

City Council Regular Meeting
Tuesday, February 10, 2026 7:00 PM

Hickman Community Center/City Hall

1. Call to Order

1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.

1.B. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.

1.C. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.

1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.

2. Pledge of Allegiance

3. Roll Call

4. Mayor Communications

5. Consent Agenda

5.A. January 27, 2026 City Council Meeting Minutes

5.B. February 4, 2026 Special City Council Meeting Minutes

- 5.C. Claims and Accounts Payable Report
6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Resignation of Dale Stertz, Chief Building Inspector
7. Reports
 - 7.A. Lancaster County Sheriff's Office Report
 - 7.B. Community Center and Activities Report
8. Public Hearings - None
9. Unfinished Business - None
10. New Business
 - 10.A. Resolution 2026-01, Real Estate Developer Agreement with Casey's Retail Company
 - 10.B. Resolution 2026-02 Authorizing the Closure of Nebraska Public Agency Investment Trust Account
 - 10.C. Recommend Approval of Liquor License Renewal of Nebraska Community Playhouse
 - 10.D. Recommend Approval of Liquor License Renewal of Whitehead Oil DBA UStop
17
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
 - 12.A. City Office Closed on Monday, February 16, 2026, in Honor of President's Day
 - 12.B. 2026 League Midwinter Conference, February 23-24, 2026 in Lincoln, NE
 - 12.C. Mayor/ City Council 2026 Election Candidate Filing Deadline: Incumbent February 17, 2026 Non-Incumbent March 2, 2026. Filing Fees: City Council \$54 & Mayor \$78
13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD January 27, 2026

Mayor Phil Goering called the meeting to order at 7:00 pm on January 27, 2026, and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members Justin Drahota, Doug Wagner, Dave Kulwicki, Travis Borchardt, Steve Noren, and Tina Ziemann were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

Consent Agenda

The Consent Agenda included approval of January 13, 2026 City Council Meeting Minutes, Claims and Accounts Payable Report, Statement of Accounts and Budget Cash Report as of December 31, 2025, and Monthly City Sales Tax Report. Motion by Noren and second by Wagner to approve the Consent Agenda as presented. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions - None

Reports

Public Works Director presented the Public Works and Parks and Recreation Department Report. City Administrator presented the City Code Violations, Abatements, Nuisances and Permits Report. Report included the City's historical annual building permit data. Motion by Council Member Wagner and second by Noren to approve reports as presented. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

Public Hearings – None

Unfinished Business

City Attorney presented and discussed several sections of proposed municipal codes for the codification and repeal of former codes. City Staff will markup the attorney's recommendations and submit all proposed amendments to McNally Law for an updated draft municipal code book to be presented for approval at a future meeting. No action taken.

New Business

Motion by Council Member Ziemann and second by Borchardt to approve the use of city property for the Kiwanis Club Easter Egg Hunt Event on March 29, 2026, with Proof of Insurance. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

Mr. Kirk Malzer of Bar B Que Specialties, Inc. presented and discussed request for use of city property on July 11, 2026 for a National Rib Cookoff Association competition community event to the Governing Body. Competition will be open to local residents as well as professional competitors invited from other states; competitors will set up on 2nd Street and Locust Street with Hickman Bar & Grill sponsoring a beer garden area; panel of local judges will have an educational class on how to score the entries before judging takes place; set up begins at 7:00 am with awards ceremony and cash prizes at 4:30 pm in the community center; event should be complete and city streets opened around 6:00 pm. It was noted that competitors will not be selling their prepared food to the public, as it is being prepared for competition purposes only.

Local businesses affected by street closures have been notified and liability insurance will be provided to the City prior to the event. Motion by Council Member Borchardt and second by Ziemann to approve use of city property on July 11, 2026 for a National Rib Cookoff Association competition community event with proof of insurance. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator reported on the 2026 Hickman Hay Day Planning Committee and results of recent public participant survey posted on Facebook. These results will help the committee do their best to achieve the request of events to be held. Motion by Council Member Kulwicki and second by Noren to approve the City Administrator's report as presented. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments & Council Correspondence

The City will be closed on Monday, February 16, 2026, in Honor of President's Day and Governing Body members were encouraged to attend the League of Nebraska Municipalities 2026 Midwinter Conference February 23-24, 2026 in Lincoln, Ne.

