

City Council Regular Meeting
Tuesday, April 14, 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

4.A. Recognition of Mr. Dale Stertz for 38 Years of Service with the City of Hickman (Brief recess to follow for congratulations.)

5. Consent Agenda

5.A. Approval of March 24, 2026 City Council Meeting Minutes

- 5.B. Claims and Accounts Payable Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. Introduction of Lancaster County Commissioner Candidate Mr. Dave Wieting
 - 6.B. Oath of Office, David Hegberg, Public Works Maintenance 1 Employee
 - 6.C. Presentation of Hickman Sewer Lines and Manhole Inspections by Johnson Services
 - 6.D. National Police Week & Peace Officers' Memorial Day Proclamation
 - 6.E. 57th Annual Municipal Clerks Week Proclamation
 - 6.F. Arbor Day Proclamation
- 7. Reports
 - 7.A. Reading, Historical & Tech Center
 - 7.B. Planning Commission Report
 - 7.C. Lancaster County Sheriff's Office Report
 - 7.D. Community Center and Activities Report
 - 7.E. Hickman Booster Pump Station - Hickman Rd
- 8. Public Hearings
 - 8.A. The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.
 - 8.B. The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. (Application No. 2026-09) to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska
- 9. Unfinished Business

9.A. Ordinance 2025-03, adopting New Municipal Code Codification and Repeal Former Code (Third Reading)

10. New Business

10.A. Ordinance 2026-04 - Amend Subdivision Agreement with Fun, LLC with Permanent Fencing for Screening Requirements to the Developer's Landscape Plan of Barber Estates Addition (Lot 2)

10.B. Memorandum of Understanding for New Electric Services with Norris Public Power District

10.C. Resolution No. 2026-04 Establishing Temporary Mobile Food Vending Unit Regulations in Hickman Main City Park

10.D. Ordinance 2026-02, Amend Future Land Use Map of the City of Hickman (2025 Comprehensive Plan, Chapter 10, FIG 10.2: FUTURE LAND USE)

10.E. Ordinance 2026-03, Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) on property at 17731 S. 54th Street, legally known as S29, T8, R7, 6th Principal Meridian, Lot 20 NE (4.93 acres)

11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

12.A. City Office will be Closed April 24, 2026 for Arbor Day

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD March 24, 2026

Mayor Phil Goering called the meeting to order at 7:00 pm on March 24, 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, Doug Wagner, and Justin Drahotka were present for Roll Call. Travis Borchardt 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.

Mayor Communications - None

Consent Agenda

The Consent Agenda included approval of February 24, 2026 City Council Meeting Minutes, Claims and Accounts Payable Report, Statement of Accounts and Budget Cash Report as of February 28, 2026 and Monthly City Sales Tax Report. Motion by Wagner and a second by Noren to approve the Consent Agenda as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahotka, Wagner, Kulwicki. The following Council Members voted "NAY": None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering invited Mr. David Sharpsteen to introduce himself. Motion by Council Member Ziemann and a second by Noren to affirm the Mayor's appointment of David Sharpsteen to fill an unexpired alternate position ending December 2026 on the Planning Commission. The following Council Members voted "YEA": Kulwicki, Noren, Drahotka, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0. Mr. David Sharpsteen took the Oath of Office.

Mayor Goering invited Mr. Todd Stutzman to introduce himself. Motion by Council Member Noren and a second by Ziemann to affirm the Mayor's Appointment of Mr. Todd Stutzman to City Building Inspector. The following Council Members voted "YEA": Kulwicki, Noren, Drahotka, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Nate O'Keefe with Olsson reported that they are looking into options for the Wastewater Treatment Facility Headworks Safety Ventilation in the lower level below grade floor for hydrogen sulfide gas ventilation. They are considering whether to install a permanent ventilation system or use the existing portable units. They will have more to report on this at future meetings.

Owen Kil with Olsson presented a project update and reviewed the bid schedule for the Hickman Reservoir and Booster Pump Project. Four valves are being installed for the booster pump station located near the existing water tower. Following installation of the check valves, grading of the water tower site for the booster pump station will begin. The booster pump station is prefabricated and will be constructed off-site, shipped, and then bolted into place. Design of the new water reservoir, to be located just north of the Water Treatment Plant on 68th Street, is approximately 90% complete. Final design is anticipated within the next month, at which time the plans will be submitted to the State for approval. The project may be bid prior to receiving State approval; however, construction cannot begin until approval is granted. Bidding is anticipated to occur this spring. It was also recommended that the project be divided into two bid packages, as reservoir contractors are typically national firms, while booster pump station contractors are more likely to be local.

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. Motion by Council Member Wagner and second by Drahota to approve reports as presented. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Public Hearings - None

Unfinished Business – None

New Business

Nate O'Keefe with Olsson explained that the Letter Agreement Amendment No. 3 with Olsson was to cover construction phase services for the Wastewater Treatment Plant (WWTP) Headworks & Final Clarifier Project. This amendment covers the additional City Council Meetings attended and the rehabilitation of the old clarifier. Motion by Council Member Wagner and a second by Noren to approve the Letter Agreement Amendment No. 3 with Olsson to include Construction Phase Services for the Wastewater Treatment Plant (WWTP) Headworks & Final Clarifier. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Nate O'Keefe presented a proposal from Infracore Solutions for the Wastewater Treatment Facility Final Clarifier Repair and Rehabilitation. Phase 1 is for the removal and replacement of Final Clarifier No. 2 influent well. Phase 2 has an option: Alternate A, to reuse the influent well from Phase 1 at a cost of \$10,592 or Alternate B, to fabricate a new influent well for Final Clarifier No. 1 at a cost of \$29,567. Phase 3 is to drain and clean out the Final Clarifier No. 1. If the manufacturer elects not to retrieve the influent well being replaced under warranty due to shipping costs, the City could repurpose the unit for the new clarifier, resulting in an estimated savings of \$18,000. Motion by Council Member Wagner and a second by Noren to approve the proposal from Infracore Solutions for Wastewater Treatment Facility Final Clarifier Repair and Rehabilitation with Alternate B for phase 2. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Owen Kil with Olsson presented Letter Agreement Amendment No. 1 with Olsson to include Construction Phase Services for the Hickman Municipal Water Booster Pump Station Project which included testing services to test concrete and compaction. Motion by Council Member Noren and a second by Wagner to approve the Letter Agreement Amendment No. 1 with Olsson to include Construction Phase Services for the Hickman Municipal Water Booster Pump Station Project. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Motion by Council Member Doug Wagner and a second by Steve Noren to approve the Certificate of Payment No. 1 to Van Kirk Brothers Contracting for the Hickman Booster Pump Station Project in the amount of \$163,322.98. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

The Public Works Director presented bids for crack sealing and asphalt seal coating for the annual street maintenance. Motion by Council Member Drahota and a second by Ziemann to approve the bid from APMS for the crack seal at \$40,000 and the sealcoat option of one coat squeegeed and one coat

sprayed at \$25,000. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Motion by Council Member Wagner and a second by Ziemann to go into Executive Session with the City Attorney and City Administrator for 15 minutes for the purpose of the protection of the public to discuss litigation strategy at 8:20 p.m. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0. Mayor Goering resumed open session at 8:38 pm. No action was taken while in Executive Session.

City Administrator's Report

The City Administrator reported the following: A Gaga Pit has been ordered for Hickman Main Park; Hay Days Committee is finalizing the schedule with lots of new events; Hickman Hay Days Committee will not be hosting the annual Community Garage Sales, the Community Garage Sales will be on July 11th in conjunction with the National Rib Cookoff Association competition; some Norris Students will be doing community service cleaning up trails and Main Park area; the Parks & Trails Committee met and will be updating the Master Trail Plan and will be utilizing the Trick-or-Treat on Trail proceeds for trail lighting on Scotts Creek Trail and behind Buchanan Field; The Capital Improvement Committee met and reviewed city projects and purchases of budgeted items. Motion by Council Member Kulwicki and a second by Drahota to approve the City Administrator's report as presented. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Governing Body Comments & Council Correspondence - None

Meeting Adjournment

Motion by Council Member Doug Wagner and a second by Dave Kulwicki to adjourn meeting at 8:45 pm. The following Council Members voted "YEA": Kulwicki, Noren, Drahota, Ziemann and Wagner. The following Council Members voted "NAY": None. Motion passed 5-0.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

