

City Council Special Meeting
Tuesday, October 21, 2025 6:00 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. Unfinished Business

4.A. Ordinance 2025-12, Authorizing Issuance of General Obligation Sewer Bonds, Series 2025 (Second Reading)

5. New Business

5.A. Presentation & Consideration of Bids for Terrace View Park Recreational Pickleball Courts (JEO Consulting Group Inc., Project Mo. 241142.00 Hickman

Pickleball Park)

5.B. Motion to approve sale of Electric Department Inventory to Norris Public Power District per Resolution 2024-06 Section 16.

6. Meeting Adjournment

ORDINANCE NO. 2025-12

AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION SEWER BONDS, SERIES 2025 OF THE CITY OF HICKMAN, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED FOUR MILLION THREE HUNDRED THOUSAND DOLLARS (\$4,300,000) FOR THE PURPOSE OF REFUNDING ALL OR A PORTION OF THE \$4,025,000 OUTSTANDING PRINCIPAL AMOUNT OF BOND ANTICIPATION NOTES, SERIES 2025, DATED FEBRUARY 14, 2025; PRESCRIBING CERTAIN TERMS AND FORM OF SUCH BONDS AND PROVIDING FOR THE SETTING OF CERTAIN TERMS AND FORM OF SUCH BONDS; PROVIDING FOR THE LEVY OF TAXES TO PAY THE INTEREST ON AND PRINCIPAL OF SUCH BONDS; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND RELATED MATTERS.

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

Section 1. The Mayor and City Council (the “**Council**”) of the City of Hickman, Nebraska (the “**City**”) hereby find and determine that

- (a) The Council has duly created Sewer Improvement District No. 2023-1 (the “**District**”), and certain improvements were constructed in the District, all of which improvements have been completed and have been and are hereby accepted by the City.
- (b) The City has issued its Bond Anticipation Notes, Series 2025, in the original principal amount of \$4,025,000 (the “**Outstanding Obligations**”) to pay costs of the improvements in the District, which Outstanding Obligations remain outstanding, fall due on February 15, 2026, and are callable at any time by the City.
- (c) After application of all funds available for the costs of such improvements, including engineering, legal, fiscal, financing and miscellaneous expenses, the bonds authorized and issued hereunder will not exceed the amount necessary to repay the principal of and interest on the Outstanding Obligations and any other remaining costs for such improvements.
- (d) All conditions, acts and things required by law to exist or to be done precedent to the issuance of general obligation sewer bonds of the City in the principal amount of not to exceed \$4,300,000 pursuant to Section 17-925, Reissue Revised Statutes of Nebraska, as amended, all for the purpose of paying the cost of the improvements and related expenses in and for the District heretofore described, do exist and have been done in due form and time as required by law.

Section 2. (a) The Bonds shall consist of fully registered bonds without coupons, numbered from **R-1** upward, in denominations of **\$5,000** or any integral multiple thereof. The Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be substantially in the form set forth in **Section 5**. The Bonds shall be dated the date of delivery thereof (the “**Date of Original Issue**”), shall be due and payable serially on the dates and in the amounts, and shall bear interest at the rates per annum all as provided in the Designation (described herein).

(b) The Bonds or any portion thereof are hereby authorized to be sold pursuant to a negotiated sale with Piper Sandler & Co., as initial purchaser (the “**Underwriter**”). In connection with such sale, the Mayor, City Administrator, City Clerk or Finance Director (each, an “**Authorized Officer**”) are hereby authorized to specify, determine, designate, establish and appoint, as the case may be, in one or more written designations which may be included in a bond purchase agreement (each, a “**Designation**”), (i) the aggregate purchase price of the Bonds, (ii) the underwriting discount which shall not exceed 0.85% of the aggregate stated principal amount thereof, (iii) the form and contents of any bond purchase agreement in connection with such sale, (iv) the title, dated date, aggregate principal amount (including the aggregate principal amounts of serial Bonds and term Bonds, if any), which aggregate stated principal amount shall not exceed \$4,300,000, and the final maturity date, which shall not be later than twenty years from the date of original issue, (v) the principal amounts maturing in each year, (vi) the rate or rates of interest to be borne by each principal maturity, and any original issue premium or original issue discount, provided that the true interest cost of the Bonds shall not exceed 5.25%, (vii) the principal payment dates and interest payment dates, (viii) whether the Bonds will be subject to redemption prior to their stated maturity, and if subject to such optional redemption, the provisions governing such redemption, including a redemption price not to exceed 104% of the principal amount then being redeemed plus accrued interest to the date of redemption, (ix) the amount and due date of each sinking fund installment for any of the Bonds issued as term Bonds, (x) the designation of the Registrar and the form and content of any agreement between the City and such entity, (xi) the form, content, terms and provisions of any published and/or mailed notice of redemption with respect to the payment and/or redemption at or prior to maturity of the Outstanding Obligations or other interim financing issued by the City to finance improvements in the Districts, and (xii) all other terms and provisions of the Bonds not otherwise specified or fixed by this Ordinance.

(c) The Authorized Officers, or each individually, are hereby authorized to irrevocably call any or all of the Outstanding Obligations for redemption on such date or dates he or she determines appropriate, which date or dates shall each be a Redemption Date hereunder. The Authorized Officers, or each individually, are hereby authorized to designate, approve, execute and deliver, as the case may be, the form, content, terms and provisions of any published and/or mailed notice of redemption with respect to the payment and redemption of the Outstanding Obligations and to take any and all other actions and approve and execute any and all other documents as deemed by them necessary or appropriate in connection with the redemption of the Outstanding Obligations on the Redemption Date.

(d) The Bonds shall be subject to redemption at the option of the City prior to the stated maturities thereof at any time on or after the fifth anniversary of the Date of the Original Issue (or on such other date as determined in the Designation), as a whole, or in part from time to time in such principal amount and from such maturity or maturities as the City, in its sole and absolute discretion shall determine, and in the event that less than all of the Bonds of any maturity are to be called for redemption, the particular Bonds of such maturity to be redeemed shall be selected by lot, at a redemption price of the amount thereof, together with the interest accrued on such principal amount to the date fixed for redemption.

The Bonds shall be redeemed in whole multiples of \$5,000 and if any Bond be in a denomination in excess of \$5,000, portions of the principal amount thereof in installments of \$5,000 or any multiples thereof may be redeemed, and if less than all of the principal amount thereof is to be redeemed, in such case upon the surrender of such Bond there shall be issued to the registered owner thereof without charge therefor, for the then unredeemed balance of the principal amount thereof, Bonds of like series, maturity and interest rates in any of the authorized denominations provided by this Ordinance.

Notice of redemption of Bonds stating their designation, date, maturity and principal amounts shall be given by the Registrar by mailing such notice by first-class mail, postage prepaid, not less than thirty (30) days prior to the date fixed for redemption to the registered owners at their most recent addresses appearing upon the books of registry, but failure to mail such notice shall not affect the proceedings for redemption.

