

City Council Regular Meeting
Tuesday, February 24, 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 the Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.
 - 1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.
2. Pledge of Allegiance
3. Roll Call
4. Mayor Communications
5. Consent Agenda
 - 5.A. Approval of February 10, 2024 City Council Meeting Minutes
 - 5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report as of January 31, 2026
- 5.D. Monthly City Sales Tax Report
6. Proclamations, Presentations, Appointments, Affirmations & Introductions - None
7. Reports
 - 7.A. Reading Centre Report
 - 7.B. Public Works and Parks and Recreation Department
 - 7.C. City Code Violations, Abatements, Nuisances and Permits
8. Public Hearings
 - 8.A. The purpose of the hearing is to provide an opportunity for Public Comment on the City of Hickman's acquisition of land for the expansion of the City's Municipal Water Treatment Facility. Property is described as A Tract of Land Composed of a Portion of Lot 56 I.T., Located in the Southwest Quarter, of Section 10, Township 7 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska
9. Unfinished Business - None
10. New Business
 - 10.A. Certificate of Payment No. 3 to K2 Construction for Scott's Creek Trail Project in the amount of \$8,000.00 and Final Closeout of Scott's Creek Trail Project
 - 10.B. Resolution 2026-03, Acquisition of Land for the Expansion of the City's Municipal Water Treatment Facility
11. City Administrator's Report
12. Governing Body Comments & Council Correspondence
13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD February 10, 2026

Mayor Phil Goering called the meeting to order at 7:00 pm on February 10, 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. Mayor Phil Goering and Council Members Tina Ziemann, Dave Kulwicki, Steve Noren, Travis Borchardt, Doug Wagner, and Justin Drahota were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market, and the City of Hickman Website.

Mayor Communications – None

Consent Agenda

The Consent Agenda included approval of January 27, 2026, City Council Meeting Minutes, approval of February 4, 2026 Special City Council Minutes and Claims and Accounts Payable Report. Motion by Kulwicki and a second by Noren to approve the Consent Agenda as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering presented the resignation of Dale Sterz as the Chief Building Inspector. Mr. Sterz has served as the Hickman Chief Building Inspector for many years. Motion by Council Member Ziemann and second by Borchardt to accept the resignation of Dale Stertz, Chief Building Inspector effective April 30, 2026. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Reports

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

Public Hearings - None

Unfinished Business - None

New Business

The City Administrator introduced Resolution 2026-01, Real Estate Developer Agreement with Casey's Retail Company and explained that this document is a consolidation of property development requirements pulling together the requirements from the different city codes and zoning regulations. Both the City Attorney and Casey's Attorney have given their approval of this agreement. Motion by Council Member Noren and second by Borchardt to approve Resolution 2026-01, Real Estate Developer Agreement with Casey's Retail Company. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

The City Administrator introduced Resolution 2026-02 Authorizing the Closure of Nebraska Public Agency Investment Trust Account. The Nebraska Public Agency Investment Trust (NPAIT) Account was established for the Wastewater Treatment Plant infrastructure upgrade funds which have been expended. There is \$8.44 remaining in the account which will be transferred to the Sewer Reserve Fund with Nebraska Bank. Motion by Council Member Wagner and second by Borchardt to approve Resolution 2026-02 Authorizing the Closure of Nebraska Public Agency Investment Trust Account. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Drahota and a second by Ziemann to recommend approval of Liquor License renewal for Nebraska Communities Playhouse. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Motion by Council Member Ziemann and a second by Drahota to recommend approval of Liquor License renewal of Whitehead Oil dba U-Stop 17. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

City Administrator's Report

The City Administrator reported the following: The Water Treatment Plant Reservoir/Booster Pump Project land for consideration of purchase will be presented at the February 24th meeting; The State has notified us that no State Revolving Funds (DWSRF) are available due to a short-term cash flow matter; A formal request is in process for a Technical Correction Request to the EPA to shift the \$1 million federal community grant from wastewater to a water project. Upon the EPA's approval the request will be forwarded to the Appropriations Committee for final approval; The City will be receiving \$186,506.47 from Norris Public Power for the electrical infrastructure inventory. Motion by Council Member Ziemann and a second by Wagner to approve the City Administrator's report as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Governing Body Comments & Council Correspondence

The City Office will be closed on Monday, February 16, 2026, in honor of President's Day. The 2026 League Midwinter Conference is February 23-24, 2026 in Lincoln.