Adjournment

Motion by Council Member Borchardt and a second by Ziemann to adjourn the meeting at 8:03 p.m. The following Council Members voted "YEA": Drahota, Wagner, Kulwicki, Borchardt, Noren, Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

Mayor Phil Goering

Kelly Oelke, City Administrator

**MINUTES OF THE HICKMAN CITY COUNCIL
SPECIAL MEETING HELD February 4, 2026**

Mayor Phil Goering called the meeting to order at 6:00 pm on February 4, 2026 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. Council Members Doug Wagner, Dave Kulwicki, Travis Borchardt, Steve Noren and Justin Drahota were present for Roll Call. Council Member Tina Ziemann was absent and excused. 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.

Motion by Council Member Borchardt and second by Wagner to go into closed session at 6:05 pm for 45 minutes with the City Administrator & Zelle HR representative, Caitlyn Klein, for the protection of the public interest and the confidentiality of employee payroll information, and to discuss possible litigation concerning the findings of the city payroll audit. The following Council Members voted "YEA": Wagner, Kulwicki, Borchardt, Noren, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0.

Open session reconvened at 6:50 pm. No action was taken in closed session.

Motion by Council Member Wagner and second by Borchardt to accept the Zelle HR Payroll report with no further action. The following Council Members voted "YEA": Wagner, Kulwicki, Borchardt, Noren, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0.

Motion by Council Member Borchardt and a second by Wagner to adjourn the meeting at 6:58 pm. The following Council Members voted "YEA": Wagner, Kulwicki, Borchardt, Noren, Drahota. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Phil Goering

Kelly Oelke, City Administrator

Name	Description	Invoice
Bizco Technologies	Quarterly Services Monitoring, Proofpoint, Server, Securities	\$ 7,298.53
BOK Financial	HICKMANREF18 Bond Payment (Interest Only)	\$ 8,167.50
Brown, Chelsey	JAN 2026 Community Center/City Hall Cleaning	\$ 1,000.00
Capital City Refuse	Inv# 111510 - JAN 2026 Refuse Service, Community Center	\$ 133.13
Capital City Refuse	Inv# 111511 - JAN 2026 Refuse Service, 5th Street Shop	\$ 85.00
CBS Reporting Services	Inv# 3626 - JAN 2026 Credit Bureau Services (Utility Billing Dept)	\$ 45.00
Cornhusker Press	Inv# P206736 - 2026 Dog License Tags	\$ 104.75
Culligan of Lincoln	Inv# 234754 - Soft Water Salt Delivered, Community Center	\$ 98.80
Dale's Consulting & Inspection Services	January 2026 Consulting/Inspections (25)/Plan Reviews (7)	\$ 2,350.00
Executive Answering Service	Inv# 260200042 - JAN 2026 After Hours Call Service	\$ 62.82
Fish Window Cleaning	Inv# 2485-75705, Community Center/City Hall (Quarterly Service)	\$ 481.00
Flood, Brian	Electrical Inspections JAN 2026	\$ 900.00
GPM Environmental Solutions	Inv#NE-9581 - Annual Flow Meter Calibration Service, Wastewater Plant	\$ 448.00
Grunwald Mechanical	Inv# 8794 - HP12 Emergency Leak Repairs, Community Center	\$ 1,585.28
Grunwald Mechanical	Inv# 8797 - HP5 Emergency Leak Repairs, Community Center	\$ 2,706.97
Grunwald Mechanical	Inv# 8798 - HP1, HP9B Error Code Emergency Repairs, Community Center	\$ 1,695.00
Grunwald Mechanical	Inv# 8828 - System Flush Emergency Repairs, Community Center	\$ 4,370.00
HOA-Hydro Optimization & Automation Solutions	Inv# 131199, Cyber Protect Services JAN-DEC 2026, Wastewater Plant	\$ 6,127.50
HOA-Hydro Optimization & Automation Solutions	Inv# 13201, Cyber Protect Services JAN-DEC 2026, Water Plant	\$ 6,127.50
Hochstetler SR, David	HVAC Inspections (17)	\$ 850.00
Holiday Inn (Kearney)	Lodging/Schooling-Professional Education (League Snowball Conf)	\$ 259.90
Kreifels, Jeff	Plumbing Inspections (21)	\$ 1,050.00
Kriha Fluid Power Company	Inv# 00636024 - Backhoe Repairs, Hydraulic Hoses	\$ 84.54
Kuster, Karissa	Schooling/Professional Development (Tuition Assistance Policy)	\$ 901.92
Lancaster County Engineering Dept.	Inv# 260203 - Salt/Sand Mixture, Street Dept	\$ 888.30
Lancaster County Sheriff's Office	Additional Duty Contract Hours JAN 2026	\$ 1,002.10
Lancaster County Sheriff's Office	Monthly Base Rate - FEB 2026	\$ 12,948.00
League of Nebraska Municipalities, Utilities Section	Staff Training Registration (1-Snowball/Water Conf.)	\$ 170.00
Nebraska Public Health Environmental Lab	Water Testing DEC 2025	\$ 300.00
Norland Pure	Bottled Water JAN 2026	\$ 70.71
One Call Concepts, Inc.	One Call Service - JAN 2026 (59)	\$ 49.55
Paper Tiger Shredding	Inv# 231294 - JAN 2026 Services	\$ 35.00
Starner, Megan	Refund - Community Center Rental Cancellation	\$ 100.00
Stertz, Todd	Building Inspections (1)	\$ 50.00
Voice News	Publications JAN 2026	\$ 142.24
Westlund, Pat	Plumbing Inspections (4)	\$ 200.00
Subtotal		\$ 62,889.04