Notice of redemption need not be given to the holder of any Bond, whether registered or not, who has waived notice of redemption. Notice of redemption having been given as provided above or notice of redemption having been waived by the owners of Bonds called for redemption who have not been given such notice as provided above, the Bonds so called for redemption shall become due and payable on the designated redemption date. The City shall give written notice to the Registrar of its election to redeem Bonds at least forty-five days prior to the said redemption date, or such shorter period as shall be acceptable to the Registrar. If on or before the said redemption date funds sufficient to pay the Bonds so called for redemption at the applicable redemption price and accrued interest to said date have been deposited or caused to have been deposited by the City with the Registrar for the purposes of such payment and notice of redemption thereof has been given or waived as hereinbefore provided, then from and after the date fixed for redemption interest on such Bonds so called shall cease to accrue and become payable. If such funds shall not have been so deposited with the Registrar as provided on or before the date fixed for redemption, such call for redemption shall be revoked and the Bonds so called for redemption shall continue to be outstanding the same as though they had not been so called, and shall continue to bear interest until paid at such rate as they would have borne had they not been called for redemption, and shall continue to be protected by this Ordinance and entitled to the benefits and security hereof.

Section 3. Interest on the Bonds at the respective rates for each maturity is payable semiannually as determined in the Designation (each of such dates an “**Interest Payment Date**”) from the Date of Original Issue or the most recent Interest Payment Date, whichever is later, until maturity or earlier redemption by check or draft mailed by the Registrar or its successor on such Interest Payment Date to the registered owner of each Bond at such registered owner’s address as it appears on the Bond Register maintained by the Registrar or its successor at the close of business on the fifteenth day preceding such Interest Payment Date (the “**Record Date**”) subject to the provisions of the following paragraph. The principal on the Bonds and the interest due at maturity or upon redemption prior to maturity is payable in lawful money of the United States of America to the registered owners thereof upon presentation and surrender of such Bonds to the Registrar.

In the event that payments of interest due on the Bonds on an Interest Payment Date are not timely made, such interest shall cease to be payable to the registered owners as of the Record Date for such Interest Payment Date and shall be payable to the registered owners of the Bonds as of a special date of record for payment of such defaulted interest as shall be designated by the Registrar whenever moneys for the purpose of paying such defaulted interest become available.

If the date for payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the city where the Registrar is located, are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

Section 4. Bonds shall be executed on behalf of the City by the manual or facsimile signatures of the Mayor and Clerk and shall have the City Seal impressed or imprinted on each Bond. In case any officer whose signature or a facsimile of whose signature shall appear on the Bonds and shall cease to be such officer before the delivery of the Bonds, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery. Notwithstanding such execution, no Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Ordinance unless and until a certificate of authentication on such Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate or authentication on each Bond shall be conclusive evidence that it has been authenticated and delivered under this Ordinance.

Section 5. The Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF NEBRASKA
COUNTY OF LANCASTER
CITY OF HICKMAN
GENERAL OBLIGATION SEWER BOND, SERIES 2025

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Issue</u>	<u>CUSIP Number</u>
	_____, 20__	_____, 2025	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The CITY OF HICKMAN, NEBRASKA (the “City”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner specified above or registered assigns, the Principal Amount stated above in lawful money of the United States of America on the Maturity Date specified above, with interest thereon, calculated on the basis of a 360-day year consisting of twelve 30-day months, from Date of Issue stated above at the Interest Rate per annum specified above, payable semiannually on _____ and _____ of each year, beginning _____, 20__ (each of such dates an “Interest Payment Date”) until maturity or earlier redemption.

The Principal Amount and the interest due at maturity or upon redemption prior to maturity is payable to the Registered Owner hereof in lawful money of the United States of America without deduction for services as paying agent at the office of the Bond Registrar and Paying Agent, _____ (the “Registrar”), upon presentation and surrender of this bond. Interest on this bond due prior to maturity or earlier redemption shall be paid by check or draft mailed by the Registrar on the date such interest is due and payable to the Registered Owner at such Registered Owner’s address as it appears on the registration books of the Registrar as of the close of business on the fifteenth day preceding the date on which interest on this bond is payable (the “Record Date”). Any interest not so timely paid shall cease to be payable to the person entitled thereto as of the Record Date such interest was payable, and shall be payable to the person who is the Registered Owner of this bond (or of one or more predecessor bonds hereto) on such special Record Date for payment of such defaulted interest as shall be fixed by the Registrar whenever money for such purpose become available. For the prompt payment of this bond, both principal and interest at the time the same becomes due, the full faith, credit, resources and taxing powers of the City are hereby pledged.

The bonds of the series of which this bond is one are subject to redemption at the option of the City prior to the stated maturities thereof at any time on and after the fifth anniversary of the Date of Issue, as a whole, or in part from time to time in such principal amounts and from such maturity or maturities as the City, in its sole and absolute discretion, shall determine, and in the event that less than all the bonds of a maturity are to be called for redemption, the particular bonds of such maturity to be redeemed shall be selected by lot at the redemption price of the principal amount thereof, together with the interest accrued on such principal amount to the date fixed for redemption.

Bonds shall be redeemed in whole multiples of \$5,000 and if any bond be in a denomination in excess of \$5,000, portions of the principal amount thereof in installments of \$5,000 or any multiples thereof may be redeemed, and if less than all of the principal thereof is to be redeemed, in such case upon the surrender of such bond there shall be issued to the registered owner thereof without charge therefor, for the then

unredeemed balance of the principal amount thereof, registered bonds of like series, maturity and interest rates in any of the authorized denominations provided by the Ordinance (hereinafter defined).

Notice of redemption of this bond shall be given to the Registered Owner hereof by first-class mail, postage prepaid, not less than thirty (30) days prior to the date fixed for redemption, all as more particularly set forth in the Ordinance (hereinafter defined). Notice of redemption having been given as provided in the Ordinance (hereinafter defined), or notice of redemption having been waived, and funds for the payment thereof having been deposited with the Registrar, this bond shall cease to bear interest from and after the date fixed for redemption.

This bond is one of a series of bonds numbered from 1 upwards, in order of their issuance, being in the denomination of \$5,000 and integral multiples thereof, of the total principal amount of _____ Thousand Dollars (\$ _____) all of like date and tenor except as to denomination, date of maturity, rate of interest and priority of redemption which have been issued by the City for the purpose of paying the outstanding principal of Bond Anticipation Notes, Series 2025, dated February 14, 2025, (the “**Outstanding Obligation**”), pursuant to Section 17-925, Reissue Revised Statutes of Nebraska, as amended, and paying the costs of issuance of the series of bonds of which this bond is one. This bond and the series of which it is one, are issued under the authority of and in compliance with the laws of the State of Nebraska governing the City, and pursuant to Ordinance No. ____ of the City (the “**Ordinance**”) duly enacted and by proceedings duly had by the Mayor and Council.

This bond is transferable by the Registered Owner hereof in person or by such Registered Owner’s attorney duly authorized in writing, at the principal office of the Registrar but only in the manner and subject to the limitations and conditions provided in the Ordinance and upon presentation and surrender hereof to the Registrar for cancellation. Upon any such registration of transfer, the City shall execute and the Registrar shall authenticate and deliver in exchange for this bond, a new registered bond or bonds, registered in the name of the transferee, of authorized denominations, in an aggregate principal amount equal to the principal amount of this bond, of the same series and maturity and bearing interest at the same rate. The City and the Registrar may deem and treat the Registered Owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes.

