

City Council Regular Meeting  
Tuesday, January 14, 2025 7:00 PM

Hickman Community Center/City Hall

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. 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 December 10, 2024 City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report, Bank Statements and Sales Tax as of September 30, 2024.
6. Proclamations, Presentations, Appointments, Affirmations & Introductions
  - 6.A. Resignation of Andrew Seuferer from the Planning Commission.
  - 6.B. Resignation of Nancy Brandt from the Planning Commission.
7. Reports
  - 7.A. Reading, Historical & Tech Center
  - 7.B. City Code Violations, Abatements, Nuisances and Permits
  - 7.C. Public Works and Parks and Recreation Department
  - 7.D. Planning Commission Report
  - 7.E. Lancaster County Sheriff's Office Report
  - 7.F. Community Center Report
8. Public Hearings
9. Unfinished Business
  - 9.A. Ordinance 2024-16, an ordinance vacating the north/south alley in Block 19.(Third Reading)
  - 9.B. Ordinance 2024-17, an ordinance vacating the north/south alley in Block 1.
  - 9.C. Ordinance 2024-18, Municipal Electrical System Deposit.
10. New Business
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
  - 12.A. The City Office will be Closed for Martin Luther King Jr. Day, Monday, January 20, 2025
13. Meeting Adjournment

## **MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD December 10, 2024**

Mayor Phil Goering called the meeting to order at 7:00 pm on December 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. Mayor Phil Goering and Council Members Tina Ziemann, Dave Kulwicki, Steve Noren, Travis Borchardt, Doug Wagner, 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**

Mayor Goering thanked everyone for coming and wished them a Merry Christmas and happy New Year.

### **Consent Agenda**

The Consent Agenda included approval of the November 26, 2024, City Council Meeting Minutes and the Claims and Accounts Payable Report. The City Administrator presented the Claims and Accounts Payable Report. Motion by Council Member Wagner and a second by Ziemann to approve the Consent Agenda as presented. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Meese and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Proclamations, Presentations, Appointments, Affirmations & Introductions**

The City Clerk reported the certified 2024 Election results as follows: Tina Ziemann 763 votes; Steve Noren 667 votes; John Meese, Jr. 611 votes; Jeffrey A. Wharton 453 votes; and Justin Drahota 700 votes. The City Clerk then called John Meese to surrender as the outgoing officer of the City Council. John Meese stated, "I surrender my office to my successor, Justin Drahota". Mayor Goering presented John Meese, Jr. with a Certificate of Appreciation for his time served as City Council Member. Mayor Goering then gave Justin Drahota the Oath of Office.

Motion by Council Member Noren and second by Borchardt to nominate Doug Wagner as the Hickman City Council President. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0, Council Member Wagner abstained. Motion by Council Member Ziemann and a second by Borchardt to close the nominations and nominate Doug Wagner for Hickman City Council President. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0, Council Member Wagner abstained. Motion by Council Member Ziemann and a second by Noren to affirm and approve appointee Council Member Doug Wagner as Hickman City Council President. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0, Council Member Wagner abstained.

Mayor Goering presented the resignation of Ray Paulson as Electrical Inspector. Motion by Council Member Wagner and a second by Ziemann to accept the resignation of Ray Paulson as Electrical Inspector. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. Mayor Goering thanked Mr. Paulson for his years of service and presented him a Certificate of Appreciation.

Mayor Goering presented the Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustment & Other City Positions and Assigned Committees. Motion by Council Member Wagner and a second by Ziemann to approve affirmation of Mayor's Appointments of City Appointed Officials, City Department Heads, Planning Commission, Board of Adjustment & Other City Positions and Assigned Committees for 2025. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. Mayor Goering introduced Brian Flood, the newly appointed Electrical Inspector.

### **Reports**

The City Administrator presented the Planning Commission Report. Deputy Parmer presented the Lancaster County Sheriff's Report. The City Administrator presented the Community Center Report. Motion by Council Member Noren and a second by Ziemann to approve reports. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Public Hearings – None**

### **Unfinished Business**

Motion by Council Member Noren and a second by Wagner to table the third reading of Ordinance No. 2024-16, an ordinance vacating the north/south alley in Block 19. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **New Business**

Mayor Goering introduced and read Resolution 2024-21. Be it resolved by the Mayor and Council of the City of Hickman, Nebraska: That the City Council and employees of the City of Hickman join together to extend Holiday Greetings and Best Wishes to the citizens of Hickman and the surrounding area; for a joyous Christmas and a Happy New Year filled with peace, happiness and prosperity; and that the joy which is shared during the Christmas season remain in our hearts throughout the year. Motion by Council Member Borchardt and a second by Wagner to approve Resolution 2024-21. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Goering presented Ordinance 2024-21. The City Administrator explained that this was a similar ordinance brought to them in August 2024, an amendment to the Subdivision Agreement to revise a ghost plat to move the line for building positioning on the acreage. Noren introduced

Ordinance 2024-21 and asked the Clerk to read it by title. Ordinance 2024-21, an ordinance to amend the Subdivision Agreement of Salt Creek Reserve 1st Addition, a subdivision within the zoning jurisdiction of the City of Hickman, Lancaster County, Nebraska; and to provide for an effective date thereof. Motion by Council Member Wagner and a second by Ziemann to waive the three-reading rule for Ordinance No. 2024-21. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Drahota and Wagner. The following Council Members voted "NAY": Borchardt. Motion passed 5-1. Motion by Council Member Noren and a second by Wagner to approve Ordinance 2024-21 on the first and final reading. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Nate O'Keefe with Olsson explained the Change Orders for the Wastewater Treatment Plant Project. Motion by Council Member Ziemann and a second by Borchardt to approve Wastewater Treatment Plant Project Change Order No. 10 for change in paving extents and slope, increase of \$5,855.70. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. Motion by Council Member Borchardt and a second by Wagner to approve Wastewater Treatment Plant Project Change Order No. 11 removing Bid Alternate 1: sandblasting, repair, and repair of existing final clarifier from contract, decrease of \$84,630.00. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. Motion by Council Member Borchardt and a second by Kulwicki to approve Wastewater Treatment Plant Project Change Order No. 12 for change in oxidation effluent telescoping valve mounting and grating, headworks grating, and pump station lighting, an increase of \$25,632.47 and in lieu of Change Order No. 9 with Change Order No. 9 being voided. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator explained that the BizSecure Managed Services Renewal was for IT services, which reflected a \$58 monthly increase from the prior year. She stated that although she has been happy with the service Bizco has provided, with new service providers available we will go out for bid next year. Motion by Council Member Noren and a second by Drahota to approve the BizSecure Managed Services Renewal with Bizco in the amount of \$1,741.20 per month. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Borchardt and a second by Ziemann to approve the request of waiver from Schmader Electric Construction Co. Inc of special damages due to delivery date of materials for the Buel Phase 3 Apartment Complex (Hickman Hills) Electrical Infrastructure Project. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0. Motion by Council Member Ziemann and a second by Borchardt to approve Invoice No. 2882 to Schmader Electric Construction Co. Inc. for Buel Phase 3 Apartment Complex (Hickman Hills) Electrical Infrastructure Project for the contracted amount of \$62,900.00. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner.

The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator explained the situation regarding the Tort Claim from First State Bank in the amount of \$3,638.00 for damages to an electrical line possibly caused during construction of the round-about. Motion by Council Member Ziemann and a second by Wagner to refer the tort claim from First State Bank Nebraska in the amount of \$3,638.00 for damages to electrical line allegedly caused during construction of the round-about to the insurance company. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **City Administrator's Report**

The City Administrator reported the following: The Allo Ribbon Cutting Ceremony & Open House will be January 7, 2025 from 4pm - 6:30pm at City Hall; the cost for streetsweeper rental for 1-2 weeks is \$2,667 per week; City Electric customers with deposits on the account are able to request a refund, forms and instructions available on city website; and the new utility billing clerks starts next week. Motion by Council Member Noren and a second by Wagner to approve the City Administrator's report as presented. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Governing Body Comments & Council Correspondence**

Norris Public Power District provided notification of Electric Rate increase.

The City Office will be closed for Christmas on Wednesday, December 25, 2024 and New Year's Day, Wednesday, January 1, 2025.