Mandatory Claims	Description	Amount
AFLAC	Insurance - Employee Premiums JAN 2026	\$687.96
Ameritas	Employee 401K Retirement Deposit 02.06.2026	\$4,258.20
Constellation NewEnergy	Gas Utility - 214 E. 5th St JAN 2026	\$ 461.55
Erin M. McCartney	Employee Withholding 02.06.2026	\$504.00
Holliday, Austin	Per Diems Issued Water Training Feb. 3-5, 2026	\$ 155.00
IRS	SS, Medi, Fed Tax Withholdings 02/02/2026 & 02/06/2026	\$8,783.84
Medica	FEB 2026 Employee Health Ins	\$11,027.47
Merchant, Jeff	Per Diems Issued Water Training Feb. 11, 2026	\$19.00
Mission Square	Employee Retirement Plan 02.06.2026	\$1,132.75
Nebraska Dept of Revenue	Income Tax Withholding DEC 2025, JAN 2026	\$5,047.63
Nelson, Brad	Per Diems Issued Water Training Feb. 11, 2026	\$19.00
Norris Public Power District	Electric Utility JAN 2026	\$ 11,229.51
Payroll	Governing Body 02.02.2026; Staff 02.06.2026	\$29,962.72
United Healthcare	Premiums Dental/Vision/AD&D/Life - FEB 2026	\$553.40
Unum	Employee Disability Premiums - FEB 2026	\$231.19
Verizon Wireless	Mobile Phones/Toughbooks/Laptop/iPad	\$ 419.52
Xpress Bill Pay	Web Transaction Fees	\$ 153.75
Subtotal		\$74,646.49

TOTAL CLAIMS REPORT

\$ 137,535.53

REVIEWED AND APPROVED: Tuesday, February 10, 2026

Mayor Phil Goering

Council Member Ziemann

Council Member Wagner

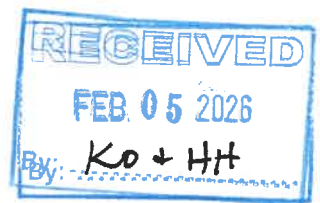
Council Member Noren

Council Member Drahota

Council Member Borhardt

Council Member Kulwicki

City Clerk Michele Lincoln



Dale Stertz
1141 Meadow Lane
Hickman, NE 68372
(402) 440-5963

February 5, 2026

Mayor Phil Goering,

Please accept this letter as formal notice of my resignation from my position as **Chief Building Inspector** for the City of Hickman, effective April 30, 2026.

I am very grateful for the opportunity to have served the City of Hickman and to have been part of its growth and progress. My time working with city leadership, staff, and the community has been both meaningful and rewarding, and I truly appreciate the support and collaboration I have experienced throughout my tenure.

I am committed to making this transition as smooth as possible and am more than willing to assist in transferring my responsibilities or providing support in any way that is helpful prior to my departure. I will sincerely miss the daily interactions with city staff and the relationships built during my time with the city.

Thank you again for the opportunity to serve and for the experiences gained.

Sincerely,

A handwritten signature in blue ink that appears to read "Dale Stertz".