Adjournment

Motion by Council Member Borchardt and a second by Ziemann to adjourn the meeting at 7:34 p.m. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki, Borchardt. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Kelly Oelke, City Administrator

Name	Description	Amount
All Copy Products	Postage Machine Rental, Feb 2026	\$643.82
All Copy Products	Copy Machine Lease, Feb 2026	\$666.31
All Roads Barricades, Inc.	68th Street Road Signs for Roundabout Location	\$740.16
Armor Equipment	Street Sweeper Rental	\$2,667.00
Bizco Technologies	Monthly Bizsecure Monitoring Service, Proofpoint, Server Backup	\$205.93
Bizco Technologies	New Desktop computer & monitors, Streets Sept (locates/GIS)	\$1,545.24
Bizco Technologies	New Laptop, Water Dept	\$1,294.70
Bizco Technologies	New Laptop, Wastewater Dept	\$1,294.70
Capital City Refuse	TRASH	\$133.13
Capital City Refuse	2YD TRASH	\$85.00
Car Quest	Bed Liner Supplies for 2015 Chevy & Battery Core Returns	\$60.39
Caselle	Software Support & Maint., March 2026	\$3,400.00
Excel Excavating & Underground	Water Main Repair 6th & Main 02.07.2026	\$3,500.00
Hawkins, Inc.	Chlorine, Water Treatment Plant	\$1,158.53
Hawkins, Inc.	Chlorine Cylinder	\$10.00
Hickman True Value	Tail Lights Bulbs for 2012 Chevy, Trailer Bolts	\$9.44
Hickman True Value	Gift Card for Holiday Lighting Parade (ArtsCouncil to Pay Directly)	\$100.00
Hoffschneider Law, PC., LLO	Monthly Legal Services	\$2,000.00
Holiday Inn Express Hotel & Suites	Lodging - A. Holliday Water Training	\$220.00
Hydro Optimization & Automation Solution	Cyber Protect Service JAN-DEC 2026, Water(sales tax from Inv. #13201)	\$428.92
Menard's	Bed Liner Spray for 2015 Chevy	\$54.24
Midwest Laboratories, Inc.	Supplies & Testing WWTP	\$243.75
Nebraska Planning & Zoning Association	NPZA Conference Registration - H.Hoglund	\$235.00
Voice News	Book Sale Ad (Reading Center to Pay Directly)	\$10.00
Zelle, LLC	Monthly HR Services, Jan 2026	\$3,607.11
Subtotal		\$24,313.37