Name	Description	Amount
AED Authority	Annual Program 3/1/26-3/1/27	\$ 980.00
AKRS Equipment (John Deere)	John Deere 3033R Replacement Bolts	\$ 11.25
All Roads Barricades, Inc.	Signs - right curve	\$ 161.28
Al's Johns	Porta Potty Hickman Main Park	\$ 380.00
Art F/X	Baseball/Softball Uniforms	\$ 184.55
Bizco Technologies	Renew & Update Server Infrastructure to Microsoft Cloud (Hardware)	\$ 401.45
Blue River League	BLUE RIVER & I80 PONY LEAGUES	\$ 1,850.00
Brown, Chelsey	Cleaning	\$ 1,250.00
Caselle	Software Support & Maint	\$ 3,400.00
Core & Main	Tools for Sewer Jetter (Poles/Sewer Spoon Head/Screen/Grabber)	\$ 867.11
Core & Main	Hydrant Valve Exerciser	\$ 5,730.17
Crawford Plumbing Co.	Comm Center-repair leaks meter, backflow & toilet running	\$ 1,680.53
Crete Ace Hardware	Chainsaw & Encore Mower Repairs (Chains, Blades)	\$ 239.93
Electric Pump	WWTP - Oxidation Ditch, 3153 Flygt Pump Repair	\$ 17,062.37
Electronic Contracting Company	Alarm Monitoring Service 4/1/2026-6/30/2026	\$ 85.05
Embassy Suites by Hilton Omaha La Vista	Lodging - ML Clerk Academy March 18-20	\$ 291.90
Erik Aakko	Tree Rebate - 355 Kristi Ln	\$ 50.00
Executive Answering Service	Answering Service	\$ 68.56
Fairfield Inn & Suites	Lodging - NRWA Conf March 9-11, 2026 (W.L. & C.W.)	\$ 491.80
Farmers Cooperative	Bulk Fuel	\$ 2,119.82
Grainger	Hose Clamps WWTP & Manifold Pipe Fittings	\$ 422.06
Hickman True Value	Supplies - LockTite, Spray Paint	\$ 46.75
Hydro Optimization & Automation Solution	Repair Transducer at WTP	\$ 953.11
JEO Consulting Group, Inc.	Hickman Picleball Courts	\$ 605.00
Lancaster County Sheriff's Office	Contract Hours	\$ 725.31
Lancaster County Sheriff's Office	Monthly Base Rate	\$ 12,948.00
Luther, Wade	RMB Parts for WTP Repairs	\$ 38.65
Max I Walker's Uniform Rental	RUGS,MOPS,BROOMS,TOWELS & UNIFORMS	\$ 311.49
Menard's	Buckets for Parks & Rec	\$ 31.90
Menard's	Tool Hanger/WWTP Cleaning Supplies for WWTP, 24 Sonotube Forms	\$ 117.47
Midwest Laboratories, Inc.	Supplies & Testing WWTP	\$ 209.92
Nebraska Public Health Environmental Lab	March Water Samples	\$ 84.00
Norland Pure	Water	\$ 81.36
Olsson	Project #025-01953 Reservoir & Pump Station	\$ 18,845.56
One Call Concepts, Inc.	One Call	\$ 137.52
ULINE	Master Confined Space Fan / Wrench & Tool Sets for WWTP	\$ 1,374.67
Voice News	Publications & Subscription (2yr)	\$ 868.60
Total		\$ 75,107.14
Mandatory Claims	Description	Amount
AFLAC	Insurance - Employee Premiums March 2026	\$ 687.96
All Copy	Postage Download	\$ 1,200.00
Ameritas	Employee 401K Retirement Deposit 03.23.2025	\$ 3,720.46
Ameritas	Employee 401K Retirement Deposit 04.02.2026	\$ 4,133.22
Black Hills Energy	Gas Utility - 588 Chestnut	\$ 382.99
Black Hills Energy	Gas Utility -214 E 5th	\$ 120.10
Black Hills Energy	Gas Utility - 115 Locust	\$ 90.25
Constellation NewEnergy	Gas Utility - 214 E. 5th St	\$ 308.97
Erin M. McCartney	Employee Withholding 03.28.2026	\$ 504.00
IRS	SS, Medi, Fed Tax Withholdings 03/23/2026, 04/03/2026, 04/06/26	\$ 15,454.61
Medica	April 2026 Employee Health Ins	\$ 11,027.47
Mission Square	Employee Retirement Plan 02.06.2026	\$ 2,191.80
Nebraska Dept of Revenue	Sales & Use Tax Feb 2026	\$ 5,551.15
Nebraska Dept of Revenue	Keno	\$ 100.00
Norris Public Power District	Electric Utility March 2026	\$ 9,480.08
Payroll	Governing Body 04.01.26 Staff 04.03.2026 & 03.20.2026	\$ 53,796.32
United Healthcare	Premiums Dental/Vision/AD&D/Life - April 2026	\$ 516.20
Unum	Employee Disability Premiums -April 2026	\$ 231.19
Verizon Wireless	Mobile Phones/Toughbooks/Laptop/iPad	\$ 419.52
Wells Fargo City Card	Amazon - Flash Drives, Toner, Stamp, Kitchen Supplies, Binders	\$ 300.17
Wells Fargo City Card	ASFPM Conference (Flood Plain Managers-Heidi)	\$ 810.00
Wells Fargo City Card	Canva Annual Subscription	\$ 119.99
Wells Fargo City Card	NPZA - BS Incidentals	\$ 23.00
Wells Fargo City Card	IIMC - Annual Clerk Conference	\$ 700.00
Wells Fargo City Card	Adobe -Office Assistant	\$ 21.39
Wells Fargo City Card	Rebate Credit	\$ (114.13)
Wells Fargo City Card	Criminal History - Solicitor Permit	\$ 30.00
Wells Fargo City Card	Adobe - Activities	\$ 13.90
Wells Fargo City Card	Adobe - Treasurer	\$ 13.90
Wells Fargo City Card	UNO - Clerk Academy	\$ 273.00
Wells Fargo City Card	Hatch - Chlorine Pillow	\$ 104.45
Wells Fargo City Card	Scheels - Baseball Softball & Tee Ball Equipment	\$ 2,793.90
Wells Fargo MC - 3079	Google Play Subscription	\$ 9.99
Wells Fargo MC - 3079	PARKING GARAGE FEES - Midwinter Conf	\$ 13.50
Wells Fargo MC - 3079	PARKING GARAGE FEES - Midwinter Conference	\$ 7.50
Windstream	Wastewater Treatment Plant	\$ 74.92
Xpress Bill Pay	Web Transaction Fees	\$ 146.25
Total		\$ 115,258.02

TOTAL CLAIMS REPORT \$190,365.16

REVIEWED AND APPROVED: Tuesday, April 14, 2026

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



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov



OATH

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.
CITY OF HICKMAN)

"I, _____, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Nebraska, against all enemies foreign and domestic; that I will bear true faith and allegiance to the same; that I take this obligation freely, and without mental reservation, or for the purpose of evasion; and that I will faithfully and impartially perform the duties of the office of _____ according to law, and to the best of my ability. And I do further swear that I do not advocate, nor am I a member of any political party or organization that advocates the overthrow of the government of the United States or of this State by force, or violence; and that during such time as I am in this position I will not advocate, nor become a member of any political party or organization that advocates the over throw of the government of the United States or of this State by force or violence. So help me God. "
(Neb. Rev. Stat. §11-101)

Signature

Subscribed in my presence and sworn to before me this ____ day of _____, ____.

Notary Public

My Commission Expires: _____

**PROCLAMATION
CITY OF HICKMAN
NATIONAL POLICE WEEK & PEACE OFFICERS' MEMORIAL
DAY
May 10 to 16, 2026; May 14, 2026**

WHEREAS, The Congress and President of the United States have designated May 14 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the law enforcement agency of the City of Hickman & Lancaster County Sheriff's Office play an essential role in safeguarding the rights and freedoms of the City of Hickman; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agency of the City of Hickman and Lancaster County Sheriff's Office unceasingly provide a vital public service.

NOW, THEREFORE, I, Mayor Phil Goering of the City of Hickman, call upon all citizens of Hickman and upon all patriotic, civic and educational organizations to observe the week of May 10 –16, 2026, as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of Hickman Nebraska to observe Thursday, May 14, 2026, as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Hickman to be affixed.

Dated this the 14th Day of April, 2026.

Mayor Phil Goering

ATTEST

Michele Lincoln, CMC, City Clerk

(SEAL)

**PROCLAMATION
CITY OF HICKMAN
57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 to 9, 2026**

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Phil Goering, Mayor of Hickman, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Michele Lincoln and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 14th day of April, 2026

Mayor Phil Goering

Attest: _____
Michele Lincoln, CMC, City Clerk

**Proclamation
Arbor Day
April 24, 2026**

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees and,

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Phil Goering, Mayor of the City of Hickman, Nebraska, do hereby proclaim April 24, 2026 as **ARBOR DAY** in the City of Hickman, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 14th day of April 2026.

Phil Goering, Mayor

ATTEST: _____
Michele Lincoln, CMC, City Clerk

Hickman Area Reading, Tech and Historical Centre Report for April 14, 2026

Reading Centre Activity for January through March 2026

Patrons and Inventory:

- Total Patrons in system = **616** New Patrons since last report = **5**
- Current Inventory = **6,050 items**

Month	Adult Visits	Kids Visits	Items Checked Out
January	90	53	185
February	61	34	149
March	86	54	141
Total	237	141	475

Volunteers:

- Current Volunteers = 19

Activity:

- January
 - Tutoring
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 2nd Thursday 1pm
- February
 - Tutoring
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 2nd Thursday 1pm
 - Book Sale 2/7/2026 \$336.30
- March
 - Tutoring
 - Knitting Club met 1st & 3rd Tuesdays 7pm
 - Book Club met 2nd Thursday 1pm
 - Partnership with District OR-1 Aspire Academy began. Special Education students 18-21 years of age with a coach will volunteer for a shift to continue to develop work and communication skills

Upcoming:

Summer Activities Planning

- Beginner's Chess Club
- Lincoln City Libraries Storytime
- Lincoln City Libraries Summer Reading Program

Checking Account Balance: \$4,081.35

Cash on Hand: \$15.00

Erin Stueven, Volunteer Director

CITY OF HICKMAN
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 7, 2026 – 7:00 P.M.