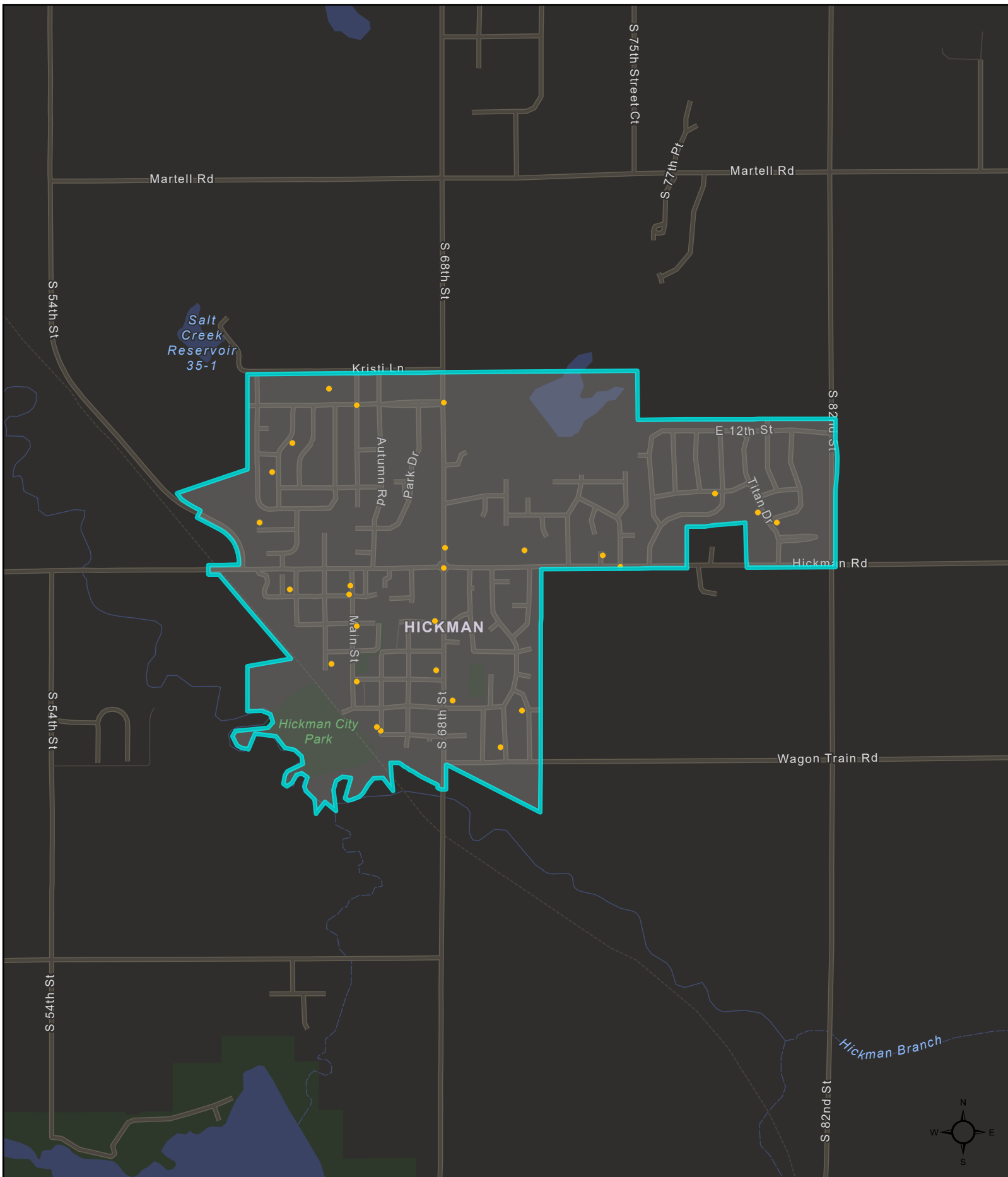
Dale Stertz

Cc: City Administrator, Kelly Oelke
City Zoning Enforcement Officer, Heidi Hoglund

HICKMAN MUNICIPAL CODE
SECTION 1-514: CITY BUILDING INSPECTOR

The city building inspector shall conduct surveys and make inspections in any area of the City to determine whether all buildings and structures are in compliance with the city ordinances. He shall investigate all complaints, whether verbal, written, or in the form of a petition alleging and charging that a violation of the city ordinances exists and that a building or structure is unfit or unsafe for human habitation. Upon properly identifying himself, the building inspector is authorized to enter, inspect, survey, and investigate any building or structure between the hours of 8:00 A.M. and 5:00 P.M. or at any time if an emergency exists or if requested by the owner or occupant thereof. He shall keep records of all complaints received, inspection reports, orders, and complaints issued. The records shall be available for public inspection, and he shall prepare an annual report including statistics based on the records kept. The building inspector shall have no financial interest in the furnishing of labor, materials, or appliances for the construction, alteration, or maintenance of a building, except where he is the owner of a building, and he shall not act as an agent for any said dealer or as an agent for the sale, lease, or rental of any real estate. The building inspector shall report to the City Council as often as may be deemed necessary, and shall have such other duties and issue such permits as the Council may direct. The building inspector may be removed at any time for good and sufficient cause by the Council.