### **Meeting Adjournment**

Motion by Council Member Borchardt and a second by Ziemann to adjourn meeting at 8:48 pm. The following Council Members voted "YEA": Ziemann, Kulwicki, Noren, Borchardt, Drahota, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0

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Phil Goering, Mayor

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Michele Lincoln, CMC, City Clerk

# Andrew Seuferer

218 Chestnut Street  
Hickman NE, 68372

402. 805.0865  
andrew.seuferer@gmail.com

12/09/2024

To city leadership, the planning commission, and others whom it may concern,  
Please accept this letter as my formal resignation from my position as a member of the City of Hickman planning commission. I plan to formally step down on January 1, 2025. The reason for my resignation is due to personal reasons. I now have two children attending pre-school, and our second oldest Henry has just been given an IEP and will be working with specialists on developing speech, behavior, and social skills. Also In the next year my wife will start the transition to take over as head of physical therapy for Eastmont Living in Lincoln, and Jasper will be entering Kindergarten at Norris. I've spent a lot of time wrestling with this decision, but I feel that I'm needed at home with my family. Due to these developments in our family life I feel that I am reaching a point where so much is going on that I am not going to be able to fully commit to my various roles as well as intended or expected. I would like to express my gratitude for the opportunities and experiences that I have gained during my time as a member of the Planning Commission. I have learned so much and developed new skills that I will carry with me throughout my personal life and career. I feel I can continue to be an asset through volunteering and other future collaborations, but for now I need to devote more time to my family and myself. Thank you so much for all of the support and guidance you have provided me during my time in the planning commission. I wish all my colleagues continued growth and success in the future. I look forward to continued partnership when I am able.

Sincerely,

Andrew Aaron Seuferer



Box 386  
Hickman, NE 68372  
January 6, 2025

Mayor Phil Goering  
City of Hickman  
115 Locust Street  
Hickman, NE 68372

Mayor Goering,

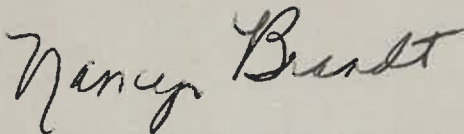
Thank you for allowing me to participate on the Hickman Planning Commission for the past decades. We will be moving out of Hickman in the coming months. While I will move outside of Hickman, I will look forward to watching Hickman's continued success.

I want to thank Heidi Hoglund for her dedicated work for the City of Hickman. Her knowledge, skills, attention to details, and communication skills have benefited the city and future development of the city. I have learned from and enjoyed working with Heidi through the various developments, plans and regulations.

In addition, I thank you and the City Council members for their attention to the issues that impact the future of Hickman. Please be open to input and discussion from all citizens when making decisions.

Best wishes for the future as your decisions implement the Comprehensive Plan and Zoning and Subdivision Regulations.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Brandt".

Nancy Brandt

C: Heidi Hoglund

## Hickman Area Reading, Tech and Historical Centre Report for January 14, 2025

Reading Centre Activity for July through December 2024

### Patrons and Inventory:

- Total Patrons in system = **522** New Patrons since last report = **21**
- Current Inventory = 5,971 items

Month	Adult Visits	Kids Visits	Items Checked Out
July	81	62	190
August	83	64	146
September	70	56	160
October	81	45	221
November	62	28	114
December	47	19	77
<b>Total</b>	<b>424</b>	<b>274</b>	<b>908</b>

### Volunteers:

- Current Volunteers = 17

### Activity:

- July
  - Book Sale raised \$522
  - Knitting Club met 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays 7pm
  - Book Club met 1<sup>st</sup> Tuesday 9am
  - Lincoln city Libraries Summer Outreach program concluded on July 25, 2024 – attendance was very low again this year, recommend moving this to Monday mornings at 10:30am
- August
  - Knitting Club met 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays 7pm
  - Book Club met 1<sup>st</sup> Tuesday 9am
- September
  - Knitting Club met 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays 7pm
  - Book Club met 1<sup>st</sup> Tuesday 9am
  - Norris youth worked on projects to earn his Scout Merit Badge
- October
  - 10/12 Maker's Market Kids Activity
  - 10/14 Closed for Indigenous People's Day
  - 10/24 Closed and Trick or Treat on the Trail Booth
  - 10/31 Closed for Halloween
- November
  - Read To Bailey – kids read to Reading Assistance dog 'Bailey' and her handler to encourage reading aloud and confidence – 6 week program
  - 11/11 Closed for Veteran's Day
  - 11/28 Closed for Thanksgiving
  - Knitting Club met 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays 7pm
  - Book Club met 1<sup>st</sup> Tuesday 9am
- December
  - 12/14 10-Noon Patron Holiday Party – food, beverage, crafts and games – increased attendance for 2<sup>nd</sup> Annual Party

- 12/25, 12/26 Closed for Christmas
- 12/31 Closed for New Year's
- Knitting Club met 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays 7pm
- Book Club met 1<sup>st</sup> Tuesday 9am

**Upcoming:**

Book Sale – February 1, 2025 8-4

Hickman Reading Centre 20<sup>th</sup> Anniversary Celebrations

*Next Book Sale is Saturday, February 1, 2025 8am-4pm*

Checking Account Balance: \$5,122.59                      Cash on Hand: \$15.00

Erin Stueven, Volunteer Director

OPEN CODE VIOLATIONS REPORT

**NEW VIOLATIONS**

**Updated December 22, 2024**

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
9th Street	barking dogs	11/11/2024	Sheriff Deputy	12/14/2024	Action Complete	No new complaints received
Chicory Lane	barking dogs	11/11/2024	Sheriff Deputy	12/14/2024	Action Complete	No new complaints received



# HISTORICAL BUILDING PERMIT DATA 2000-2024

**SINGLE FAMILY RESIDENTIAL (SFR) BUILDING PERMIT DATA:**

2024: 22  
 2023: 35  
 2022: 68  
 2021: 79  
 2020: 55  
 2019: 36  
 2018: 29  
 2017: 35  
 2016: 29  
 2015: 28  
 2014: 40  
 2013: 45  
 2012: 18  
 2011: 19  
 2010: 22  
 2009: 10  
 2008: 20  
 2007: 34  
 2006: 28  
 2005: 24  
 2004: 37  
 2003: 26  
 2002: 19  
 2001: 11

**Single Family Housing Units including Multi-Family Units**

**2020 to 2024 (5 years): 403** (59 units Bldg. #4; 59 units Bldg. #3; and 26 units Bldg. # 2 Hickman Hills)  
**2010 to 2019 (10 years): 329** (28 units Hills Bldg. #1)  
**2000 to 2009 (10 years): 222**  
**1990 to 1999 (10 years): 43**  
**1980 to 1989 (10 years): 126**  
**1970 to 1979 (10 years): 118** (14 units 1973 Apt. Bldg.)  
**1960 to 1969 (10 years): 58**  
**1950 to 1959 (10 years): 6**  
**1940 to 1949 (10 years): 7**  
**Built prior to 1940: 67**

**TOTAL NUMBER OF BLDG & ZONING PERMITS ISSUED BY YEAR**

**(for example: pool, decks, fences, shed, sign, change of zone, floodplain, construction in ROW and subdivision plats)**

2024	139
2023	165
2022	233
2021	234
2020	206
2019	154
2018	151
2017	150
2016	152
2015	149
2014	141
2013	136
2012	104

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## COMMERCIAL BUSINESS, TOWNHOME AND MULTI-FAMILY HISTORY 2012-2024

Zoning Districts C-2 is General Commercial, C-1 Commercial Limited, R-2 Med. Density, R-3 High Density

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### 2024

**Apartment Building** - Hickman Hills Apartment Building #4 in R-3, **59 units** 18740 S. 54<sup>th</sup> Street  
**Commercial Remodel**, First State Bank in C-2, 655 Chestnut Street  
**Commercial Building** Woodland Animal Hospital in C-2, 1004 Park Drive  
**Commercial Tenant Finish** TJ Howell in C-2, 6750 Woodland Blvd, Suite B  
**Commercial Building** Hickman Hills in R-3 added a standalone Clubhouse Building, 18800 S. 54<sup>th</sup> Street

### 2023

**Apartment Building** - Hickman Hills Apartment Building #3 in R-3, **59 units** 18700 S. 54<sup>th</sup> Street  
**Remodeled Existing Business** Hacienda Jalisco Restaurant in C-2, 1204 Park Drive

### 2022

**Remodel Existing Commercial** Refined Bridal in C-1, 108 Locust Street

### 2021

**Remodeled Existing Business** Aimee Parker Dance in C-2, 6760 Woodland Plaza, Suite F  
**Commercial Finish Build** Nebraska Comm. Playhouse Phase #2 in C-1, 217 Locust Street  
**Commercial Tenant Finish** Anthony Chisano in C-2, 6750 Woodland Blvd, Suite B

### 2020

**Townhome Lots** (single family attached) - **8 units** in R-2, Titan Drive  
**Apartment Building** - Hickman Hills Apartment Building #2 in R-3, **26 units** 18820 S. 54<sup>th</sup> Street  
**New Commercial Build**  
Nebraska Bank aka Farmer State Bank in C-2, 1200 Park Drive  
Nebraska Communities Playhouse in C-1, 217 Locust Street  
8Plains, LLC 3 Storage Unit Buildings in C-2, 17650 S. 54<sup>th</sup> Street  
**New Business in Existing Commercial Building** Nebraska Bank Tenant Finish Permit in C-1, 1200 Park Drive  
**Remodeled Existing Businesses:**  
Alley-Side Antiques replaces DNA Antiques in C-1, 201 1st Street  
Little Movements boutique replace Lakeside Liquor in C-2 at 650 Chestnut Street, Suite 1  
New Day replaces The Bee in C-2, 6740 Woodland, Suite A  
City of Hickman Public Works Shop replaces the Fire Station in C-2, R-2 at 588 Chestnut Street