If the date for payment of the principal of or interest on this bonds shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the City of _____, are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

The City has in the Ordinance designated such issue of bonds as “qualified tax-exempt obligation” pursuant to Section 265(b)(3)(B)(i) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND WARRANTED that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this bond did exist, did happen and were done and performed in regular and due form and time as required by law, and that the indebtedness of the City, including this bond, does not exceed any statutory limitation imposed by law. The City agrees that it will cause to be levied and collected annually a tax by valuation on all the taxable property in the City, in addition to all other taxes, sufficient in rate and amount to fully pay the principal and interest on said bonds as the same becomes due.

This bond shall not be valid or become obligatory for any purpose until it shall have been authenticated by the execution by the Registrar of the Certificate of Authentication endorsed hereon.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

Print or Type Name, Address and Social Security Number
or other Taxpayer Identification Number of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints
_____ agent to transfer the within Bond on the Bond Register kept by
the Paying Agent for the registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular.

Medallion Signature Guarantee:

Section 6. Each of the Bonds shall be executed on behalf of the City with the manual or facsimile signatures of the Mayor and Clerk. The Bonds shall be issued initially as “book-entry-only” bonds using the services of The Depository Trust Company (the “**Depository**”), with one typewritten bond per maturity being issued to the Depository. In such connection said officers are authorized to execute and deliver a letter of understanding and representation (the “**Representation Letter**”) in the form required by the Depository, for and on behalf of the City, which shall thereafter govern matters with respect to registration, transfer, payment and redemption of the Bonds. Upon the issuance of the Bonds as “book-entry-only” bonds, the following provisions shall apply:

(a) The City and the Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds Bonds as securities depository (each, a “**Bond Participant**”) or to any person who is an actual purchaser of a Bond from the Bond Participant while the Bonds are in book-entry form (each, a “**Beneficial Owner**”) with respect to the following:

(i) the accuracy of the records of the Depository, any nominees of the Depository or any Bond Participant with respect to any ownership interest in the Bonds,

(ii) the delivery to any Bond Participant, any Beneficial Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or

(iii) the payment to any Bond Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the Bonds. The Registrar shall make payments with respect to the Bonds only to or upon the order of the Depository or its nominee, and all such payments shall be valid and effective fully to satisfy and discharge the obligations with respect to such Bonds to the extent of the sum or sums so paid. No person other than the Depository shall receive an authenticated Bond.

(b) Upon receipt by the Registrar of written notice from the Depository to the effect that the Depository is unable or unwilling to discharge its responsibilities, the Registrar shall issue, transfer and exchange Bonds requested by the Depository in appropriate amounts. Whenever the Depository requests the City and the Registrar to do so, the City and the Registrar will cooperate with the Depository in taking appropriate action after reasonable notice (i) to arrange, with the prior written consent of the City, for a substitute depository willing and able upon reasonable and customary terms to maintain custody of the Bonds or (ii) to make available Bonds registered in whatever name or names the Beneficial Owners transferring or exchanging such Bonds shall designate.

(c) If the City determines that it is desirable that certificates representing the Bonds be delivered to the Bond Participants and/or Beneficial Owners of the Bonds and so notifies the Registrar in writing, the Registrar shall so notify the Depository, whereupon the Depository will notify the Bond Participants of the availability through the Depository of certificates representing the Bonds. In such event, the City and the Registrar shall issue, transfer or exchange certificates representing the Bonds as requested by the Depository in appropriate amounts and in authorized denominations.

(d) Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of the Depository or any nominee thereof, all payments with respect to such Bond and all notices with respect to such Bond shall be made and given, respectively, to the Depository as provided in the Representation Letter.

(e) Registered ownership of the Bonds may be transferred on the books of registration maintained by the Registrar, and the Bonds may be delivered in physical form to the following:

(i) any successor securities depository or its nominee;

(ii) any persons, upon (A) the resignation of the Depository from its functions as depository or (B) termination of the use of the Depository pursuant to this Section.

(f) In the event of any partial redemption of a Bond unless and until such partially redeemed Bond has been replaced in accordance with the provisions of Section 3(d) of this Ordinance, the books and records of the Registrar shall govern and establish the principal amount of such Bond as is then outstanding and all of the Bonds issued to the Depository or its nominee shall contain a legend to such effect.

If for any reason the Depository resigns and is not replaced, the City shall immediately provide a supply of printed bond certificates for issuance upon the transfers from the Depository and subsequent transfer or in the event of partial redemption. In the event that such supply of certificates shall be insufficient to meet the requirements of the Registrar for issuance of replacement Bonds upon transfer or partial redemption, the City agrees to order printed an additional supply of certificates and to direct their execution by manual or facsimile signature of its then duly qualified and acting Mayor and Clerk. In case any officer whose signature or facsimile thereof shall appear on any Bond shall cease to be such officer before the delivery of such Bond (including any bond certificates delivered to the Registrar for issuance upon transfer), such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if such officer or officers had remained in office until the delivery of such Bond. The Bonds shall not be valid and binding on the City until authenticated by the Registrar. The Bonds shall be delivered to the Registrar for registration and authentication. Upon execution, registration and authentication of the Bonds, they shall be delivered to the City Treasurer, who is authorized to deliver them to the Underwriter, as the initial purchaser thereof, upon receipt of the full purchase price of the Bonds as set forth in the Bond Purchase Agreement hereinafter approved. Such initial purchaser shall have the right to direct the registration of the Bonds and the denomination thereof within each maturity, subject to the restrictions of this Ordinance. The Underwriter and its agents and representatives, the Paying Agent and Registrar, and the City's bond counsel, are all hereby authorized to take such actions on behalf of the City as are necessary to effectuate the closing of the issuance and sale of the Bonds, including, without limitation, authorizing the release of the Bonds by the Depository at closing. The Bond Purchase Agreement (the "Purchase Agreement") to be entered into between the City and the Underwriter with respect to the purchase of the Bonds from the City, in such form as the Authorized Officer executing the Purchase Agreement shall in the exercise of his or her own independent judgment and absolute discretion determine to be necessary, proper, appropriate, advisable, or desirable in order to effectuate the issuance, sale, and delivery of the Bonds, be and the same is hereby in all respects authorized, adopted, specified, accepted, ratified, approved and confirmed.

Section 7. An Authorized Officer, or one or more of them, shall designate the Bond Registrar and Paying Agent (the "**Registrar**") for the Bonds in the Designation. The Registrar shall keep the books for the registration and transfer of Bonds at its office. If the Registrar is a bank or trust company, the Registrar shall serve in such capacities under the terms of an agreement entitled "Paying Agent and Registrar's Agreement" between the City and the Registrar, the form of which shall be approved by an Authorized Officer. The Mayor and Clerk are hereby authorized to execute said agreement in substantially the form presented but with such changes as they shall deem appropriate or necessary. The names and registered addresses of the registered owner or owners of the Bonds shall at all times be recorded in such books. The transfer of any Bond may be registered upon the books kept for the registration and registration of transfer of Bonds upon presentation and surrender thereof to the Registrar together with an assignment duly executed by the registered owner or such registered owner's attorney or legal representative in such form as shall be satisfactory to the Registrar. Upon

any such registration of transfer, the City shall execute and the Registrar shall authenticate and deliver in exchange for such Bond, a new Bond or Bonds of any denomination or denominations authorized by this Ordinance of the same series and maturity and in the same aggregate principal amount and bearing interest at the same rate. Bonds may be exchanged at the principal office of the Registrar for a like aggregate principal amount of Bonds and the City shall execute and the Registrar shall authenticate and deliver Bonds which the owner making the exchange is entitled to receive, numbered consecutively beginning after the last number then outstanding and of the same maturity and bearing interest at the same rate as the Bonds surrendered for exchange. The Registrar may impose a charge sufficient to defray all costs and expenses incident to registrations of transfer and exchanges. In each case the Registrar shall require the payment by the owner requesting exchange or transfer of any tax or other governmental charge required to be paid with respect to such exchange or transfer.