Calls for Service: Hickman



Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
January 13, 2026				
	C6000329	MISC OTHER	1804	22155 BUTTERS
115 LOCUST ST, 68372	C6000330	COMM ENGAGE PRES	1823	22231 ALLEN
January 15, 2026				
S 68TH ST & WOODLAND BLVD,	C6000365	ACC PROP DMG	1748	22231 ALLEN
January 17, 2026				
919 TITAN DR, HICKMAN, NE,	C6000420	DISTURBANCE DOMESTIC	1718	22231 ALLEN
	C6000403	DISTURBANCE OTHER	230	22238 RANSIEAR
1335 E 9TH ST, 68372	C6000406	SUSPICIOUS VEHICLE	708	22238 RANSIEAR
January 18, 2026				
302 MAPLE ST, HICKMAN, NE,	C6000445	WARRANT	2237	22234 FURNE
January 19, 2026				
	C6000470	PROTECTION ORDER	2240	22236 SHANNON
January 20, 2026				
	C6000478	DISTURBANCE OTHER	850	22222 SCDORIS
105 CONCORD AVE, HICKMAN,	C6000493	SPEC SVC CRIME PREV	1738	22155 BUTTERS
106 W 6TH ST, 68372	C6000490	MISC OTHER	1603	22155 BUTTERS
January 21, 2026				
603 CEDAR ST, HICKMAN, NE,	C6000523	CHILD AB/NEG PHYS	1640	22231 ALLEN
January 23, 2026				
	C6000554	ANIMAL OTHER	933	22197 MCMANUS
WOODLAND BLVD & RIDGE RD,	C6000555	TRAFFIC OTHER	955	22214 DOWHOWER
January 24, 2026				
S 68TH ST & HICKMAN RD, 68372	C6000583	ACC PROP DMG	1348	22190 KINGSWOOD
January 27, 2026				
7376 MERCY LN, 68372	C6000632	MENTAL INVEST	1734	22234 FURNE
115 LOCUST ST, 68372	C6000639	COMM ENGAGE PRES	1828	22231 ALLEN
103 LOCUST ST, HICKMAN, NE,	C6000617	MISC OTHER	135	22139 BRYANT

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
103 LOCUST ST, HICKMAN, NE,	C6000616	MISC OTHER	128	22237 JAIME
January 28, 2026				
103 LOCUST ST, HICKMAN, NE,	C6000665	SPEC SVC CHECK WELF	2137	22227 KASTENS
January 30, 2026				
111 E 5TH ST, 68372	C6000713	MEDICAL EMERG OTHER	2349	22231 ALLEN
January 31, 2026				
HICKMAN RD & LARKSPUR DR,	C6000731	TRAFFIC PARK OTHER	1857	22231 ALLEN
February 1, 2026				
	C6000744	DISTURBANCE DOMESTIC	522	22224 LOPEZ
February 2, 2026				
109 E 3RD ST, 68372	C6000773	MISC OTHER	947	22222 SCDORIS
	C6000779	DEATH NATURAL	1621	22234 FURNE
880 TITAN DR, HICKMAN, NE,	C6000785	CHILD AB/NEG PHYS	1953	22234 FURNE
175 KRISTI LN, HICKMAN, NE,	C6000786	DISTURBANCE OTHER	2014	22234 FURNE
February 5, 2026				
310 ORCHARD PL, HICKMAN, NE,	C6000844	TRAFFIC PARK OTHER	1545	22231 ALLEN
442 E 5TH ST, 68372	C6000835	WARRANT	124	22237 JAIME
635 MAIN ST, 68372	C6000846	MEDICAL EMERG OTHER	1632	22231 ALLEN
February 6, 2026				
18940 S 68TH ST, 68372	C6000863	TRAFFIC SUSP DRIVER	1211	22229 PARMER
February 7, 2026				
1220 HICKORY ST, HICKMAN, NE,	C6000907	FIRE ALARM	2011	22231 ALLEN
7000 HICKMAN RD, HICKMAN, NE,	C6000910	WARRANT	2201	22231 ALLEN

Report Totals

Count: 33
Date Exported: 2/9/2026 7:46 AM

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
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January 2026 Community Center/Activities Report

26 Rental Inquiries

6 Tours

133 Participants for Open Gym Time

148 Participants for Adults Only Pickleball Open Play

48 Participants for Adults Pickup Basketball

In the Meeting Rooms, A & B

- 7 Nonprofit Meetings
- 1 Birthday Party
- 1 Baby Shower

In the Multipurpose Room

- 6 Adults Only Pickleball Open Plays
- 4 Adults Pickup Basketball
- 7 Private Basketball Practices
- 11 NYBA Basketball Practices
- 4 Jr Titans Skills Basketball Clinics
- 3 Private Volleyball Practices
- 4 Birthday Parties
- 1 Pinewood Derby

