travel Time (min)	= 4.96	+ 4.32	+ 1.76	= 11.04
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				17.60 min

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

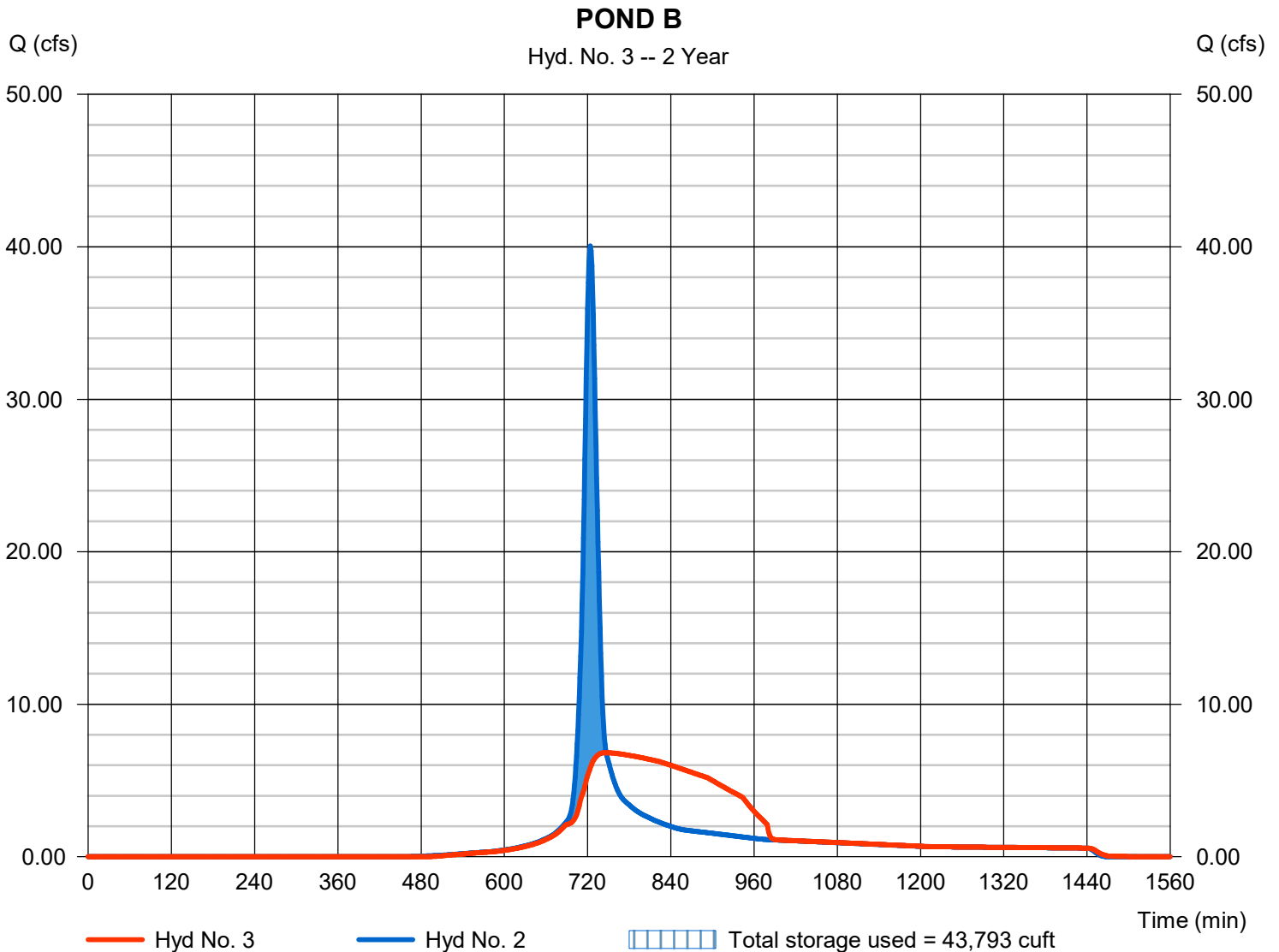
Hyd. No. 3

POND B

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 1 min
 Inflow hyd. No. = 2 - B1
 Reservoir name = POND B

Peak discharge = 6.818 cfs
 Time to peak = 747 min
 Hyd. volume = 118,571 cuft
 Max. Elevation = 1288.63 ft
 Max. Storage = 43,793 cuft

Storage Indication method used.

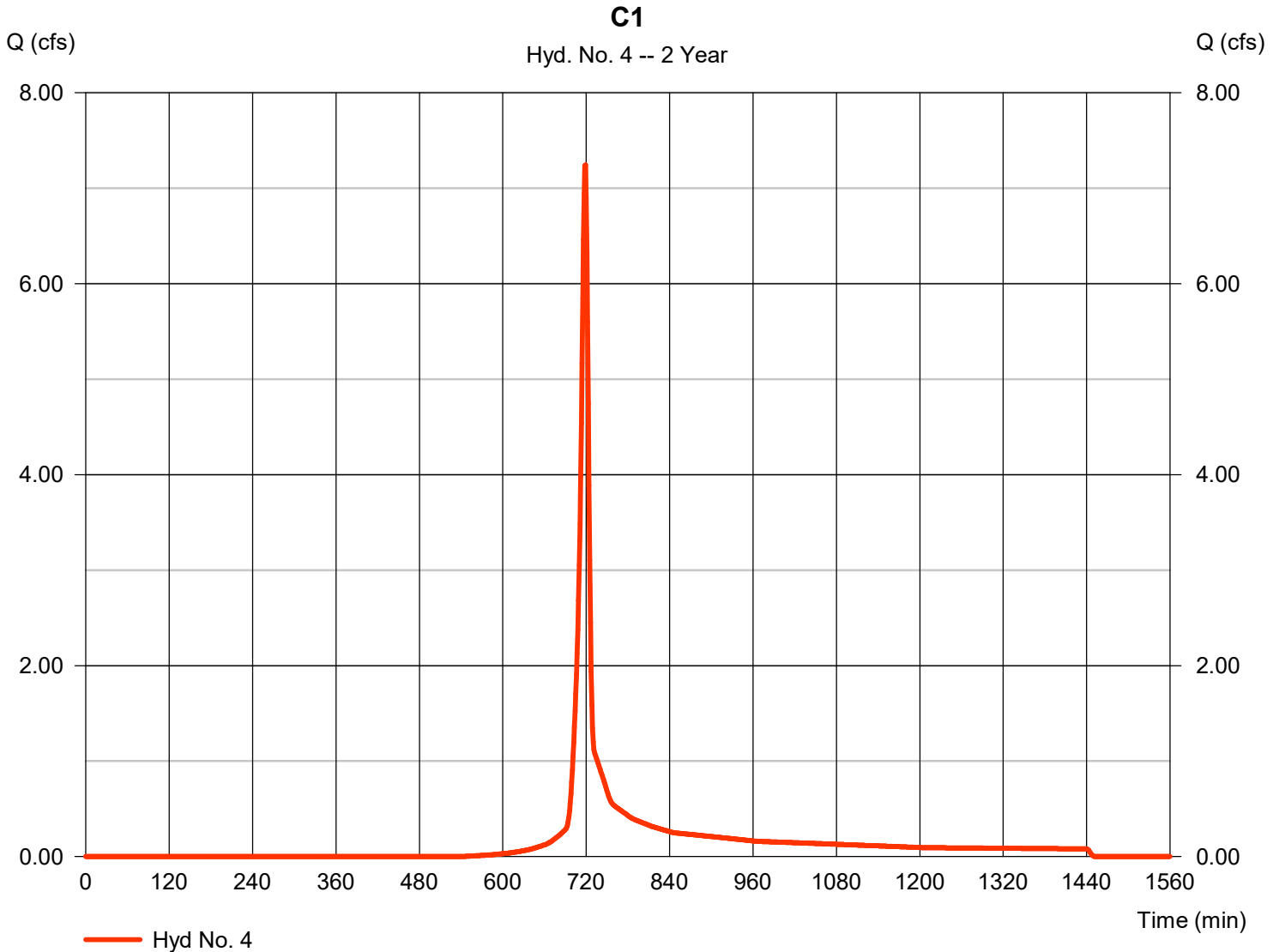


Hydrograph Report

Hyd. No. 4

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 7.247 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 15,303 cuft
Drainage area	= 3.100 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

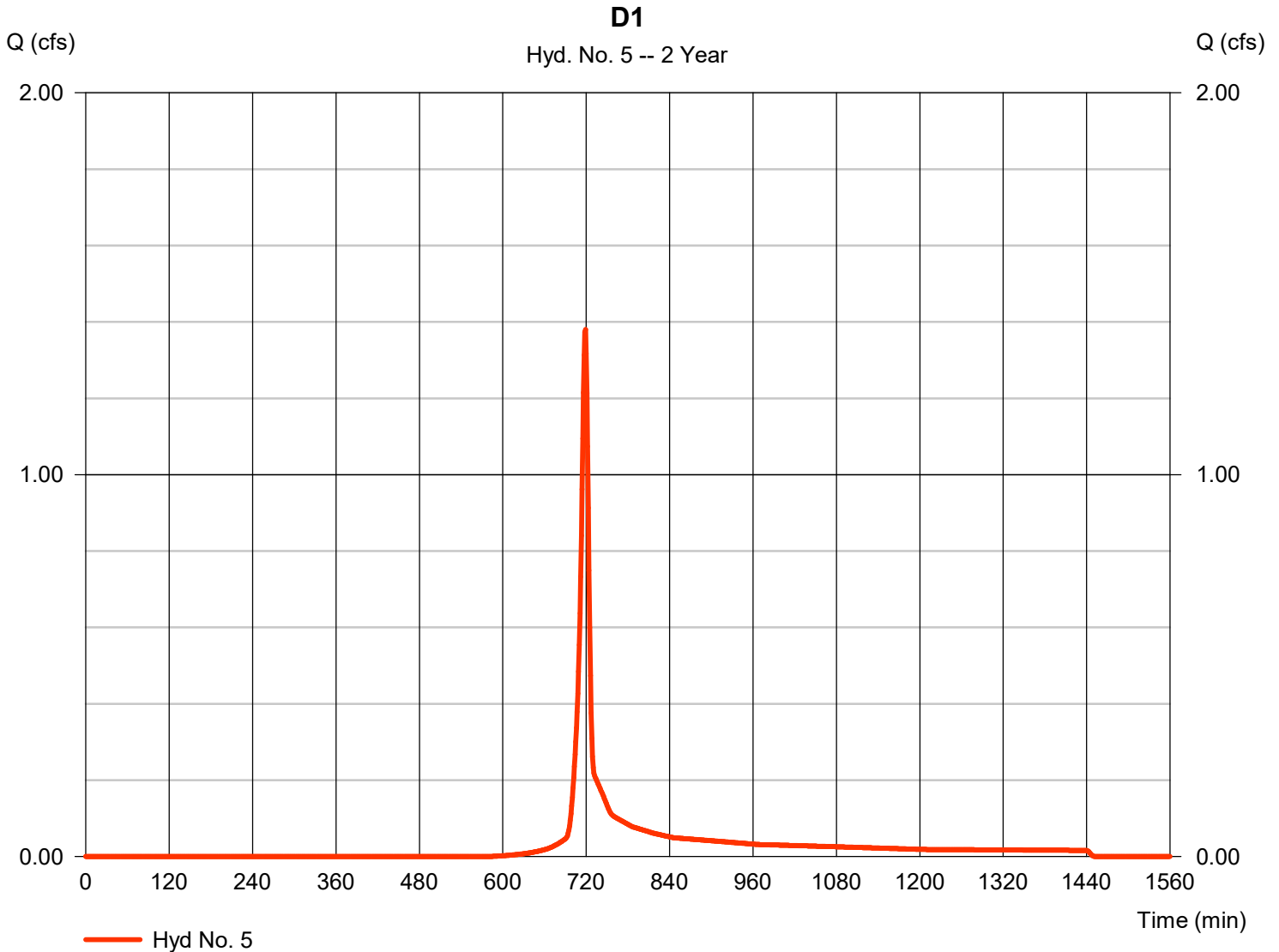


Hydrograph Report

Hyd. No. 5

D1

Hydrograph type	= SCS Runoff	Peak discharge	= 1.380 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 2,910 cuft
Drainage area	= 0.650 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

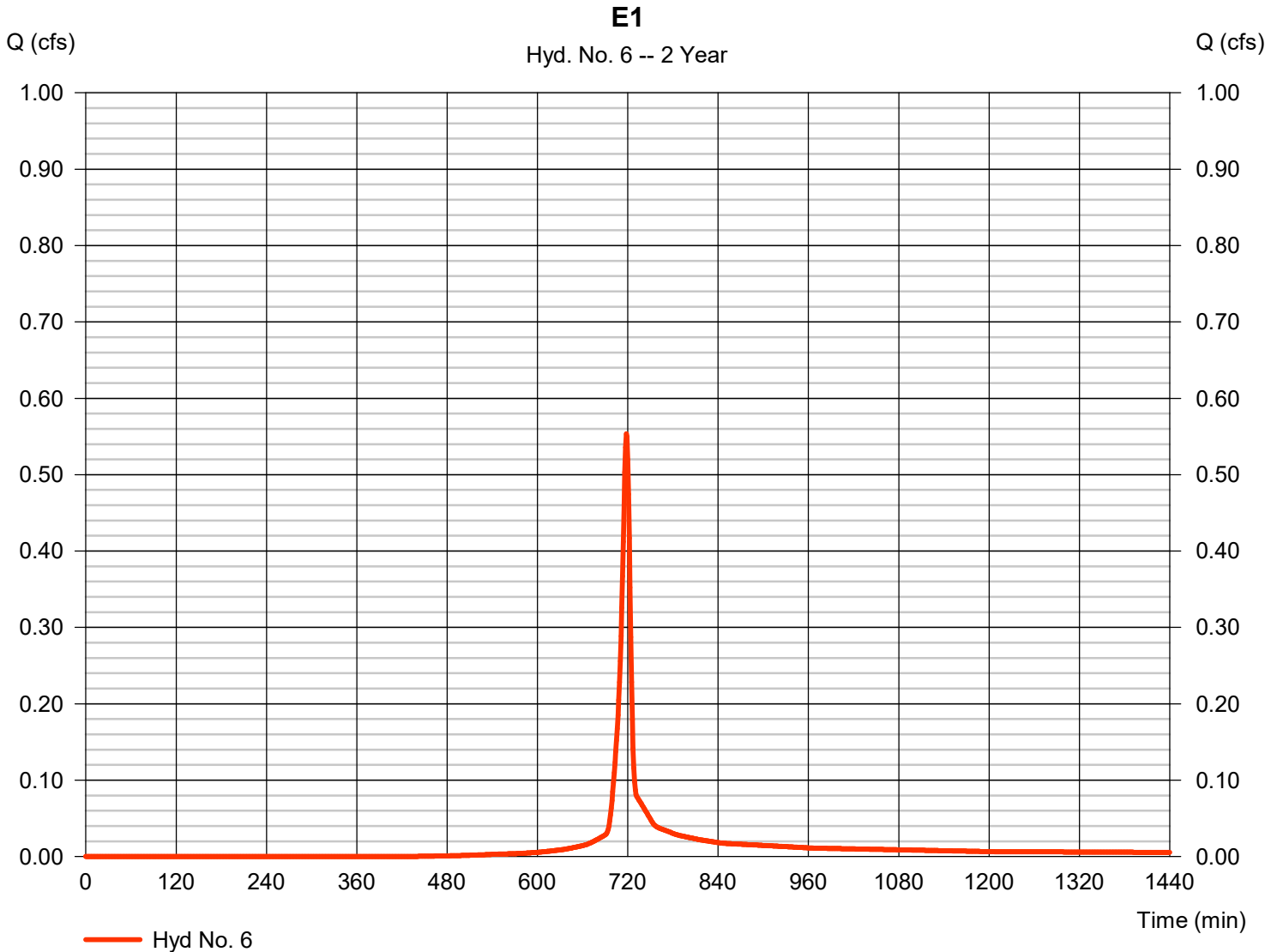


Hydrograph Report

Hyd. No. 6

E1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.553 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 1,181 cuft
Drainage area	= 0.190 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 3.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	6.430	1	718	14,044	-----	-----	-----	A1	
2	SCS Runoff	69.77	1	724	208,857	-----	-----	-----	B1	
3	Reservoir	17.12	1	741	208,803	2	1290.09	81,173	POND B	
4	SCS Runoff	13.32	1	718	28,442	-----	-----	-----	C1	
5	SCS Runoff	2.620	1	718	5,565	-----	-----	-----	D1	
6	SCS Runoff	0.940	1	718	2,053	-----	-----	-----	E1	
Post Developed.gpw					Return Period: 10 Year			Friday, 07 / 26 / 2024		