The Registrar shall not be required to transfer Bonds for a period of 16 days next preceding any interest or principal payment date or to transfer any Bonds for a period of 30 days next preceding any date fixed for redemption. The Registrar shall also be responsible for making the payments of principal and interest as the same fall due upon the Bonds from funds provided by the City for such purpose. Payments of interest due upon the Bonds prior to maturity or redemption shall be made by the Registrar by mailing a check in the amount due for such interest on each interest payment date to the registered owner of each Bond as of the close of business on the fifteenth day of the month immediately preceding the month in which interest on the Bonds is payable, addressed to such owner's registered address as shown on the books of registration as required to be maintained under this **Section 7**. Payments of principal due at maturity or at any date fixed for redemption prior to maturity, together with any accrued interest then due, shall be made by the Registrar upon presentation and surrender of such Bond at the office of the Registrar. The City and the Registrar may treat the registered owner of any Bond as the absolute owner of such Bond for purposes of making payment thereon and for all other purposes. All payments on account of interest or principal made to the registered owner of any Bond shall be valid and effectual and shall be a discharge of the City and the Registrar in respect of the liability upon the Bonds or claims for interest to the extent of the sum or sums so paid.

Section 8. After the Bonds are executed by the City they shall be delivered to the Registrar for authentication and registration as to ownership, and in the denominations designated in writing by the initial purchaser thereof hereinafter identified. After execution, authentication and registration of the Bonds, the City Treasurer is authorized and directed to deliver them to the Underwriter upon receipt of the purchase price of the Bonds as set forth in the Bond Purchase Agreement hereinafter approved.

Section 9. The City agrees that it will cause to be levied and collected annually a tax by valuation on all the taxable property in the City, in addition to all other taxes, which with other funds of the City available therefor, shall be sufficient in rate and amount to fully pay the principal of and interest on the Bonds as the same become due.

Section 10. The Clerk shall make and certify one or more complete transcripts of the proceedings had and done by the City precedent to the issuance of said Bonds, a copy of which transcript shall be delivered to the initial purchaser of the Bonds. After being executed by the Mayor and Clerk, said Bonds shall be delivered to Underwriter.

Section 11. The proceeds of the Bonds shall be applied to pay the costs of the improvements in the District as described in Section 1 hereof, including payment at or prior to maturity of the Outstanding Obligations and any other related warrant or bond anticipation note indebtedness, and issuance expenses for the Bonds. Pending such application the City Treasurer may hold such proceeds.

Section 12. The City hereby covenants with the purchasers and holders of the Bonds herein authorized that it will make no use of the proceeds of said issue, including monies held in any sinking fund

for the payment of principal and interest on said Bonds, which would cause said Bonds to be arbitrage bonds within the meaning of Sections 103 and 148 and other related sections of the Internal Revenue Code of 1986, as amended (the “Code”), and further covenants to comply with said Sections 103 and 148 and related sections and all applicable regulations thereunder throughout the term of said issue. The City hereby covenants and agrees to take all actions necessary under the Code to maintain the tax exempt status (as to taxpayers generally) of interest payable on the Bonds. The City hereby authorizes the Authorized Officers, or any one or more of them, as and if appropriate, to designate the Bonds as its “qualified tax-exempt obligations” pursuant to Section 265(b)(3)(B)(i)(III) of the Code and covenant and warrant on behalf of the City that the City does not reasonably expect to issue tax-exempt bonds or other tax-exempt interest bearing obligations aggregating in principal amount more than \$10,000,000 during the calendar year in which the Bonds are issued (taking into consideration the exception for current refunding issues). The City agrees to take all further actions, if any, necessary to qualify the Bonds herein authorized as such “qualified tax-exempt obligations” as and to the extent permitted by law.

Section 13. The Mayor and City Council hereby authorize the Authorized Officers, or each individually, to approve and deem final, within the meaning of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended, a Preliminary Official Statement with respect to the Bonds and the information therein contained and to approve and deliver a final Official Statement for and on behalf of the City. The Authorized Officers, or any one or more of them, are hereby further authorized to take any and all actions and enter into any and all agreements and execute any documents deemed necessary or appropriate in connection with the issuance and sale of the Bonds, and any such actions previously taken are hereby ratified and confirmed.

Section 14. The City hereby (a) authorizes and directs that an Authorized Officer execute and deliver, on the date of issue of the Bonds, a continuing disclosure undertaking (the “**Continuing Disclosure Undertaking**”) in such form as shall be satisfactory to the City and in compliance with Rule 15c2-12 of the Securities and Exchange Commission, to the extent required by the Underwriter; and (b) covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Undertaking. Notwithstanding any other provision of this ordinance, failure of the City to comply with the Continuing Disclosure Undertaking shall not be considered an event of default hereunder; however, any Participating Underwriter (as such term is defined in the Continuing Disclosure Undertaking) or any Beneficial Owner or any Registered Owner of a Bond (as such terms are defined in the Continuing Disclosure Undertaking) may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 15. The City’s obligation under this Ordinance shall be fully discharged and satisfied as to the Bonds authorized and issued hereunder, and said Bonds shall no longer be deemed outstanding hereunder when payment of the principal of such Bonds plus interest thereon to the date of maturity or redemption thereof (a) shall have been made or caused to be made in accordance with the terms thereof; or (b) shall have been provided by depositing with the Registrar or in escrow with a national or state bank having trust powers, in trust solely for such payment (i) sufficient moneys to make such payment or (ii) direct general obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States of America or obligations of an agency of the United States of America (herein referred to as “**Government Obligations**”), in such amount and maturing as to principal and interest at such times, as will insure the availability of sufficient moneys to make such payment, and such Bonds shall cease to draw interest from the date of their redemption or maturity and, except for the purposes of such payment, shall no longer be entitled to the benefits of this Ordinance; provided that, with respect to any Bonds called or to be called for redemption prior to the stated maturity thereof, notice of redemption shall have been duly given. If moneys shall have been deposited in accordance with the terms hereof with the Registrar as escrow agent in trust for that purpose sufficient to pay the principal of such Bonds, together with all interest due thereon to the due date thereof or

to the date fixed for the redemption thereof, as the case may be, all liability of the City for such payment shall forthwith cease, determine and be completely discharged, and such Bonds shall no longer be considered outstanding.