### 2019

**New Commercial Build** Hickman Rural Fire and Rescue Building in R-2, 401 W. 7<sup>th</sup> Street  
**Remodeled Existing Business**  
Hair Salon and 1 tenant bay sold to new owner, in C-1, 208 East 1<sup>st</sup> Street, both bays rented  
Locust Street Flats is a co-working office facility, in C-1, 101 Locust Street  
Mettle Grill takes over for CharGrill 9 South in C-2, 1204 Park Drive

### 2018

**Townhome Lots** (single family attached) - 4 units in R-2, Garrett Place  
**Apartment Building** - 28 units Hickman Hills Apartment Building #1 in R-3, 18840 S. 54<sup>th</sup> Street  
**New Commercial Build**  
Fat Boys BBQ seasoning packaging and retail store front in C-1, 107 Elm Street  
Long Range Mixed Use Building in C-1, 102 Locust St  
Meadowlark Pharmacy in C-2, 520 Prairie View Lane

## **2018 continued**

### **New Business in an Existing Commercial Space**

Peak Physical Therapy moved into the Anytime Fitness Building, in C-2, 6710 Woodland Blvd, Ste B  
Advanced Chiropractic Solutions in the Anytime Fitness Building, in C-2, 6710 Woodland Blvd, Ste C  
Peak Consulting Group in Suite B, in C-1, 114 Locust St

### **Remodeled Existing Business**

Remodel 2 commercial tenants in C-1, 108 Locust St  
The Bee 6740 Woodland Plaza Suite A; formerly Sugar Bee

## **2017**

**Townhome Lots** (single family attached) - 4 units in R-2, Cedar Street

### **New Commercial Build**

J Boutique conversion of house to commercial in C-1, 229 Locust St  
Glenn's True Value in C-2, 6800 Hickman Road  
Building with 2 future tenant bays in C-2, 6750 Woodland Plaza

### **New Business in an Existing Commercial Space**

Woodland Family Eye Care in C-2, 6750 Woodland Blvd, Suite A  
Adventure Academy, 580 Prairie View Lane  
H Salon and Day Spa in 6760 Woodland Blvd  
Aimee's Premier Dance in 6760 Woodland Blvd  
Farm Bureau Services in 6760 Woodland Blvd  
Meadowlark Pharmacy, 18780 S. 68<sup>th</sup> St  
Sherri Eggleston Photography in C-1, 103 Locust St.

**Remodeled Existing Business** Flatwater Veterinary Grp. bought Woodland Veterinary added surgical proc. Room

## **2016**

### **New Commercial Build**

U-Stop Convenience Store and Car Wash in C-2, 18940 S. 68<sup>th</sup> Street  
Building with 5 future tenant bays in C-2, 6760 Woodland Blvd  
Cedar Plains Medical in C-2, 1201 Park Drive  
Anytime Fitness with 2 future tenant bays in C-2, 6710 Woodland Blvd

### **New Business in an Existing Commercial Space**

Titan Fitness in 6760 Woodland Blvd, Suite F  
United Country - First State Realty in 6740 Woodland Blvd, Suite B  
Godfathers in the U-Stop Building, 18940 S. 68<sup>th</sup> St.  
The Voice News Nebraska in C-1, 114 Locust Street, Suite A  
Foundations Progressive Learning Center, in C-2, 580 Prairie View Lane

## **2015**

### **New Commercial Build**

Char Grill, in C-2, 1204 Park Drive  
Dollar General, in C-2, 18955 S. 68<sup>th</sup> St

### **New Business in an Existing Commercial Space**

Lakeside Liquor, 650 Chestnut St.  
Woodland Veterinary Wellness Clinic in 6740 Woodland Blvd, Suite C  
Sugar Bee Coffee, Bakery, and Floral Design in 6740 Woodland Blvd, Suite A

### **New Business in a Remodeled Existing Commercial Space**

Complete Chiropractic & Wellness Center in C-2, 637 Village View

**Remodeled Existing Business** Hickman Bar and Grill in C-1, 107 Locust St.

**Expansion of Existing Business** Harlan Storage Units, 7005 Wagon Train Road

## 2014

**New Commercial Build** Woodland Plaza Shopping Center with 3 future tenant bays in C-2, 6740 Woodland Blvd  
**New Business in a Remodeled Existing Commercial Space** Keilian Investments Office Space in C-1, 114 Locust St  
**New Business in an Existing Commercial Space**  
Red Feather Salon and Spa upper unit in C-1, 108 Locust  
B-Rad Screen Printing and Embroidery in C-2, 650 Chestnut St.  
**Remodeled Existing Business** TMZ Investments (Car Wash, converted to touchless) in C-1, 310 Main St

## 2013

**New Business in a Remodeled Existing Commercial Space** PEAK Physical Therapy in C-1, 101 Locust Street  
**New Business in an Existing Commercial Space**  
Treehouse Daycare in C-2, 580 Prairie View Lane  
Vapor Pleasures and Gifts in C-1, 208 E. 1<sup>st</sup> St.  
**Remodeled Existing Business**  
The Stage Theater in C-1, 225 Locust St  
Robber's Roost (Car Wash) in C-1, 310 Main St

## 2012

**New Commercial Build** Fine Line Auto Body Shop (complete rebuild after fire on existing land) in C-1, 112 Locust  
**New Business in an Existing Commercial Space**  
Hickman Physical Therapy in C-2, 18780 S. 68<sup>th</sup> Street  
A&H Hair Salon in C-2, 18780 S. 68<sup>th</sup> Street  
**Expansion of Existing Business** Rock Solid Fitness, 101 Locust St & Harlan Storage Units, 7005 Wagon Train Rd

# Public Work & Parks Department Report

## January 2025

### Public Works

- 811 Locate Tickets
- City of Wilber purchased and took possession of electric meters
- I attended the 2025 utilities conference in Lincoln last week.
- Received the last parts for the downtown lighting grant.
- Received the last transformers that were sent off to get rebuilt and swapped out under warranty.

### Water & Wastewater

- Installed meters for new construction building permits
- Routine sampling
- Meter Reading
- Rented a tractor and are hauling sludge to Mitchell's field
- Helped a couple customers that had questions with water usage.

### Streets

- Bored in new wire for 3 lights on east 2<sup>nd</sup> and the light on corner of E1st and Walnut
- We had a snow event and did some treatment of the roads.
- Installed the new driveway that was required in the land purchase agreement for wastewater
- Rented a street sweeper. Looking at options to hire it out or lease the machine on a longer term in the future.
- Got 3 lights downtown working
- Replaced 10 HPS bulbs with LED bulbs

### Parks

- Burnt the tree pile
- Did a little dirt work along the trail (filled a large depression that held water)

## Pumping Totals for 2024

Well #1	DNR reg # G-070709	Gallons	509,000
Well #2	DNR reg # G-070708	Gallons	36,000
Well #3	DNR reg # G-140639	Gallons	83,401,000
Well #4	DNR reg # G-155680	Gallons	79,192,000

Total pumped **163,138,000** Gallons

# MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

## JANUARY 7, 2025

### 1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, January 7, 2025. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

### 2. Roll Call

Planning Commission Members present for Roll Call included: Nancy Brandt, Lance Murry, Paul Tran, Alternate Charles Stewart, Cory Ostrander, Chair Josh Maurer, Colby Huenink – ETJ Representative, and Vice Chair Eldren Echternkamp. Planning Commission Members Erik Nore and Andrew Seuferer were recorded as absent and excused.

### 3. Approval of Minutes

Chair Maurer presented the December 3, 2024, Planning Commission Meeting Minutes. Motion by Echternkamp and seconded by Ostrander to approve December 3, 2024, Planning Commission Meeting Minutes. The following members voted "YEA," Murry, Tran, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," Brandt and Stewart. Motion passed 6-0-2.

### 4. Presentations & Introductions

Mason Hermann of Marvin Planning Consulting Group presented the 2025 Draft Comprehensive Plan.

### 5. Nomination and Election of the Planning Commission's 2024 Chair and Vice Chair per Hickman Municipal Code, Chapter 2 Commissions & Boards, and the Planning Commission Bylaws.

Chair Maurer opened the nominations for Planning Commission Chair.

PC Member Murry nominated Josh Maurer for Chair. Motion by Ostrander and second by Stewart to close the nominations. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," none. Motion passed 8-0-0.

Motion by Ostrander and second by Brandt to approve the nomination of Josh Maurer as Planning Commission Chair. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," Maurer. Motion passed 7-0-1.