Hydrograph Report

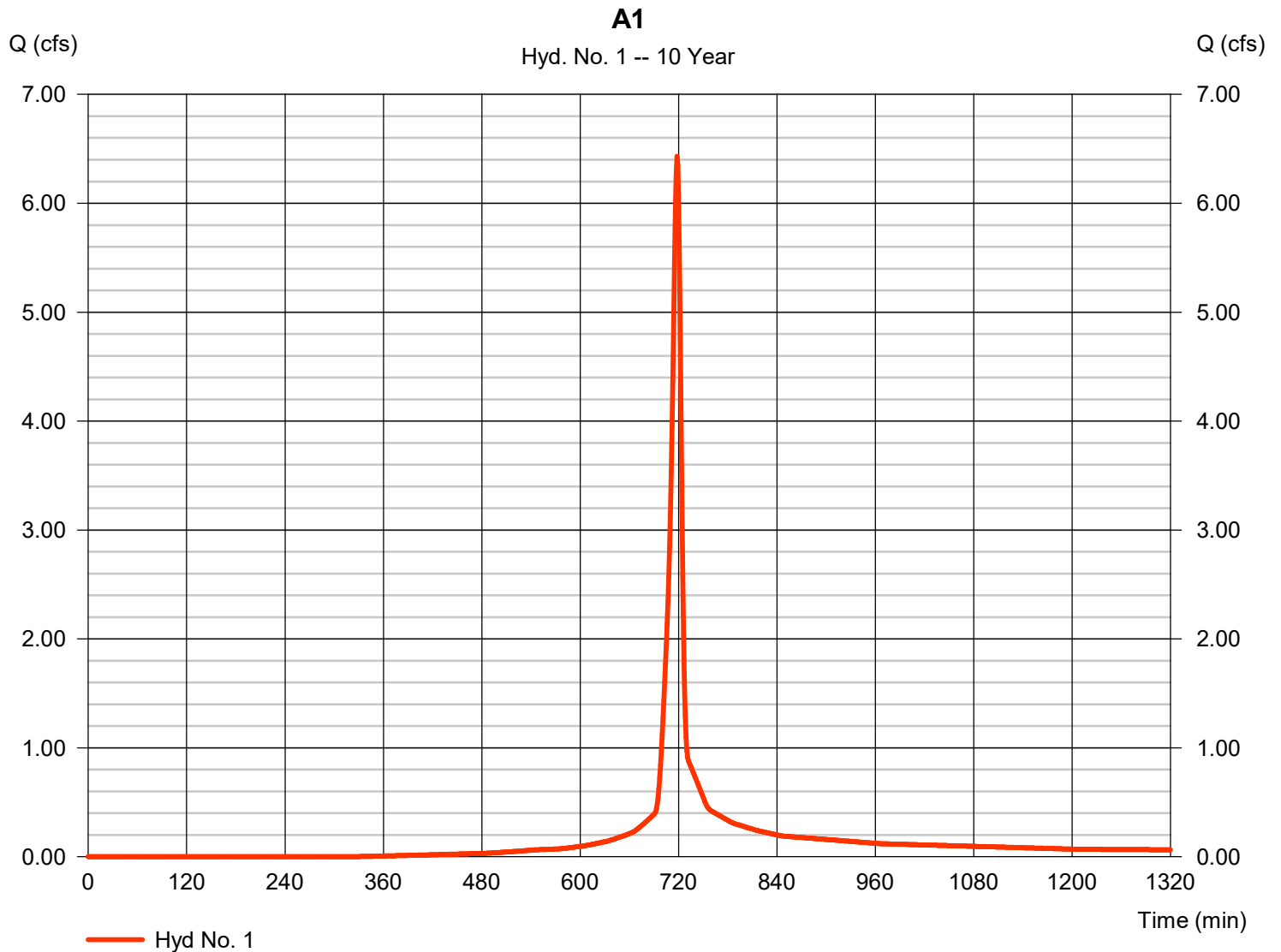
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 6.430 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 14,044 cuft
Drainage area	= 1.300 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

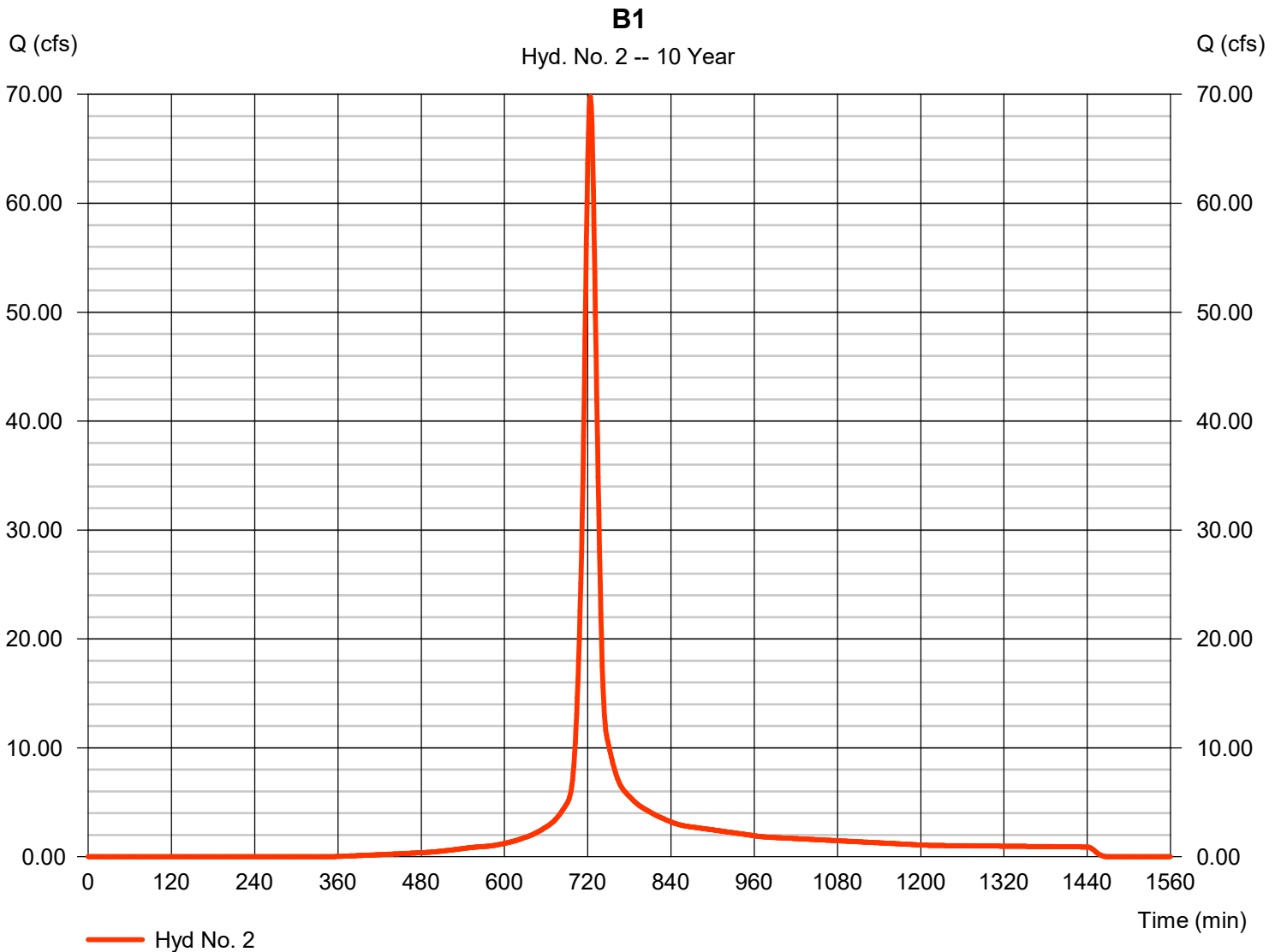
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 69.77 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 208,857 cuft
Drainage area	= 19.680 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 17.60 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

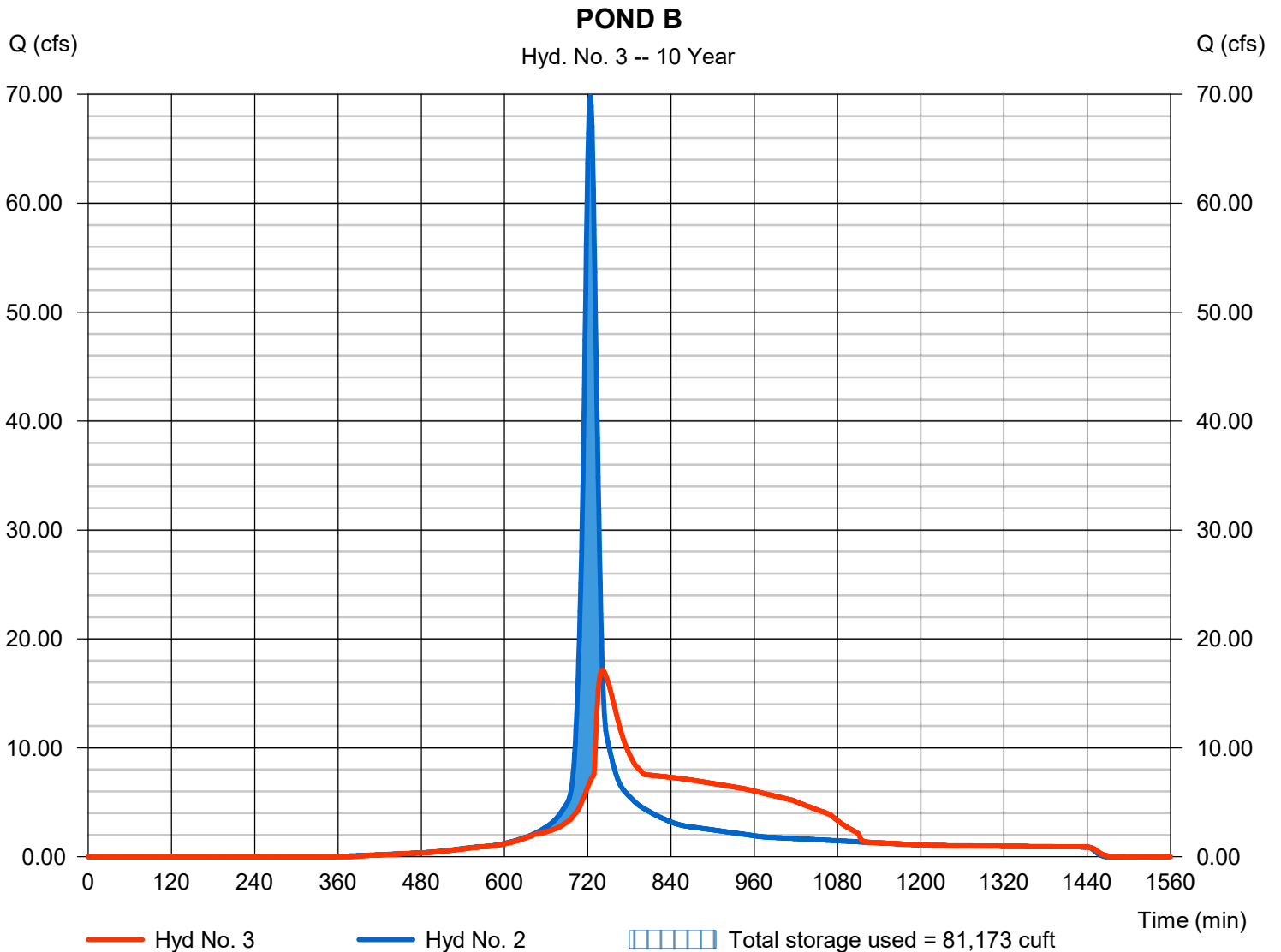
Hyd. No. 3

POND B

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time interval = 1 min
 Inflow hyd. No. = 2 - B1
 Reservoir name = POND B

Peak discharge = 17.12 cfs
 Time to peak = 741 min
 Hyd. volume = 208,803 cuft
 Max. Elevation = 1290.09 ft
 Max. Storage = 81,173 cuft

Storage Indication method used.



Hydrograph Report

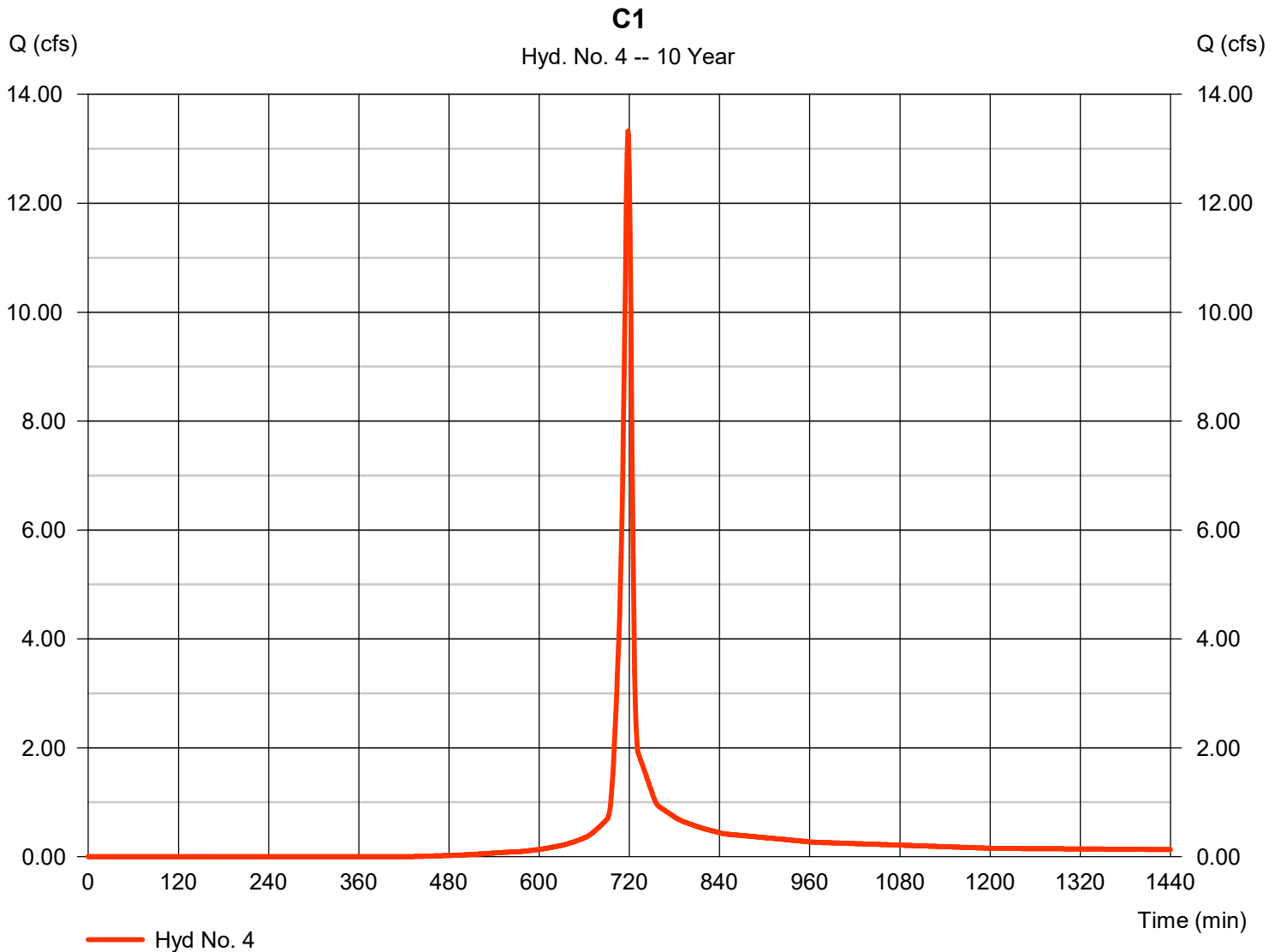
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 4

