

City Council Regular Meeting  
Tuesday, June 24, 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 the 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 June 10, 2025, City Council Meeting Minutes
  - 5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report as of April 30, 2025
- 5.D. Monthly City Sales Tax Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
- 7. Reports
  - 7.A. Public Works and Parks and Recreation Department
  - 7.B. City Code Violations, Abatements, Nuisances and Permits
- 8. Public Hearings
  - 8.A. The purpose of the hearing is to receive public comments on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning district from Original Residential District (R-O) to General Commercial (C-2).
- 9. Unfinished Business
- 10. New Business
  - 10.A. Ordinance 2025-09, Change of Zone from R-O, Original Residential District, to C-2, General Commercial District on property at 541 Chestnut St., legally described as S33, T8, R7, 6th Principal Meridian, IRREGULAR TRACT TO HICKMAN LOT 72 NE
  - 10.B. Hickman Hay Day Committee Request to use City Owned Property for Hickman Hay Days Events on July 25-26, 2025.
- 11. City Administrator's Report
- 12. Governing Body Comments & Council Correspondence
  - 12.A. City Hall Closed Friday, July 04, 2024, for Independence Day
  - 12.B. Hickman Area Economic Development Association Firework Display, Friday, July 4, 2025, in Main Park at Dusk
- 13. Meeting Adjournment

## **MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD June 10, 2025**

Mayor Phil Goering called the meeting to order at 7:00 pm on June 10, 2025, 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, and Doug Wagner were present for Roll Call. Absent and excused were Travis Borchardt and Justin Drahotka. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

### **Consent Agenda**

The Consent Agenda included approval of May 27, 2025, City Council Meeting Minutes and the Claims and Accounts Payable Report, Motion by Noren and a second by Wagner to approve the Consent Agenda as presented. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

### **Proclamations, Presentations, Appointments, Affirmations & Introductions – None**

### **Reports**

The City Clerk presented the Planning Commission Report. Deputy Kroese presented the Lancaster County Sheriff's Office Report. Deputy Kroese wanted to remind everyone that Golf Carts are to be registered with the City, must have the orange safety flag, be operated by licensed operators and children are to be in restraints and safety seats. Golf Carts and UTV's are not allowed on any trails or sidewalks. The Activities Coordinator gave the Community Center and Activities Report. Motion by Wagner and a second by Noren to approve reports as presented. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

### **Public Hearings – None**

### **Unfinished Business**

The Mayor presented Ordinance 2025-07, Final Plat Etmund Estates 2nd Addition. Motion by Noren and a second by Wagner to approve Ordinance 2025-07, Final Plat Etmund Estates 2nd Addition on the third and final reading. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

The Mayor presented Ordinance 2025-08, Annexation of Etmund Estates 2nd Addition for the third reading. Motion by Ziemann and a second by Wagner to approve Ordinance 2025-08, Annexation of Etmund Estates 2nd Addition on the third and final reading. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

Shayne Huxoll with Olsson reported that the Mayor, City Administrator, Public Works Director, Assistant Public Works Director and himself met on site to review the street replacement of Wagontrain Ave. At the previous City Council meeting there was discussion about whether they could just replace the concrete panels versus pouring new pavement. Upon evaluation, they were unanimous that the project needed new pavement from curb to curb, and they needed to do the entire stretch from Wagontrain Rd to Stagecoach Rd. The initial agreement was from Wagontrain Rd to 1st Street. Motion by Noren and a second by Ziemann to approve the Agreement for Professional Services by Olsson for Street Project No. M-342(38) Road Replacement on Wagontrain Ave from Wagontrain Road to Stagecoach. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

### **New Business**

Motion by Wagner and a second by Noren to approve the Request to Use City Property for American Legion Post 105 Hickman for the Hay Day Events on July 26, 2025. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

Motion by Wagner and a second by Noren to approve the Snyder & Associates request to use the City sidewalk north of the Community Center for grilling during a rental event at the Community Center on August 21, 2025 from 4-7 pm contingent on a Certificate of Liability Insurance listing the City as an additional insured being filed with the City. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

Toni Harms request to use City property to set up snow cone business at the ball fields was stricken from the agenda.

### **City Administrator's Report – None**

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

City Hall will be Closed on Thursday, June 19, 2025, for Juneteenth.