Mandatory Claims	Description	Amount
All Copy Products	Postage Download - 1/29/26	\$600.00
Ameritas	Employee 401K Retirement Deposit 02.20.2026	\$5,721.60
Erin M. McCartney	Employee Withholding 02.20.2026	\$504.00
IRS	SS, Medi, Fed Tax Withholdings 02.20.2026	\$11,968.76
Medica	March 2026 Employee Health Insurance Premiums	\$11,027.47
Mission Square	Employee Retirement Plan Contributions 02.20.2026	\$1,105.70
NE Dept of Revenue	Sales & Use Tax 02.13.2026	\$5,820.09
NE Dept of Revenue	State Income Withholding	\$2,331.87
Payroll	Staff 02.20.2026	\$37,268.53
Unum	Employee Disability Premiums - March 2026	\$231.19
Wells Fargo City (2443)	Adobe (3 Staff Subscriptions)	\$49.19
Wells Fargo City (2443)	Amazon-Comm Center HVAC Filters	\$56.93
Wells Fargo City (2443)	Amazon - Supplies-Kleenex	\$23.84
Wells Fargo City (2443)	U-Stop DEF for Tractor	\$17.78
Wells Fargo City (2443)	Office Depot - Copy Paper	\$146.03
Wells Fargo City (2443)	Nebraska Equipment - Oil for Kabota Tractor	\$247.95
Wells Fargo City (2443)	Dollar General - PW Water	\$27.90
Wells Fargo City (2443)	LibraryThing.com Tiny Cat Annual Subscription (Reading Center)	\$144.00
Wells Fargo City (2443)	Amazon - Team Folders & Baseball Bag Tags for Parks	\$39.58
Wells Fargo City (2443)	Amazon - Call Log Notebook	\$13.67
Wells Fargo City (3079)	Office Depot: Office Supplies (paper, pens, markers, binders, stapler)	\$274.35
Wells Fargo City (3079)	Google Play Subscription	\$9.99
Windstream	Acct #9419 - WTP Phone	\$132.30
Windstream	Acct #2029 City Office Phone	\$898.68
Subtotal		\$78,661.40

TOTAL CLAIMS REPORT **\$102,974.77**

REVIEWED AND APPROVED: Tuesday, February 24, 2026

Mayor Phil Goering	Council Member Ziemann
Council Member Wagner	Council Member Noren
Council Member Drahota	Council Member Borchardt
Council Member Kutwicky	City Clerk Michele Lincoln

NEBRASKA DEPARTMENT OF REVENUE										
LOCAL OPTION SALES AND USE TAX										
REMITTED TO CITIES										
FYE 2026										
	1-95-34692	1-95-34692	1-20-34692	1-95-34692	1-95-65859	1-00-10401				
COLLECTION		CONSUMERS	SALES TAX ON	CURRENT MONTH'S		ALLOCATION	***SETTLEMENT	NEXT MONTH'S	**SETTLEMENT	
MONTH*	SALES/USE TAX	USE TAX	MOTOR VEHICLES	REFUNDS TO TAXPAYERS	3% ADMIN FEE	TO CITY	AMOUNT	REFUNDS TO TAXPAYERS	DATE	
AUGUST	47,627.09	198.47	15,621.15	0.00	(1,903.40)	61,543.31	61,543.31	0.00	10/22/2025	
SEPTEMBER	52,081.27	1,538.66	11,191.54	0.00	(1,944.34)	62,867.13	62,867.13	0.00	11/21/2025	
OCTOBER	49,338.74	822.87	9,698.70	0.00	(1,795.81)	58,064.50	58,064.50	0.00	12/22/2025	
NOVEMBER	60,561.26	164.90	10,191.07	0.00	(2,127.52)	68,789.71	68,789.71	0.00	1/20/2026	
DECEMBER										
JANUARY										
FEBRUARY										
MARCH										
APRIL										
MAY										
JUNE										
JULY										
TOTALS	209,608.36	2,724.90	46,702.46	0.00	(7,771.07)	251,264.65	251,264.65	0.00		