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 13.32 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 28,442 cuft
Drainage area	= 3.100 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

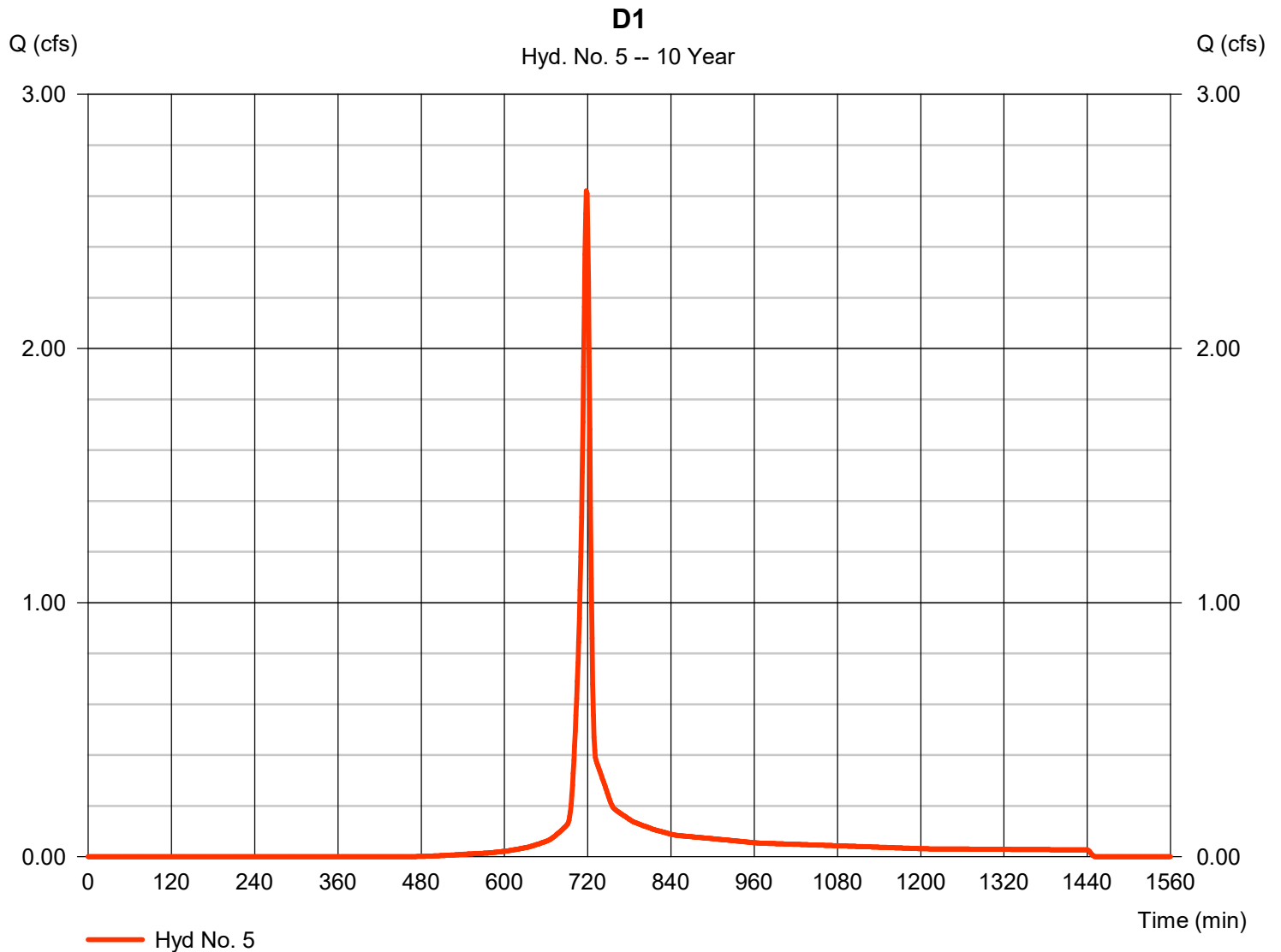
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 5

D1

Hydrograph type	= SCS Runoff	Peak discharge	= 2.620 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 5,565 cuft
Drainage area	= 0.650 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

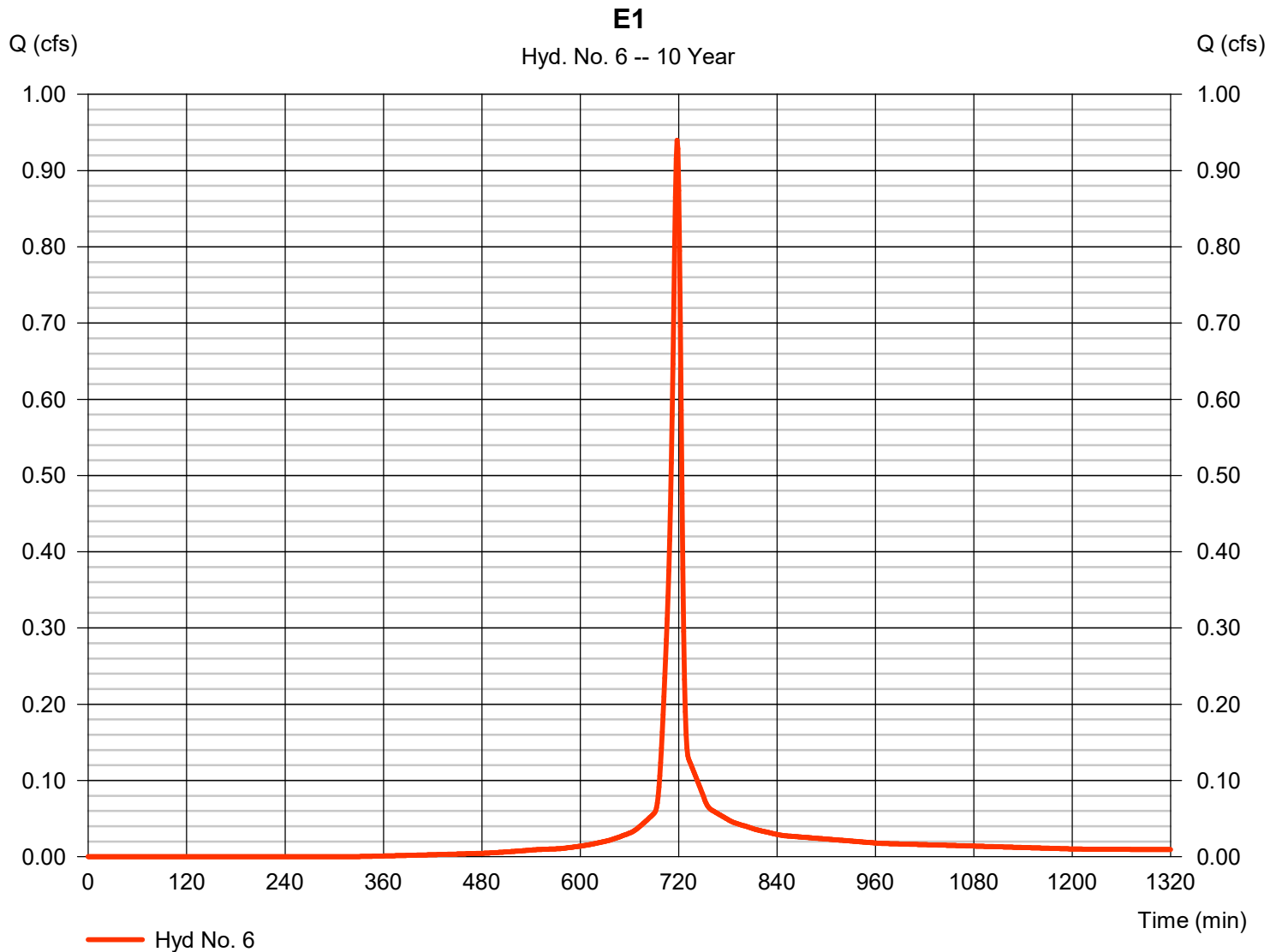
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 6

E1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.940 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 2,053 cuft
Drainage area	= 0.190 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 4.45 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	11.67	1	718	26,457	-----	-----	-----	A1	
2	SCS Runoff	129.33	1	723	398,002	-----	-----	-----	B1	
3	Reservoir	21.59	1	745	397,947	2	1292.71	165,725	POND B	
4	SCS Runoff	25.81	1	718	56,824	-----	-----	-----	C1	
5	SCS Runoff	5.225	1	718	11,396	-----	-----	-----	D1	
6	SCS Runoff	1.705	1	718	3,867	-----	-----	-----	E1	
Post Developed.gpw					Return Period: 100 Year			Friday, 07 / 26 / 2024		

Hydrograph Report

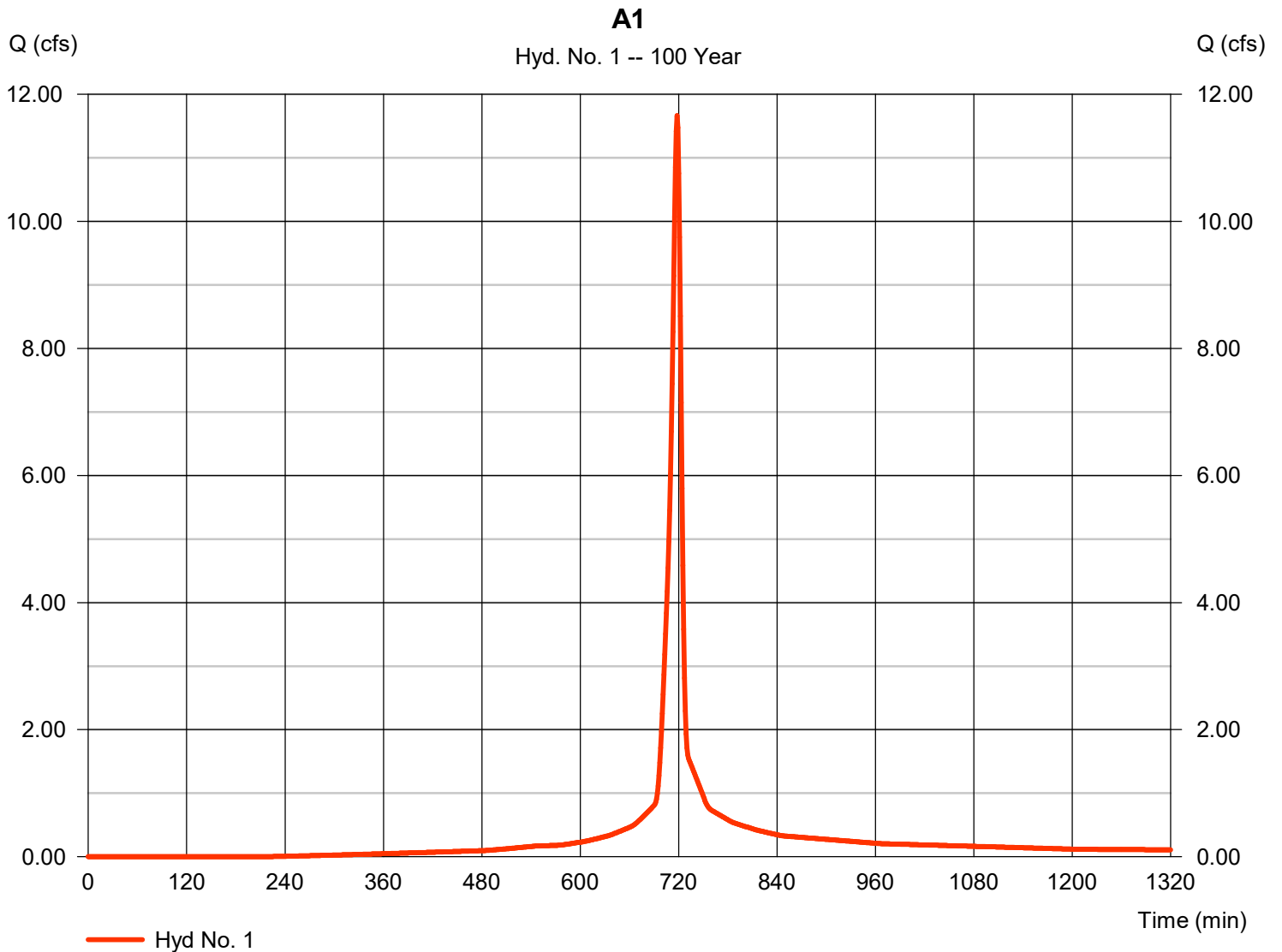
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 1

A1

Hydrograph type	= SCS Runoff	Peak discharge	= 11.67 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 26,457 cuft
Drainage area	= 1.300 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