1. Call to Order

Planning Commission Vice Chair, Brad Schlange, called the meeting to order at 7:00 PM. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office–Hickman, and U-Stop Market. The Open Meetings Act, document placement in the meeting room, and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda speaker cards, and the meeting recording process were referenced.

2. Roll Call

Planning Commission Members present for Roll Call included: Schlange (Vice Chair), Murry, Horsky, Tran, Sharpsteen (Alternate), Huenink (ETJ Representative), and Nore. Planning Commission Members Ostrander (Chair), Echterkamp, and Stewart were recorded as excused. A quorum was present.

3. Approval of Minutes

A. January 6, 2026, Planning Commission Meeting Minutes

Motion by Nore and seconded by Huenink to approve the January 6, 2026, Planning Commission Meeting Minutes.

The following members voted “YEA”: Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted “NAY”: none.

Motion passed 7-0.

4. Presentations & Introductions

A. Introduction of new Alternate Planning Commission Member David Sharpsteen

Vice Chair Schlange welcomed David Sharpsteen to the Planning Commission. Mr. Sharpsteen provided a brief background description.

5. Reports

A. Staff Report – Future Land Use Map Amendment

Zoning Enforcement Officer Heidi Hoglund summarized the request from MK Builders, Inc. to amend the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE (17731 S. 54th Street). Staff reviewed the Comprehensive Plan as a long-range policy guide and noted that amendments may be considered as conditions change. Staff discussed the property's proximity to a planned commercial node and future arterial roadway and considerations for employment-oriented land uses.

B. Staff Report – Change of Zoning District

Hoglund summarized the request from MK Builders, Inc. to change zoning from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for the same property. Staff reviewed site conditions, surrounding land uses, and utility considerations, noting the property is located within the ETJ with private utilities anticipated. Access would require approval from Lancaster County. The proposed use is permitted within the I-1 district, and site design elements would be addressed through the Corridor Overlay District at the time of Site Plan Review.

6. Public Hearing

A. Future Land Use Map Amendment

Vice Chair Schlange opened the public hearing at 7:26 PM.

Public comments were heard from Jeremy Bishoff and Travis Buel. Hearing no further public comments, motion by Horsky and seconded by Nore to close the public hearing at 7:38 PM. The following members voted "YEA": Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none. Motion passed 7-0.

B. Change of Zone (TA-1 to I-1)

Vice Chair Schlange opened the public hearing at 7:39 PM.

Public comment was heard from Travis Buel in opposition. He noted for the record that he opposes industrial zoning expanded in an area that is R-1 designated for the future. Hearing no further public comments, motion by Tran and seconded by Murry to close the public hearing at 7:40 PM.

The following members voted "YEA": Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted "NAY": none. Motion passed 7-0.

7. Unfinished Business - None

8. New Business

A. Future Land Use Map Amendment – 17731 S. 54th Street

Vice Chair Schlange opened the floor for discussion.

Key Discussion Points:

Discussion included consideration of the proposed amendment’s consistency with the Future Land Use Map and Comprehensive Plan, the appropriateness of amending a single parcel outside of previously identified land use patterns, and potential impacts to surrounding residential properties. Planning Commission members discussed land use compatibility, future development patterns, and the balance between supporting economic development and maintaining consistency with long-range planning goals. Public input raised concerns regarding industrial encroachment, traffic, and potential impacts to nearby properties.

Vice Chair Schlange entertained a motion. Motion by Nore and seconded by Murry to not recommend approval to the City Council of the amendment to the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th P.M., Lot 20 NE.

The following members voted “YEA”: Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore. The following members voted “NAY”: none. Member Schlange abstained. Motion passed 6-0-1.

B. Change of Zone – TA-1 to I-1 (17731 S. 54th Street)

Vice Chair Schlange opened the floor for discussion.

No additional discussion was heard.

Vice Chair Schlange entertained a motion. Motion by Murry and seconded by Nore to not recommend approval to the City Council of Application No. 2026-09 for a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE and to not amend the Official Zoning Map to reflect said change, contingent upon approval of the associated Future Land Use Map amendment.

The following members voted “YEA”: Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore. The following members voted “NAY”: none. Member Schlange abstained. Motion passed 6-0-1.

9. Planning Commission Comments & Correspondence

Vice Chair Schlange and Zoning Enforcement Officer Heidi Hoglund attended the spring Nebraska Planning and Zoning Association Conference in Kearney. A new Planning and Zoning Handbook was created by the NPZA Board and shared with Planning Commission members via email. Hard copies are available upon request.

10. Meeting Adjournment

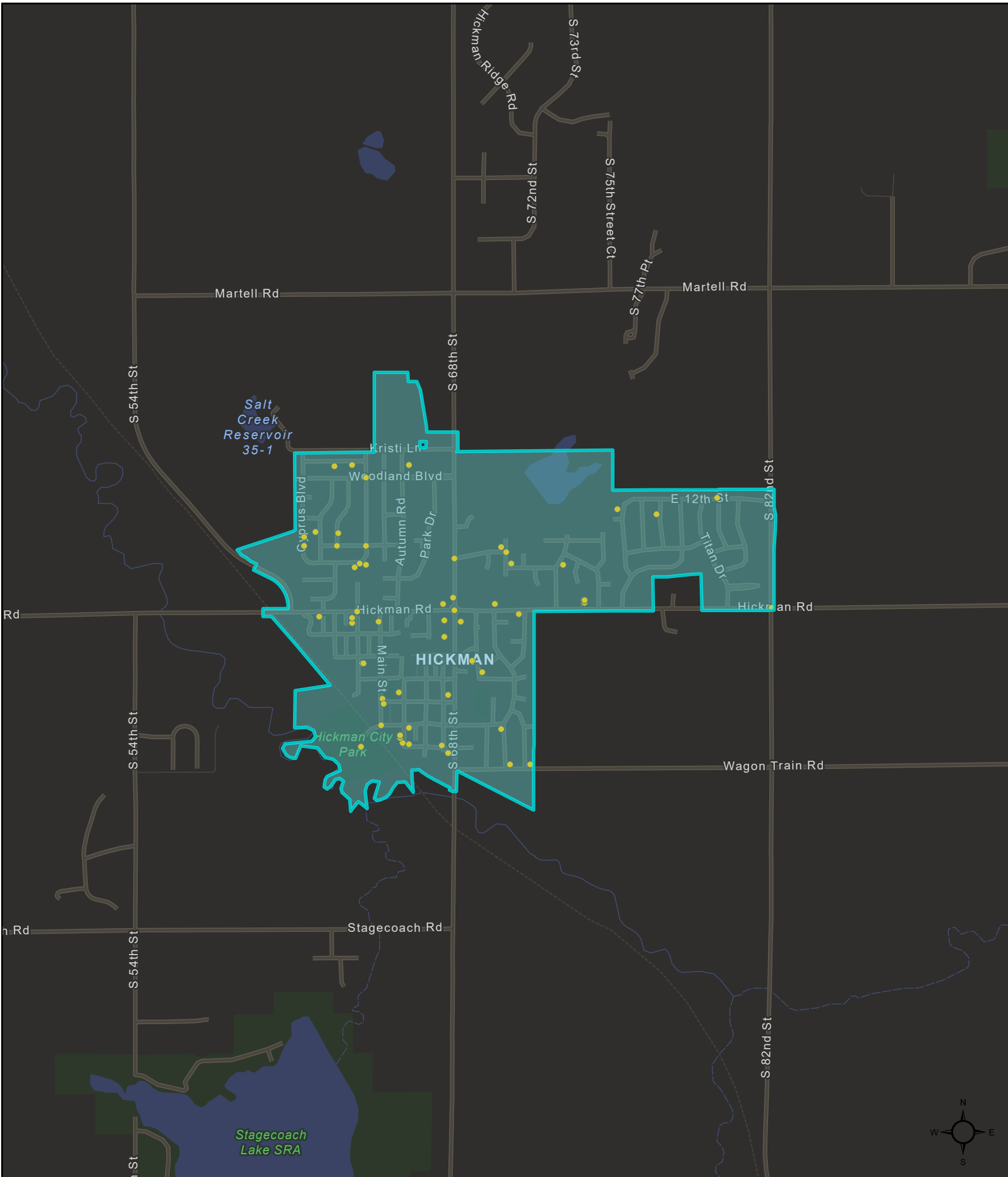
Motion by Horsky and seconded by Murry to adjourn the meeting at 8:29 PM.