Hickman Area Reading, Tech and Historical Centre Report for February 24, 2026

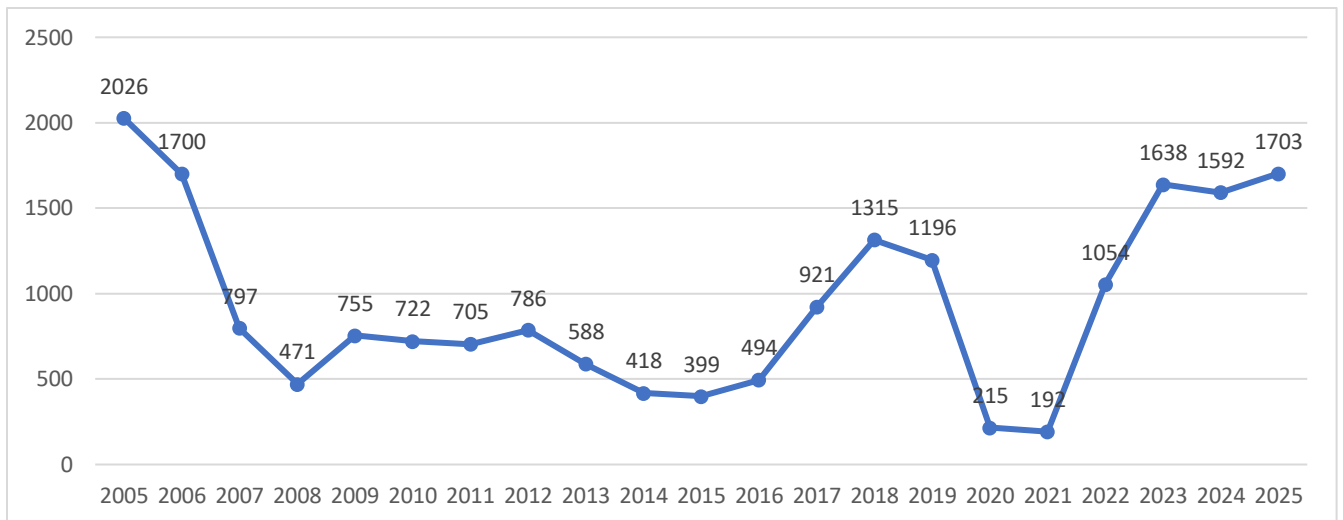
Reading Centre Activity for October thru December 2025

Patrons and Inventory:

- Total Patrons in system = **605** New Patrons since last report = **14** Current Inventory = **6, 015 items**

Month	Adult Visits	Kids Visits	Items Checked Out
October	83	76	296
November	72	53	167
December	55	46	237
Total	210	175	700

Patron Visits



Volunteers: Current = 17

Activity:

- October
 - Tutoring
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 1st Thursday 1pm
 - Trick or Treat on the Trail – Hosted with Kiwanis, theme was Charlotte’s Web
- November
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 1st Thursday 1pm
 - Tutoring
 - Maker’s Market Sat., Nov. 15 10am-3pm – Largest turnout to date! We had over 60+ kids participate. We ran out of prepared craft supplies and came up with an activity on the fly.
- December
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 1st Thursday 1pm
 - HRC Grinchmas Party – Sat., Dec. 13 10am-Noon. Largest turnout to date, over 60 attendees. We had food, drinks, crafts and activities. Many new patrons were added!

Checking Account Balance: \$4,223.43

Cash on Hand: \$17.50

Erin Stueven, Volunteer Director

Public Work & Parks Department Report

February 2026

Public Works

- 811 Locate Tickets
- Cut down trees at the water tower lot
- Norris Public Power purchased and picked up the electrical supplies.

Water & Wastewater

- meters for new construction.
- Replaced a few old meters.
- Routine sampling
- Meter Reading
- Hauled Wastewater waste To Daryle Mitchells farm
- Water main break at 6th and Main
- We had our Sanitary Survey with the state for the water System and everything checked out with no violations
- Van Kirk mobilized and started removing tree root balls.
- Austin Holliday attended and Successfully passed the grade 4 water class.
- Jeff and Brad attended a water continuing ed class in Tecumseh.

Streets

- Cleanup after a light snow event.
- Repaired a couple street signs that were damaged by a vehicle.
- Continuing with streetlight repair.

Parks

- Ground some stumps
- They have started the dirt work on the new pickleball location
- Seeded some of the areas along new concrete on trails
- Overseeded some bad spots in Oakview park.