Section 16. Without in any way limiting the power, authority or discretion elsewhere herein granted or delegated, the Council hereby (a) authorizes and directs the Mayor, Treasurer, Clerk, City Attorney and all other officers, officials, employees and agents of the City to carry out or cause to be carried out, and to perform such obligations of the City and such other actions as they, or any of them, in consultation with bond counsel, the initial purchaser of the bonds and its counsel, shall consider necessary, advisable, desirable or appropriate in connection with this Ordinance and issuance, sale and delivery of the Bonds, and payment at or prior to maturity of the Outstanding Obligations and any other interim financing issued to pay costs of improvements in the Districts, including, without limitation, and whenever appropriate the execution and delivery thereof and of all other related documents, instruments, certifications and opinions, and (b) delegates, authorizes and directs the Mayor the right, power and authority to exercise his own independent judgment and absolute discretion in (i) determining and finalizing the terms, provisions, form and contents of any official statement utilized in offering the Bonds for sale to the public, (ii) determining and finalizing all other terms and provisions to be carried by the Bonds not specifically set forth in this Ordinance, and (iii) the taking of all actions and the making of all arrangements necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery of the Bonds and redemption or payment at or prior to maturity of the Outstanding Obligations and any other interim financing issued to pay costs of improvements in the Districts. The execution and delivery by the Mayor or by any such other officers, officials, employees or agents of the City of any such documents, instruments, certifications and opinions, or the doing by them of any act in connection with any of the matters which are the subject of this Ordinance, shall constitute conclusive evidence of both the City's and their approval of the terms, provisions and contents thereof and all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their absolute, unconditional and irrevocable authority with respect thereto from the City and the authorization, approval and ratification by the City of the documents, instruments, certifications and opinions so executed and the actions so taken.

Section 17. If any one or more of the provisions of this Ordinance should be determined by a court of competent jurisdiction to be contrary to law, then such provisions shall be deemed severable from the remaining provisions of this Ordinance and the invalidity thereof shall in no way affect the validity of the other provisions of this Ordinance or of the Bonds and the owners of the Bonds shall retain all the rights and benefits accorded to them under this Ordinance and under any applicable provisions of law.

If any provisions of this Ordinance shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid in any particular case in any jurisdiction or jurisdictions, or in all cases because it conflicts with any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstances, or of rendering any other provision or provisions herein contained inoperative or unenforceable or invalid to any extent whatever.

Section 18. All documents, agreements, certificates, and instruments related to the Bonds shall be valid, binding, and enforceable against the City when executed and delivered by means of (i) an original manual signature; (ii) a faxed, scanned, or photocopied manual signature, or (iii) any other electronic signature permitted by electronic signatures laws, including any relevant provisions of the Uniform Commercial Code, in each case to the extent applicable. Each faxed, scanned, or photocopied manual signature, or other electronic signature, shall for all purposes have the same validity, legal effect, and admissibility in evidence as an original manual signature. Each document, agreement, certificate, and instrument related to the Bonds may be executed in any number of counterparts, each of which shall be deemed to be an original, but such

counterparts shall, together, constitute one and the same document, agreement, certificate, or instrument, as applicable.

Section 19. This ordinance shall be published in pamphlet or electronic form and shall be in force and take effect from and after its adoption as provided by law.

PASSED AND APPROVED: _____, 2025.

CITY OF HICKMAN, NEBRASKA

ATTEST:

By: _____
Mayor

By: _____
Clerk

[S E A L]

PIPER | SANDLER

Scott Keene
Managing Director

CITY OF HICKMAN, NEBRASKA GENERAL OBLIGATION SEWER BONDS, SERIES 2025

PRELIMINARY SUMMARY OF TERMS

OCTOBER 14, 2025

Preliminary Par Amount of Bonds to be Issued	\$4,140,000
Years to Final Maturity	15
Preliminary True Interest Cost	4.07%
Date Bonds Become Refundable after Issuance	5 years
Preliminary Annual Debt Service	\$366,746
Preliminary Bond Settlement and Redemption of 2025 Notes	12/2/2025
Principal and Interest Due to Redeem 2025 Notes on Dec. 2	\$4,068,068

Basic Parameters Described in Bond Ordinance

Par Amount of Bonds - Not-to-exceed	\$4,300,000
True Interest Cost (Rate) Not Greater Than	5.25%
Maximum Underwriter's Discount	0.85%

Preliminary Timeline of Events

Consideration of Bond Ordinance by City Council	Oct 14
Anticipated Sale of the Bond Issue and Release of Call Notice	Oct 29-30
Settlement of the Bond Issue and Redemption of 2025 Notes	Dec 2

SOURCES AND USES OF FUNDS

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Dated Date 12/02/2025
Delivery Date 12/02/2025

Sources:

Bond Proceeds:	
Par Amount	4,140,000.00
Original Issue Discount	-25,347.25
	<hr/> 4,114,652.75 <hr/> <hr/>

Uses:

Project Fund Deposits:	
Project Fund	4,068,067.50
Delivery Date Expenses:	
Cost of Issuance	8,500.00
Underwriter's Discount	35,190.00
	<hr/> 43,690.00
Other Uses of Funds:	
Additional Proceeds	2,895.25
	<hr/> 4,114,652.75 <hr/> <hr/>

BOND DEBT SERVICE

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Dated Date 12/02/2025
Delivery Date 12/02/2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/15/2026			56,425.71	56,425.71	
10/15/2026	235,000	3.200%	76,365.63	311,365.63	367,791.34
04/15/2027			72,605.63	72,605.63	
10/15/2027	220,000	3.200%	72,605.63	292,605.63	365,211.26
04/15/2028			69,085.63	69,085.63	
10/15/2028	230,000	3.200%	69,085.63	299,085.63	368,171.26
04/15/2029			65,405.63	65,405.63	
10/15/2029	235,000	3.200%	65,405.63	300,405.63	365,811.26
04/15/2030			61,645.63	61,645.63	
10/15/2030	245,000	3.200%	61,645.63	306,645.63	368,291.26
04/15/2031			57,725.63	57,725.63	
10/15/2031	250,000	3.500%	57,725.63	307,725.63	365,451.26
04/15/2032			53,350.63	53,350.63	
10/15/2032	260,000	3.500%	53,350.63	313,350.63	366,701.26
04/15/2033			48,800.63	48,800.63	
10/15/2033	270,000	3.500%	48,800.63	318,800.63	367,601.26
04/15/2034			44,075.63	44,075.63	
10/15/2034	280,000	3.850%	44,075.63	324,075.63	368,151.26
04/15/2035			38,685.63	38,685.63	
10/15/2035	290,000	3.850%	38,685.63	328,685.63	367,371.26
04/15/2036			33,103.13	33,103.13	
10/15/2036	300,000	3.850%	33,103.13	333,103.13	366,206.26
04/15/2037			27,328.13	27,328.13	
10/15/2037	310,000	4.125%	27,328.13	337,328.13	364,656.26
04/15/2038			20,934.38	20,934.38	
10/15/2038	325,000	4.125%	20,934.38	345,934.38	366,868.76
04/15/2039			14,231.25	14,231.25	
10/15/2039	340,000	4.125%	14,231.25	354,231.25	368,462.50
04/15/2040			7,218.75	7,218.75	
10/15/2040	350,000	4.125%	7,218.75	357,218.75	364,437.50
	4,140,000		1,361,183.96	5,501,183.96	5,501,183.96