The following members voted “YEA”: Schlange, Murry, Horsky, Tran, Sharpsteen, Huenink, and Nore.

The following members voted “NAY”: none. Motion passed 7-0.

DRAFT

Calls for Service: Hickman



Dispatch Calls

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
February 9, 2026				
235 KRISTI LN, HICKMAN, NE,	C6000949	THEFT OTHER	1026	22221 KROESE
February 10, 2026				
115 LOCUST ST, 68372	C6000980	COMM ENGAGE PRES	1825	22231 ALLEN
February 12, 2026				
18955 S 68TH ST, 68372	C6001012	DISTURBANCE OTHER	1125	22214 DOWHOWER
February 13, 2026				
116 LOCUST ST, HICKMAN, NE,	C6001043	ANIMAL DOG BITE/INJ	1536	22231 ALLEN
1030 CYPRUS BLVD, 68372	C6001042	DISTURBANCE OTHER	1454	22231 ALLEN
February 14, 2026				
	C6001064	ACC PROP DMG H&R	845	22197 MCMANUS
S 68TH ST & HICKMAN RD, 68372	C6001074	TRAFFIC OTHER	1711	22227 KASTENS
February 16, 2026				
425 VILLAGE VIEW DR, HICKMAN,	C6001107	MEDICAL EMERG OTHER	354	22137 BRADY
February 17, 2026				
	C6001134	MEDICAL EMERG OTHER	309	22236 SHANNON
1050 OAKVIEW DR, 68372	C6001157	TRAFFIC OTHER	1701	22155 BUTTERS
S 82ND ST & HICKMAN RD, 68372	C6001159	ACC PROP DMG W/DEER	1837	22155 BUTTERS
February 18, 2026				
	C6001171	ANIMAL DOG BARKING	1010	22234 FURNE
910 CHICORY LN, HICKMAN, NE,	C6001177	MISC OTHER	1238	22239 GRUBER
627 MAPLE ST, HICKMAN, NE,	C6001193	SPEC SVC CHECK WELF	2011	22231 ALLEN
W 10TH ST & OAKVIEW DR, 68372	C6001189	CHILD AB/NEG PHYS	1737	22231 ALLEN
February 19, 2026				
S 68TH ST & PRAIRIE VIEW LN,	C6001209	ACC PROP DMG	1529	22231 ALLEN
S 68TH ST & HICKMAN RD, 68372	C6001213	ACC PROP DMG	1553	22231 ALLEN
February 20, 2026				
6750 HICKMAN RD, HICKMAN, NE,	C6001264	FIRE BURN BAN VIOL	1645	22231 ALLEN

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
February 21, 2026				
655 MAIN ST, 68372	C6001275	DISTURBANCE OTHER	259	22238 RANSIEAR
PRAIRIE VIEW LN & CHICORY LN,	C6001296	TRAFFIC SUSP DRIVER	2132	22227 KASTENS
February 23, 2026				
650 CHESTNUT ST, HICKMAN, NE,	C6001331	ACC PROP DMG	1005	22232 NEEDHAM
February 24, 2026				
115 LOCUST ST, 68372	C6001362	COMM ENGAGE PRES	1826	22231 ALLEN
February 26, 2026				
MAIN ST & E 2ND ST, 68372	C6001414	MISC OTHER	1649	22231 ALLEN
WOODLAND BLVD & BIRCHWOOD	C6001426	THEFT OTHER	2238	22231 ALLEN
W 10TH ST & CYPRUS BLVD,	C6001413	TRAFFIC PARK OTHER	1557	22231 ALLEN
February 27, 2026				
	C6001427	DEATH NATURAL	259	22238 RANSIEAR
312 MAIN ST, 68372	C6001441	CRIM MISCHIEF GRAFF	1612	22231 ALLEN
MAPLE CT & W 7TH ST, 68372	C6001442	THEFT OTHER	1616	22231 ALLEN
W 10TH ST & BIRCHWOOD DR,	C6001443	THEFT OTHER	1635	22231 ALLEN
109 E 3RD ST, 68372	C6001437	DISTURBANCE OTHER	1333	22150 MEYER
1201 TERRACE VIEW DR,	C6001449	DISTURBANCE OTHER	2052	22231 ALLEN
March 1, 2026				
102 LOCUST ST, HICKMAN, NE,	C6001487	DISTURBANCE OTHER	926	22221 KROESE
7354 MERCY LN, 68372	C6001481	FIRE ALARM	456	22224 LOPEZ
335 LOCUST ST, HICKMAN, NE,	C6001492	MEDICAL EMERG OTHER	1859	22155 BUTTERS
1135 KANTOR LN, HICKMAN, NE,	C6001489	MISC OTHER	1600	22236 SHANNON
195 KRISTI LN, HICKMAN, NE,	C6001496	MISC OTHER	2014	22155 BUTTERS
S 68TH ST & HICKMAN RD, 68372	C6001498	MEDICAL EMERG OTHER	2358	22234 FURNE
March 2, 2026				
102 CONCORD AVE, HICKMAN,	C6001517	DISTURBANCE DOMESTIC	2231	22237 JAIME
March 3, 2026				
105 LOCUST ST, HICKMAN, NE,	C6001523	SUSPICIOUS PERSON	1003	22222 SCDORIS

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
March 4, 2026				
7376 MERCY LN, 68372	C6001552	ASSAULT TERROR THR	954	22239 GRUBER
7376 MERCY LN, 68372	C6001559	NARCOTICS PARAPHERN	1537	22239 GRUBER
1702 E 12TH ST, 68372	C6001557	MISC OTHER	1341	22162 SCHNIEDER
March 5, 2026				
115 W 9TH ST, 68372	C6001575	SUSPICIOUS PERSON	713	22150 MEYER
115 W 9TH ST, 68372	C6001570	DISTURBANCE OTHER	21	22191 EWBANK
	C6001571	DISTURBANCE OTHER	103	22191 EWBANK
March 6, 2026				
7376 MERCY LN, 68372	C6001610	DISTURBANCE OTHER	1601	22231 ALLEN
March 7, 2026				
107 ELM ST, 68372	C6001627	ALARM COMMERCIAL	935	22197 MCMANUS
March 8, 2026				
629 MAPLE ST, HICKMAN, NE,	C6001650	ALARM FALSE	723	22239 GRUBER
March 9, 2026				
910 SUNFLOWER DR, HICKMAN,	C6001702	TRAFFIC OTHER	1757	22236 SHANNON
March 10, 2026				
107 LOCUST ST, HICKMAN, NE,	C6001743	DISTURBANCE OTHER	2139	22173 FUNK
107 LOCUST ST, HICKMAN, NE,	C6001742	RESISTING ARREST	2139	22173 FUNK
107 LOCUST ST, HICKMAN, NE,	C6001740	TRESPASS	2031	22173 FUNK
March 17, 2026				
	C6001933	FRAUD IMPERSONATION	1120	22160 DAHLKE
March 20, 2026				
	C6002018	FORGERY CHECKS	1502	22187 LATHROP
March 21, 2026				
	C6002056	DISTURBANCE OTHER	1831	22230

<u>LOCATION</u>	<u>CASE</u>	<u>Incident</u>	<u>Time</u>	<u>Deputy Name</u>
March 27, 2026				
109 W 9TH ST, HICKMAN, NE,	C6002242	SEX OFFENSE OTHER	1638	22236 SHANNON
March 29, 2026				
100 MAIN ST, HICKMAN, NE,	C6002294	SUSPICIOUS PERSON	1730	22155 BUTTERS
115 W 9TH ST, HICKMAN, NE,	C6002281	FIRE ALARM	1027	22222 SCDORIS
March 30, 2026				
	C6002326	WARRANT	1538	22155 BUTTERS
935 CHICORY LN, HICKMAN, NE,	C6002329	SUSPICIOUS PERSON	1657	22155 BUTTERS
100 MAIN ST, HICKMAN, NE,	C6002334	MISC OTHER	1934	22155 BUTTERS
763 E 2ND ST, HICKMAN, NE,	C6002335	MEDICAL EMERG OTHER	2050	22155 BUTTERS
March 31, 2026				
1306 AUTUMN RD, HICKMAN, NE,	C6002353	DEATH NATURAL	1120	22232 NEEDHAM
109 W 5TH ST, HICKMAN, NE,	C6002362	TRAFFIC OTHER	1555	22155 BUTTERS
109 W 5TH ST, HICKMAN, NE,	C6002369	DISTURBANCE OTHER	2125	22173 FUNK
107 W 5TH ST, HICKMAN, NE,	C6002370	DISTURBANCE OTHER	2131	22155 BUTTERS
April 1, 2026				
615 GARRETT PL, HICKMAN, NE,	C6002382	MISC OTHER	1109	22232 NEEDHAM
	C6002395	MISC OTHER	1848	22155 BUTTERS
April 4, 2026				
	C6002455	MISC OTHER	1842	22223 CROWN
April 7, 2026				
6900 HICKMAN RD, HICKMAN, NE,	C6002514	CHILD AB/NEG OTHER	1324	22232 NEEDHAM
6900 HICKMAN RD, HICKMAN, NE,	C6002513	**NOT ASSIGNED**	1229	22232 NEEDHAM

Report Totals

Count: 71
Date Exported: 4/11/2026 2:37 PM

March 2026 Community Center/Activities Report

26 Rental Inquiries

3 Tours

140 Participants for Open Gym Time

116 Participants for Adults Only Pickleball Open Play

52 Participants for Adults Pickup Basketball

In the Meeting Rooms, A & B

- 6 Nonprofit Meetings
- 1 Birthday Party
- 1 Dance Team EOS Dinner
- 1 Baby Shower
- 1 Baseball/Softball Coaches' Meeting
- 1 Business Workshop
- 1 Campaign Meet and Greet
- 1 Bridal Shower

In the Multipurpose Room

- 6 Adults Only Pickleball Open Plays
- 5 Adults Pickup Basketball
- 4 Private Basketball Practices
- 2 NYBA Basketball Practices
- 1 Private Volleyball Practice
- 1 Family Gathering
- 1 Celebration of Life
- 1 Hickman Pack 64 Pancake Feed
- 1 Fraud Conference
- 1 EOS Banquet
- 2 Birthday Parties

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 Game Night**
 - Saturday, April 18th at 6:00 PM
- **Norris School District – Bond Presentation**
 - Wednesday, April 22nd at 6:00 PM

Damage to Report: None.