OPEN CODE VIOLATIONS REPORT

NEW VIOLATIONS

Updated February 19, 2026

Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Orchard Place	Vehicle on City Street while dismantled	1/30/2026	Deputy	2/27/2026	in process	A phone complaint was logged regarding a dismantled vehicle standing on city street. Sheriff Deputy notified the vehicle owner.
Autumn Parkway	Barking Dogs	2/9/2026	Deputy	2/27/2026	in process	Online complaint received about dogs barking. Deputy given a copy of the online complaint. Staff instructed caller the nonemergency sheriff number 402.441.6000 to report when dogs are barking so that the deputy may conduct an observation and handle it as deemed necessary.
Address	Reason	Date Contacted	Person Contacted	Follow Up Date	Result	Notes
Conestoga Ave	Property Maintenance	1/8/2026	Property Owner	2/18/2026	action complete	Online complaint regarding vegetative growth around the home and backyard. The homeowner had family members work to remediate the problem.
Chicory Lane	Trash left on curb	1/30/2026	Property Owner	2/6/2026	action complete	Online complaint: the trash company left trash on the curbs and on the city streets. Question whether trash service is only one company. Staff replied the city does prohibit other trash providers within the city. It is upto the property owner to personally contract with a provider.

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38010988	DUE DATE	3/21/2026
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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 CITY COUNCIL MEETING

Notice is hereby given the Hickman City Council will be holding a public hearing on Tuesday, February 24, 2026 during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska

The purpose of the hearing is to provide an opportunity for Public Comment on the City of Hickman's acquisition of land for the expansion of the City's Municipal Water Treatment Facility.

Property is described as A TRACT OF LAND COMPOSED OF A PORTION OF LOT 56 I.T., LOCATED IN THE SOUTHWEST QUARTER, OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 7 EAST OF THE 6 TH P.M., LANCASTER COUNTY, NEBRASKA

SAID TRACT CONTAINS A CALCULATED AREA OF 66,978.27 SQUARE FEET OR 1.54 ACRES, MORE OR LESS.

Michele Lincoln
 City Clerk

Feb. 19 - 33 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	2/19/2026
and ending with the issue of:	2/19/2026
Publisher's fee at Legal Rate is:	\$18.97

Darren P. Ivy

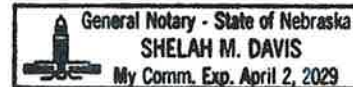
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Feb 24 Public Hearing - Feb 19	16.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 19th day of

February, 2026

Shelah M. Davis
 Notary Public





February 19, 2026

City of Hickman
115 Locust Street
Hickman, NE 68372

Re: Scotts Creek Trail Improvements: Final Completion
Hickman NE
Olsson PN: 023-03229

Dear Kelly:

This letter serves as your notification that the above referenced project has been completed in general conformance with the project plans and specifications. A site visit was conducted on February 6, 2026 to verify completion of the punch list items and was found to be satisfactory.

Final Pay Application No. 3, along with the Consent of Surety to Final Payment are attached. Olsson, Inc. recommends approval of payment to K2 Construction, LLC. in the amount of \$8,000.00.

If there should be any questions regarding the close out of this project, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shayne Huxoll". The signature is fluid and cursive.

Shayne Huxoll
Olsson Project Manager

**CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT**

AIA DOCUMENT G707

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

Bond No. 30254297

3025
4297

PROJECT: Scotts Creek Trail
(name, address)

TO (Owner)

City of Hickman, Nebraska
115 Locust Street
Hickman, NE 68372

ARCHITECT'S PROJECT NO:
CONTRACT FOR: Construction

L

CONTRACT DATE:

CONTRACTOR: K2 Construction
7702 Cornhusker Hwy
Lincoln, NE 68507

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety Company)

Western Surety Company
151 N. Franklin Street
Chicago, IL 60606

, SURETY COMPANY,

on bond of (here insert name and address of Contractor)

K2 Construction
7701 Cornhusker Hwy
Lincoln, NE 68507

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not
relieve the Surety Company of any of its obligations to (here insert name and address of Owner)

City of Hickman, Nebraska
115 Locust Street
Hickman, NE 68372

, OWNER,

as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,

the Surety Company has hereunto set its hand this 19th day of February, 2026

Western Surety Company
Surety Company

Witness:

Alex Mauder

By Maura P Kelly
Signature of Authorized Representative

Maura P. Kelly, Attorney-in-Fact
Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND
CLAIMS, Current Edition

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Sharon K Murray, Jacqueline L Drey, Kevin J Stenger, Maura P Kelly, Joan Leu, Justin Tomlin, Dustin Cooper, Alex Mausbach, Individually

of Omaha, NE, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature - In Unlimited Amounts - this Power of Attorney will remain in full force until written notification of its revocation is received by the Nebraska Department of Transportation - and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 5th day of November, 2025.