### **Meeting Adjournment**

Motion by Ziemann and a second by Kulwicki to adjourn meeting at 7:28 pm. The following Council Members voted "YEA": Kulwicki, Noren, Ziemann, and Wagner. The following Council Members voted "NAY": None. Motion passed 4-0.

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Phil Goering, Mayor

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Michele Lincoln, CMC, City Clerk

Vendor Name	Description	Invoice Amount
All Copy Products	JULY POSTAGE MACHINE RENTAL (PREVIOUS OVERPAYMENT)	12.10
All Copy Products	MAY PRINTING CHARGE	383.21
Benjamin Puetz	Tree Rebate	50.00
Bizco Technologies	Bizsecure Monitoring Service, Proofpoint, Server Backup	195.75
Bryan Barnell	Construction Deposit Refund	350.00
Capital City Refuse	JUNE TRASH	135.13
Capital City Refuse	JUNE 2YD	85.00
CLM Homes LLC	Construction deposit refund	1,100.00
Crete Ace Hardware	2 HANDLE TRIMMER & POLE PRUNER	1,859.97
Crete Ace Hardware	FOAM MARKER,TANK,CHAINSAWS	34,900.73
Crete Ace Hardware	BAR OIL	25.99
Elliott Concrete & Construction	Concrete Replacement 1008 Autumn Rd & Woodland	12,418.00
Hawkins, Inc.	Chlorine Cylinder	60.00
Hawkins, Inc.	Water Treatment Chemicals	1,374.43
Heritage Builders Inc	construction deposit refund	350.00
Hoffschneider Law, P.C., LLO	June 2025 Monthly Legal Services	2,000.00
Integrated Controls, LLC	HVAC Service Contract (July-Dec '24) Inv 10/18/24	662.50
Integrated Controls, LLC	HVAC Service Contract (Jan-June '25) Inv 1/13/25	662.50
JEO Consulting Group, Inc.	Hickman Pickleball Courts - Phase 1	7,090.00
Jindra Irrigation	T-Ball Field & Park Irrigation Repair	1,108.35
M & G Holdings	Construction Deposit Refund	500.00
Marvin Planning Consultants	Comprehensive Plan	450.00
Max I Walker's Uniform Rental	PW - Uniforms	545.24
Meals Construction, LLC	Construction Deposit Refund	500.00
Odeys Inc.	Construction Deposit Refund	700.00
Oelke, Kelly	NCMA - Professional Dev Meals & Incidentals	53.00
Oelke, Kelly	Reimb- Pd Cash DMV Truck Registration	15.00
Olsson	PROJECT 023-05868, BOOSTER PUMP STATION	5,425.00
Olsson	Project #021-01497 WRRF Headworks & Final Clarifier	8,688.87
SEND D	Dues 70-01 Membership FY 2025/2026	2,907.00
SNB Construction	Construction Deposit refund	450.00
TK Elevator Corporation	ELELEVATOR MAINT 6/1/25-8/31/25	279.33
Voice News	Reading Centre - Ad	116.00
Voice News	May Publication	188.41
Zelle, LLC	May HR Services	3,033.60
<b>Total</b>		<b>88,675.11</b>

Mandatory Payroll Claims

Payee	Description	Amount Paid
Ameritas	401K	4,279.98
Erin M. McCartney	Employee Withholding	504.00
EFTS/ Internal Revenue Services	Federal/FICA/Medicare Staff	8,595.90
Mission Square	Retirement	783.20
NE Child Support	Employee Withholding	217.85
Payroll	Staff Payroll 6/13/2025	27,530.77
Nebraska Dept of Revenue	May 2025 State Payroll Tax	4,003.70
Nebraska Dept of Revenue	May 2025 State Sales & Use Tax	5,360.80
<b>Total</b>		<b>51,276.20</b>

Mandatory EFT Claims

Payee	Description	Amount Paid
Black Hills Energy	115 Locust Street	77.21
Black Hills Energy	588 Chestnut Street	84.95
Black Hills Energy	214 E 5th Street	68.34
Constellation	Gas Payment	<del>40.98</del>
Unum	Employee Disability Premiums - July	221.78
Windstream	City Building Phone	895.17
Windstream	Shop Building Phone	109.24
<b>Total</b>		<b>1,497.67</b>