WEEKLY CONSTRUCTION REPORT



Project Name: Hickman Booster Pump Station

Project No.: 023-05868

Client: City of Hickman, NE

Week Ending: 11-Apr-26

Contractor: Van Kirk Bros Contracting

Subs. Complete Date: 30-Jun-26

Final Complete Date: July 31, 2026

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	5-Apr-26	6-Apr-26	7-Apr-26	8-Apr-26	9-Apr-26	10-Apr-26	11-Apr-26
Weather Conditions (Sky & rain-if any)		Mostly Sunny	Cloudy	Sunny/Wind	Cloudy/Rain	Partly Cloudy	
Wind Conditions							
Temperature Range		55° - 38°	57° - 34°	74° - 45°	52° - 41°	59° - 47°	

Contractor Personnel

Contractor/Foreman	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Laborers				4	5		

Equipment

Equipment	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Excavator				x	x		
Vac Truck				x	x		
Forklift				x	x		
Trailer				x	x		
Dozer				x	x		

Materials Received

Materials Received	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

Description of Work

Week Ending: 4/11/2026

Page 2 of 3

Sunday: 5-Apr-26	
Monday: 6-Apr-26	Prep for onsite 12-inch suction piping at booster pump station site.
Tuesday: 7-Apr-26	12-inch suction piping installation at booster pump station site.
Wednesday: 8-Apr-26	Olsson onsite. Complete backfill of 12-inch suction piping and begin excavation for 12-inch discharge piping at booster pump station site.
Thursday: 9-Apr-26	Olsson onsite. Install 12-inch discharge piping and backfill at booster pump station. Begin excavation of booster pump station foundation.
Friday: 10-Apr-26	Begin prepping forms for booster pump station foundation.
Saturday: 11-Apr-26	
Visitors:	
RPR:	Tessa Lancaster



4/8: 12-inch suction line, connection for booster pump station.



4/8: 12-inch suction line, photo looking north to Hickman Road.



4/8: 12-inch suction line, photo looking east.



4/9: Booster pump station, foundation excavation.



4/9: 12-inch discharge line connection at booster pump station.



4/9: 12-inch suction line connection at booster pump station.

WEEKLY CONSTRUCTION REPORT



Project Name: Hickman Booster Pump Station

Project No.: 023-05868

Client: City of Hickman, NE

Week Ending: 4-Apr-26

Contractor: Van Kirk Bros Contracting

Subs. Complete Date: 30-Jun-26

Final Complete Date: July 31, 2026

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	29-Mar-26	30-Mar-26	31-Mar-26	1-Apr-26	2-Apr-26	3-Apr-26	4-Apr-26
Weather Conditions (Sky & rain-if any)		Sunny	Cloudy	Rainy	Cloudy/Rainy	Cloudy/Rainy	
Wind Conditions							
Temperature Range		88° - 52°	59° - 30°	51° - 44°	52° - 36°	48° - 30°	

Contractor Personnel

Contractor/Foreman	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Laborers		4	4				

Equipment

Equipment	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Excavator		x	x				
Vac Truck		x	x				
Forklift		x	x				
Trailer		x	x				
Dozer		x	x				

Materials Received

Materials Received	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

Description of Work

Week Ending: 4/4/2026

Page 2 of 3

Sunday: 29-Mar-26	
Monday: 30-Mar-26	Olsson on site. Grouting, installation of manhole top, and begin backfill at Autumn Parkway.
Tuesday: 31-Mar-26	Olsson on site. Complete backfill and sidewalk replacement of manhole at Autumn Parkway.
Wednesday: 1-Apr-26	No work.
Thursday: 2-Apr-26	Construction staking of the booster pump station building.
Friday: 3-Apr-26	No work.
Saturday: 4-Apr-26	
Visitors:	
RPR:	Tessa Lancaster



3/30: Continued installation of check valve assembly at Autumn Parkway.



3/31: Backfill and sidewalk replacement on Autumn Parkway.



4/2: Construction staking of booster pump station.



4/2: Construction staking of booster pump station.

WEEKLY CONSTRUCTION REPORT

Project Name: Hickman Booster Pump Station

Project No.: 023-05868

Client: City of Hickman, NE

Week Ending: 28-Mar-26

Contractor: Van Kirk Bros Contracting

Subs. Complete Date: 30-Jun-26

Final Complete Date: July 31, 2026

Item Reported	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Date:	22-Mar-26	23-Mar-26	24-Mar-26	25-Mar-26	26-Mar-26	27-Mar-26	28-Mar-26
Weather Conditions (Sky & rain-if any)		Partly Cloudy	Partly Cloudy	Partly Cloudy	Partly Cloudy	Partly Cloudy	
Wind Conditions					N 20 mph		
Temperature Range		52° - 31°	70° - 47°	90° - 58°	73° - 29°	53° - 26°	

Contractor Personnel

Contractor/Foreman	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Laborers		4		4		4	

Equipment

Excavator		X		X		X	
Vac Truck		X		X		X	
Forklift		X		X		X	
Trailer		X		X		X	
Dozer		X		X		X	

Materials Received

Description of Work

Week Ending: 3/28/2026

Page 2 of

Sunday: 22-Mar-26	
Monday: 23-Mar-26	Olsson on site. Piping installation through the check valve assembly manhole at Autumn Road.
Tuesday: 24-Mar-26	Complete piping installation through the check valve assembly, pour concrete thrust blocks at Autumn Road, and set manhole top.
Wednesday: 25-Mar-26	Olsson on site. Backfill at the check valve assembly manhole at Autumn Road. 811 locates completed at Autumn Parkway.
Thursday: 26-Mar-26	Mobilize to Autumn Parkway, begin excavation and set manhole base.
Friday: 27-Mar-26	Olsson on site. Connect to existing main on Autumn Parkway, install piping through the check valve assembly manhole, and pour concrete thrust blocks.
Saturday: 28-Mar-26	
Visitors:	
RPR:	Tessa Lancaster



3/25: Backfill at check valve assembly on Autumn Road.



3/27: Manhole cover at Autumn Road.



3/27: Mobilization to Autumn Parkway.



3/27: Piping for install at Autumn Parkway.



3/27: Installation of manhole base at Autumn Parkway. Prep for connection to existing water main.



3/27: Check valve assembly and manhole installation at Autumn Parkway.

PUBLIC NOTICE
City of Hickman, Nebraska
City Council

Notice is hereby given that the Hickman City Council will hold a public hearing on Tuesday, April 14, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes to designate the subject property as Industrial on the Future Land Use Map. The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street.

Michele Lincoln
City Clerk

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38011978	DUE DATE	5/2/2026
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

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

VOICE NEWS

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

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE
 CITY OF HICKMAN, NEBRASKA
 CITY COUNCIL**

Notice is hereby given that the Hickman City Council will hold a public hearing on Tuesday, April 14, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. to amend the City of Hickman's Comprehensive Plan Future Land Use Map for the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes to designate the subject property as Industrial on the Future Land Use Map. The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street.

Michele Lincoln
 City Clerk

Apr. 2 - 31 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	4/2/2026
and ending with the issue of:	4/2/2026
Publisher's fee at Legal Rate is:	\$17.97

Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of April 14 Public Hearing - Apr 2	15.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 2nd day
 of April, 2026

Shelah M. Davis
 Notary Public



CITY OF HICKMAN

STAFF REPORT FOR PLANNING COMMISSION

APRIL 7, 2026

PROJECT FACTS

APPLICATION: Application No. 2026-09 **Future Land Use Map Amendment**

APPLICANT/OWNER: MK Builders, Inc.

LOCATION: 17731 S. 54th Street

LEGAL DESCRIPTION: S29, T8, R7, 6th Principal Meridian, LOT 20 NE

AREA: 4.93 acres

CURRENT FLUM DESIGNATION: Low Density Residential

PROPOSED FLUM DESIGNATION: Industrial

PROPOSAL

The applicant is requesting an amendment to the Future Land Use Map (FLUM) from Low Density Residential to Industrial.