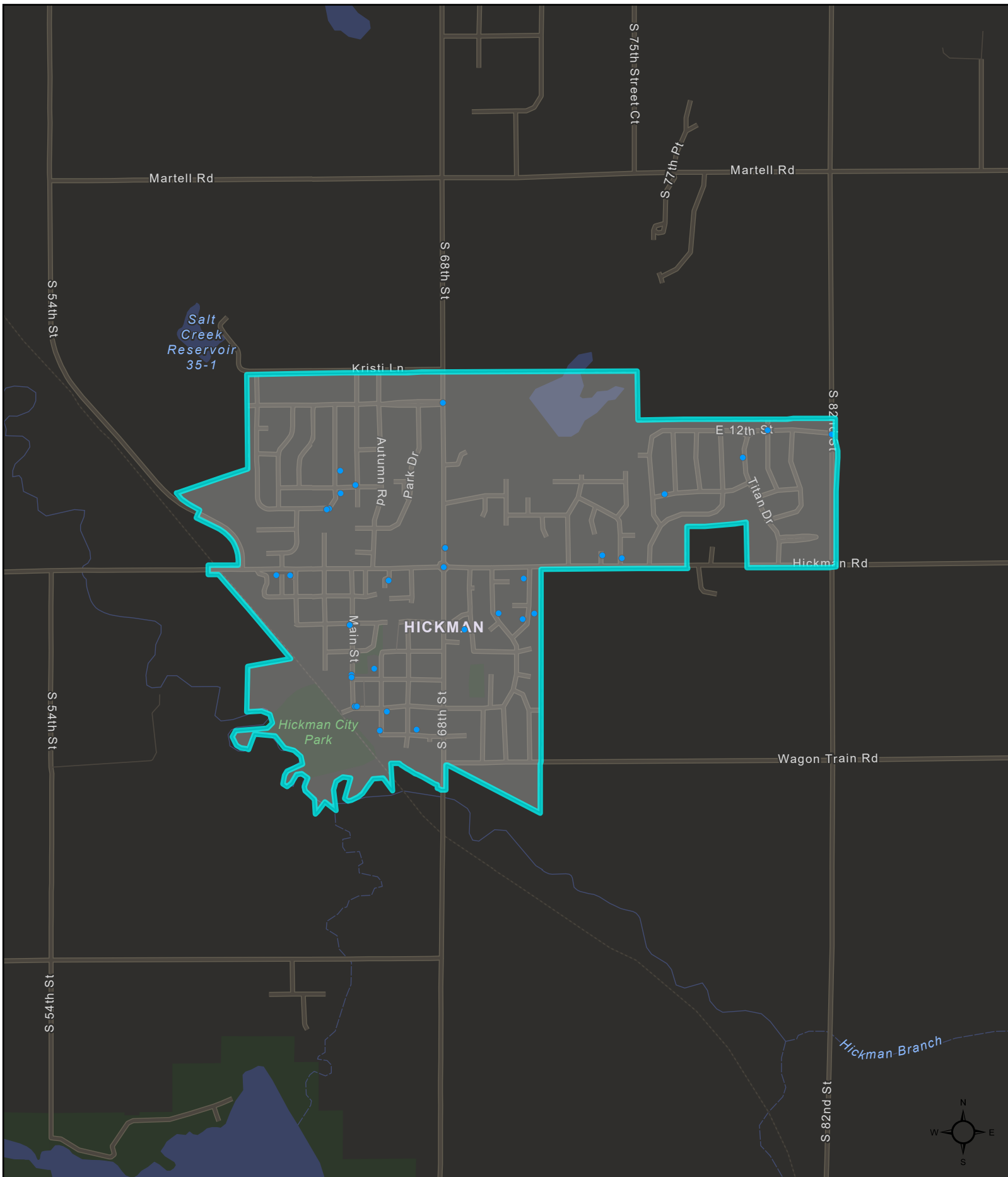
Newly re-elected Chair Maurer opened the nominations for Planning Commission Vice Chair.

Chair Maurer nominated Eldren Echternkamp as Vice Chair. Motion by Ostrander and second by Huenink to close the nominations. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink. The following members voted "NAY," none. The following members voted "ABSTAIN," Echternkamp. Motion passed 7-0-1.

Motion by Tran and second by Brandt to approve the nomination of Eldren Echternkamp as Planning Commission Vice Chair. The following members voted "YEA," Brandt, Murry, Tran, Stewart, Ostrander, Maurer, Huenink, Echternkamp. The following members voted "NAY," none. The following members voted "ABSTAIN," none. Motion passed 8-0-0.



# Calls for Service: Hickman



# Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
<b>December 1, 2024</b>				
1059 TITAN DR, 68372	C4009308	MEDICAL EMERG OTHER	101	22217 CALDWELL
7376 MERCY LN, 68372	C4009320	DISTURBANCE OTHER	1158	22208 SCHENDT
<b>December 2, 2024</b>				
S 68TH ST & WOODLAND BLVD,	C4009351	ACC INJURY	1724	22155 BUTTERS
<b>December 3, 2024</b>				
500 STAGECOACH AVE, HICKMAN,	C4009368	DEATH NATURAL	1952	22105 OSTERHAUS
<b>December 4, 2024</b>				
108 E 2ND ST, 68372	C4009390	FRAUD DECEPTION	1939	22105 OSTERHAUS
S 82ND ST & E 12TH ST, 68372	C4009389	ACC PROP DMG W/DEER	1937	22229 PARMER
<b>December 7, 2024</b>				
18940 S 68TH ST, 68372	C4009452	WARRANT	1834	22229 PARMER
<b>December 8, 2024</b>				
115 W 9TH ST, 68372	C4009463	SPEC SVC CHECK WELF	735	22137 BRADY
<b>December 10, 2024</b>				
1004 BIRCHWOOD DR, HICKMAN,	C4009525	MENTAL INVEST	1626	22105 OSTERHAUS
115 LOCUST ST, 68372	C4009529	MEDICAL EMERG OTHER	1911	22229 PARMER
<b>December 11, 2024</b>				
425 VILLAGE VIEW DR, HICKMAN,	C4009594	MISS PERS JUV	2228	22147 STURDY
<b>December 12, 2024</b>				
615 GARRETT PL, HICKMAN, NE,	C4009606	CHILD AB/NEG PHYS	1130	22173 FUNK
315 MAIN ST, 68372	C4009617	MISC OTHER	1847	22193 LAVENE
305 MAIN ST, 68372	C4009599	ACC INJURY	712	22228 HUNTINGTON
<b>December 13, 2024</b>				
915 BIRCHWOOD DR, HICKMAN,	C4009631	ACC PROP DMG H&R	739	22208 SCHENDT
<b>December 14, 2024</b>				

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
615 CEDAR ST, HICKMAN, NE, 105 W 5TH ST, 68372	C4009658 C4009678	MEDICAL EMERG OTHER MISC OTHER	33 2031	22201 KINGSWOOD 22229 PARMER
621 CONESTOGA AVE, HICKMAN, S 68TH ST & HICKMAN RD, 68372	C4009679 C4009680	DISTURBANCE OTHER TRAFFIC SUSP DRIVER	2157 2212	22229 PARMER 22229 PARMER

### December 15, 2024

451 CONESTOGA AVE, HICKMAN, 500 CONESTOGA AVE, HICKMAN,	C4009699 C4009698	ASSAULT TERROR THR CHILD AB/NEG OTHER	2224 2215	22155 BUTTERS 22179 HICKS
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### December 17, 2024

500 CONESTOGA AVE, HICKMAN,	C4009730	SPEC SVC CHECK WELF	1750	22176 SARNES
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### December 18, 2024

100 FENCE ROCK CT, HICKMAN, 102 WALNUT ST, HICKMAN, NE, 730 LARKSPUR DR, 68372	C4009733 C4009753 C4009743	SPEC SVC CHECK WELF SPEC SVC CHECK WELF DEATH NATURAL	451 1931 1438	22162 SCHNIEDER 22229 PARMER 22229 PARMER
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### December 19, 2024

18940 S 68TH ST, 68372 18940 S 68TH ST, 68372	C4009760 C4009761	ALARM COMMERCIAL ALARM COMMERCIAL	41 144	22201 KINGSWOOD 22221 KROESE
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### December 21, 2024

335 LOCUST ST, HICKMAN, NE,	C4009811	MEDICAL EMERG OTHER	1236	22187 LATHROP
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### December 22, 2024

105 W 5TH ST, 68372 115 W 9TH ST, 68372	C4009832 C4009836	PROTECTION ORDER DISTURBANCE OTHER	145 326	22205 CASTANEDA 22201 KINGSWOOD
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### December 25, 2024

109 W 9TH ST, 68372 109 W 9TH ST, 68372	C4009916 C4009913	NARCOTICS POSSESS ASSAULT NON-DOMESTIC	1628 1527	22105 OSTERHAUS 22105 OSTERHAUS
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### December 26, 2024

100 MAIN ST, 68372 100 MAIN ST, 68372 116 LOCUST ST, HICKMAN, NE,	C4009948 C4009944 C4009938	MISC OTHER WARRANT ACC PROP DMG	2047 1817 1500	22229 PARMER 22229 PARMER 22229 PARMER
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### December 29, 2024