Upcoming Events for Community

- **Adults Only – Pickleball Open Play**
 - Wednesdays from 4:00 PM to 8:00 PM
 - 2nd & 4th Fridays from 9:00 AM to 1:00 PM
 - *Hours subject to change based on current rental schedule.*
- **Adults Only – Pickup Basketball**
 - Tuesdays 5:30 AM to 7:30 AM
- **Norris PTO Movie Night – Super Mario Bros. Movie**
 - Saturday, February 28th from 6:00 PM to 8:00 PM at the Hickman Community Center
 - Norris PTO will provide popcorn at no cost.

Damage to Report: Protective case covering A/V port was damaged by a basketball.

Hickman Youth Sports:

- **Blue River League (BRL) Baseball and Softball Uniform Fitting will be held from 5:00 PM to 8:00 PM on Thursday, February 12th in Meeting Rooms A and B.**
- **Co-ed Youth Tee Ball and Coach Pitch Registration is open through February 28th**
 - Register on City Website under Parks & Rec > Youth Tee Ball & Coach/Machine Pitch

**RESOLUTION 2026-01
REAL ESTATE DEVELOPER ACKNOWLEDGEMENT**

THIS DEVELOPER ACKNOWLEDGEMENT is made and entered into by and between Casey's Retail Company an Iowa corporation (hereafter "Developer"), and the City of Hickman, Nebraska, a municipal corporation, (hereafter "City");

WHEREAS, Developer has received City approval for permission to develop a Convenience Store with Fuel Sales for property located on Lot 2 of Etmund Estates Addition, Hickman, NE, by City Resolution No. 2025-19, Conditional Use Permit, a copy of which is attached to this Acknowledgement as Exhibit 'A'; and

WHEREAS, City Resolution 2025-19, Conditional Use Permit, states certain conditions, including but not limited to, "No Building Permit shall be issued for any portion of the proposed development until such time as a fully executed and recorded Developer's Agreement, approved by the City Council, is on file."; and

WHEREAS, both parties agree development of such property and the objectives contain certain provisions related to site design, utilities, drainage, access, fees, and conditions of approval (the "Development Provisions"); and,

WHEREAS, the City has requested that the Developer acknowledge all of the Development Provisions in one document; and

NOW, THEREFORE, in consideration of the premises and the covenants and agreements herein set forth, Developer does acknowledge the following requirements of development:

1. **Waiver and Conditions.** Per City Council Resolution 2025-19, Conditional Use Permit, a copy of which is attached to this acknowledgement as Exhibit 'A', the following waivers and conditions apply to the development of property located on Lot 2 of Etmund Estates Addition, Hickman, NE:
 - a. Conditional Use Permit is contingent upon approval of the annexation of the property legally described as Etmund Estates Addition, Lot 2, Hickman, Nebraska; and
 - b. Conditional Use Permit is Perpetual, as recommended by Planning Commission at the November 4, 2025 meeting, and will continue until revoked.

2. **Plans and City Engineer Authority.**
 - a. All engineering design, utility connections, and access details are subject to final City Engineer review and approval.
 - b. Any deviation from City standards, including spacing, grading, drainage, or access design, requires written City Engineer approval prior to permit issuance.

3. **Access and Circulation.** All driveways and approaches on South 68th Street (Chestnut Street) and Woodland Boulevard shall conform to City standards and receive final approval from the City Engineer.