The purpose of the amendment is to allow for development of the property consistent with industrial land use patterns, including a proposed construction yard consisting of contractor operations, equipment storage, and associated office space.

The amendment is being requested concurrently with a Change of Zone application from TA-1 (Transitional Agriculture) to I-1 (Light Industrial).

PROCESS AND PRECEDENT

The City of Hickman follows a consistent and established process when evaluating land use changes:

1. Review the proposed zoning against the Future Land Use Map
2. If inconsistent, process a concurrent amendment to the Future Land Use Map and Change of Zone

This approach has been previously applied by the Planning Commission and City Council, including the July 19, 2022, approval of a Future Land Use Map amendment and Change of Zone from TA-1 to I-1 along S. 54th Street in Walters Ridge Addition. The current application follows this same established procedure.

COMPREHENSIVE PLAN FRAMEWORK

The 2025 Hickman Comprehensive Plan serves as a long-range policy guide for growth and development within the City and its extraterritorial jurisdiction.



The Plan states:

“This plan is not a static document; it should evolve as changes in land use, population, or local economy occur during the planning period.”

The Future Land Use Map is intended to:

- Identify general development patterns
- Guide decision-making
- Allow flexibility where site-specific conditions justify change

The 2025 Hickman Comprehensive Plan designates the subject property as Low Density Residential on the Future Land Use Map. The map identifies general land use categories, with low density residential shown in yellow, medium density residential in orange, commercial node in red, parks and recreation in green, and industrial in purple.

Future Land Use Map 2025 Comp Plan

FUTURE LAND USE ANALYSIS

Existing Designation The subject property is currently designated Low Density Residential, which is generally intended for single-family housing and lower-intensity residential development.

Site Conditions and Context

The following conditions affect the suitability of the current designation:

- The property is vacant, with the prior residential structure removed in 2022
- The site is located along S. 54th Street, identified as a future arterial corridor
- The property is adjacent to a designated commercial node
- Nearby land uses include existing commercial (storage units) and potential industrial development patterns at Hickman Road

SURROUNDING LAND USE

North: Agricultural

South: Agricultural

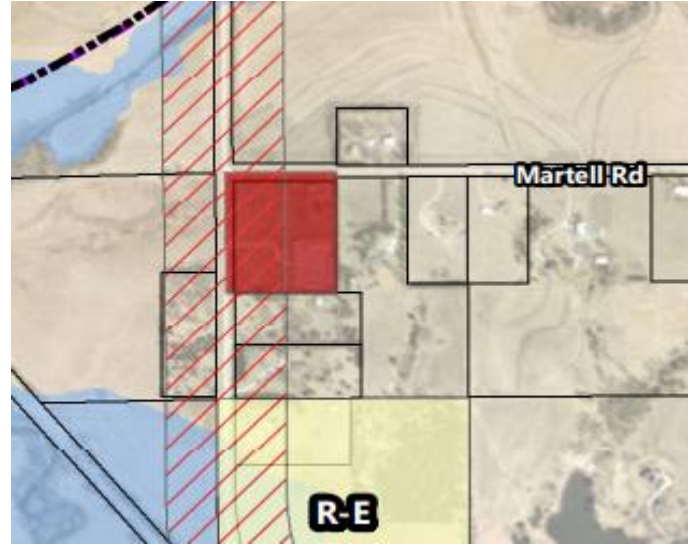
East: Large-lot Residential and Commercial

West: Agricultural

Current Location (left) and Current Zoning Map (right) snips include the TA-1 zoning district and corridor overlay. Commercially zoned property is located across S. 54th Street and one parcel to the north (catty-corner to the subject property) was zoned commercial and developed with self-storage facilities.



***Property Location 17731 S. 54th Street**



Current Zoning Map

Arterial Corridor Consideration The Comprehensive Plan identifies S. 54th Street as a future arterial roadway, intended to:

- Accommodate higher traffic volumes
- Support regional connectivity
- Serve as a corridor for more intensive land use

Locating industrial and employment-based uses along arterial corridors is consistent with sound planning principles and reduces land use conflicts with residential areas.

POLICY CONSISTENCY

The proposed Industrial designation supports key Comprehensive Plan objectives, including:

- Encouraging economic development and job creation

- Directing uses to appropriate corridors
- Maintaining flexibility to respond to changing land use conditions

The amendment reflects:

- Existing development trends
 - Infrastructure planning
 - Long-term growth patterns
-

RELATIONSHIP TO ZONING

Approval of the Future Land Use Map amendment will establish consistency with the Comprehensive Plan for the concurrent Change of Zone request.

The proposed Industrial land use designation corresponds with the I-1 Light Industrial zoning district, which accommodates:

- Contractor operations
 - Equipment storage
 - Service-based industrial uses
 - Office components associated with industrial activity
-

STAFF ANALYSIS

Changed Conditions

The following factors support reconsideration of the current Future Land Use designation:

- Removal of the existing residential structure (2022)
 - Lack of continued residential viability
 - Transition of the surrounding area toward mixed commercial and industrial uses
 - Location along a planned arterial corridor
-

Compatibility

The Industrial designation:

- Aligns with existing and planned land use patterns
 - Provides a logical transition between agricultural and commercial uses
 - Supports corridor-based development
-

Plan Implementation

The Comprehensive Plan is intended to guide development while allowing for flexibility.

Amending the Future Land Use Map in this case:

- Implements the Plan’s policy direction
 - Responds to evolving conditions
 - Maintains consistency with long-term growth objectives
-

Consistency with Prior City Actions

The proposed amendment is consistent with prior Planning Commission and City Council actions, including the 2022 approval of Industrial land use and I-1 zoning along S. 54th Street.

FINDINGS OF FACT

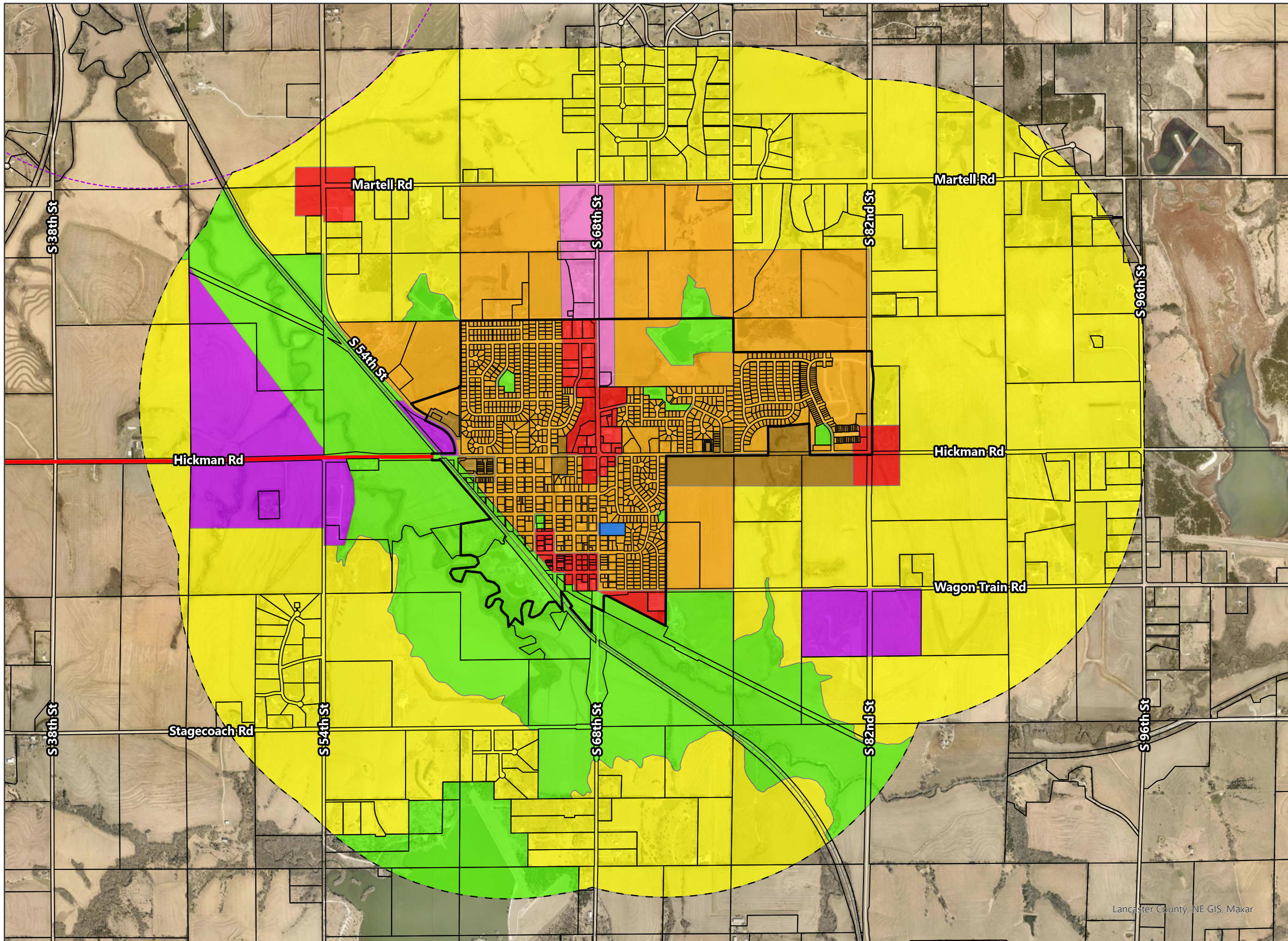
1. The subject property contains approximately 4.93 acres.
 2. The property is currently designated Low Density Residential on the Future Land Use Map.
 3. The applicant has requested an amendment to Industrial.
 4. The property is vacant following the demolition of a residential structure in 2022.
 5. The site is located along S. 54th Street, a planned arterial corridor.
 6. The property is adjacent to a designated commercial node.
 7. Surrounding development patterns include commercial and industrial uses.
 8. The Comprehensive Plan allows for amendment based on changing conditions.
 9. The proposed amendment supports economic development and employment-based land uses.
 10. The request is consistent with prior City actions along the S. 54th Street corridor.
-