WESTERN SURETY COMPANY

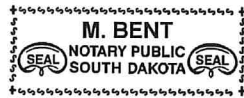
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 5th day of November, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 19th day of February, 2026.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER: PROJECT: APPLICATION NO: Distribution to:
 3
 City of Hickman, NE Scott's Creek Trail
 FROM CONTRACTOR: VIA ARCHITECT:
K2 Construction Olsson
 7701 Cornhusker Highway 601 P St., Ste 200
 Lincoln, NE 68507 Lincoln, NE 68508
 CONTRACT FOR: CONTRACT DATE: 9/16/2025

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	226,841.50
2. Net change by Change Orders	\$	16,536.93
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	243,378.43
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	243,378.43
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	0.00
b. 10 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	243,378.43
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	235,378.43
8. CURRENT PAYMENT DUE	\$	8,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____
 State of: Nebraska County of: Lancaster
 Subscribed and sworn to before me this _____ day of _____
 Notary Public:
 My Commission expires: _____

~~ARCHITECT'S~~ ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 8,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
 ENGINEER: 
 By: _____ Date: 02/11/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$16,727.01	\$189.50
Total approved this Month	\$0.00	\$0.00
TOTALS	\$16,727.01	\$189.50
NET CHANGES by Change Order	\$16,536.93	

Continuation Sheet

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 3

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETE		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H %(G+C)	I BALANCE TO FINISH (C G)	J RETAINAGE	K THIS PAY APP MINUS RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD						
			1	MOBILIZATION						
2	CLEARING AND GRUBBING	\$6,300.00	\$6,300.00	\$0.00	\$6,300.00	100%	\$0.00	\$0.00	\$0.00	
3	TREE REMOVAL	\$8,400.00	\$8,400.00	\$0.00	\$8,400.00	100%	\$0.00	\$0.00	\$0.00	
4	EARTHWORK	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	100%	\$0.00	\$0.00	\$0.00	
5	TOPSOIL IMPORT AND PLACEMENT	\$8,390.00	\$8,390.00	\$0.00	\$8,390.00	100%	\$0.00	\$0.00	\$0.00	
6	RIP RAP, TYPE C	\$1,625.00	\$1,625.00	\$0.00	\$1,625.00	100%	\$0.00	\$0.00	\$0.00	
7	30" RCP	\$3,360.00	\$3,360.00	\$0.00	\$3,360.00	100%	\$0.00	\$0.00	\$0.00	
8	30" FES	\$1,485.00	\$1,485.00	\$0.00	\$1,485.00	100%	\$0.00	\$0.00	\$0.00	
9	12" HDPE PIPE	\$4,902.00	\$4,902.00	\$0.00	\$4,902.00	100%	\$0.00	\$0.00	\$0.00	
10	24" HDPE PIPE	\$6,083.00	\$6,083.00	\$0.00	\$6,083.00	100%	\$0.00	\$0.00	\$0.00	
11	12" CMP FES	\$4,290.00	\$4,290.00	\$0.00	\$4,290.00	100%	\$0.00	\$0.00	\$0.00	
12	24" CMP FES	\$6,800.00	\$6,800.00	\$0.00	\$6,800.00	100%	\$0.00	\$0.00	\$0.00	
13	CONCRETE SIDEWALK, 5"	\$104,250.00	\$104,250.00	\$0.00	\$104,250.00	100%	\$0.00	\$0.00	\$7,000.00	
14	SEEDING	\$6,762.00	\$6,762.00	\$0.00	\$6,762.00	100%	\$0.00	\$0.00	\$1,000.00	
15	SLOPE WATTLE	\$1,050.00	\$1,050.00	\$0.00	\$1,050.00	100%	\$0.00	\$0.00	\$0.00	
16	SILT FENCE	\$4,225.00	\$4,225.00	\$0.00	\$4,225.00	100%	\$0.00	\$0.00	\$0.00	
17	SIGN POST	\$1,820.00	\$1,820.00	\$0.00	\$1,820.00	100%	\$0.00	\$0.00	\$0.00	
18	SIGN POST ANCHOR	\$1,560.00	\$1,560.00	\$0.00	\$1,560.00	100%	\$0.00	\$0.00	\$0.00	
19	SIGN	\$1,950.00	\$1,950.00	\$0.00	\$1,950.00	100%	\$0.00	\$0.00	\$0.00	
20	CROSSWALK STRIPING	\$2,800.00	\$2,800.00	\$0.00	\$2,800.00	100%	\$0.00	\$0.00	\$0.00	
21	DETECTABLE WARNING PANEL	\$1,600.00	\$1,600.00	\$0.00	\$1,600.00	100%	\$0.00	\$0.00	\$0.00	
CO1.1	INCREASE SIDEWALK THICKNESS BY 1"	\$7,992.50	\$7,992.50	\$0.00	\$7,992.50	100%	\$0.00	\$0.00	\$0.00	
CO2.1	PARTIAL RE-MOBILIZATION	\$1,650.58	\$1,650.58	\$0.00	\$1,650.58	100%	\$0.00	\$0.00	\$0.00	
CO2.2	ADDITIONAL CLEARING AND GRUBBING	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100%	\$0.00	\$0.00	\$0.00	
CO2.3	ADDITIONAL HAUL OFF	\$4,583.35	\$4,583.35	\$0.00	\$4,583.35	100%	\$0.00	\$0.00	\$0.00	
		\$243,378.43	\$243,378.43	\$0.00	\$0.00	\$243,378.43	100%	\$0.00	\$0.00	\$8,000.00