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

<b>Account #</b>	<b>Account Name</b>	<b>February 2025</b>	<b>March 2025</b>	<b>April 2025</b>
	Cash on Hand	\$200.00	\$200.00	\$200.00
...8760	General Fund Checking	\$1,159,780.07	\$1,154,053.61	\$1,729,785.07
...6061	Linear Park Fund	\$13,942.87	\$13,942.87	\$13,942.87
...7412	Reading-Tech & Historical Center	\$5,485.71	\$5,341.71	\$5,341.71
...4500	Arts Council	\$4,951.34	\$4,951.34	\$4,951.34
...2843	Keno Revenue	\$119,112.06	\$125,403.78	\$132,253.87
...6088	Electrical Reserve (Baylor Heights Reserve)	\$74,397.64	\$74,404.26	\$74,404.26
...0938	TIF Account	\$630.84	\$630.84	\$630.84
...0863	Parks & Recreation Activities	\$78,247.36	\$81,122.36	\$82,121.36
...7420	Debt Service Reserve (CURR Series 2018 Bond Reserve)	\$158,477.79	\$158,534.23	\$158,534.23
...7479	Sewer Reserve Acct	\$60,932.47	\$60,932.47	\$60,932.47
...2883	CUR Revenue Series 2018 (Terrace View Reserve)	\$282,568.11	\$282,925.69	\$283,272.18
...4664	Street Sinking Fund	\$30,932.72	\$30,932.72	\$30,932.72
...5333	Sales Tax Revenues	\$1,817,021.62	\$1,723,520.29	\$1,773,095.92
...0215	GO Water Revenue 2023	\$573,373.01	\$573,373.01	\$573,373.01
...5-201	GO Sewer Revenue 2023	\$487,018.21	\$325,020.26	\$326,020.26
...6150	NPPD Lease Payments		\$42,465.68	\$42,465.68
	Total Funds Available	\$4,867,071.82	\$4,657,755.12	\$5,292,257.79
...7404	Hickman Area Economic Dev. Association	\$34,725.95	\$34,725.95	\$40,865.08
	Total HAEDA Funds Available	\$34,725.95	\$34,725.95	\$40,865.08

NEBRASKA DEPARTMENT OF REVENUE									
LOCAL OPTION SALES AND USE TAX									
REMITTED TO CITIES									
FYE 2025									
COLLECTION		CONSUMERS	SALES TAX ON	CURRENT MONTH'S		ALLOCATION	***SETTLEMENT	NEXT MONTH'S	**SETTLEMENT
MONTH*	SALES/USE TAX	USE TAX	MOTOR VEHICLES	REFUNDS TO TAXPAYERS	3% ADMIN FEE	TO CITY	AMOUNT	REFUNDS TO TAXPAYERS	DATE
AUGUST	41,966.84	326.42	12,017.23	0.00	(1,629.31)	52,681.18	52,681.18	197.13	10/19/2024
SEPTEMBER	39,879.92	295.18	12,840.81	(197.13)	(1,584.56)	51,234.22	51,234.22		11/19/2024
OCTOBER	35,298.07	375.13	14,802.99	0.00	(1,514.29)	48,961.90	48,961.90		12/19/2024
NOVEMBER	45,384.77	141.89	11,091.14	0.00	(1,698.53)	54,919.27	54,919.27	436.61	1/19/2025
DECEMBER	56,013.52	509.15	10,737.40	(436.61)	(2,004.70)	64,818.76	64,818.76		2/19/2025
JANUARY	38,262.71	254.00	14,018.23	0.00	(1,576.05)	50,958.89	50,958.89	12.43	3/19/2025
FEBRUARY	39,194.00	563.95	8,448.24	(12.43)	(1,445.81)	46,747.95	46,747.95	211.52	4/19/2025
MARCH									
APRIL									
MAY									
JUNE									
JULY									
<b>TOTALS</b>	<b>338,163.52</b>	<b>2,625.37</b>	<b>93,167.11</b>	<b>(857.69)</b>	<b>(12,992.94)</b>	<b>420,105.37</b>	<b>420,105.37</b>	<b>857.69</b>	
	<b>Sales Tax on MV to Streets</b>		<b>93,167.11</b>		<b>3% Admin Fee to Streets</b>	<b>2,795.01</b>			