CONCLUSION















The requested amendment to the Future Land Use Map from Low Density Residential to Industrial is appropriate based on documented changes in site conditions, compatibility with surrounding land uses, alignment with Comprehensive Plan policies, and consistency with prior City actions

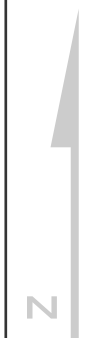
STAFF RECOMMENDED MOTION

Recommend approval to the City Council of the amendment to the Future Land Use Map from Low Density Residential to Industrial for property legally described as S29, T8, R7, 6th PM, Lot 20 NE.



LEGEND

-  City Limits
-  Railroad
-  Highway
-  Roca 1-Mile ETJ
-  Parcels
-  Hickman 1-Mile ETJ
- District**
-  Low-Density Residential (LDR)
-  Medium-Density Residential (MDR)
-  High-Density Residential (HDR)
-  Commercial (C)
-  Mixed-Use (MU)
-  Light Industrial (I)
-  Parks and Recreation (P/R)
-  Public/Quasi-Public (P/Q-P)



PROJECTION: NE State Plane (Ft)
DATUM: NAD 83
DATE: 01.07.25



Lancaster County, NE GIS, Maxar

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 15-29-200-003-000

Tax Year: 2026

Run Date: 2/20/2026 1:07:43 PM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

MK BUILDERS INC
8230 CODY DR
LINCOLN, NE 68512

Additional Owners
No.

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
04/15/2021	Improved	\$225,000	Disqualified		Warranty Deed	2021025334
03/07/1991	Improved	\$71,000	Valid Sale		Warranty Deed	1992030502
02/01/1991	Improved	\$1	Disqualified		Quit Claim Deed	1991004518

PROPERTY SITUS ADDRESS

17731 S 54TH ST
HICKMAN, NE 68430

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
BHIC2022-170	08/24/2022		Closed	Demolition	DEMO SFR

GENERAL PROPERTY INFORMATION

Prop Class: Residential Unimproved

Primary Use: Acreage

Living Units:

Zoning: AG-Agriculture District

Nbhd: 3400N - Rural 3400N

Tax Unit Grp: 0068

Schl Code Base: 55-0160 Norris

Exemptions:

Flags:

INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
12/12/2022		Field Review - 08	Data Verification	SAB	
06/09/2021	2:48 PM	No Answer At Door, Exterior - 04	Sale Review	TRS	
08/28/2019	11:00 AM	Desktop Review, Orthos - 10	General Review	TRS	
08/22/2018		Owner Call/Email - 11	Data Verification	SAB	Owner - 1
08/21/2018	2:13 PM	No Answer At Door, Exterior - 04	General Review	SAB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2026	\$137,500	\$0	\$137,500
2025	\$133,600	\$0	\$133,600
2024	\$133,600	\$0	\$133,600
2023	\$133,600	\$0	\$133,600
2022	\$100,000	\$114,800	\$214,800

PROPERTY FACTORS

GBA: 0

NRA:

Location:

Parking Type:

Parking Quantiv:

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$137,510	\$0	\$137,510	COST
Prior	\$133,580	\$0	\$133,580	COST
Cost	\$137,510	Market \$303,700	GRM	\$0
Income	\$0	MRA \$328,100	Ovr	

LEGAL DESCRIPTION

S29, T8, R7, 6th Principal Meridian, LOT 20 NE

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
Site	HS1 - Home Site 1st	1//							110,000	110,000
Acre	HSA - Add'l Acres	3.93//							7,000	27,510

Total Acres 4.93

GIS SF 214890

Mkt Land Total \$137,510

Taxable Aq Land Total \$0

PUBLIC NOTICE
City of Hickman, Nebraska
City Council

Notice is hereby given that the Hickman City Council will hold a public hearing on Tuesday, April 14, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. (Application No. 2025-09) to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes a change in zoning district from Transitional Agricultural (TA-1) to Light Industrial (I-1). The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street. Approval of the Change of Zone will amend the Official Zoning Map for this parcel.

Michele Lincoln
City Clerk

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38011979	DUE DATE	5/2/2026
-----------	----------	----------	----------

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**

Notice is hereby given that the Hickman City Council will hold a public hearing on Tuesday, April 14, 2026, during the regular meeting beginning at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to receive public comments on a request from MK Builders, Inc. (Application No. 2025-09) to change the zoning of the property legally described as S29, T8, R7, 6th P.M., Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska.

The request proposes a change in zoning district from Transitional Agricultural (TA-1) to Light Industrial (I-1). The subject property is approximately 4.93 acres in size and generally located north of Hickman Road and west of S. 54th Street. Approval of the Change of Zone will amend the Official Zoning Map for this parcel.

Michele Lincoln
 City Clerk

Apr. 2 - 33 lns
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	4/2/2026
and ending with the issue of:	4/2/2026
Publisher's fee at Legal Rate is:	\$18.97

Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of April 14 Public Hearing - Apr 2	16.47
Affidavit Fee	2.50

Subscribed and sworn before me, this 2nd day of April, 2026

Shelah M. Davis
 Notary Public





115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov



NOTICE TO ADJOINING PROPERTY OWNERS WITHIN 300 FEET OF THE PARCEL REQUESTING A CHANGE IN ZONING DISTRICT

An application for a Change of Zoning District (Application No. 2025-09) has been received from MK Builders, Inc. as it applies to property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE, Lancaster County, Nebraska, commonly known as 17731 S. 54th Street, Hickman, Nebraska. The subject property is approximately 4.93 acres and generally located north of Hickman Road along the west side of S 54th Street (map enclosed).

The property is currently zoned Agricultural (AG). The application requests a change in zoning classification to Light Industrial (I-1) as provided in the 2023 Zoning Regulations adopted and amended by the City of Hickman.

The existing use of the property is unimproved acreage, and the proposed use is the development of light-industrial buildings intended for small-business and service-based tenants.

To maintain consistency with the City of Hickman Comprehensive Plan, a companion amendment to the Future Land Use Map designating the property as Industrial will be considered before the Change of Zone request at the same meeting.

The public hearings for these items will be held by the Hickman Planning Commission on Tuesday, April 7, 2026, at 7:00 p.m. (CST) in the Hickman Community Center/City Hall Meeting Room 128, 115 Locust Street, Hickman, Nebraska.

At that time, you may appear in person or submit written comments by 12:00 p.m. (noon) on the day of the meeting, either in support of or in opposition to the proposed application. The public hearing is not limited to those receiving copies of this notice. This notice is sent as a courtesy and is not a substitute for the official public hearing notice, which will be published in the Voice News at least ten (10) days prior to the Planning Commission meeting.

The Future Land Use Map amendment will be considered first, followed by the Change of Zone request. Following Planning Commission action, the Hickman City Council will hold separate public hearings and may take action on the Future Land Use Map amendment and may adopt an ordinance amending the Official Zoning Map for this parcel.

If you would like additional information, please get in touch with the applicant, Jeremy Bischoff, 402.310.6352; or the Zoning Enforcement Officer, Heidi Hoglund, at 402.792.2212 or heidih@hickman.ne.gov.

Respectfully submitted,
Heidi Hoglund, CFM
Zoning Enforcement Officer

Enclosures: Map of Application Site



Legend



* 17731 S. 54th Street

DISCLAIMER:
The information is presented on a best-efforts basis and should not be relied upon for making financial, survey, legal, or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancasterne.gov and you will be directed to the appropriate department



3/26/2026

Notes



Legend

* 17731 S. 54th Street

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3/26/2026

Notes

CITY OF HICKMAN

STAFF REPORT FOR PLANNING COMMISSION

APRIL 7, 2026

PROJECT FACTS

APPLICATION: Application No. 2026-09 – **Change of Zone**

APPLICANT/OWNER: MK Builders, Inc.