BOND PRICING

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond:	10/15/2026	235,000	3.200%	3.200%	100.000
	10/15/2027	220,000	3.200%	3.200%	100.000
	10/15/2028	230,000	3.200%	3.200%	100.000
	10/15/2029	235,000	3.200%	3.200%	100.000
	10/15/2030	<u>245,000</u>	3.200%	3.200%	100.000
		1,165,000			
Term Bond #2:	10/15/2031	250,000	3.500%	3.500%	100.000
	10/15/2032	260,000	3.500%	3.500%	100.000
	10/15/2033	<u>270,000</u>	3.500%	3.500%	100.000
		780,000			
Term Bond #3:	10/15/2034	280,000	3.850%	3.850%	100.000
	10/15/2035	290,000	3.850%	3.850%	100.000
	10/15/2036	<u>300,000</u>	3.850%	3.850%	100.000
		870,000			
Term Bond #4:	10/15/2037	310,000	4.125%	4.300%	98.087
	10/15/2038	325,000	4.125%	4.300%	98.087
	10/15/2039	340,000	4.125%	4.300%	98.087
	10/15/2040	<u>350,000</u>	4.125%	4.300%	98.087
		1,325,000			
		4,140,000			

Dated Date	12/02/2025	
Delivery Date	12/02/2025	
First Coupon	04/15/2026	
Par Amount	4,140,000.00	
Original Issue Discount	<u>-25,347.25</u>	
Production	4,114,652.75	99.387748%
Underwriter's Discount	<u>-35,190.00</u>	-0.850000%
Purchase Price	4,079,462.75	98.537748%
Accrued Interest		
Net Proceeds	4,079,462.75	

BOND SUMMARY STATISTICS

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Dated Date	12/02/2025
Delivery Date	12/02/2025
Last Maturity	10/15/2040
Arbitrage Yield	3.942958%
True Interest Cost (TIC)	4.067044%
Net Interest Cost (NIC)	4.045359%
All-In TIC	4.097248%
Average Coupon	3.873107%
Average Life (years)	8.489
Duration of Issue (years)	7.049
Par Amount	4,140,000.00
Bond Proceeds	4,114,652.75
Total Interest	1,361,183.96
Net Interest	1,421,721.21
Total Debt Service	5,501,183.96
Maximum Annual Debt Service	368,462.50
Average Annual Debt Service	369,965.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	8.500000
Total Underwriter's Discount	8.500000
Bid Price	98.537748

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond	1,165,000.00	100.000	3.200%	2.899
Term Bond #2	780,000.00	100.000	3.500%	6.895
Term Bond #3	870,000.00	100.000	3.850%	9.892
Term Bond #4	1,325,000.00	98.087	4.125%	13.420
	4,140,000.00			8.489

	TIC	All-In TIC	Arbitrage Yield
Par Value	4,140,000.00	4,140,000.00	4,140,000.00
+ Accrued Interest			
+ Premium (Discount)	-25,347.25	-25,347.25	-25,347.25
- Underwriter's Discount	-35,190.00	-35,190.00	
- Cost of Issuance Expense		-8,500.00	
- Other Amounts			
Target Value	4,079,462.75	4,070,962.75	4,114,652.75
Target Date	12/02/2025	12/02/2025	12/02/2025
Yield	4.067044%	4.097248%	3.942958%

PROOF OF ARBITRAGE YIELD

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Date	Debt Service	Present Value to 12/02/2025 @ 3.9429579503%
04/15/2026	56,425.71	55,617.59
10/15/2026	311,365.63	300,972.71
04/15/2027	72,605.63	68,825.29
10/15/2027	292,605.63	272,008.01
04/15/2028	69,085.63	62,980.78
10/15/2028	299,085.63	267,385.05
04/15/2029	65,405.63	57,342.68
10/15/2029	300,405.63	258,280.85
04/15/2030	61,645.63	51,976.58
10/15/2030	306,645.63	253,549.92
04/15/2031	57,725.63	46,807.63
10/15/2031	307,725.63	244,699.42
04/15/2032	53,350.63	41,603.52
10/15/2032	313,350.63	239,630.67
04/15/2033	48,800.63	36,598.10
10/15/2033	318,800.63	234,462.59
04/15/2034	44,075.63	31,788.81
10/15/2034	324,075.63	229,215.16
04/15/2035	38,685.63	26,832.92
10/15/2035	328,685.63	223,573.46
04/15/2036	33,103.13	22,081.57
10/15/2036	333,103.13	217,901.79
04/15/2037	27,328.13	17,531.27
10/15/2037	337,328.13	212,215.55
04/15/2038	20,934.38	12,915.35
10/15/2038	345,934.38	209,296.00
04/15/2039	14,231.25	8,443.68
10/15/2039	354,231.25	206,108.85
04/15/2040	7,218.75	4,119.01
10/15/2040	357,218.75	199,887.94
	5,501,183.96	4,114,652.75

Proceeds Summary

Delivery date	12/02/2025
Par Value	4,140,000.00
Premium (Discount)	-25,347.25
Target for yield calculation	4,114,652.75

FORM 8038 STATISTICS

City of Hickman, Nebraska
GO Sewer Bonds, Series 2025
15 Year Amortization

Dated Date 12/02/2025
Delivery Date 12/02/2025

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Term Bond:						
	10/15/2026	235,000.00	3.200%	100.000	235,000.00	235,000.00
	10/15/2027	220,000.00	3.200%	100.000	220,000.00	220,000.00
	10/15/2028	230,000.00	3.200%	100.000	230,000.00	230,000.00
	10/15/2029	235,000.00	3.200%	100.000	235,000.00	235,000.00
	10/15/2030	245,000.00	3.200%	100.000	245,000.00	245,000.00
Term Bond #2:						
	10/15/2031	250,000.00	3.500%	100.000	250,000.00	250,000.00
	10/15/2032	260,000.00	3.500%	100.000	260,000.00	260,000.00
	10/15/2033	270,000.00	3.500%	100.000	270,000.00	270,000.00
Term Bond #3:						
	10/15/2034	280,000.00	3.850%	100.000	280,000.00	280,000.00
	10/15/2035	290,000.00	3.850%	100.000	290,000.00	290,000.00
	10/15/2036	300,000.00	3.850%	100.000	300,000.00	300,000.00
Term Bond #4:						
	10/15/2037	310,000.00	4.125%	98.087	304,069.70	310,000.00
	10/15/2038	325,000.00	4.125%	98.087	318,782.75	325,000.00
	10/15/2039	340,000.00	4.125%	98.087	333,495.80	340,000.00
	10/15/2040	350,000.00	4.125%	98.087	343,304.50	350,000.00
		4,140,000.00			4,114,652.75	4,140,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	10/15/2040	4.125%	343,304.50	350,000.00		
Entire Issue			4,114,652.75	4,140,000.00	8.4586	3.9430%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	43,690.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00