<b>TOTAL SALES TAX (RESTRICTED FUNDS)</b>						
Register: 104.1 · Cash in Bank - SALES TAX REVENUE						
<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
10/22/2024			August 2024 Sales Tax Revenues		\$52,681.18	\$1,615,822.56
10/31/2024			Interest		\$2,657.22	\$1,618,479.78
11/22/2024			September 2024 Sales Tax Revenue		\$51,234.22	\$1,669,714.00
11/29/2024			Interest		\$2,568.35	\$1,672,282.35
12/20/2024			Transfer to Community Centre Bond Pmt	\$32,426.50	\$0.00	\$1,639,855.85
12/22/2024			October 2024 Sales Tax Revenue		\$48,961.90	\$1,688,817.75
12/31/2024			Interest		\$2,905.69	\$1,691,723.44
1/22/2025			November 2024 Sales Tax Revenue		\$54,919.27	\$1,746,642.71
1/31/2025			Interest		\$2,874.67	\$1,749,517.38
2/21/2025			December 2024 Sales Tax Revenue		\$64,818.76	\$1,814,336.14
2/28/2025			Interest		\$2,685.48	\$1,817,021.62
3/17/2025			Transfer to Community Centre Bond Pmt	\$147,426.25		\$1,669,595.37
3/19/2025			January 2025 Sales Tax Revenues		\$50,958.89	\$1,720,554.26
3/31/2025			Interest		\$2,966.03	\$1,723,520.29
4/22/2025			February 2025 Sales Tax Revenues		\$46,747.95	\$1,770,268.24
4/30/2025			Interest		\$2,827.68	\$1,773,095.92
						\$1,773,095.92
						\$1,773,095.92
						\$1,773,095.92

<b>Sales Tax Receipts</b>	<b>FY2025</b>	<b>FY 2024</b>	<b>Annual Change</b>	<b>%</b>
Aug	52,681.18	55,196.73	(2,515.55)	-5%
Sept	51,234.22	43,000.26	8,233.96	16%
Oct	48,961.90	52,905.79	(3,943.89)	-8%
Nov	54,919.27	51,142.60	3,776.67	7%
Dec	64,818.76	53,805.77	11,012.99	17%
Jan	50,958.89	46,857.54	4,101.35	8%
Feb	46,747.95	45,110.76	1,637.19	4%

# Public Work & Parks Department Report

## JUNE 2025

### Public Works

- 811 Locate Tickets
- Gathered GIS data.
- Providing traffic control for the new Farmers Market. (Barricades)
- Stump grinding attachment was delivered.
- Purchased and received a new 2025 chevy pickup and have a V-plow quoted and will get that installed.

### Water & Wastewater

- Installed meters for new construction building permits
- Routine sampling
- Meter Reading
- They are around 60% completion of the sanitary sewer at Etmund Estates 2<sup>nd</sup> Addition.
- Johnson Services were cleaning the sewer going south off 1<sup>st</sup> street towards Fat Boys BBQ and had sewage come up in the Harlan Herbs and Homemade building.
- Sewer Jet machine is scheduled to be delivered Thursday morning.
- Adjustments done to the new bar screen.
- 100+ water meters were purchased and delivered. Will be starting a changeout program.
- There have still been some people watering on Mondays. Notices have been put out
- Representative from Trojan Technologies was out and we went over some this that we can improve with the UV system.

### Streets

- Elliot Concrete repaired concrete 1008 Autumn Rd and Woodland plaza.
- Dale Schmader has been in town working on a few streetlights and making forms for crosswalk bases.

### Parks

- We received the new spreader sprayer and the stand up mower.
- The crew has spent several hours cleaning trees up and removal along trail from bridge north.
- Sprinklers have been running and the flag football area was seeded and is looking good.