**RESOLUTION NO. 2026-03
CITY OF HICKMAN, NEBRASKA**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA
AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE BY THE CITY.**

Recitals

- A. Alan L. and Laurel D. Baade, owns certain real property located in Lancaster County more particularly described as:

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 56 I.T., LOCATED IN THE SOUTHWEST QUARTER, OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 56 I.T., SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 55 I.T., SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF S. 68TH STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 56 I.T., SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF SAID S. 68TH STREET, A DISTANCE OF 183.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 280.00 FEET TO A POINT; THENCE SOUTH 43 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 251.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 56 I.T., SAID POINT BEING ON THE NORTH LINE OF SAID LOT 55 I.T.; THENCE SOUTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 56 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 55 I.T., A DISTANCE OF 452.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 66,978.27 SQUARE FEET OR 1.54 ACRES, MORE OR LESS.

- B. The City's acquisition of the above-described real property will benefit the City and its residents as the property will be used for additional drinking water storage and expansion of the City's Drinking Water Treatment Plant for the Water Department.
- C. Neb. Rev. Stat. § 18-1755 and Hickman Municipal Code § 6-110 authorize the City to acquire real property upon approval of the acquisition by action taken in a public meeting after notice and public hearing.
- D. The City has held a public hearing and desires to purchase the real property.

NOW THEREFORE, be it resolved by the City of Hickman, Nebraska:

1. The City hereby approves the acquisition of real property from Alan L. and Laurel D. Baade, in accordance with the authority under Nebraska law and the Hickman Municipal Code.
2. The Mayor and City Administrator of the City is hereby authorized to execute a Purchase Agreement and to take all actions necessary to effectuate the acquisition of real property from Alan L. and Laurel D. Baade.

This has been approved on February 24, 2026.

CITY OF HICKMAN, NEBRASKA

By: _____
Phil Goering, Mayor

(Seal)

ATTEST: _____
Michele Lincoln, City Clerk