- a. The City reserves the right to require modification of driveways or access locations if traffic or development conditions warrant.
 - b. The Developer, at its sole cost, agrees to complete the installation of stop signs for traffic exiting the development onto Chestnut Street (68th Street) upon the earlier of the following two (2) occurrences i) the issuance of any building permits by the City; or ii) the issuance of any Certificate of Occupancy by the City.
 - c. No access drive discussions should be considered between private property owners at the southern access drive as it relates to the extension and dead-end of this drive towards the west end.
4. **Corridor Overlay District.** The Developer agrees to meet the intent and requirements of the Hickman Zoning Ordinance, Section 5.17 CO Corridor Overlay District, regarding, but not limited to, landscaping, screening, building material selection, and lighting.
 - a. Individual landscapes for buildings shall be submitted at time of building permit and shall meet the intent of the Hickman Zoning Ordinance, Section 5.17 CO Corridor Overlay District.
5. **Water Distribution System and Dedication of Easement.** The Developer will extend the existing 10" water main along the frontage of the property allowing for a private service connection. Due to this water main dead ending along the north edge of the property, the termination details shall be coordinated with the City Engineer. Utility Easements shall be granted to the City of Hickman and other public utility companies to provide services to the property.
6. **Rural Water District No. 1:** Developer agrees to compensate the Rural Water District No. 1, Lancaster County, Nebraska (the "Water District") for annexation fees due to release property from the boundaries of the Water District and to provide certification as Exhibit 'B' of this Acknowledgement. Developer will ensure location of existing Rural Water District No. 1 service line pipe is accurate to avoid conflicts with construction.
7. **Wastewater Collection System.** The Developer agrees, at its sole cost, to construct and complete a private wastewater collection system, including but not limited to an on-site grind pump/lift station and force main routed in a private utility easement that will connect to the existing manhole towards the west in Autumn Road to serve Etmund Estates Addition Lot 2.
 - a. Developer shall secure and record a permanent utility easement and maintenance agreement acceptable to the City for the continued use of this facility prior to issuance of a building permit.
 - b. The City shall have no ownership, maintenance, or replacement responsibility for the private wastewater collection system, including but not limited to grind pump/lift station, sewer lines, and connection point.
 - c. All service lines and connections to the City wastewater system shall meet City standards and be subject to City Engineer approval.
 - d. The City shall accept into the City's wastewater collection system all influent produced by Lot 2 and delivered by the private wastewater collection system.
 - e. The City will charge a fee for this collection as established by the City's Commercial Use charge system and property owner shall be responsible for paying the rate in perpetuity.

8. **Electrical Infrastructure and Dedication of Easement.** City agrees (through its agreement with Norris Public Power District), to provide and install electricity to Lot 2 once the public wastewater collection system, public water distribution system, grading, and paving of the public streets have been completed.
9. **Stormwater and Detention Basins.** Developer agrees to construct, at its sole cost, all stormwater drainage facilities necessary for the development to ensure no adverse effect to the development and roadway drainage. The developer will be required to apply for a Stormwater Pollution Prevention Plan permit from Nebraska Department of Environment and Energy and ensure its compliance. Due to the size of this individual pad site development, post development storm water runoff requirements are not recommended. 3:1 grade slopes at the perimeter of the site will require erosion protection to both establish seed growth and maintain long term erosion control.
10. **Lighting and Signage.** All site lighting shall meet City code and approved photometric plans. Signs require separate permits and must comply with City sign and overlay standards.
11. **Maintenance of Property and Dedication.** All access points from Chestnut Street (68th Street), the parking lots and drive lane surfacing, sidewalks, lighting, culverts, snow removal, mowing and all additional improvements within the development shall be owned and maintained solely by the Developer and shall **not** be dedicated to or maintained by the City.
12. **Fees and Cost Responsibilities.** Developer shall pay all applicable City Fees and agrees to reimburse the City for all inspection, testing, and third-party engineering costs incurred by the City for the upon the City invoicing the Subdivider.
13. **Omissions.** The Developer, at its sole cost, agrees to complete any public and private improvements or facility required by Section 5.17.03 of the Zoning Regulations which have not been waived and which inadvertently may have been omitted from the above list of required improvements within three (3) years of the date of this Acknowledgement.
14. **Notices, Consents and Approval.** All payments, notices, statements, demands, requests, consents, approval, authorizations or other submissions required to be made by the Parties shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States Postal Service registered mail, return receipt requested, postage prepaid and addressed as follows:

1. For Developer: Casey's General Stores, Inc.
Attn: Legal
One SE Convenience Blvd.
Ankeny, Iowa 50021
2. For City: City of Hickman
Attn: City Clerk
115 Locust Street, P.O. Box 127
Hickman, NE 68372

AND

Hoffschneider Law
Attn: Kelly Hoffschneider
1120 K Street, Suite 200
Lincoln, NE 68508

3. Such addresses may be changed from time to time by any party by providing notice to all other parties listed above.
15. **No Additional Obligations Created.** The City agrees that all of the requirements set forth in this Acknowledgement are created by other applicable agreements, permits, codes or ordinances and nothing herein creates any new obligations upon the Developer.
16. **Enforcement.** The Parties agree that all of the requirements set forth in this Acknowledgement are enforceable by other agreements, permits, codes or ordinances and therefore nothing herein creates any additional remedies for either party and that neither party shall have the right to specifically enforce this Acknowledgement or seek damages as a result of any violation of this Acknowledgement.
17. **Headings.** The Section headings appearing in this Acknowledgement are inserted only as a matter of convenience, and in no way define or limit the scope of any Section.