OPEN CODE VIOLATIONS REPORT

**NEW VIOLATIONS**

**Updated June 23, 2025**

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Birchwood Drive	vehicles parked on city street	6/13/2025	Deputy	7/13/2025	in process	Vehicles parked on city street greater than 24 hours.
Orchard Place	Drainage Issue	6/13/2025	Building Inspector	7/13/2025	in process	Neighboring property drainage issues. Building Inspector and city staff providing review and mediation.
Chestnut street	building a fence without a permit	6/17/2025	Property Owner	6/18/2025	action complete	Fence being built without a permit. Property owner contacted and permit issued same day. Corrections to be made to the fence per the site plan.
Locust Street	building a fence without a permit	6/23/2025	Property Owner	6/24/2025	action complete	Fence being built without a permit. Property owner contacted and permit issued the same day. Corrections to be made to the fence per the site plan.
Downtown District	weeds taller than 10 inches	6/23/2025	Property Owner	7/23/2025	in process	Weeds taller than 10 inches in vacated alleys in downtown district. City Staff has been contacting owners.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
City-wide Mowing	weeds taller than 10 inches	5/23/2025	Property Owner	5/30/2025	in process	Weeds taller than 10 inches on commercial and residential property. City Staff has been contacting owners.
Park Drive	weeds taller than 10 inches	5/20/2025	Property Owner	5/27/2025	action complete	Weeds taller than 10 inches on residential property. Property was mowed.

# The Voice News

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

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38005569	DUE DATE	7/12/2025
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<b>BILL TO</b>
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

### VOICE NEWS

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

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, 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**

Notice is hereby given that the Hickman City Council will hold a public hearing on Tuesday, June 24, 2025, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE.

The request proposes a change in zoning district from Original Residential District (R-O) to General Commercial (C-2). The subject property is approximately 1.73 acres in size and located near the intersection of 7th Street and Chestnut Street, and south of First State Bank-Hickman.

Michele Lincoln  
 City Clerk

Jun. 12 - 30 lns  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	6/12/2025
and ending with the issue of:	6/12/2025
Publisher's fee at Legal Rate is:	<b>\$17.47</b>

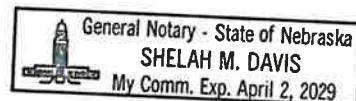
*Darren P. Ivy*

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
June 24 Public Hearing Notice - June 12	14.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 12<sup>th</sup> day  
 of June, 2025

*Shelah M. Davis*  
 Notary Public



## **MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING**

June 3, 2025

### **1. Call to Order**

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, June 3, 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: Jarred Horsky - Alternate, Paul Tran, Cory Ostrander, Chair Josh Maurer, Colby Huenink - ETJ Representative, Erik Nore, Brad Schlange and Lance Murry. Planning Commission Members Charles Stewart and Eldren Echternkamp were recorded as absent and excused.

### **3. Approval of Minutes**

Chair Maurer presented the May 6, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Huenink to approve the May 6, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

### **4. Presentations & Introductions**

None.

### **5. Reports**

A. The staff report presented by Zoning Enforcement Officer Hoglund summarized the change of zone request for 541 Chestnut Street. Staff noted that the subject property is approximately 1.73 acres in size, currently zoned Original Residential District (R-O), and is located near the intersection of 7th Street and Chestnut Street. The property lies south of First State Bank-Hickman and is shown as Commercial on the City's Future Land Use Map. Staff recommended approval of the zoning change request.

### **6. Public Hearing**

A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Chair Maurer opened the public hearing at 7:08 PM. Mr. Russell Price of 442 E. 5<sup>th</sup> Street spoke in opposition and would like the property to remain residential. Mr. Jerry Lentfer of 655 Chestnut Street, First State Bank-Hickman, spoke in a neutral capacity and had concerns regarding access point(s) for future commercial business(es). Hearing no further comments in favor, opposition or neutral position, Nore made the motion to close the public hearing at 7:14 PM, seconded by Schlange. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

## **7. Unfinished Business – None**

## **8. New Business**

A. Recommendation to City Council on the request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Motion made by Horsky to recommend approval of the request for the change of zoning district from Original Residential District (R-O) to General Commercial (C-2) for the property legally described as: S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE and to amend the Official Zoning Map to reflect the said change.