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<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
E 12TH ST & MEADOW LN, 68372	C4010028	SUSPICIOUS VEHICLE	2214	22148 SCHILMOELLER
1005 RIDGE RD, 68372	C4010014	DISTURBANCE OTHER	1432	22155 BUTTERS

### December 30, 2024

1226 E 9TH ST, 68372	C4010037	MISC OTHER	1012	22221 KROESE
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## Report Totals

Count: 38  
Date Exported: 1/10/2025 2:23 PM

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# December 2024 Community Center Report

13 Inquiries

3 Tours

198 Participants for Open Gym Time

68 Participants for Adults Only Pickleball Open Play

[875 Participants for Open Gym in 2024](#)

[706 Participants for Adults Only Pickleball Open Play in 2024](#)

## In Meeting Rooms, A & B

- 5 Nonprofit Meetings
- 1 Hickman Reading Centre Patron Holiday Party
- 1 Christmas Party

## In the Multipurpose Room

- 4 Adults Only Pickleball Open Plays
- 15 NYBA Practices
- 6 Private Basketball Practices
- 2 Birthday Parties

## Upcoming Events for Community in January and February 2025

- Adults Only – Pickleball Open Play Fall/Winter Hours:
  - Sundays from 1:00 PM to 5:00 PM
  - 2<sup>nd</sup> & 4<sup>th</sup> Fridays from 9:00 AM to 1:00 PM
  - *Hours subject to change based on current rental schedule.*
- HACFF Women's Volleyball Games
- NYBA Practices
- Private Basketball Practices
- Adults Only – Pickup Basketball
  - Tuesdays 5:30 AM – 7:30 AM, Beginning January 2025
- Norris Jr Titans Basketball, Saturdays Beginning January 2025
- Cub Scouts Pack 64 Pinewood Derby, January 26, 2025
- Reading Centre Book Sale – February 1, 2025

## Hickman Youth Sports Announcements

- Online registration for Blue River League (BRL) Baseball and Softball is open January 1<sup>st</sup> – February 1<sup>st</sup>. No late registrations will be accepted after February 7<sup>th</sup>.
- Online registration for Tee Ball and Coach/Machine Pitch opens February 1<sup>st</sup>

## Damage to Report

- No damage to report

RETURN TO:  
City of Hickman  
PO Box 27  
Hickman, NE 68372

ORDINANCE NO. 2024-16  
ALLEY VACATION

AN ORDINANCE TO VACATE THE NORTH/SOUTH ALLEY LYING WITHIN BLOCK NINETEEN (19), ADJACENT TO LOTS 1,2,3,4,5,6,7,8,9,10,11, 12, HICKMAN, LANCASTER COUNTY, NEBRASKA; BOUNDED ON THE NORTH BY THE SOUTH LINE OF 3<sup>RD</sup> STREET AND THE SOUTH BY THE NORTH LINE OF 2ND STREET. (THE "ALLEY"); AND TO RELINQUISH TITLE OF PROPERTY AND PROVIDE TITLE OF THE OWNERS OF THE ABUTTING REAL ESTATE; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

**Section 1.** The City Council of the City of Hickman, Nebraska, finds it is in the best interest of the city and expedient for the public good to vacate the North/South alley lying within Block Nineteen (19), adjacent to lots 1,2,3,4,5,6,7,8,9,10,11, 12, Hickman, Lancaster County, Nebraska; bounded on the north by the south line of 3<sup>rd</sup> Street and the south by the north line of 2nd Street. (the "Alley");

**Section 2.** The City shall maintain an easement over the Alley for maintenance of all City utilities located within the Alley and reserves its right to maintain, operate, repair, and renew public utilities existing at the time title to the Alley is vacated and there is reserved to the City any public utilities, and any cable television systems the right to maintain, repair, renew, and operate water mains, gas mains, pole lines, conduits, electrical transmission lines, sound and signal transmission lines, and other similar services and equipment and appurtenances, including lateral connections or branch lines, above, on, or below the surfaces of the ground that are existing as valid easements at the time title to the Alley is vacated for purposes of serving the general public or the abutting properties and to enter upon the premises to accomplish such purposes at any and all reasonable times.

**Section 3.** Whereas proper notice was given by first class mail and/or verbal notice to all abutting property owners.

**Section 4.** Special damages shall be awarded to any abutting property who has not waived their rights to special damages pursuant to Hickman Municipal Code Section 6-214.

**Section 5.** The City of Hickman hereby vacates the Alley identified as the North/South alley lying within Block Nineteen (19), adjacent to lots 1,2,3,4,5,6,7,8,9,10,11, 12, Hickman, Lancaster County, Nebraska; bounded on the north by the south line of 3<sup>rd</sup> Street and the south by the north line of 2nd Street. (the "Alley").

**Section 6.** The vacation of such Alley shall revert to the owners of the abutting real estate, one-half on each side thereof, and become a part of such property as contemplated by Neb. Rev. Stat. Section 17-558(2).

**Section 7.** Upon passage by the City Council of the City of Hickman, a true and correct copy of this ordinance shall be filed with the Register of Deeds of Lancaster County, Nebraska to evidence the vacation of the Alley and the relinquishment of title of the City of Hickman to the owners of the abutting real estate.

**Section 8.** This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law. This ordinance shall be published in pamphlet form.

SUSPEND  
READINGS \_\_\_\_\_  
(3/4/VOTE)

FIRST READING November 12, 2024  
SECOND READING November 26, 2024  
THIRD READINGS \_\_\_\_\_

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Phil Goering  
Mayor

(SEAL)

ATTEST: \_\_\_\_\_  
Michele Lincoln, CMC  
City Clerk

**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Michael A. Gordon & Ashley N. Gordon of 211 Walnut Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Block 19, adjacent to Lots 5-6, Hickman Subdivision; bounded on the south by E. 2<sup>nd</sup> Street, bounded on the north by the private properties with legal descriptions of Hickman, Block 19, Lots 3-4 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Michael A. Gordon  
Print Name

[Signature]  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Acknowledgement

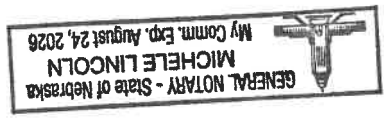
State of Nebraska County of Lancaster

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2024

BY Michael A. Gordon  
(printed name(s) of person(s) acknowledged)

[Signature]  
Signature of Notary Public

[Notary Stamp/Seal]  
Notary Stamp/Seal



**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Michael A. Gordon & Ashley N. Gordon of 211 Walnut Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Block 19, adjacent to Lots 5-6, Hickman Subdivision; bounded on the south by E. 2<sup>nd</sup> Street, bounded on the north by the private properties with legal descriptions of Hickman, Block 19, Lots 3-4 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Ashley Eno  
Print Name

*Ashley Eno*  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**Acknowledgement**

State of Nebraska

County of Lancaster

The foregoing instrument was acknowledged before me this 19 day of NOV., 2024

BY Ashley Eno  
(printed name(s) of person(s) acknowledged)

*Dana Effle*  
Signature of Notary Public



Notary Stamp/Seal

**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Jeremy Folkerts & Jennifer Folkerts of 222 Locust Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Hickman Block 19, adjacent to Lot 9 & S 1/2 Lot 10, Hickman Subdivision; bounded on the north by the private properties Lot 10 N 1/2 & Lots 11 & 12, bounded on the south by the private properties with legal descriptions of Hickman, Block 19, Lots 7-8, E50' consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Jennifer Folkerts

Print Name

JEREMY FOLKERTS  
JENNIFER FOLKERTS

Print Name

Jennifer Folkerts

Signature

Jeremy Folkerts

Signature

Acknowledgement

State of Nebraska

County of Lancaster

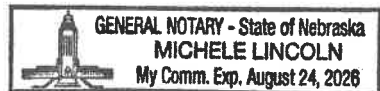
The foregoing instrument was acknowledged before me this 22nd day of October, 2024

BY Jennifer Folkerts + Jeremy Folkerts

(printed name(s) of person(s) acknowledged)

Michele Lincoln

Signature of Notary Public



Notary Stamp/Seal

**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Carpe Posterum LLC of 228 Locust Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Block 19, adjacent to Lot 10, N 1/2, and Lots 11-12 Hickman Subdivision; bounded on the north by E. 3<sup>rd</sup> Street, bounded on the south by the private properties with legal descriptions of Hickman, Block 19, Lot 9 & S 1/2 Lot 10 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

P. J. Shaw  
Print Name

[Signature]  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Acknowledgement

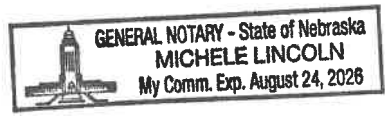
State of Nebraska

County of Lancaster

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2024

BY Patrick J Shaw  
(printed name(s) of person(s) acknowledged)