[END OF ACKNOWLEDGEMENT, SIGNATURE PAGE FOLLOWS]

Dated this _____ day of _____, 2026.

DEVELOPER:
Casey's Retail Company
An Iowa Corporation

Kendra Meyer, Authorized Signatory

For the City:

City of Hickman, Nebraska

Attest:

By: Phil Goering, Mayor

By: Kelly Oelke, City Administrator

Approved as to Form:

SEAL

Kelly Hoffschneider, City Attorney

EXHIBIT 'A'
CITY RESOLUTION 2025-19
CONDITIONAL USE PERMIT

EXHIBIT 'B'
ETMUND ESTATES ADDITION, LOT 2
OWNERSHIP CERTIFICATE

EXHIBIT 'C'
ETMUND ESTATES ADDITION, LOT 2
PROOF OF RURAL WATER DISTRICT NO. 1, LANCASTER COUNTY, NEBRASKA
PROPERTY RIGHTS RELEASE

RESOLUTION NO. 2026-02

WHEREAS, the Mayor and City Council deem it proper to close their Nebraska Public Agency Investment Trust (NPAIT) bank account utilized for the deposit and expenditure of sewer improvement funds; and

WHEREAS, the Mayor and City Council deem it appropriate for the designated individuals set forth as signatories on the NPAIT account to close the account as principal and interest funds have been expended for the intended sewer capital improvement project; and

THEREFORE, the Mayor and City Clerk are hereby authorized to close the NPAIT account and transfer any remaining interest accrued funds to the City's Sewer Reserve Fund bank account with Nebraska Bank, an approved appointed service provider.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Hickman, Nebraska incorporates the above policies by a majority vote.

PASSED AND APPROVED THIS 10th day of February, 2026.

Mayor Phil Goering

Doug Wagner, Council President

(SEAL)

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38010282	DUE DATE	2/14/2026
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

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

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
 NOTICE OF RENEWAL OF RETAIL
 LIQUOR LICENSE**

Notice is hereby given pursuant to section 53-135.01 that a liquor license may be automatically renewed for one year from May 1, 2026 for the following retail liquor licensee:
 NEBRASKA COMMUNITIES PLAYHOUSE
 225 Locust Street
 Hickman, NE 68372

Notice is hereby given that written protests to the issuance of automatic renewal of license may be filed by any resident of the City of Hickman on or before February 04, 2026 in the office of the City Clerk and that in the event protests are filed by three or more such persons, hearing will be had to determine whether continuation of the license should be allowed.

Michele Lincoln, CMC
 City Clerk, City of Hickman
 Upon the conclusion of any hearing required by this section, the local Governing Body may request a licensee to submit an application as provided in section 53-135.

Jan. 15 - 32 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	1/15/2026
and ending with the issue of:	1/15/2026
Publisher's fee at Legal Rate is:	\$18.47

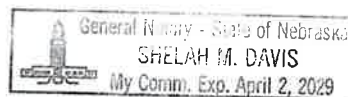
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Renewal of Retail Liquor License - Nebraska Communities Playhouse - Jan 15	15.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 15th day of January, 2026

[Signature]
 Notary Public



The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38010283	DUE DATE	2/14/2026
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**PUBLIC NOTICE
 CITY OF HICKMAN, NEBRASKA
 NOTICE OF RENEWAL OF RETAIL
 LIQUOR LICENSE**

Notice is hereby given pursuant to section 53-135.01 that a liquor license may be automatically renewed for one year from May 1, 2026 for the following retail liquor licensee:

WHITEHEAD OIL DBA U-STOP 17
 18940 S 68th Street
 Hickman, NE 68372

Notice is hereby given that written protests to the issuance of automatic renewal of license may be filed by any resident of the City of Hickman on or before February 04, 2026 in the office of the City Clerk and that in the event protests are filed by three or more such persons, hearing will be had to determine whether continuation of the license should be allowed.

Michele Lincoln, CMC
 City Clerk, City of Hickman
 Upon the conclusion of any hearing required by this section, the local Governing Body may request a licensee to submit an application as provided in section 53-135.

Jan. 15 - 30 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	1/15/2026
and ending with the issue of:	1/15/2026
Publisher's fee at Legal Rate is:	\$17.47

Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Renewal of Retail Liquor License-Whitehead Oil dba U-Stop 17 - Jan 15	14.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 15th day of January, 2026

Shelah M. Davis
 Notary Public