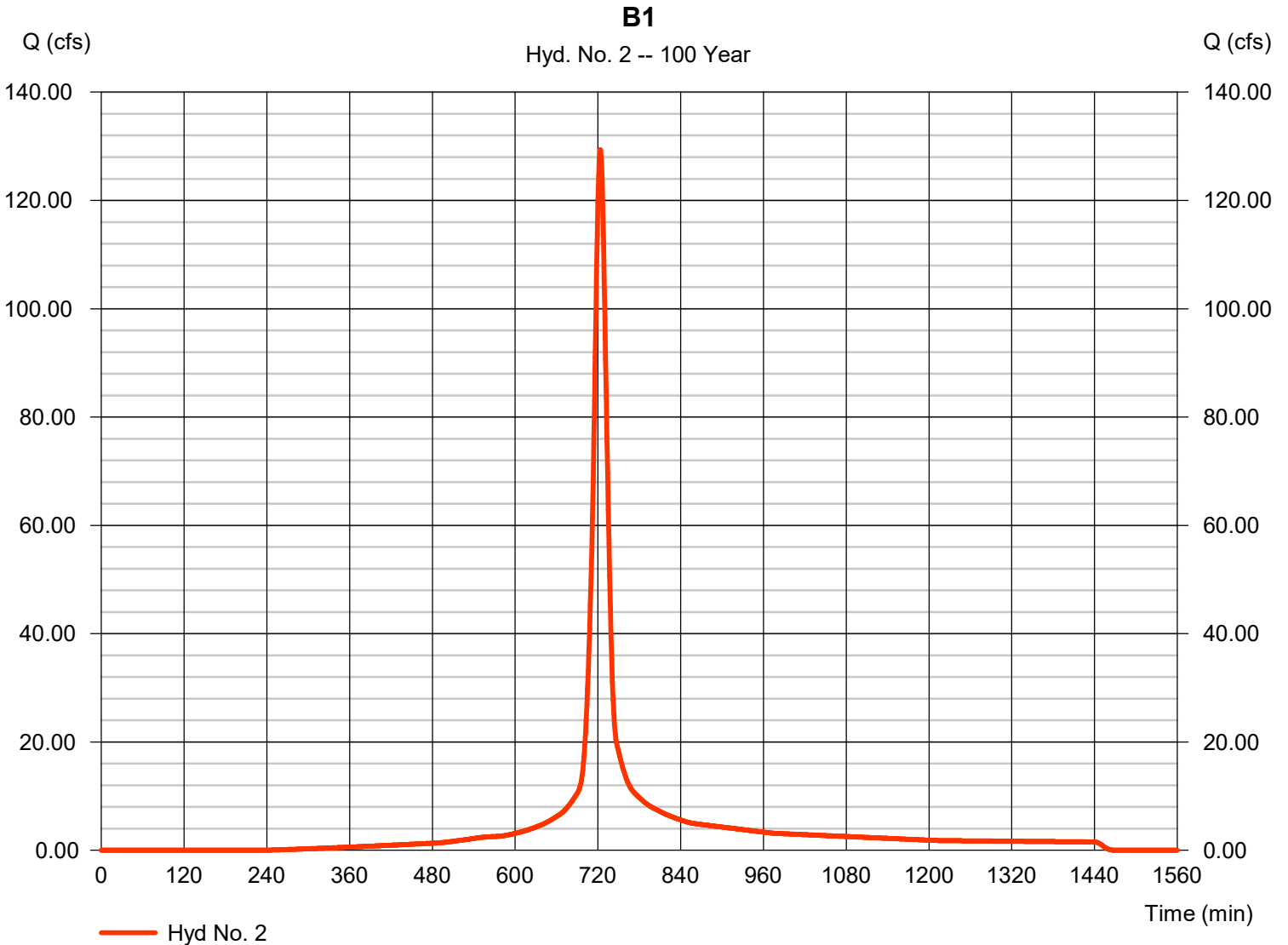
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 2

B1

Hydrograph type	= SCS Runoff	Peak discharge	= 129.33 cfs
Storm frequency	= 100 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 398,002 cuft
Drainage area	= 19.680 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 17.60 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

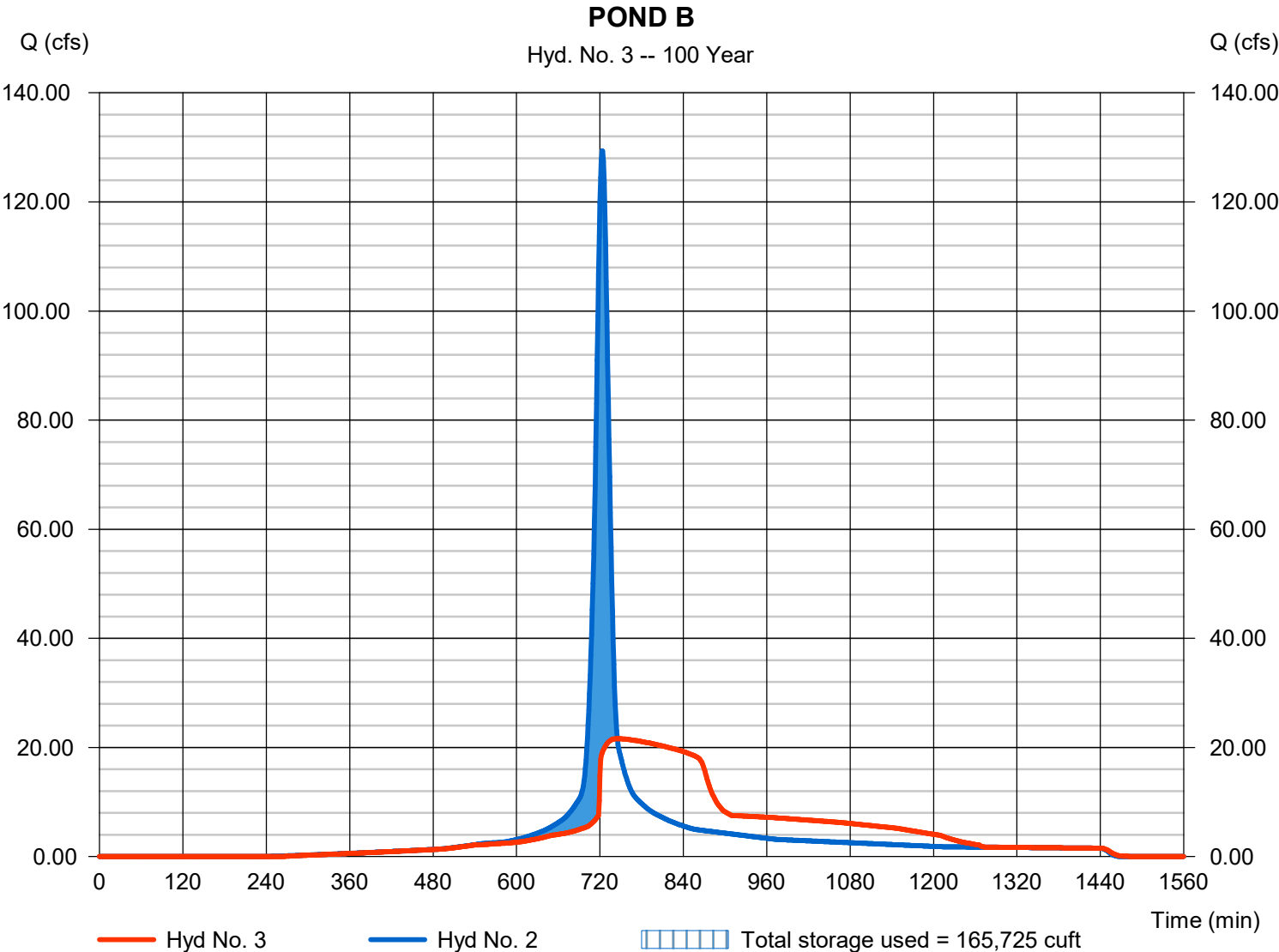
Friday, 07 / 26 / 2024

Hyd. No. 3

POND B

Hydrograph type	= Reservoir	Peak discharge	= 21.59 cfs
Storm frequency	= 100 yrs	Time to peak	= 745 min
Time interval	= 1 min	Hyd. volume	= 397,947 cuft
Inflow hyd. No.	= 2 - B1	Max. Elevation	= 1292.71 ft
Reservoir name	= POND B	Max. Storage	= 165,725 cuft

Storage Indication method used.

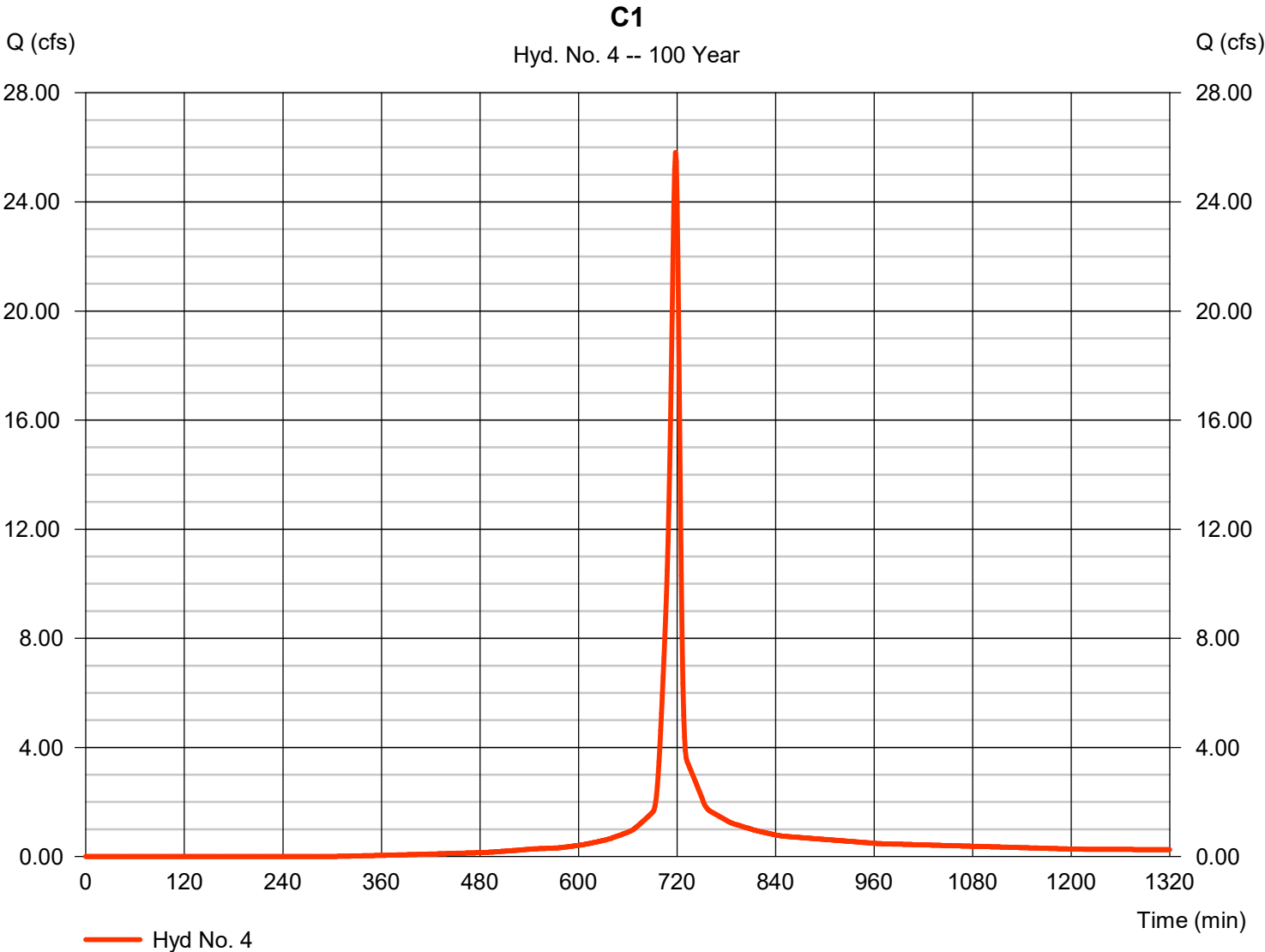


Hydrograph Report

Hyd. No. 4

C1

Hydrograph type	= SCS Runoff	Peak discharge	= 25.81 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 56,824 cuft
Drainage area	= 3.100 ac	Curve number	= 82
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

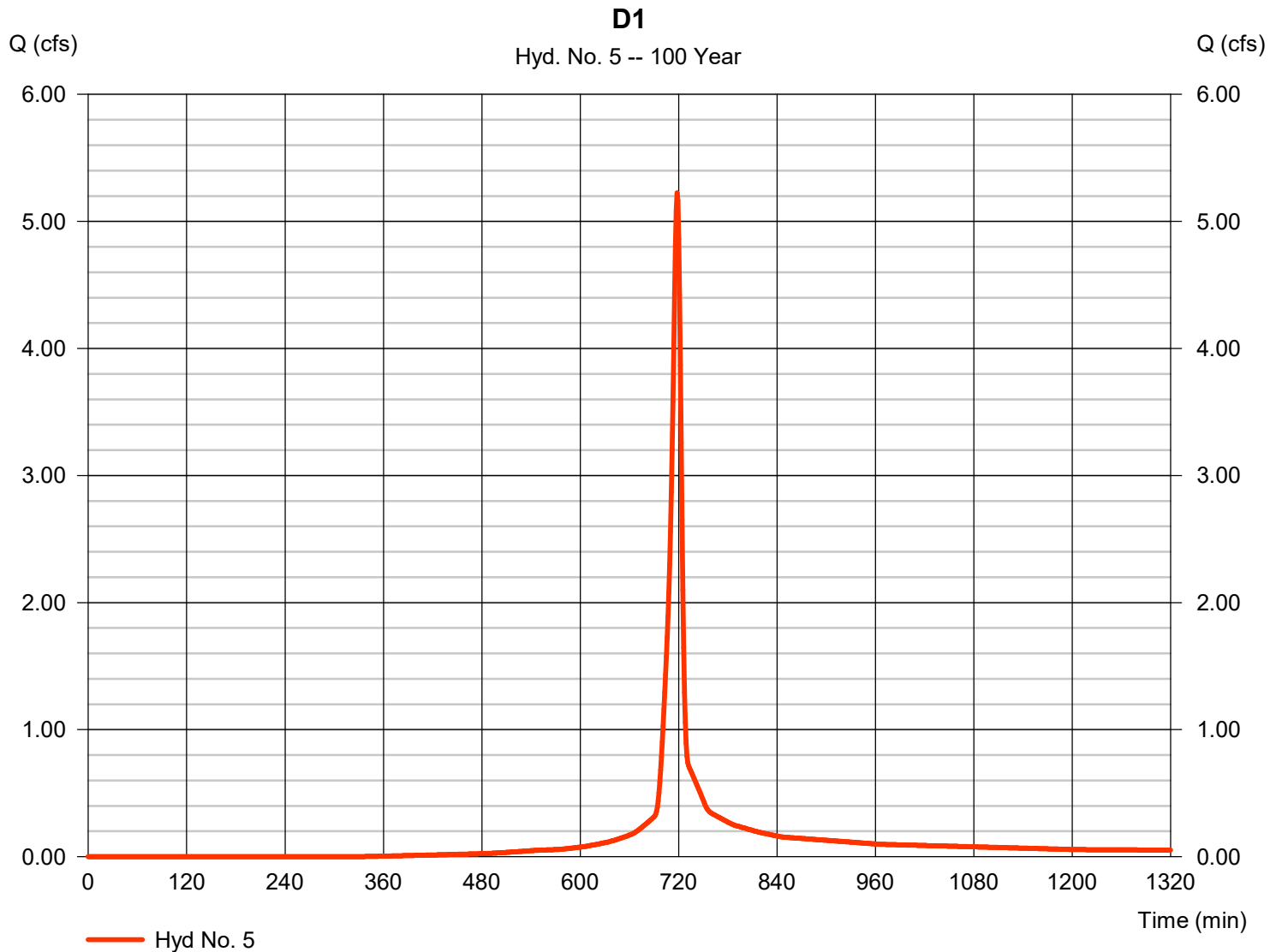
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 5

D1

Hydrograph type	= SCS Runoff	Peak discharge	= 5.225 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 11,396 cuft
Drainage area	= 0.650 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