[Signature]  
Signature of Notary Public



Notary Stamp/Seal

**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Jesse M. Thies of 210 E. 2<sup>nd</sup> Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Block 19, adjacent to Lots 7-8, Hickman Subdivision; bounded on the south by E. 2<sup>nd</sup> Street, bounded on the north by the private properties with legal descriptions of Hickman, Block 19, Lot 9 & S ½ Lot 10 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Jesse M Thies  
Print Name

[Signature]  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Acknowledgement

State of Nebraska

County of Lancaster

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2024

BY Jesse M Thies  
(printed name(s) of person(s) acknowledged)

[Signature]  
Signature of Notary Public



Notary Stamp/Seal

**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now It'll Do Properties LLC of 213 Walnut St, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Hickman Block 19, adjacent to Lots 3-4, Hickman Subdivision; bounded on the north by the private properties Lots 1-2, W 1/2, bounded on the south by the private properties with legal descriptions of Hickman, Block 19, Lots 5-6 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Robert Duttes

Print Name

[Signature]

Signature

Robert Duttes

Print Name

[Signature]

Signature

Acknowledgement

State of Nebraska

County of Lancaster

The foregoing instrument was acknowledged before me this 16th day of Dec., 2024

BY Robert Duttes

(printed name(s) of person(s) acknowledged)

Michelle Smith

Signature of Notary Public

Notary Stamp/Seal



**WAIVER AND CONSENT REGARDING ALLEY VACATION**

Comes now Amber K. Blevins of 221 E. 3<sup>rd</sup> Street, City of Hickman, Lancaster County, Nebraska, and hereby waives notice of action by the City of Hickman to vacate the public way identified as the N/S Alley lying in Block 19, adjacent to Lots 1-2, W 1/2, Hickman Subdivision; bounded on the north by E. 3<sup>rd</sup> Street, bounded on the south by the private properties with legal descriptions of Hickman, Block 19, Lots 3-4 consents to such action, and waives any and all special damages that may result to the undersigned thereby.

Amber Connell  
Print Name

Amber Connell  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Acknowledgement

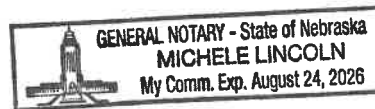
State of Nebraska

County of Lancaster

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2025

BY Amber K Connell  
(printed name(s) of person(s) acknowledged)

Michele Lincoln  
Signature of Notary Public



Notary Stamp/Seal

RETURN TO:  
City of Hickman  
PO Box 27  
Hickman, NE 68372

ORDINANCE NO. 2024-17  
ALLEY VACATION

AN ORDINANCE TO VACATE THE NORTH/SOUTH ALLEY LYING WITHIN BLOCK ONE (1), ADJACENT TO LOTS 1,2,3,4,5,6,7,8,9,10,11, 12, HICKMAN, LANCASTER COUNTY, NEBRASKA; BOUNDED ON THE NORTH BY THE SOUTH LINE OF 7TH STREET AND THE SOUTH BY THE NORTH LINE OF 6<sup>TH</sup> STREET. (THE "ALLEY"); AND TO RELINQUISH TITLE OF PROPERTY AND PROVIDE TITLE OF THE OWNERS OF THE ABUTTING REAL ESTATE; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

**Section 1.** The City Council of the City of Hickman, Nebraska, finds it is in the best interest of the city and expedient for the public good to vacate the North/South alley lying within Block ONE (1), adjacent to lots 1,2,3,4,5,6,7,8,9,10,11, 12, Hickman, Lancaster County, Nebraska; bounded on the north by the south line of 7th Street and the south by the north line of 6th Street. (the "Alley");

**Section 2.** The City shall maintain an easement over the Alley for maintenance of all City utilities located within the Alley and reserves its right to maintain, operate, repair, and renew public utilities existing at the time title to the Alley is vacated and there is reserved to the City any public utilities, and any cable television systems the right to maintain, repair, renew, and operate water mains, gas mains, pole lines, conduits, electrical transmission lines, sound and signal transmission lines, and other similar services and equipment and appurtenances, including lateral connections or branch lines, above, on, or below the surfaces of the ground that are existing as valid easements at the time title to the Alley is vacated for purposes of serving the general public or the abutting properties and to enter upon the premises to accomplish such purposes at any and all reasonable times.

**Section 3.** Whereas proper notice was given by first class mail and/or verbal notice to all abutting property owners.

**Section 4.** Special damages shall be awarded to any abutting property who has not waived their rights to special damages pursuant to Hickman Municipal Code Section 6-214.

**Section 5.** The City of Hickman hereby vacates the Alley identified as the North/South alley lying within Block ONE (1), adjacent to lots 1,2,3,4,5,6,7,8,9,10,11, 12, Hickman, Lancaster County, Nebraska; bounded on the north by the south line of 7th Street and the south by the north line of 6th Street. (the "Alley").

**Section 6.** The vacation of such Alley shall revert to the owners of the abutting real estate, one-half on each side thereof, and become a part of such property as contemplated by Neb. Rev. Stat. Section 17-558(2).

**Section 7.** Upon passage by the City Council of the City of Hickman, a true and correct copy of this ordinance shall be filed with the Register of Deeds of Lancaster County, Nebraska to evidence the vacation of the Alley and the relinquishment of title of the City of Hickman to the owners of the abutting real estate.

**Section 8.** This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law. This ordinance shall be published in pamphlet form.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Mayor Phil Goering

(SEAL)

ATTEST: \_\_\_\_\_

Michele Lincoln, City Clerk

Alley Vacate Approximate Costs

OPTION 1: Clear & Open 95% of Alley from 6th Street to 7th Street

No access from 7th Street (Hickman Road)

Least amount of future liability & no disruption to current flow of traffic on Hickman Road

\$300 Barricade

\$6,200 Removal of 7 trees

\$7,872 Rock

\$6,000 City Staff Labor & City Equipment Use (20 hours)

\$20,372

OPTION 2: Clear & Open 100% of Alley from 6th Street to 7th Street

Access allowed from 7th Street (Hickman Road)

Future liabilities to consider: Hickman Road sight distance safety, lowering of speed limit, drive entrance signage

\$2,280 15" CMP Culvert

\$1,200 15" Flared End Sections (2)

\$300 Rock Surfacing (Only North end by Hickman Road)

\$700 Earthwork

\$1,500 Survey/Engineering

\$0 Retaining wall not necessary, provided the fill dirt can be blended into the adjacent properties.

\$6,200 Removal of 7 trees

\$7,872 Rock

\$6,000 City Staff Labor & City Equipment Use (20 hours)

\$26,052

OPTION 3: Vacate 100% of Alley with Property Owners' Consensus

No Future Liability to City

\$0 Signed Waiver of Liability Forms from all adjacent property owners

\$25 Ordinance Filing Fee

\$25

OPTION 4: Vacate 100% of Alley, Without Property Owners' Consensus

No Future Liability to City

Requires Special Committee Appointment by Mayor to determine compensation to abutting property owners

Lengthy Process

Could damages citizen relationships & trust

\$7,500 \$7,500 Legal Fees (estimated)

\$24,645 \$0 Pay adjacent property owners (6) the value\* of the property vacated

\$25 \$25 Ordinance Filing Fee

\$32,170 \$7,525

*\*MuniCode Section 6-214, D. An abutting property owner is entitled to recover as compensation the difference between the value of the property immediately before and immediately after the vacating of such street, avenue, alley, lane, or similar public way. If no difference in value exists, the abutting property owner is entitled to no compensation. Lancaster County stated verbally that the small amount of land acquired through the vacate process may not affect the value of the land (lot) parcel because the values are assigned by range of square footage, not per square foot.*

**ORDINANCE NO. 2024-18**

AN ORDINANCE TO ESTABLISH A MUNICIPAL WATER SYSTEM DEPOSIT, ORDERING THE APPLICATION OF MUNICIPAL ELECTRICAL SYSTEM DEPOSITS (MUNICIPAL CODE SECTION 7-404) TO THE MUNICIPAL WATER SYSTEM (MUNICIPAL CODE SECTION 7-205), ALLOWING FOR THE MUNICIPAL ELECTRICAL SYSTEM DEPOSIT TO BE REFUNDED PRIOR TO THE ESTABLISHED PERIOD OF TWO YEARS AT THE REQUEST OF THE CUSTOMER OF THE CITY OF HICKMAN, TO PROVIDE THE EFFECTIVE DATE HEREOF, AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA:

**Section 1.** The City Council of the City of Hickman has determined that the service deposit for every person or persons desiring a supply of water be \$100.00 and kept in the custody of the city treasurer for a period of two years. Section 7-205 of the Municipal Code of the City of Hickman is hereby amended to read as follows:

§7-205: CONSUMER'S APPLICATION; DEPOSIT

Every person or persons desiring a supply of water must make application therefor to the facilities and maintenance director, who may require any applicant to make a service deposit in such amount as has been set by ordinance by the City Council and placed on file at the office of the city clerk for public inspection during office hours. The deposit shall be kept in the custody of the city treasurer for a period of two years. If the customer has maintained an adequate bill paying record, the deposit shall be applied to the customer's account after two years or upon termination of service with final bill. Water may not be supplied to any house or private service pipe except upon the order of the director.