Bid Tab

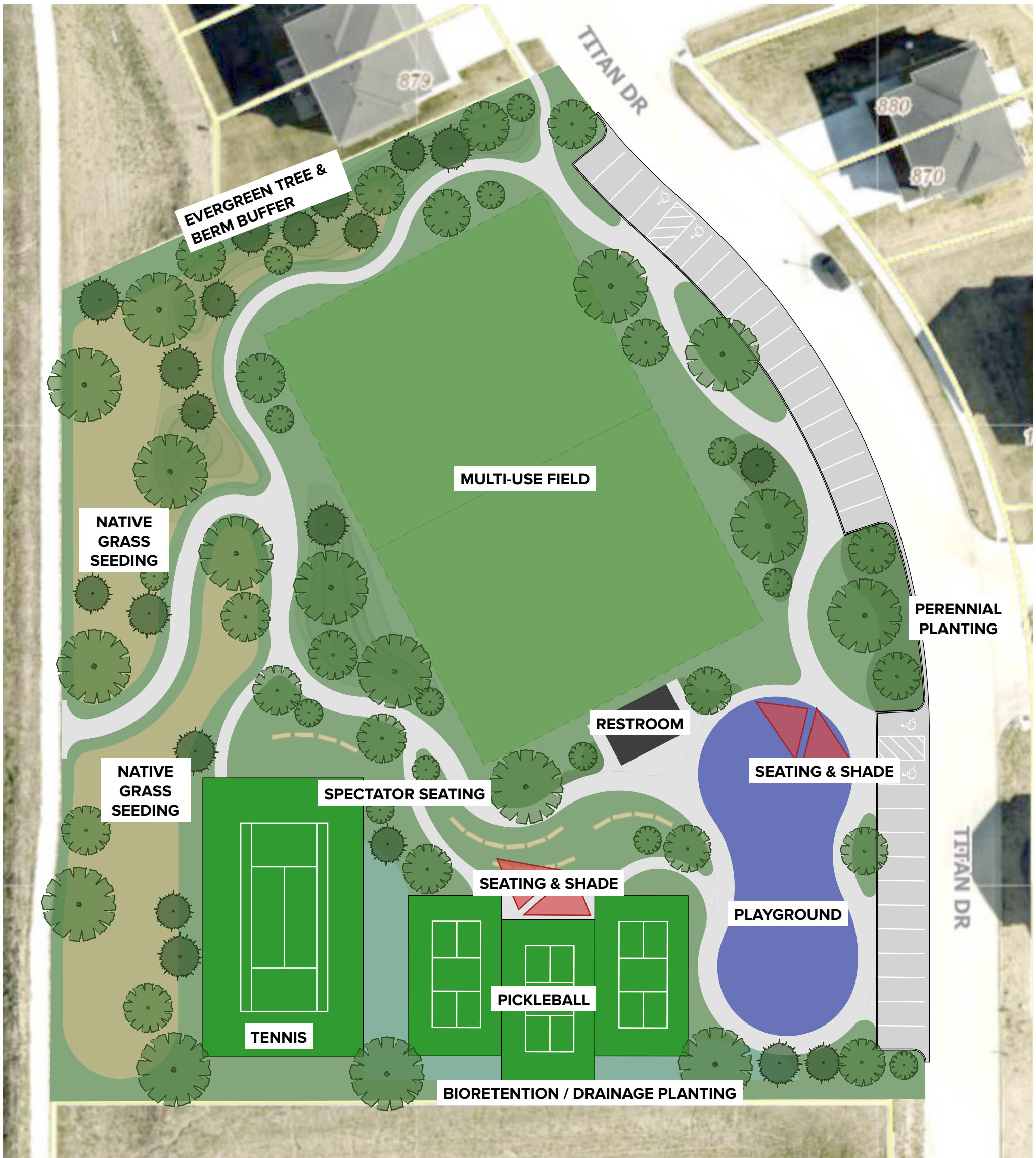
PROJECT | Hickman Pickleball Park

JEO PROJECT NO. | 241142.01

LOCATION | Hickman City Council Chambers - 115 Locust Street, Hickman, NE 68372

LETTING | October 16, 2025 at 2:00pm

Bidder	Total Base Bid	Time of Completion	Alternate No. 1 - Add North - South Sidewalk	Alternate No. 2 - Add Tennis Court	Alternate No. 3 - Add Landscape Trees	Alternate No. 4 - Add Tennis Court Lighting	Alternate No. 5 - Add Pickleball Court Lighting	Alternate No. 6 - Add Playground Lighting	Unit Price No. 1 - Unsuitable Material per / CY	Unit Price No. 2 - Add'l 5" Concrete per / SF	Unit Price No. 3 - Add'l 9" concrete per /SY	Acknowledge Addenda	Bid Bond Present
Rogge General Contractors, Inc. Lincoln, NE	\$639,000.00	8/1/2026	\$118,000.00	\$169,000.00	\$65,000.00	\$22,000.00	\$35,000.00	\$36,000.00	\$34.00	\$10.65	\$15.65	Y	Y
BIC Construction Lincoln, NE	\$669,000.00	6/1/2026	\$18,000.00	\$245,000.00	\$62,500.00	\$22,500.00	\$35,000.00	\$35,500.00	\$35.00	\$7.85	\$98.00	Y	Y
Genesis Contracting Group, Hickman, NE	\$704,000.00	5/18/2026	\$24,000.00	\$220,000.00	\$68,000.00	\$26,000.00	\$38,000.00	\$41,000.00	\$33.50	\$8.35	\$10.45	Y	Y
Kingery Construction Lincoln, NE	\$786,000.00	7/31/2026	\$16,000.00	\$232,000.00	\$60,000.00	\$24,000.00	\$35,000.00	\$39,000.00	\$35.00	\$6.50	\$91.00	Y	Y
Nemaha Sports Construction Lincoln, NE	\$787,147.00	7/1/2026	\$24,095.00	\$240,485.00	\$61,282.00	\$23,465.00	\$35,293.00	\$38,105.00	\$38.06	\$10.01	\$100.51	Y	Y
Cheever Construction Company Lincoln, NE	\$822,000.00	7/1/2026	\$31,000.00	\$202,000.00	\$60,500.00	\$26,000.00	\$38,000.00	\$41,000.00	\$15.00	\$9.00	\$108.00	Y	Y
RMV Construction, LLC Kearney, NE	\$852,900.00	7/20/2026	\$83,500.00	\$207,500.00	\$34,600.00	\$22,800.00	\$34,300.00	\$37,900.00	\$36.20	\$7.75	\$9.10	Y	Y