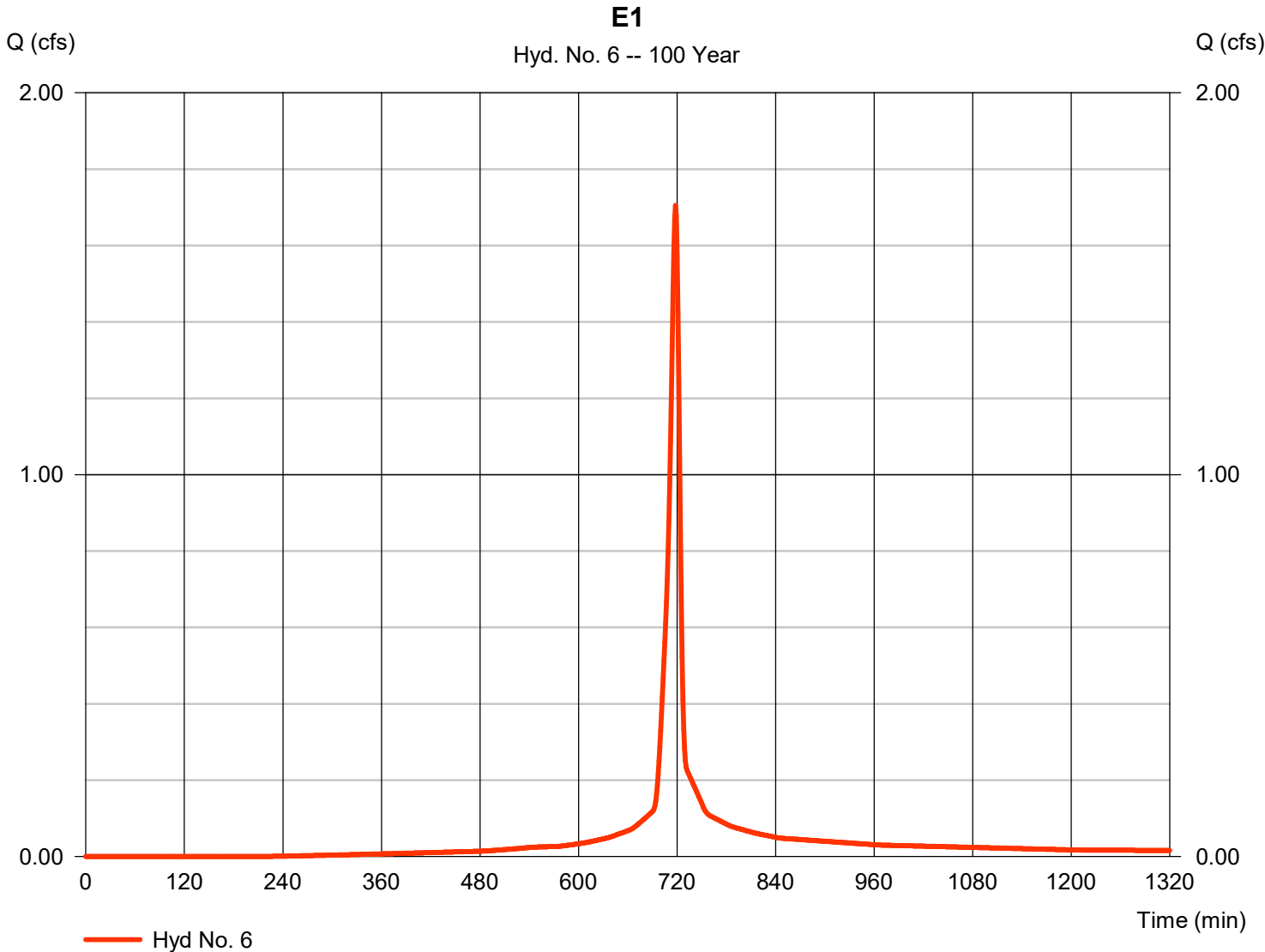
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 07 / 26 / 2024

Hyd. No. 6

E1

Hydrograph type	= SCS Runoff	Peak discharge	= 1.705 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 3,867 cuft
Drainage area	= 0.190 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 8.00 min
Total precip.	= 7.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





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



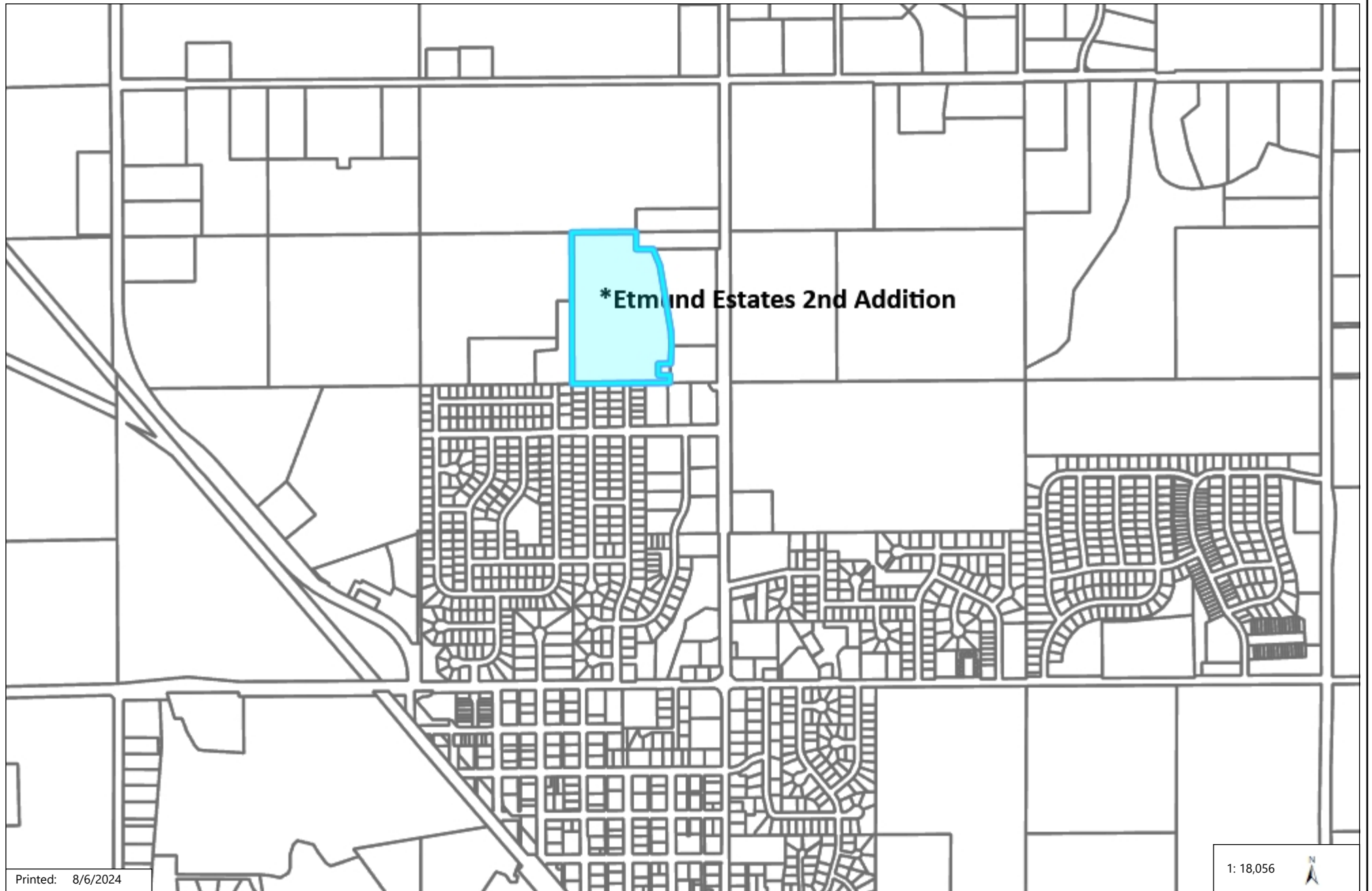
August 6, 2024

- Scott Wobig
SWG4 LLC
819 O Street
Lincoln, NE 68508
- Civil Design Group Inc
Attn: Mike Eckert
8535 Executive Woods Ste 200
Lincoln NE 68512
- Olsson
Attn: Justin Stark P.E.
601 P Street
Lincoln, NE 68508
- Mr. Kelly R. Hoffschneider
Hoffschneider Law
1120 K Street
Lincoln, NE 68508
- Black Hills Energy
Attn: Planning & Engineering
1102 East 1st Street
Papillion, NE 68046
- Windstream Communications
Attn: New Development
Engineer
1440 M Street; 5th Floor
Lincoln, NE 68508
- Zito Media
Attn: Engineering Dept
600 1/2 Grant Ave
York, NE 68467
- Nextlink Internet
Attn: Planning & Engineering
95 Parker Oaks Ln
Hudson Oaks, TX 76087
- Norris Public Power District
Attn: Planning & Engineering
606 Irving Street
Beatrice, NE 68310
- Nebraska 811
824 Weathered Rock Road
Jefferson City, MO 65101
- Hickman Rural Fire District
P.O. Box 67
Hickman, NE 68372
- Norris School District 160
Attn: Administrative Office
25211 South 68th Street
Firth, NE 68358
- Post Office – Hickman
Attn: Postmaster
116 Locust Street
Hickman, NE 68372
- Ms. Pamela L. Dingman
Lancaster Co. Engineer's Off.
444 Cherrycreek Road,
Building C
Lincoln, NE 68528
- Mr. John Berry
Lancaster Co. Engineer's Off.
444 Cherrycreek Road,
Building C
Lincoln, NE 68528
- Lancaster County Assessor
Register of Deeds
555 South 10th Street, Rm 102
Lincoln, NE 68508
- Lancaster County Sheriff's
Office
Administrative Office
575 South 10th Street
Lincoln, NE 68508
- Lincoln/Lancaster County
Attn: Mr. Terry Kathe
555 South 10th Street, Room
203
Lincoln, NE 68508
- Lincoln/Lancaster Co.
Planning
Attn: Mr. George Wesselhoff
555 South 10th Street, Rm 213
Lincoln, NE 68508
- Lancaster County Rural
Water District No. 1
Attn: Mr. Jordan Bang
PO BOX 98
Bennet, NE 68317
- City Bldg. Insp. Dale Stertz
115 Locust Street
Hickman, NE 68372
- 911 Communication Center
Attn: New Development
Planning
575 South 10th, Room 045
Lincoln, NE 68508
- Lower Platte S. Natural
Resources District
Attn: Planning Department
3125 Portia St.
Lincoln, NE 68501-3581

RE: Public Hearing Notice for the Preliminary Plat and Public Hearing Notice for Change in Zoning District from TA to R-2 Medium Density for Etmund Estates 2nd Addition

Parcel ID: 1528202001000 Legal Description: Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372

Enclosed is a copy of the Preliminary Plat submitted by Civil Design Group, Inc., on behalf of SWG4 LLC., for proposed 82 Medium Density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres, north of Hickman Road and west of S. 68th Street. The **Public Hearings** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, September 3, 2024, at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, August 28, 2024, at 12 pm. Comments may be in support or opposition of the proposed preliminary plat application and/or change of zone application. If you would like additional information, you are encouraged to contact the applicant Scott Wobig at (402) 499-7039, or the Hickman City Office by phone (402) 792-2212 or email heidih@hickman.ne.gov. Also enclosed is a map of the application site.





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 1, 2024

Project No. 2024-0034

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

Re: Application for "Etmund Estates 2nd Addition" Preliminary Plat & associated Change of Zone from TA to R2.

Dear Ms. Oelke:

On behalf of our client SWG4 LLC, we submit the enclosed applications for a Preliminary Plat and Change of Zone from TA to R2 on approximately 24 acres of land generally located at west of S. 68th St and north of Autumn Rd & Ridge Rd. This preliminary plat would provide for the future final platting of 36 single-family detached homes and 44 single-family attached townhomes.

We are requesting one waiver to the City of Hickman design standards with this application. It would be to Section 5.6, Block Length, for Block 5 on east side of Autumn Rd. This waiver is requested due to the rapid fall in topography east of these lots. The extension of any streets to the east would likely exceed the maximum grade allowed by Hickman. The future connection to these streets when the land to the east is subdivided would also be difficult as it would go through wetlands and cross a large drainage way from the north. We will build both Ridge Rd and Autumn Rd to our north property line so that a future connection from this neighborhood to S. 68th can be realized via their street network.

In consultation with our neighbors to the west, Arnie & Charlene Cole and Thomas & Jill Tetrick, we will be removing their private access easement from S. 68th St through Etmund Estates to their properties. Per their preference, we are requesting to extend the public ROW and pavement of Cyprus Blvd northward from its current termination point to provide them access to the existing public streets. See the attached exhibit for details on how this extension of Cyprus Blvd would look. Cyprus Blvd provides the best location for the Tetricks to access their property with a limited easement from the Coles.

We are not proposing a connection to S. 68th St. The natural topography from the west down to the drainage way west of S. 68th is extremely steep. Second, the volume of water coming from two upstream drainage basins (142 acres of land) converges upstream of this street. The volume of water that would have to pass under the roadway would require a large box culvert. This culvert would be expensive for the subdivider as well as the City of Hickman who will be responsible for the perpetual maintenance and future replacement of this box culvert.

In conjunction with this submittal we have included the following:

City of Hickman Preliminary Plat Application & review fee of \$1,820.00
City of Hickman Application for a Change of Zoning District from TA to R2 & review fee
of \$500.00

I hope that this letter, the associated plan sheets, exhibits and the drainage report provides you and the City Engineer with adequate information to review this application for presentation to the Hickman Planning Commission and City Council. Please call me at (402) 434-8494 if you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Eckert".

Mike Eckert, AICP

cc: SWG4 LLC

enclosure

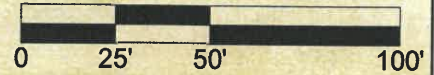
OUTLOT 'A'
 STILL WATERS EQUESTRIAN ACADEMY
 (NOT PART OF PRELIMINARY PLAT)



ACCESS
 EASEMENT

60.00' PROPOSED
 RIGHT-OF-WAY DEDICATION
 BY OWNER

DEAD END SIGNAGE



SCALE: 1"=50'

PROPOSED CONCRETE
 PAVEMENT BY ETMUND
 ESTATES 2ND ADDITION
 DEVELOPERS

CYPRUS BLVD

KRISTI LANE

DWG: F:\Projects\2024\20240034\Landplanning\Base\240034 Background.dwg USER: jll
 DATE: Aug 01, 2024 12:21pm XREFS:

drawn by: JDS
 checked by: -
 project no.: 2024-0034
 date: 08/01/2024

ACCESS EXHIBIT
ETMUND ESTATES 2ND ADD.
LINCOLN, NEBRASKA



Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph. 402-434-8494 Fax 866-215-8747
 www.civildg.com

CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

1



NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

OWNERSHIP AND LIENHOLDER CERTIFICATE

FILE NO: 6124999

**TO: Civil Design Group, Inc.
Jill Schuerman**

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Lot One (1), Etmund Estates 1st Addition, Hickman, Lancaster County, Nebraska.

GRANTEE IN LAST DEED OF RECORD:

SWG4, LLC, a Nebraska limited liability company

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust executed by SWG4, LLC, a Nebraska limited liability company, Trustor to Frontier Bank, Trustee and Beneficiary, in the stated amount of \$100,000.00, dated June 20, 2019, recorded July 2, 2019 as Inst. No. 2019023616; records of Lancaster County, Nebraska. (with other property)

Effective Date: August 1, 2024 at 8:00 am

Nebraska Title Company

By

Registered Abstractor

Please direct inquiries to: Julie Gilburd

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

ORDINANCE NO. 2024-09

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO ZONE CERTAIN PROPERTY NOW ZONED TA TRANSITIONAL AGRICULTURE DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT; AND TO PROVIDE FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. Pursuant to Article 5 of the Zoning Ordinance of the City of Hickman, Nebraska (Ord. No. 2023-11, Section 5.11) to zone property legally described as Etmund Estates 1st Addition, Lot 1, Lancaster County, Nebraska, now zoned TA Transitional Agriculture District to R-2 Medium Density Residential District.

Section 2. The City of Hickman Planning Commission, upon conducting a Public Hearing on September 3, 2024, recommended approval of the aforementioned amendment to the City of Hickman City Council.