**Section 2.** The City Council of the City of Hickman entered into an Electric Lease Agreement with Norris Public Power District as of October 1, 2024 and is no longer providing electrical billing services for electricity provided to customers, and therefore desires to apply all current electrical service deposits in custody to the water service deposit. The City Council of the City of Hickman recognizes that a customer may request their electrical service deposit to be returned, prior to the period of two years, other than retained by the City of Hickman and applied as a water service deposit, and may be permitted to do so by filling out a request for return of utility deposit form with the option of 1) applying the deposit in the form of a credit to their utility account, or 2) requesting the deposit by returned by check.

**Section 3.** All other ordinances approved prior to the passage, approval, and publication or posting of this ordinance which conflict with these provisions are repealed.

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

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

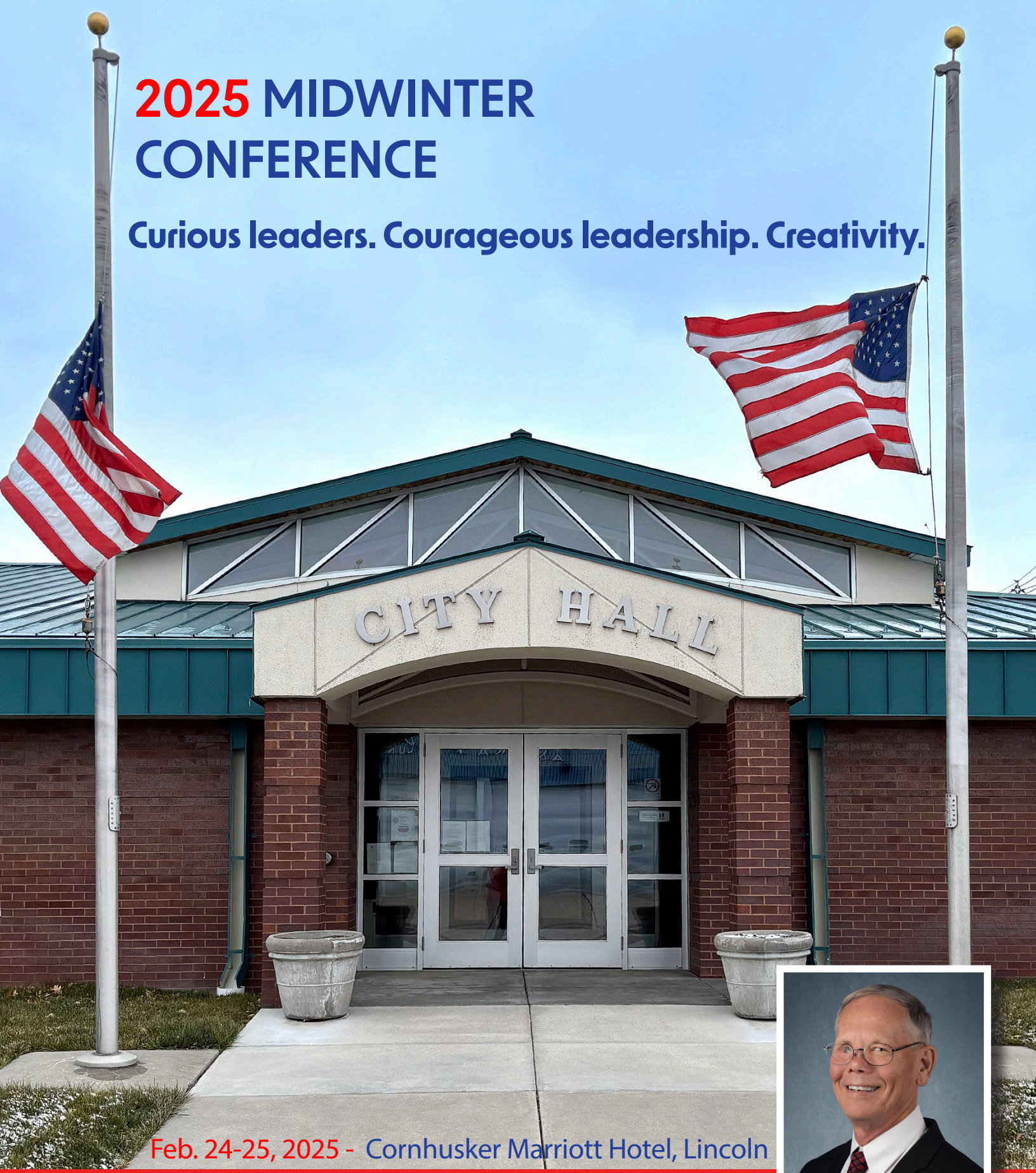
\_\_\_\_\_  
Mayor Phil Goering

(SEAL)

ATTEST: \_\_\_\_\_  
Michele Lincoln, CMC, City Clerk

# 2025 MIDWINTER CONFERENCE

Curious leaders. Courageous leadership. Creativity.



Feb. 24-25, 2025 - Cornhusker Marriott Hotel, Lincoln



League President Marlin Seeman  
Mayor of Aurora

# 2025 MIDWINTER CONFERENCE

LEAGUE OF NEBRASKA MUNICIPALITIES

Cornhusker Marriott Hotel, Lincoln

February 24-25, 2025



**MUNICIPAL TREASURERS AND MUNICIPAL ATTORNEYS:** The League will let you know as soon as the State Auditor's Office and the Mandatory Continuing Legal Education Commission informs us of the number of hours each will receive.

## Tentative Conference Program (subject to change)

### Monday, February 24, 2025

- 7:30–8 am**      **Registration:** Visit Display Areas (coffee and rolls available)
- 8–8:10 am**      **Welcome**  
*League President Marlin Seeman, Mayor, Aurora*
- 8:10–9:15 am**      **Panel of State Senators and Others Discussing Legislative Issues of Municipal Importance**
- 9:15–9:30 am**      **Break:** Visit Display Areas
- 9:30–10:30 am**      **Affordable Housing/Workforce Housing Updates; Strategic Housing Framework**  
*K.C. Belitz, Director, Nebraska Department of Economic Development*  
*Shannon Harner, Executive Director, Nebraska Investment Finance Authority*
- 10:30–10:45 am**      **Break:** Visit Display Areas
- 10:45–11:45 am**      **League Legislative Update**  
*L. Lynn Rex, Executive Director, LNM*
- 11:45 am–12 pm**      **Break:** Visit Display Areas
- 12–1:30 pm**      **Luncheon**  
***Special Keynote Address by Melissa Hinrichs, Coach/Facilitator at EngagedLeadership***  
*Melissa applies a strengths-based lens to uncover, explore, and grow the potential of every individual and team.*
- 1:30–1:45 pm**      **Break:** Visit Display Areas
- 1:45–2:45 pm**      **Concurrent Sessions:**
- A. Zoning:** Understanding the importance of zoning and how to protect yourself from what you don't know!  
(Session repeated at 3 pm)  
*Dave Ptak, Former City Attorney; Former City Administrator; frequent lecturer on planning and zoning matters*
  - B. (Newly Elected/Appointed Officials) LEGAL OVERVIEW**  
**Public Records Law and Transparency in Government:** Learn how to limit your liability.  
*Christy Abraham, Legal Counsel, LNM*
  - C. NEMA Panel:** "We have a plan...What could go wrong?" Don't miss this live tabletop example of local emergency operations planning for local officials.  
(Session repeated at 3 pm)  
*Erv Portis, Assistant Director, NEMA*
  - D. Upgrading the Good Life:** Using trends in inter-state migration to modernize Nebraska's workforce recruitment.  
(Session repeated at 3 pm)  
*Ethan Kimbrough, Economist, Nebraska Department of Economic Development*

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LEAGUE OF NEBRASKA MUNICIPALITIES

Cornhusker Marriott Hotel, Lincoln

February 24-25, 2025



## Monday, February 24, 2025 (con't.)

2:45–3 pm

**Break:** Visit Display Areas

3–4 pm

### Concurrent Sessions:

- A. Zoning:** Understanding the importance of zoning and how to protect yourself from what you don't know!  
(Repeat of 1:45 pm session)  
*Dave Ptak, Former City Attorney; Former City Administrator; frequent lecturer on planning and zoning matters*
- B. (Newly Elected/Appointed Officials) LEGAL OVERVIEW**  
**Budgeting:** Better understanding the law and the process.  
*Christy Abraham, Legal Counsel, LNM*
- C. NEMA Panel:** "We have a plan...What could go wrong?" Don't miss this live tabletop example of local emergency operations planning for local officials.  
(Repeat of 1:45 pm session)  
*Erv Portis, Assistant Director, NEMA*
- D. Upgrading the Good Life:** Using trends in inter-state migration to modernize Nebraska's workforce recruitment.  
(Repeat of 1:45 pm session)  
*Ethan Kimbrough, Economist, Nebraska Department of Economic Development*
- E. League Insurance Government Health Team (LIGHT):** Learn more about the League's health insurance plan for municipal employees in partnership with Blue Cross and Blue Shield; Understand the challenges of "self-funded programs" like the Chamber plan.  
(Session repeated Tuesday at 10:45 am)  
*Dennis Maggart, President, McInnes Maggart Consulting Group*  
*Sue Warner, Strategic Account Executive, Blue Cross and Blue Shield of Nebraska*