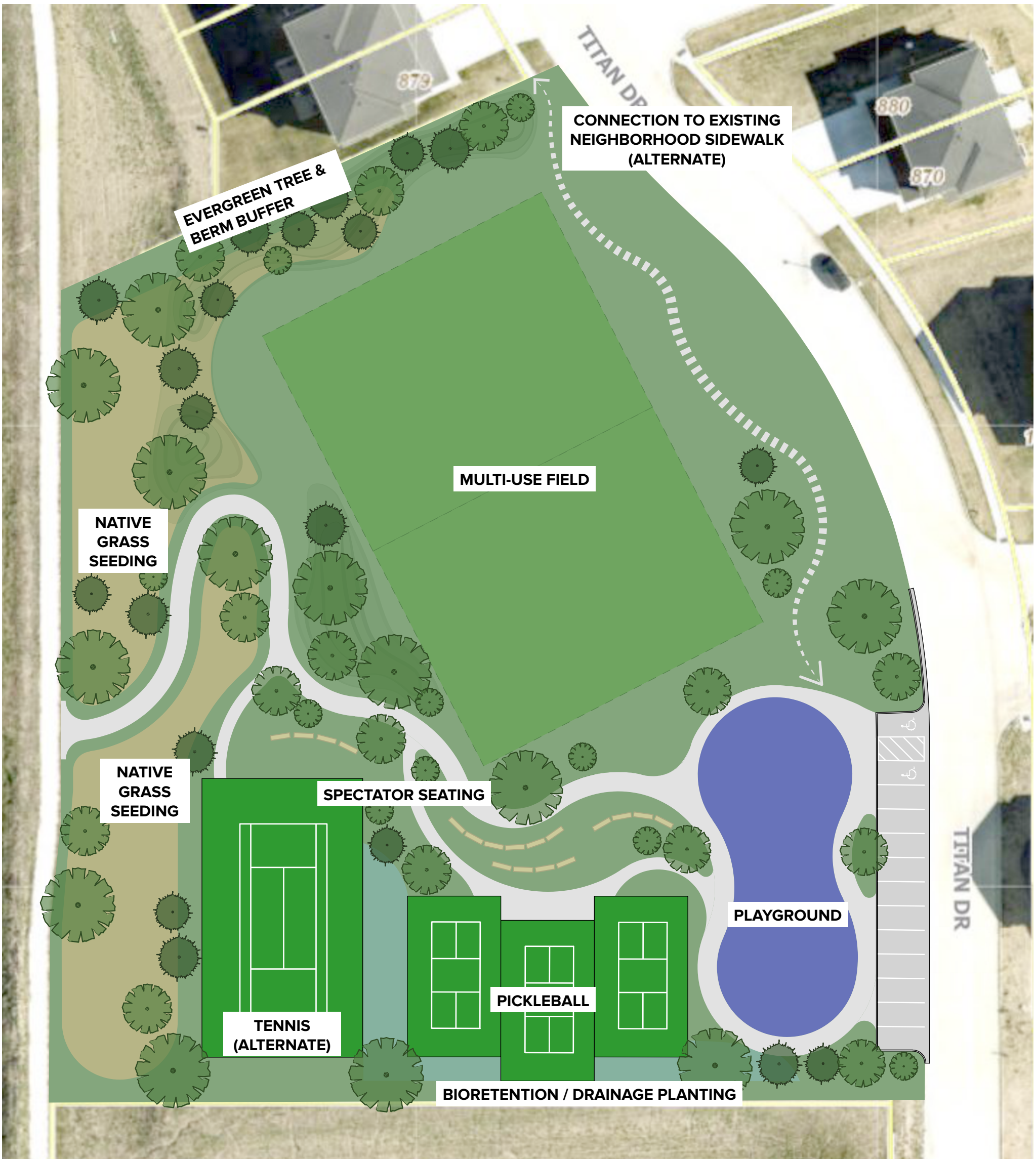


HICKMAN PICKLEBALL COURTS - PROPOSED MASTERPLAN UPDATE

**City of Hickman, NE
09/09/2025**

NOTES:

Multi-use field size is 130' x 200'
 This will support two "micro" soccer fields (90' x 120' each) or one 7v7 soccer field (120' x 180'),
 all with at least a 5' safety offset.



HICKMAN PICKLEBALL COURTS - PROPOSED PHASE ONE

**City of Hickman, NE
09/09/2025**

NOTES:
 Multi-use field size is 130' x 200'
 This will support two "micro" soccer fields (90' x 120' each) or one 7v7 soccer field (120' x 180'),
 all with at least a 5' safety offset.

CONCEPTUAL OPINION OF PROBABLE COST

PROJECT NAME: Hickman Pickleball Court Park

PROJECT LOCATION: Hickman, Nebraska

JEO PROJECT NO. 241142.00

Date Prepared:
September 9, 2025



ESTIMATE OF QUANTITIES - Phase 1

Item #	Description	Unit	Quantity	Unit Price	Total
1.	General Conditions / Insurance / Bonding / Profit (15%)	LS	1	\$78,930.00	\$78,930
2.	Strip Topsoil / Site Grading / Topsoil Respread	CY	4,000	\$5.00	\$20,000
3.	Erosion Control	LF	750	\$2.00	\$1,500
4.	Concrete Walks	SF	8,500	\$6.00	\$51,000
5.	Concrete Street Parking	SY	350	\$70.00	\$24,500
6.	Pickleball, Fence, & Equipment	SF	7,800	\$42.00	\$327,600
7.	Landscape: Seeding	SF	85,000	\$0.20	\$17,000
8.	Landscape: Plant Material	LS	1	\$10,000.00	\$10,000
9.	Landscape: Boulder Seating	LS	1	\$5,000.00	\$5,000
10.	Lawn Irrigation: Quick Couplers Only	LS	1	\$15,000.00	\$15,000
11.	Utilities: Power / Pull Boxes / Transformer / Etc.	LS	1	\$20,000.00	\$20,000
12.	Utilities: Pedestrian Lighting	EA	2	\$12,000.00	\$24,000
13.	Utilities: 2" Water	LF	70	\$80.00	\$5,600
14.	Utilities: 6-10" Storm	LF	100	\$50.00	\$5,000
Construction Subtotal:					\$605,130
				Contingency: 10%	\$60,513
Total Opinion of Construction Cost					\$665,643

Alternates

1.	Concrete Walks - North Sidewalk Connection	SF	2,000	\$6.00	\$12,000
2.	Concrete Pad for Playground	SF	7,000	\$6.00	\$42,000
3.	Tennis Courts, Fence, & Equipment	SF	7,700	\$42.00	\$323,400
4.	Pickleball Windscreens	LS	1	\$10,000.00	\$10,000
5.	Utilities: Additional Pedestrian Lighting to trail	EA	4	\$12,000.00	\$48,000
6.	Utilities: PB and Tennis Court Lighting	LS	1	\$150,000.00	\$150,000
Alternate Total:					\$585,400

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

RESOLUTION 2024-06
MEMORANDUM OF UNDERSTANDING AS TO A PLAN OF AN ELECTRIC SYSTEM
LEASE AGREEMENT

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

RECITALS

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

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

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

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

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

PLAN OF AN ELECTRIC SYSTEM LEASE AGREEMENT

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

1. The Electric System Lease Agreement will be effective October 1, 2024 (the "Effective Date").
 2. The CITY assumes all risk of loss, destruction or damage of the electric system due to weather, fire or other casualty prior to the Effective Date.
 3. The CITY will perform all maintenance and required additions and upgrades to the electric system according to existing City Ordinances, specifications, and practices prior to the Effective Date at the CITY's cost.
 4. NORRIS assumes all risk of loss, destruction, or damage of the electric system due to weather, fire or other casualty on or after the Effective Date.
 5. NORRIS will perform all maintenance and required upgrades to the system on and after the Effective Date at NORRIS' cost as provided in NORRIS Service Regulations.
 6. CITY shall be responsible for completion and all costs associated with the replacement and upgrade of the electric infrastructure for the Wagon Train Heights Subdivision Project, unless the Nebraska Department of Environment & Energy Grid Resiliency matching grant is not awarded to the CITY, in which case, NORRIS is responsible for installation costs and the CITY is responsible for materials and procurement costs, as detailed in Exhibit B of the Electric System Lease Agreement.
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7. NORRIS will provide customer service personnel in the CITY Office on a temporary basis to assist City customers with the transition to NORRIS as their electric provider.

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

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

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

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

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

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

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

determining deposit requirements for new or transferred electric services after the Effective Date.

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

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

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

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

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

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

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

22. NORRIS is responsible for providing locating services within the CITY's


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

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

Dated: June 28, 2024.

NORRIS PUBLIC POWER DISTRICT

By 
Board President

ATTEST:

Board Secretary

Dated: June 25, 2024.

CITY OF HICKMAN

By 
Mayor

ATTEST:

City Administrator