Section 3. That the City of Hickman’s “Official Zoning Map”, per Ordinance 2023-11, adopted September 12, 2023, be amended to show the change in zoning set forth in Section 1 of this Ordinance.

Section 4. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this ____ day of _____, 2024.

Phil Goering, Mayor

Attest: Council President Doug Wagner, in lieu of City Clerk (SEAL)



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

APPLICATION FOR A CHANGE OF ZONING DISTRICT

Application # 2024-96

Owner's Name: SWG4 LLC

Owner's Address: 819 'O' Street, Lincoln, NE Zip Code: 68508

Telephone (home): 402-499-7039 (business): _____

Applicant's Name: Mike Eckert, Civil Design Group, Inc.

Applicant's Address: 8535 Executive Woods Dr, Ste 100, Lincoln, NE Zip Code: 68512

Telephone (home): _____ (business): 402-434-8494

Present Use of subject property: Agricultural (TA)

Proposed Use of subject property: Residential (R2)

Present zoning district: TA Requested zoning district: R2

Legal description of property to be rezoned: Etmund Estates 1st Addition, Lot 1

Area of subject property (square feet or acres): 23.88 # of Lots: 82

Indicate uses of adjoining properties (note the zoning district designation and the actual use of the properties):

North: TA, agricultural South: R2 Residential and C-2 Commercial

East: TA, acreage lot West: TA, agricultural with special permit

- If exhibits are furnished, please describe and enumerate. If possible, furnish a plot or site plan showing existing and proposed structures, easements, water courses, curb cutbacks etc.
- The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the purposed situation.

List of Property owners within 300 feet of property (attach sheet if necessary) see attached sheet

* Property Owner Signature: [Signature] Date: 8-1-24

Applicant Signature: [Signature] Date: 8-1-24

*NOTE: If application is for a special permit and the applicant is not the owner of the property, the property owner must sign the application or the applicant must attach written permission of the owner authorizing the applicant to sign on behalf of the owner. By signing this application request form or granting the applicant permission to sign on the owner's behalf, the owner hereby grants all authorized City/County personnel to access the property for purposes of review of this application.

For Office Use Only

Application to be processed for: Change of Zone

Date submitted: 8-1-24 Date notice sent: 8-6 + 8-12

Application #. 2024-96 Filing Fee \$ 500.00

Receipt # 610609 Received by: Heidi Date 8-1-24

Abutting property owner's list received: yes

Certificated of ownership received: yes 8-5-24

Date Zoning Signs Posted: 8-22-24

Date Public Hearing for Planning Commission: 9-3-24

Date Notice of Public Hearing Published: 8-22-24

Decision of Planning Commission Recommend Approval Recommend Denial

Date Public Hearing for City Council: _____

Date Notice Public Hearing Published: _____

Decision of City Council Approved Denied Date: _____

Zoning Administrator Signature: _____ Date: _____

JUSTIFICATION
(You must justify your request)

Questions 1 through 10 must be answered completely. Attach additional sheets if needed.

1. Explain how this request is compatible with the future land use elements of the 2016 Comprehensive Plan. **It is shown as future residential and is planned for that use.**
2. What type of development does the 2016 Comprehensive Plan recommend for this general area? **Residential**
3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
Yes, the soils are wymore silty clay loams prevalent in Lancaster County
4. Is the proposed zoning district in the floodplain hazard area as delineated under the national flood insurance program?
No
5. What is the proposed lowest level of elevation in the development?
1,300'
6. Provide reasons to support the need for the proposed zoning in this area.
The change of zone is consistent with the future land use map in the comprehensive plan.
7. How would the proposed district conform with adjacent zoning districts?
R2 zoning is adjacent to this prelim plat on the south. Future residential is shown in the comp plan for the land north and west. Future commercial is shown to east.
8. What is the general character of the area? Describe.
Rolling hills in row crop production.
9. What type of sewer and water system will be used?
City of Hickman sanitary sewer and water.
10. Does the change affect any proposed school projects?
No.
11. How will the proposed zoning district affect traffic in the area?
Zoning will produce standard residential trips generation suitable for proposed and adjacent road network.



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



NOTICE TO ADJOINING PROPERTY OWNERS WITHIN 300 FEET OF PARCEL REQUESTING A CHANGE IN ZONING DISTRICT

An application for a Change of Zoning District has been received from SWG4,LLC as it applies to property legally described as Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372. The parcel is generally located north of Woodland Boulevard and west of 68th Street (map enclosed). The application requests a Change of Zone from (TA-1) Transitional Agricultural zoning district to (R-2) Medium Density Residential zoning district, as described in the 2023 Zoning Regulations adopted and amended by the City of Hickman. The purpose for the zone change request is to allow for medium density residential use of the property.

The Change of Zone Public Hearing will be held by the Planning Commission on Tuesday, September 3, 2024, at 7 Pm (CST), in the Hickman Community Center/City Hall Meeting Room 128 located at 115 Locust Street, Hickman NE 68372, at which time you may appear in person at the meeting, or, submit written comments by noon (12 p.m.) Wednesday, August 28th, 2024, either in support or in opposition of the proposed Change of Zone application.

The public hearing for this application is not limited to those receiving copies of this notice as you are welcome to notify any additional persons interested in this application and the public hearing. This notice is sent as a courtesy and is not a substitute for the official public hearing notice which will be published in the Voice News weekly publication at least 10 days prior to the September 3, 2024, Planning Commission meeting. Any advisory recommendations made by the Planning Commission will be given to the City Council, who after their separate public hearing, may vote on the 1st, 2nd and 3rd readings of the Ordinance. If approved by the City Council, the Official Zoning Map will be amended to reflect the change of zoning district to R-2 for the parcel.

If you would like additional information, you are encouraged to contact the applicant, Scott Wobig, by phone at 402.499.7039, or the Zoning Enforcement Officer, Heidi Hoglund, by phone at 402.792.2212 or by email heidih@hickman.ne.gov.

Respectfully submitted,

Heidi Hoglund , CFM
Zoning Enforcement Officer

Enclosures: Map of Application Site

CITY OF HICKMAN
115 LOCUST ST.
P.O. BOX 127
HICKMAN, NE 68372

PROPOSED
CHANGE OF
ZONE FROM
TR-1 TO R-2
MEDIUM DENSITY
RESIDENTIAL



Printed: 8/12/2024

Map Scale
1: 9,028

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
SEPTEMBER 3, 2024, MEETING

APPLICATION/FACTS

PROJECT: #2024-96 Change of Zone of Etmund Estates 1st Addition, Lot 1, from Transitional Agriculture District (TA) to Medium Density Residential District (R-2).

APPLICANT: Mike Eckert
Civil Design Group
8535 Executive Woods Drive, Suite 200
Lincoln, Nebraska 68512

OWNER: SWG4, LLC
Gregory Greder
819 O Street
Lincoln, NE 68508

LOCATION: North of Woodland Boulevard and West of 68th Street

LEGAL DESCRIPTION: Etmund Estates 1st Addition, Lot 1

LAND AREA: 23.88 acres

PROPOSAL: Request from SWG4, LLC for a Change of Zone from current Transitional Agriculture District (TA) to Medium Density Residential District (R-2). Property legally described as Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd.

EXISTING ZONING: TA Transitional Agriculture

EXISTING LAND USE: Undeveloped Land

SURROUNDING LAND USE AND ZONING:

North:	Transitional Agriculture	TA
South:	Residential and General Commercial	R-2 & C-2
East:	Transitional Agriculture	TA
West:	Transitional Agriculture	TA

Zoning History and Land Use

The land map from 1995 shows this parcel was zoned TA and used for agriculture farming. Most recent use of the land is farmland.

Etmund Estates 1st Addition Subdivision History:

2016 An administrative final plat was approved on December 13, 2016, to split the parcel into two lots. Lot 1, as shown as the preliminary plat, and lot 2 for future water tower site for the City of Hickman.

Comprehensive Plan Specifications

The Future Land Use Map was updated in 2016 and shows the 23.88-acre parcel to be MDR or Medium Density Residential. The proposed zone change to R-2 Medium Density Residential District is a match to MDR in intent for development of the parcel into a residential subdivision of single-family homes 38 detached and 44 attached. The parcel is contiguous with an R-2 single family residential subdivision to the south.

Corridor Overlay District:

This parcel is not within the Corridor Overlay District.

Zoning Regulations:

2023 Hickman Zoning Regulations

Section 5.11 R-2 Medium Density Residential District

5.11.01 Intent: This district is intended to provide single to four family residential development in areas with adequate public facilities and supporting uses near population centers.

Utilities:

The developer will be responsible for the cost associated with connection to City Sewer and Water.

Conclusions:

The Change of Zone is consistent with the Future Land Use Map in the 2016 Comprehensive Plan. The Change of Zone to R-2 Medium Density Residential District would provide an area for residential development. The property is adjacent and contiguous to the city limits. The access to the property for residential use will be evaluated with the preliminary and final plats.

Staff Recommended Motion:

Recommend approval from the Planning Commission to the City Council, on a change of zone request from Transitional Agriculture District (TA) to Medium Density Residential District (R-2) on property legally described as Etmund Estates 1st Addition, Lot 1, Lancaster County, NE.

CITY OF HICKMAN, NE BROADBAND FRANCHISE

ORDINANCE 2024-08

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.

WHEREAS, ALLO Communications, LLC, Franchisee, has applied to the City of Hickman, Nebraska for a non-exclusive franchise to enter, occupy, and use Right of Way to erect, construct, operate and maintain a Cable System to offer and provide broadband data services to customers in the City of Hickman; and

WHEREAS, the 1934 Communications Act, as amended by the Telecommunications Act of 1996, recognizes and provides state and local government authority to manage the public Right of Way and to require fair and reasonable compensation on a competitively neutral and nondiscriminatory basis;

WHEREAS, a franchise is a general permission to a service provider to enter, use, and occupy the Right of Way for the purpose of locating facilities subject to requirements that a Franchisee must also obtain separate construction and use permits from the City for use of each and every specific location in the Right of Way in which the Franchisee intends to construct, install, operate, maintain, repair or remove identified facilities installed under this Ordinance;

WHEREAS, a franchise does not include, and is not a substitute for any other permit, agreement, or other authorization required by the City, including without limitation, permits required in connection with construction activities in Right of Way which must be administratively approved by the City;

WHEREAS, the grant of a non-exclusive franchise requires submission to and approval by the City Council;

WHEREAS, the City Council finds that the franchise terms and conditions contained in this Ordinance are in the public interest.

NOW, THEREFORE, be it ordained by the Mayor and City Council of the City of Hickman, Lancaster County, Nebraska the following:

This Franchise Agreement ("Franchise") is between the City of Hickman, Nebraska, hereinafter referred to as the "Grantor" and ALLO Communications LLC hereinafter referred to as the "Grantee."

The Grantor hereby acknowledges that the Grantee has the financial, legal, and technical ability of the Grantee is reasonably sufficient to provide services, facilities, and equipment necessary to meet the future cable-related needs of the community, and having afforded the public adequate notice and opportunity for comment, desires to enter into this Franchise with the Grantee for the construction and operation of a Cable System (defined below) on the terms set forth herein.

1. **Definitions:**

- a. "Cable Act" means the Cable Communications Policy Act of 1984, P.L. 98-549, 47 U.S.C. §521 Supp., as it may be amended or superseded.
- b. "Cable System," "Cable Service," and "Basic Cable Service" shall be defined as set forth in the Cable Act.
- c. "Franchise" means the authorization granted hereunder of a franchise, privilege, permit, license or otherwise to construct, operate and maintain a Cable System within the Service Area.
- d. "Gross Revenues" means all revenues, as determined in accordance with generally accepted accounting principles, actually received by Grantee from Subscribers residing within the Service Area for Cable Services purchased by such Subscribers on a regular, recurring monthly basis. Gross Revenues shall not include (1) any taxes, fees or assessments collected by the Grantee from Subscribers for pass-through to a government agency, including, without limitation, the FCC user fee, franchise fee, or sales or utility taxes; (2) unrecovered bad debt; (3) credits, refunds and deposits paid to Subscribers.
- e. "Service Area" shall mean the geographic boundaries of the Grantor.
- f. "Streets" means the public streets, avenues, highways, boulevards, concourses, driveways, bridges, tunnels, parks, parkways, waterways, alleys, all other rights-of-way and easements, and the public grounds, places or water within the geographic boundaries of Grantor.
- g. "Subscriber" means any person lawfully receiving any Cable Service from the Grantee.

2. **Granting of Franchise.** The Grantor hereby grants to Grantee a non-exclusive Franchise for the use of the Streets and dedicated easements within the Service Area for the construction, operation and maintenance of the Cable System, upon the terms and conditions set forth herein. Nothing in this Franchise shall be construed to prohibit the Grantee from offering any service over its Cable System that is not prohibited by federal or state law.

3. **Term.** The Franchise shall be for a term of ten (10) years, commencing on the Effective Date of this Franchise as set forth in Section 14.

4. **Police Powers and Conflicts with Franchise.** The Grantee agrees to comply with the terms of any lawfully adopted generally applicable local ordinance, to the extent that the provisions of the ordinance do not have the effect of limiting the benefits that are granted by this Franchise.

5. **Use of the Streets and Dedicated Easements.**

- a. Grantee shall have the right to use the Streets of the Grantor for the construction, operation and maintenance of the Cable System, including the right to repair,

replace and enlarge and extend the Cable System, provided that Grantee shall utilize the facilities of utilities whenever practicable.

- b. The facilities of the Grantee shall be installed underground in those Service Areas where existing telephone and electric services are both underground at the time of system construction. In areas where either telephone or electric utility facilities are installed aerially at the time of system construction, the Grantee may install its facilities aerially with the understanding that at such time as the existing aerial facilities are required to be placed underground by the Grantor, the Grantee shall likewise place its facilities underground.
- c. Grantee shall have the right to remove, trim, cut and keep clear of the Cable System, the trees in and along the Streets of the Grantor.
- d. Grantee in the exercise of any right granted to it by the Franchise shall, at no cost to the Grantor, promptly repair or replace any facility or service of the Grantor which Grantee damages, including but not limited to any Street or sewer, electric facility, water main, fire alarm, police communication or traffic control.
- e. Grantee shall not be required to obtain any permits or other licenses for drop work that is outside of Streets or drop work that does not involve the disturbance of hardscape infrastructure (e.g., concrete or asphalt), and Grantee shall be charged only those fees published in the Grantor's rights-of-way fee schedule (if applicable) for drop work.

6. Maintenance of the System.

- a. Grantee shall at all times employ ordinary care in the maintenance and operation of the Cable System so as not to endanger the life, health or property of any citizen of the Grantor or the property of the Grantor
- b. All construction practices and installation of equipment shall be done in accordance with all applicable sections of the National Electric Safety Code.
- c. The Cable System shall be designed, constructed and operated so as to meet those technical standards adopted by the FCC relating to Cable Systems contained in part 76 of the FCC's rules and regulations as they may, from time to time, be amended, regardless of the transmission technology utilized.
- d. Grantee shall test the Cable System consistent with FCC regulations.