Motion was seconded by Huenink. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

## **9. Planning Commission Comments & Correspondence - None**

## **10. Meeting Adjournment**

Motion by Ostrander and a second by Murry to adjourn the meeting at 7:28 PM. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

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Josh Maurer, Chair      Date

Heidi Hoglund, Recording Clerk      Date



### APPLICATION FOR A CHANGE OF ZONING DISTRICT

Application # 2025-60

Owner's Name: Raymond R and Joan Stofer

Owner's Address: 541 Chestnut Hickman Zip Code: 68372

Telephone (home): 402-310-4985 (business): \_\_\_\_\_

Applicant's Name: Raymond R and Joan Stofer

Applicant's Address: 541 Chestnut Hickman Zip Code: 68372

Telephone (home): 402-310-4985 (business): \_\_\_\_\_

Present Use of subject property: Residential

Proposed Use of subject property: Commercial TBD

Present zoning district: R-2 Requested zoning district: C-2

Legal description of property to be rezoned: S33, T8, R7 6th Principal Meridian

IRREGULAR TRACT TO HICKMAN LOT 72 NE

Area of subject property (square feet or acres): 1.73 acres # of Lots: 1

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

North: C-2 South: R-2

East: R-2 West: R-2

- 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) \_\_\_\_\_

\* Property Owner Signature: Raymond R and Joan Stofer Date: 4-30-25

Applicant Signature: [Signature] Date: 5-19-25

\*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.

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 Comprehensive Plan. *Currently designated as commercial for future US according to the Comprehensive Plan.*
2. What type of development does the Comprehensive Plan recommend for this general area?  
*Commercial*
3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? *TYPE 7684  
WYMORE Silty Clay loam*
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?  
*Current lowest level is 1,274 ft, Highest at 1,290 ft.*
6. Provide reasons to support the need for the proposed zoning in this area.  
*Consistent with Future land use of the Comprehensive Plan*
7. How would the proposed district conform with adjacent zoning districts?  
*It will extend C-2 to the south of current R-2/C-2 M*
8. What is the general character of the area? Describe.  
*Commercial North e East*
9. What type of sewer and water system will be used?  
*City Services*
10. Does the change affect any proposed school projects?  
*None we are aware of.*
11. How will the proposed zoning district affect traffic in the area?

*For Office Use Only*

Application to be processed for: Change of zone from R-O to C-2

Date submitted: April 30, 2025 Date notice sent: 5-20-2025

Application #: 2025-60

Filing Fee \$ 500.00 Receipt # 3.000000028 Received by: JA Date 5-21-25

Abutting property owner's list received: May 1, 2025

Certificated of ownership received: May 1, 2025

Date Zoning Signs Posted: May 22, 2025

Date Public Hearing for Planning Commission: June 3, 2025

Date Notice of Public Hearing Published: May 22, 2025

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: \_\_\_\_\_

**ORDINANCE NO. 2025-09**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO ZONE CERTAIN PROPERTY NOW ZONED R-O ORIGINAL RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL 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 S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman LOT 72 NE, Lancaster County, Nebraska, now zoned R-O Original Residential District to C-2 General Commercial District.
- Section 2.** The City of Hickman Planning Commission, upon conducting a Public Hearing on June 3, 2025, 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.** All other ordinances or sections approved prior to the passage, approval, and publication or posting of this ordinance which conflict with these provisions are repealed.
- Section 5.** 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 \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Michele Lincoln, City Clerk

(SEAL)

Mayor Goering & City Council Members,

The Hickman Hay Days Committee formally requests the use of Road Closed signs and picnic tables to be used for Hickman Hay Days on July 25<sup>th</sup> and 26<sup>th</sup> 2025. We would also like to request approval for the submitted parade route (attached). In addition, we are seeking approval to use Hickman Main Park for games, bounce houses, and two fields on the North end for the Foundation Kickball tournament.

Road Closed signs would be needed between Main and Locust on E Second Street to line food trucks up on.

Picnic tables would be used in the city park for seating around the food vendor areas on July 26<sup>th</sup> 2025. In addition, food vendors will be set up along the North side of City Hall along 2<sup>nd</sup> Street and we request that those parking places be blocked off Friday evening to allow for the vendors to park Saturday morning.

The parade route would start on Park Drive and Woodland Blvd with staging on the southwest corner lot as per previous years. The route would continue south on Park Drive to Autumn Road then South onto Hickman Road to Main Street. It would then turn south on Main Street to East 3<sup>rd</sup> Street. East on East 3<sup>rd</sup> street to Locust Street and turn south to East 2<sup>nd</sup> street to head East on East Second Street and end at Walnut Street.

Please address any further questions to Cami Rawson (402)418-0717 or [camelarawson12@gmail.com](mailto:camelarawson12@gmail.com) . Thank you for your time and for your consideration of our requests.

Sincerely,

Cami Rawson