4–4:15 pm

**Break:** Visit Display Areas

4:15–5:30 pm

### Section Meetings:

Mayors and Village Board Chairs  
Smaller Cities and Villages  
Larger Cities  
Clerks  
City Managers/Administrators  
Utilities Section

## Tuesday, February 25, 2025

8 am

**Registration:** Visit Display Areas (coffee and rolls available)

8:15–9:15 am

### Concurrent Sessions:

- A. Local Option Sales Tax (Requiring Approval by Local Voters):** Learn how 265 cities and villages in Nebraska use local option sales tax dollars to fund critically important projects and programs to reduce property taxes; and/or fund LB 840 plans (Local Option Municipal Economic Development Act); as well as finance infrastructure improvements for streets, roads, libraries, etc.; affordable and/or workforce housing projects; etc.  
*Emily Bausch, City Administrator, Plattsmouth*  
*Jeff Hofaker, City Administrator, Sutton*  
*Nate Schneider, City Manager, McCook*

# 2025 MIDWINTER CONFERENCE

## LEAGUE OF NEBRASKA MUNICIPALITIES

Cornhusker Marriott Hotel, Lincoln

February 24-25, 2025



**Tuesday, February 25, 2025 (con't.)**

**8:15–9:15 am**

**Concurrent Sessions: (con't.)**

**B. (Newly Elected/Appointed Officials) LEGAL OVERVIEW**

- 1) Tort Claims Liability**
- 2) Recreational Liability**
- 3) Bidding and Purchasing**

*Lash Chaffin, Utilities Section Director, LNM*

**C. Federal Highway Administration (FHWA) Update and NDOT Infrastructure Grant Portal:**

Learn about important resources for local governments applying for grants and how to more easily access potential funding.

*(Session repeated at 9:30 am)*

*Wayne Fedora, Nebraska Division Administrator, Federal Highway Administration*

*Jenna Habegger, PMP, Highway Planning Manager – Nebraska Infrastructure Hub, Local Assistance Division – NDOT*

*Dina Harris, Highway Programs Specialist – Nebraska Infrastructure Hub, Local Assistance Division – NDOT*

**D. Flood Risk Awareness Project:** Learn about this project and findings by UNL in partnership with the Nebraska Department of Economic Development on public risk awareness, hazard mitigation and recovery; Find out how CDBG Grants can help financial mitigation needs.

*(Session repeated at 9:30 am)*

*Jenny Mason, Director – Community Development Disaster Recovery Divisions, NDED*

*Zhenghong Tang, Program Director, UNL Community and Regional Planning Program*

**9 am–4 pm**

**Fire Chiefs Section Meeting**

**9:15–9:30 am**

**Break:** Visit Display Areas

**9:30–10:30 am**

**Concurrent Sessions:**

**A. Emotional Support Animals (ESAs):** Learn what can and cannot be required by municipalities.

*(Session repeated at 10:45 am)*

*Madison Wurtele, Staff Attorney, Disability Rights Nebraska*

**B. (Newly Elected/Appointed Officials) LEGAL OVERVIEW**

- 1) Public Works/Utilities**
- 2) Environmental Requirements**
- 3) Code Enforcement**

*Lash Chaffin, Utilities Section Director, LNM*

**C. Federal Highway Administration (FHWA) Update and NDOT Infrastructure Grant Portal:**

Learn about important resources for local governments applying for grants and how to more easily access potential funding.

*(Repeat of 8:15 am session)*

*Wayne Fedora, Nebraska Division Administrator, Federal Highway Administration*

*Jenna Habegger, PMP, Highway Planning Manager – Nebraska Infrastructure Hub, Local Assistance Division – NDOT*

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**Tuesday, February 25, 2025 (con't.)**

**10:30–10:45 am** Break: Visit Display Areas

**10:45–11:45 am** Concurrent Sessions:

- A. Emotional Support Animals (ESAs):** Learn what can and cannot be required by municipalities.  
(Repeat of 9:30 am session)  
*Madison Wurtele, Staff Attorney, Disability Rights Nebraska*
- B. (Newly Elected/Appointed Officials) LEGAL OVERVIEW  
Open Meetings Act**  
*L. Lynn Rex, Executive Director, LNM*
- C. League Insurance Government Health Team (LIGHT):** Learn more about the League's health insurance plan for municipal employees in partnership with Blue Cross and Blue Shield; Understand the challenges of "self-funded programs" like the Chamber plan.  
(Repeat of session at 3 pm on Monday)  
*Dennis Maggart, President, McInnes Maggart Consulting Group*  
*Sue Warner, Strategic Account Executive, Blue Cross and Blue Shield of Nebraska*
- D. AmeriCorps NCCC:** Learn how to access personnel assisting your community, free of charge!  
*Audra Piotti, Assistant Program Director, AmeriCorps NCCC*

**11:45 am–12 pm** Break: Visit Display Areas

**12 pm** Designated Delegates with White Ribbons on Their Name Badges: Greet your State Senator.

**12–1:10 pm** Senator Appreciation Luncheon

**1:10 pm** Adjournment – Thank you for coming! Please drive safely!

# 2025 MIDWINTER CONFERENCE

LEAGUE OF NEBRASKA MUNICIPALITIES

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## Delegate Registration

Municipality: \_\_\_\_\_

Name (as you want it to appear on name tag): \_\_\_\_\_

Title: \_\_\_\_\_ Spouse (if attending): \_\_\_\_\_

First League Conference? Yes \_\_\_\_\_ No \_\_\_\_\_

Check # \_\_\_\_\_ enclosed for \$ \_\_\_\_\_ (Advanced payment encouraged)

Billing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Conference:	Through Feb. 7	After Feb. 7	Recordings Only (prepayment required)
(Includes electronic handbook; meals are extra) Per city/village official, League member	_____ \$395	_____ \$425	_____ \$395
<b>Partial conference attendance:</b> (Includes electronic handbook; meals are extra)			
Monday sessions	_____ \$300	_____ \$330	_____ \$300
Tuesday morning only	_____ \$150	_____ \$170	_____ \$150
<b>Conference Total:</b>	\$ _____		

**Meals:** (not included in registration fee; indicate number needed by **Feb. 7**)

Monday Luncheon \_\_\_\_\_ \$33

Tuesday Senator Appreciation Luncheon \_\_\_\_\_ \$33

**Meals Total:** \$ \_\_\_\_\_

### Conference Information

- Preregistration deadline is **Feb. 7**. Registrations received after this date will incur higher registration costs.
- Advance registrations not cancelled by this date or "no shows" will be billed since the sessions will be recorded and sent to registered delegates for viewing through May 31, 2025.
- If you need special accommodations or equipment at this conference, contact the League office by **Feb. 7**.

**Mail registration** to League of Nebraska Municipalities, 206 S 13th Street, Suite 800, Lincoln, NE 68508, or fax to 402-476-7052.

**Online registration will open Jan. 13.**

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# 2025 MIDWINTER CONFERENCE

## LEAGUE OF NEBRASKA MUNICIPALITIES

Cornhusker Marriott Hotel, Lincoln

February 24-25, 2025



### Conference Information

Designed for elected or appointed officials, the focus of the **2025 Midwinter Conference** will be current and proposed legislation and how it affects local governments. A highlight of the two-day conference will be the Senator Appreciation Luncheon, which offers municipal officials an opportunity to meet and visit with their State Senators.

#### Hotel Reservations

- ❑ All conference sessions will be held at the Cornhusker Marriott Hotel, 333 South 13<sup>th</sup> Street, Lincoln, NE 68508.
- ❑ To make room reservations at the Cornhusker, call 1-866-706-7706 or 402-474-7474 or [book online](#). When calling to reserve a room, please state that you are attending the League's conference to obtain the special room rate. The deadline for reserving a room is **Feb. 4**.
- ❑ The room rate is \$112 for a single or double room with Government ID card. If you need an ID card, contact the League office. Individual guest accounts are payable at check out by cash or credit card.
- ❑ Check in time is approximately 4 p.m.; check out time is 11 a.m.
- ❑ The preregistration deadline is **Feb. 7**. Registrations received after this date will incur higher registration costs. Advance registrations not cancelled by this date or "no shows" will be billed since the sessions will be recorded and sent to registered delegates for viewing through May 31, 2025.
- ❑ If you need special accommodations or equipment at this conference, contact the League office by **Feb. 7**.
- ❑ To meet printing schedules for the conference materials, sponsor fund or display table information must be returned by **Feb. 7**.
- ❑ For your comfort, we recommend that you wear layered clothing or bring a jacket because heating and cooling conditions may vary.