7. Service.

- a. The Grantee shall make Cable Service distributed over the Cable System available to every residence within the Service Area where there is a minimum density of at least thirty (30) residences per linear strand mile of cable (excluding any home subscribing to any satellite service) as measured from Grantee's closest trunk line or distribution cable that is actively delivering Cable Service as of the date of such request for service. If such residence is located within one hundred twenty-five (125) feet of Grantee's feeder cable, the Cable Service will be provided at Grantee's published rate for standard installations. Notwithstanding the foregoing, the Grantee shall have the right,

but not the obligation, to extend the Cable System into any portion of the Service Area where another operator is providing Cable Service, into any annexed area which is not contiguous to the present Service Area of the Grantee or to any area which is financially or technically infeasible. Grantee at its discretion may make Cable Service available to businesses within the Service Area. Cable Service offered to Subscribers pursuant to this Franchise shall be conditioned upon Grantee having legal access to any such Subscriber's dwelling unit or other units wherein such Cable Service is provided. Nothing herein shall be construed to limit the Grantee's ability to offer or provide bulk rate discounts or promotions.

b. The Grantor shall promptly provide written notice to the Grantee of its annexation of any territory which is being provided Cable Service by the Grantee or its affiliates. Such annexed area will be subject to the provisions of this Franchise upon sixty (60) days' written notice from the Grantor, subject to the conditions set forth below and subsection (a) above. The Grantor shall also notify Grantee in writing of all new street address assignments or changes within the Service Area. Grantee shall within ninety (90) days after receipt of the annexation notice, pay the Grantor franchise fees on revenue received from the operation of the Cable System to provide Cable Services in any area annexed by the Grantor if the Grantor has provided a written annexation notice that includes the addresses that will be moved into the Service Area in an Excel format or in a format that will allow Grantee to change its billing system. All notices due under this section shall be sent by certified mail, return receipt requested to the addresses set forth in Section 11 with a copy to the Manager of Government Affairs. In any audit of franchise fees due under this Agreement, Grantee shall not be liable for franchise fees on annexed areas unless and until Grantee has received notification and information that meets the standards set forth in this section.

8. Insurance/Indemnity.

a. The Grantee shall maintain throughout the term of the Franchise insurance in amounts at least as follows:

Workers' Compensation	Statutory Limits
Commercial General Liability	\$1,000,000 per occurrence, \$2,000,000 General Aggregate
Auto Liability including coverage on all owned, non owned hired autos	\$1,000,000 per occurrence Combined Single Limit
Umbrella Liability	\$3,000,000 per occurrence

b. The Grantor shall be added as an additional insured, arising out of work performed by Charter, to the above Commercial General Liability, Auto Liability and Umbrella Liability insurance coverage.

- c. The Grantee shall furnish the Grantor with current certificates of insurance evidencing such coverage upon request.
- d. Grantee hereby agrees to indemnify and hold the Grantor, including its agents and employees, harmless from any claims or damages resulting from the actions of Grantee in constructing, operating or maintaining the Cable System. Grantor agrees to give the Grantee written notice of its obligation to indemnify Grantor within ten (10) days of receipt of a claim or action pursuant to this section. Notwithstanding the foregoing, the Grantee shall not be obligated to indemnify Grantor for any damages, liability or claims resulting from the willful misconduct or negligence of Grantor or for the Grantor's use of the Cable System.

9. Revocation.

- a. Prior to revocation or termination of the Franchise, the Grantor shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of noncompliance by the Grantee, including one or more instances of noncompliance with a material provision of the Franchise. The notice shall set forth the exact nature of the noncompliance. The Grantee shall have sixty (60) days from such notice to either object in writing and to state its reasons for such objection and provide any explanation or to cure the alleged noncompliance. If Grantee has not cured the breach within such sixty (60) day time period or if the Grantor has not otherwise received a satisfactory response from Grantee, the Grantor may then seek to revoke the Franchise at a public hearing. The Grantee shall be given at least thirty (30) days prior written notice of such public hearing, specifying the time and place of such hearing and stating its intent to revoke the Franchise.
- b. At the hearing, the Grantor shall give the Grantee an opportunity to state its position on the matter, present evidence and question witnesses, after which it shall determine whether or not the Franchise shall be revoked. The Grantee may appeal such determination to court of competent jurisdiction.
- c. Upon revocation of the Franchise, Grantee may, at Grantee's expense, remove the Cable System from the Streets of the Grantor, or abandon the Cable System in place.

10. Confidentiality. If Grantee provides any books and records to the Grantor, the Grantor agrees to treat as confidential such books, records or maps that constitute proprietary or confidential information as allowed by applicable law. Until otherwise ordered by a court or agency of competent jurisdiction, the Grantor agrees that, to the extent permitted by state and federal law, it shall deny access to any of Grantee's books and records marked confidential to any person.

11. Notices, Miscellaneous.

- a. Unless otherwise provided by federal, state or local law, all notices, reports or demands pursuant to this Franchise shall be in writing and shall be deemed to be sufficiently given upon delivery to a Person at the address set forth below, or by U.S. certified mail, return receipt requested, nationally or internationally

recognized courier service such as Federal Express or electronic mail communication to the designated electronic mail address provided below. Grantee shall provide thirty (30) days written notice of any changes in rates, programming services or channel positions using any reasonable written means. As set forth above, notice served upon the Grantor shall be delivered or sent to:

Grantor: City of Hickman
Attn: City Clerk
PO Box 127 / 115 Locust Street
Hickman, NE 68372
Phone: (402)792-2212
Email: cityclerk@hickman.ne.gov

Grantee: ALLO Communications LLC
Attn.: President
330 S 21st Street
Lincoln, NE 68510
E-mail: brad.moline@allofiber.com

Copy to: ALLO Communications LLC
Attn: Legal Department
121 S 13th St, Suite 100
Lincoln, NE 68508
Email: Legal@allofiber.com

- b. All provisions of this Franchise shall apply to the respective parties, their lawful successors, transferees and assigns.
 - c. If any particular section of this Franchise shall be held invalid, the remaining provisions and their application shall not be affected thereby.
 - d. In the event of any conflict between this Franchise and any Grantor ordinance or regulation, this Franchise will prevail.
12. **Force Majeure.** The Grantee shall not be held in default under, or in noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by circumstances reasonably beyond the ability of the Grantee to anticipate and control. This provision includes, but is not limited to, severe or unusual weather conditions, fire, flood, or other acts of God, strikes, work delays caused by failure of utility providers to service, maintain or monitor their utility poles to which Grantee's Cable System is attached, as well as unavailability of materials and/or qualified labor to perform the work necessary.

13. Franchise Fee.

- a. Grantee shall pay to the Grantor annually an amount equal to three percent (3%) of the Gross Revenues for such calendar year. This Franchise Fee may be increased by the Grantor upon ninety (90) days prior written notice to Grantee.
- b. Each year during which the Franchise is in force, Grantee shall pay Grantor no later than thirty (30) days after the end of each calendar year the franchise fees required by this section, together with a financial statement showing total Gross Revenues derived from the Cable System during such year. The Grantor shall have the right to review the previous year's books of the Grantee to the extent necessary to ensure proper payment of the fees payable hereunder.

14. Effective Date. The Franchise granted herein will take effect and be in full force from such date of acceptance by Grantee recorded on the signature page of this Franchise. This Franchise shall expire on _____ (ten years from date of signature page) unless extended in accordance with Section 3 of this Franchise or by the mutual agreement of the parties.

15. Acceptance and Entire Agreement. The Grantor and the Grantee, by virtue of the signatures set forth below, agree to be legally bound by all provisions and conditions set forth in this Franchise. The Franchise constitutes the entire agreement between the Grantor and the Grantee. No modifications to this Franchise may be made without an appropriate written amendment signed by both parties. If any fee or grant that is passed through to Subscribers is required by this Franchise, other than the franchise fee, such fee or grant shall go into effect sixty (60) days after the Effective Date of this Franchise.

16. Franchise Transfer. The Franchise granted hereunder shall not be assigned, other than by operation of law or to an entity controlling, controlled by, or under common control with the Grantee, without the prior consent of the Grantor, such consent not to be unreasonably withheld or delayed. No such consent shall be required, however, for a transfer in trust, by mortgage, by other hypothecation, or by assignment of any rights, title, or interest of the Grantee in the Franchise or Cable System to secure indebtedness. Within thirty (30) days of receiving a request for transfer, the Grantor shall notify the Grantee in writing of any additional information it reasonably requires to determine the legal, financial and technical qualifications of the transferee.

17. Equal Protection. If any other provider of cable services or video services (without regard to the technology used to deliver such services) is lawfully authorized by the Grantor or by any other State or federal governmental entity to provide such services using facilities located wholly or partly in the public rights-of-way of the Grantor, the Grantor shall within thirty (30) days of a written request from Grantee, modify this Franchise to ensure that the obligations applicable to Grantee are no more burdensome than those imposed on the applicable provider. If the Grantor fails to make modifications consistent with this requirement, Grantee's Franchise shall be deemed so modified thirty (30) days after the Grantee's initial written notice. As an alternative to the Franchise modification request, the Grantee shall have the right and may choose to have this Franchise with the Grantor be deemed expired thirty (30) days after written notice to the Grantor. Nothing in this Franchise shall impair the right of the Grantee to terminate this Franchise and, at Grantee's option, negotiate a renewal or replacement franchise, license, consent, certificate or other authorization with any appropriate government entity.

18. PEG Access. Grantee shall provide one channel on the Cable System for use by the Grantor non-commercial, video programming for public, education and government ("PEG") access programming. The Grantor shall have responsibility for programming content for the PEG channel. The PEG channels may be placed on any tier of service available to Subscribers.

19. Courtesy Service. Upon request, the Grantee shall furnish, without installation charge and without monthly fees one standard installation of Basic Cable Service at the locations detailed on Exhibit A, provided that such location can be served by a drop of 150 feet or less and such location is, at the time of the request and at all times while receiving complimentary Basic Cable Service, receiving both voice and internet services from Grantee. In the event the application location and/or applicable applicant is not receiving both voice and internet services from Grantee, Grantee shall have no obligation to provide complimentary Basic Cable Service and shall have the right terminate the applicable location's courtesy Basic Cable Service. The cost of any drop in excess of 150 feet shall be borne by the party requesting the service.

This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____ 2024.

CITY OF HICKMAN

Phil Goering, Mayor

Attest: Council President Doug Wagner, in lieu of City Clerk (SEAL)

Accepted this ____ day of ____, 2024, subject to applicable federal, state and local law.

ALLO Communications LLC

Signature: _____

Name/Title: Bradley A. Moline/President

Date: _____

EXHIBIT A

Hickman City Hall
115 Locust Street
Hickman, NE 68372



Welcome to the Fiber Future



2003 — 20 YEARS — 2023

Who Is ALLO

Competitive Fiber-to-the-Premise Provider

- Founded in 2003
- Ubiquitous City-Wide Fiber Networks
- Pass 1 Million+ Population
- Nelnet, Inc. / SDC Capital Partners

Employees:

- 1,800 and growing

Customers:

- 185,000+ (weekly adds 1,000+)

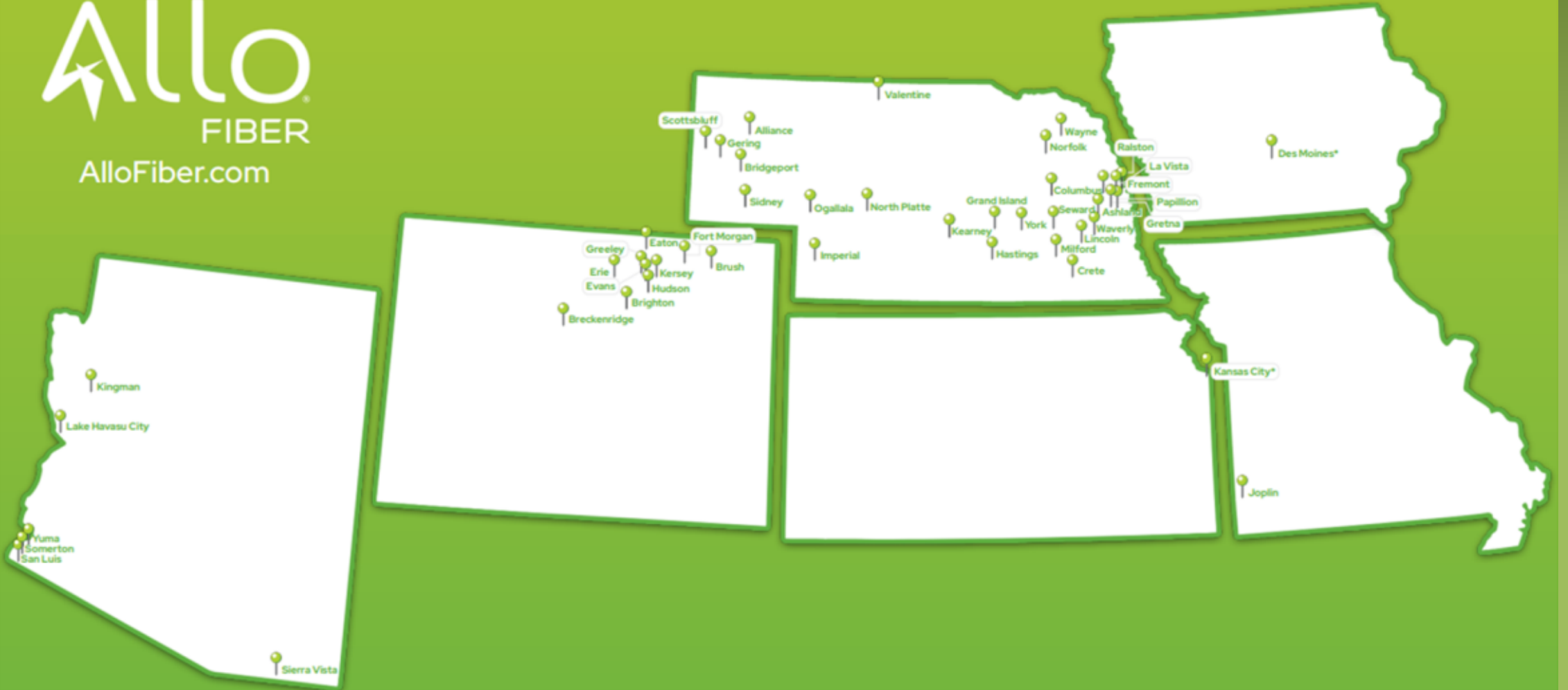
Current Communities:

- 1,500 to 290,000 in population





AlloFiber.com



Arizona

- Kingman
- Lake Havasu City
- San Luis
- Sierra Vista
- Somerton
- Yuma

Colorado

- Breckenridge
- Brighton
- Brush
- Eaton
- Erie
- Evans
- Fort Morgan
- Greeley
- Hudson
- Kersey

Nebraska

- Alliance
- Ashland
- Bridgeport
- Columbus
- Crete
- Fremont
- Gering
- Grand Island
- Gretna
- Hastings
- Imperial
- Kearney
- La Vista
- Lincoln and Lancaster County
- Milford
- Norfolk
- North Platte
- Ogallala
- Papillion
- Ralston
- Scottsbluff
- Seward and Seward County
- Sidney
- Valentine
- Waverly
- Wayne
- York

Iowa

- Des Moines*

Kansas

- Kansas City*

Missouri

- Joplin
- Kansas City*

*Serviceable by Off-Net ALLO Business Products and Services

Who Is ALLO



Our Core Values

HONEST

- Customers, Vendors, Associates
- Fair, No Pricing Gimmicks

EXCEPTIONAL

- Service Platform
- Implementation of Technology
- Net Promoter Score = 65+

LOCAL

- Close Relationship with Communities
- Local Employees and Presence

HASSLE-FREE

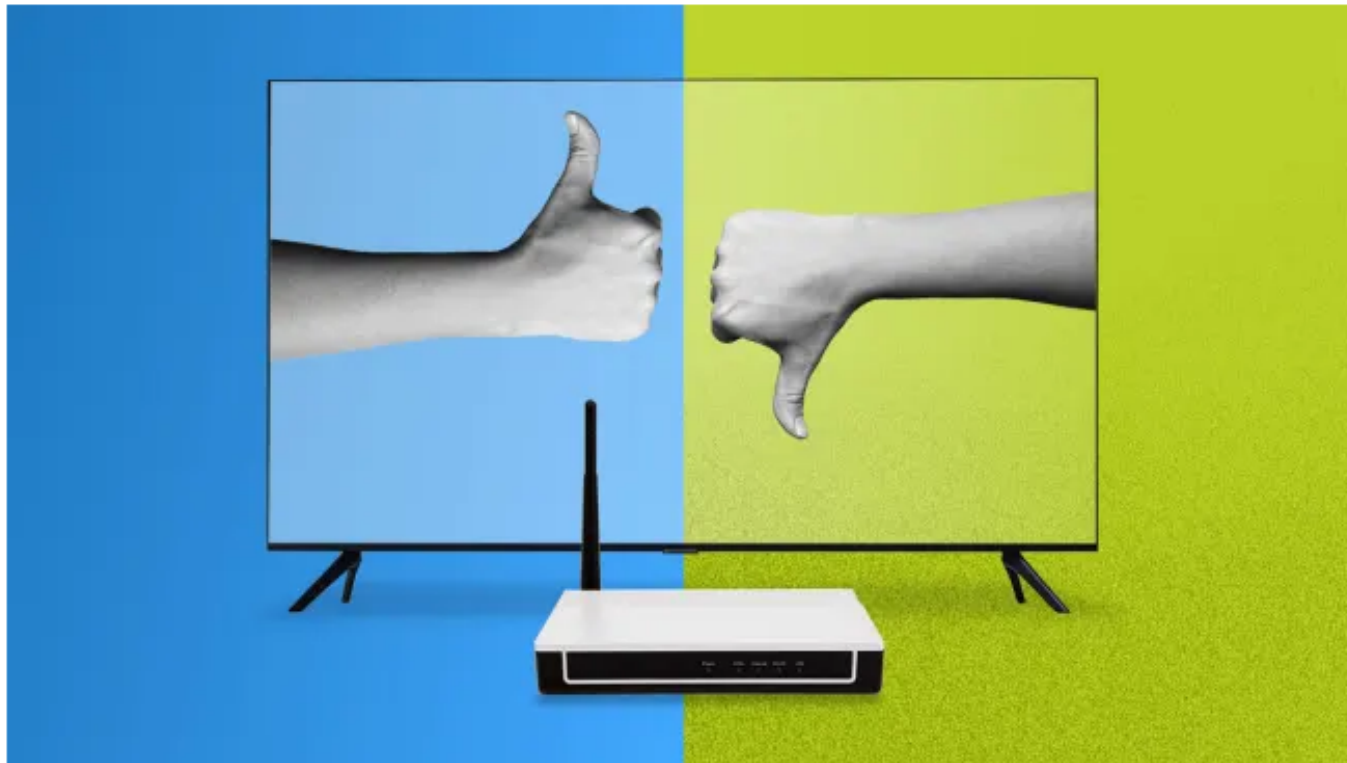
- Efficient Construction Interval
- Easy to Do Business

Best and Worst Home Internet Providers

People have lots of complaints about the biggest ISPs, such as Cox, Spectrum, Optimum, and Xfinity. But some smaller ISPs earn top scores in CR's ratings.

By James K. Willcox

Updated June 10, 2024



95	Greenlight Networks	VALUE 1 5 / 5
		RELIABILITY 1 5 / 5
		SPEED 1 5 / 5
		TECHNICAL SUPPORT 1 5 / 5
92	EPB	VALUE 1 5 / 5
		RELIABILITY 1 5 / 5
		SPEED 1 5 / 5
		TECHNICAL SUPPORT 1 5 / 5
88	Allo Fiber	VALUE 1 4 / 5
		RELIABILITY 1 5 / 5
		SPEED 1 5 / 5
		TECHNICAL SUPPORT 1 5 / 5
86	Google Fiber	VALUE 1 5 / 5
		RELIABILITY 1 5 / 5
		SPEED 1 5 / 5
		TECHNICAL SUPPORT 1 5 / 5

The majority of internet service providers in CR's latest broadband survey earned our lowest rating for value.

Photo Illustration: Lacey Browne/Consumer Reports, Getty Images





Award-winning internet service with a local heart



Residential / MDU Solutions



ALLO Fiber Internet

- **Wi-Fi 6/7 Wireless Router Included**
- **2.5 GIG, 1 GIG, 500 Mbps Symmetrical Options (10 GIG to Home)**
- **Wi-Fi Security Included**
- **Connect 250+ Devices Simultaneously**
- **Outdoor Wi-Fi**



ALLO Fiber TV

- **Full Channel Lineup**
- **Local Stations**
- **Wireless Set-Top Boxes**
- **Award-Winning User Interface**



ALLO Fiber Phone

- **Keep Existing Number**
- **Unlimited Long Distance**
- **Voicemail**
- **Call Waiting**

Business Solutions



Business Internet and MetroEthernet

- Synchronous Internet
Speeds of 500 Mbps to 10 GIG+
- Redundant Connections
Minimize Latency and Jitter
- Layer 2 Connections Up
to 100 GIG
- NextGen Firewalls
- Cybersecurity / Technology
Solutions



Business Phone and Hosted PBX

- SIP, PRI, POTs, and Full Features at
Competitive Prices
- Hosted PBX systems with Feature-
Rich Solutions
- Teams Voice



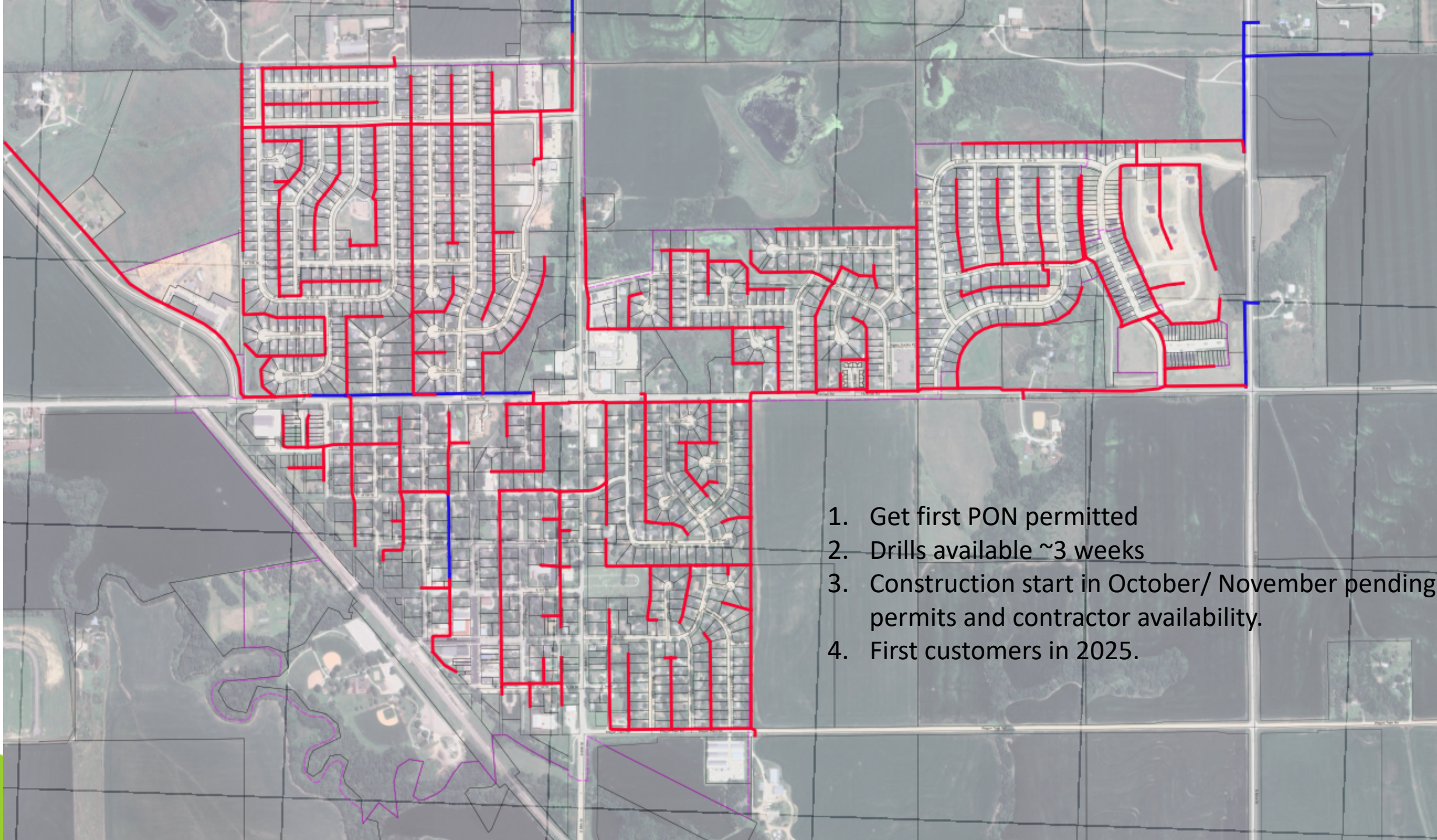
Business TV

- Tangerine Global with 200+ Channels
- Customizable Packages

SMARTLIFE

Where connectivity meets accelerated innovation and elevated experiences.





1. Get first PON permitted
2. Drills available ~3 weeks
3. Construction start in October/ November pending permits and contractor availability.
4. First customers in 2025.

A Proven Partner

Dave Miller, General Manager, Eastern Nebraska

Dave.Miller@allofiber.com

Andrew Vinton, Legal Counsel

Andrew.Vinton@allofiber.com

Ed Jarrett, Senior Manager of Plant Operations

Ed.Jarrett@allofiber.com

Invoice



Creative Sites, LLC

11506 Pierce Street
Omaha, NE 68144
Julie Kutilek
402-614-4606

Date: 09/13/2024
Invoice No.: 2420
Due Date: 09/23/2024
Salesperson: Julie Kutilek
Customer PO No: Hickman City Park

Bill To:
City of Hickman
115 Locust Street
Hickman, NE 68372

Qty	Item	Description	Unit Price	Total
1		Playground Instalation	\$51,405.00	\$51,405.00
1		Ecoturf Poured Rubber Surface 2,100sf	\$31,500.00	\$31,500.00
1		Additional Zip Line Area Per Trent Georgiana	\$5,015.00	\$5,015.00
1		Additional Ecoturf Surfacing 218sf Per Trent Georgiana	\$3,488.00	\$3,488.00

Total \$91,408.00
Balance Due \$91,408.00

Thank you for your order!

Please contact us for more information about payment options.

Thank you for your business.

CERTIFICATE OF PAYMENT: 10



Date of Issuance: September 16, 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: \$ 2,260,182.86

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. 5	\$0.00	No. 6	\$10,256.72
No. 7	\$3,683.38	No. 8	\$265.23	No. 9	
No. 10		No. 11		No. 12	

Total Contract Cost: \$ 4,170,824.71

Value of completed work and materials stored to date	\$ 2,260,182.86
Less retainage percentage 5%	\$ 113,009.14
Net amount due including this estimate	\$ 2,147,173.72

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	\$190,000.00
No. 7	\$411,154.00	No. 8	\$96,900.00	No. 9	\$327,750.00

Total Previous Estimates: \$2,099,673.72

NET AMOUNT DUE THIS ESTIMATE: \$ 47,500.00

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. 10

To (Owner):	City of Hickman	Application Period:	8/1/2024	8/31/2024	Application Date:	9/6/2024
Contractor	Neuvirth Construction Inc	PROJECT NAME			Invoice Number	1423 10
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	\$ 265.23	CO8 Heater Alteration
8	\$ 3,683.38	CO7 Wall Penetration
9	\$ 10,256.72	CO6 Site Piping
10	\$ -	
TOTALS	\$ -	
NET CHANGE BY	\$ -	
CHANGE ORDERS	\$ 203,924.71	

1. ORIGINAL CONTRACT PRICE	\$ \$ 3,966,900.00
1a. Overage Not by Change Order	
2. Net change by Change Orders	\$ \$ 203,924.71
3. CURRENT CONTRACT PRICE (Line 1±1a± 2)	\$ \$ 4,170,824.71
4. TOTAL COMPLETED AND STORED TO DATE (Column G+J on Progress Estimate)	\$ \$ 2,260,182.86
5. RETAINAGE:	
a. 5% <input checked="" type="checkbox"/> Override Work Completed	\$ \$ 2,500.00
b. 5% <input checked="" type="checkbox"/> Override Stored Materials	\$ \$ -
c. Retainage (Line 5a + Line 5b)	\$ \$ 2,500.00
d. Previous retainage	\$ \$ 110,509.14
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c-Line 5d)	\$ \$ 2,147,173.72
7. LESS PREVIOUS PAYMENTS	\$ \$ 2,099,673.72
8. AMOUNT DUE THIS APPLICATION	\$ \$ 47,500.00
9. BALANCE TO FINISH (Column O on Progress Estimate)	\$ \$ 1,913,141.85
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: 2024.09.06 13:31:31-05'00'

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)

Progress Estimate

Contractors Application

10

Job Name		Hickman WWTP				Invoice Number:		1423 10		Neuvirth Construction Inc				
Application Date		9/6/2024				Application Period:		8/1/2024	8/31/2024					
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	\$ 279,974.00	\$ -	0.00		\$ -	\$ 279,974.00	67.37%	\$ 135,581.67	\$ -
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	\$ 515,000.00	\$ -	0.00		\$ -	\$ 515,000.00	90.06%	\$ 56,834.48	\$ -
10	Headworks Interior	1	0.00	\$ 460,917.24	\$ 460,917.24	\$ 230,000.00	\$ -	0.11	\$ 50,000.00	\$ -	\$ 280,000.00	60.75%	\$ 180,917.24	\$ -
11	Headworks Excavation	1	0.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	0.00		\$ -	\$ 100,000.00	100.00%	\$ -	\$ -
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	\$ 24,273.78	\$ -	0.00		\$ -	\$ 24,273.78	83.43%	\$ 4,821.37	\$ -
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	\$ 40,000.00	\$ -	0.00		\$ -	\$ 40,000.00	32.12%	\$ 84,523.00	\$ -
17	Site Work	1	0.00	\$ 135,086.51	\$ 135,086.51	\$ 50,000.00	\$ -	0.00		\$ -	\$ 50,000.00	37.01%	\$ 85,086.51	\$ -
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	\$ -
	CO6 Site Piping Adjustments	1	0.00	\$ 10,256.72	\$ 10,256.72	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 10,256.72	\$ -
	CPR 006 Headworks Form Savers	1	0.00	\$ 15,593.32	\$ 15,593.32	\$ 13,000.00	\$ -	0.00		\$ -	\$ 13,000.00	83.37%	\$ 2,593.32	\$ -
	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	\$ 39,819.68	\$ -	0.00		\$ -	\$ 39,819.68	100.00%	\$ -	\$ -
	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	\$ -	\$ -
	CO7 Wall Penetration	1	0.00	\$ 3,683.38	\$ 3,683.38	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 3,683.38	\$ -
	CO8 Heater Alterations	1	0.00	\$ 265.23	\$ 265.23	\$ -	\$ -	0.00		\$ -	\$ -	0.00%	\$ 265.23	\$ -
	Additional Handrail	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
	Launder Covers	0	0.00	\$ -	\$ -	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
Original Contract Total					\$ 3,966,900.00	\$ 2,210,182.86	//////	\$ 50,000.00	\$ -	\$ 2,260,182.86	56.98%	\$ 1,910,641.85	\$ -	
Net Increase/Decrease Total					\$ -									
C/O Total					\$ 203,924.71									