LOCATION: 17731 S. 54th Street

LEGAL DESCRIPTION: S29, T8, R7, 6th Principal Meridian, LOT 20 NE

AREA: 4.93 acres

EXISTING ZONING: TA-1 – Transitional Agriculture

REQUESTED ZONING: I-1 – Light Industrial

CURRENT LAND USE: Vacant (former residential use removed in 2022)

PROPOSAL

The applicant is requesting approval of a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial).

The applicant has a contingent buyer for the property. The potential buyer has been in contact with the City for the anticipated use of the property. Upon approval of zoning and sale of the property, is a construction yard, which is a use consistent with industrial land use classifications involving equipment storage, contractor operations, and associated office functions.

The proposed development is expected to occur in phases and includes:

- An initial building situated east to west
- Office space integrated into the front portion of the structure toward the street frontage
- Garage-style bays for equipment storage and operations
- Outdoor storage areas to be screened in accordance with zoning requirements

The potential buyer has acknowledged applicable requirements when applying for a building permit related to:

- Outdoor storage screening
 - Corridor Overlay design standards, including landscaping
 - Access permitting through Lancaster County
-

PROCESS AND PRECEDENT

The City of Hickman follows a consistent and established process when evaluating zoning amendments:

1. Review for consistency with the Future Land Use Map (FLUM)
2. If inconsistent, process a concurrent FLUM amendment and Change of Zone

This process has been previously applied by the Planning Commission and City Council, including the July 19, 2022, approval of a Future Land Use Map amendment and Change of Zone from TA-1 to I-1 along S. 54th Street with Walters Ridge Addition, which is currently finalizing its floodplain remediation.

The current application follows this same established procedure.

ZONING REGULATIONS

This request is reviewed in accordance with the 2023 Hickman Zoning Regulations (Ordinance No. 2023-11).

Comprehensive Plan Relationship

Section 1.03 states:

“Any amendment to the district ordinances or map shall conform to the comprehensive plan adopted by the governing body.”

This establishes that zoning decisions must align with the Comprehensive Plan or be accompanied by an amendment to maintain conformity.

Amendment Authority and Process

Article 15 – Amendments and Application Process governs zoning map amendments, including:

- Section 15.02: Initiation of amendments
- Section 15.03: Application requirements
- Section 15.04: Amendment procedures

Public notice has been provided in accordance with:

- Neb. Rev. Stat. §§19-901 through 19-915
 - 2023 Hickman Zoning Regulations
-

I-1 Light Industrial District

Section 5.18 – I-1 Light Industrial District establishes the intent of the district to:

The I-1 Light Industrial District is intended to accommodate industrial uses that are of a limited nature and that do not create excessive noise, odor, dust, or other objectionable impacts, and to provide appropriate locations for employment-generating land uses.

The anticipated construction yard use aligns with industrial land use patterns involving:

- Equipment storage
- Contractor operations
- Accessory office functions

Such uses are consistent with the purpose of the I-1 district as employment-oriented and service-supporting.

Supplemental Regulations – Industrial Development

Section 11.04 – Industrial Development and related provisions apply to site design, performance standards, and compatibility. Industrial uses must be designed and operated in a manner that minimizes adverse effects on surrounding properties.

Section 11.21–11.22 (Outdoor Storage provisions) require screening of outdoor storage areas and compliance with district-specific standards

Corridor Overlay District

Portions of the property are subject to the Corridor Overlay District (Section 6.10), which includes:

- Architectural and material standards
- Landscaping requirements
- Screening and visual quality expectations

Outdoor storage is allowed in the Light Industrial district; however, under the Corridor Overlay and screening requirements, it must be located and designed so it is not visible from the roadway and meets all landscaping and screening standards. The potential buyer has indicated awareness and intent to comply with these standards at the time of site development.

COMPREHENSIVE PLAN ANALYSIS

The 2025 Hickman Comprehensive Plan serves as a long-range policy guide for land use decisions.

The Plan explicitly states:

“This plan is not a static document; it should evolve as changes in the land use, population, or local economy occur during the planning period.”

Future Land Use Considerations

The subject property is currently designated Low Density Residential on the Future Land Use Map.

However, the following conditions support reconsideration:

- The property is adjacent to a designated commercial node
 - The site is located along S. 54th Street, identified as a future arterial corridor
 - Nearby land uses include existing commercial (storage units) and potential industrial development off S. 54th Street adjacent to Hickman Road, across from the high-density residential apartment complex.
-

Policy Alignment

The Comprehensive Plan identifies the need to:

- Support economic development opportunities
- Locate employment-oriented uses along transportation corridors
- Maintain flexibility to respond to changing land use conditions

Amending the Future Land Use Map to Industrial and rezoning to I-1:

- Implements these policies
 - Reflects evolving land use patterns
 - Supports long-term economic growth
-

UTILITIES AND ACCESS

The subject property is located within the City of Hickman’s Extraterritorial Jurisdiction (ETJ). Municipal utility services are not currently available to the site.

Private utility services are anticipated as follows:

- Water: Rural water service or private well
- Electric: Norris Public Power District
- Wastewater: On-site wastewater system, subject to regulation by the Nebraska Department of Health and Human Services (DHHS)

Access:

Access to the property will require review and approval by Lancaster County for any new or modified access points onto public roadways.

The potential buyer has acknowledged these requirements and understands that approvals from the respective utility providers and Lancaster County are required prior to development.

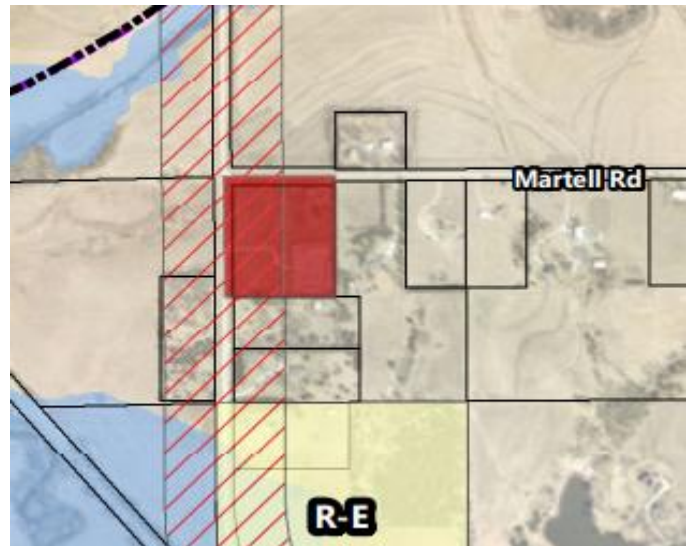
SURROUNDING LAND USE

North: Agricultural **South:** Agricultural **East:** Large-lot Residential **West:** Agricultural

Current Location (left) and Current Zoning Map (right) snips include the TA-1 zoning district and corridor overlay. Commercially zoned property is located across S. 54th Street and one parcel to the north (catty-corner to the subject property) and has been developed with self-storage facilities.

*Property Location 17731 S. 54th Street

Current Zoning Map – (TA-1) Transitional Ag



STAFF ANALYSIS

The request is supported by the following findings:

Changed Conditions

- The original residential structure was removed (2022 demolition)
- The property has remained vacant

- Surrounding development patterns in the area have shifted toward commercial and light industrial uses
- The site is located along a planned future arterial corridor

Land Use Compatibility

- Light Industrial use provides a transition between agricultural and commercial development
- The construction yard use is consistent with industrial service and contractor operations

Policy and Ordinance Conformity

- The request complies with Article 15 amendment procedures
- Approval of the FLUM amendment ensures compliance with Section 1.03
- The I-1 district supports the proposed use and development pattern

Consistency with Prior Actions

- Similar rezoning and FLUM amendments have been approved by the City (2022 application along S. 54th Street)
- The current request follows the same process and policy framework

FINDINGS OF FACT

1. The subject property contains approximately 4.93 acres.
2. The property is currently zoned TA-1 (Transitional Agriculture).
3. The applicant has requested rezoning to I-1 (Light Industrial).
4. The property is currently vacant following demolition of a residential structure in 2022.
5. The property is located along S. 54th Street, a planned future arterial corridor.
6. The property is adjacent to a designated commercial node on the FLUM.
7. Nearby commercial development exists.
8. The Comprehensive Plan allows for amendment based on changing conditions.
9. Approval of the Future Land Use Map amendment establishes conformity with Section 1.03 of the Zoning Regulations.
10. The proposed use is consistent with the intent of the I-1 district.

CONCLUSION

The requested Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) is appropriate based on:

- Documented changes in site conditions
- Alignment with the 2025 Comprehensive Plan, as amended
- Compliance with the 2023 Hickman Zoning Regulations, including Article 15 (Amendments) and Section 1.03 (Comprehensive Plan Relationship)

The proposed construction yard use is consistent with the intent of the I-1 Light Industrial District as an employment-oriented, service-based industrial use.

The Corridor Overlay District (Section 6.10) further ensures that site design, building materials, landscaping, and screening will be addressed through Site Plan Review (Section 13.04) to maintain corridor aesthetics and protect adjacent development.

Approval of the concurrent Future Land Use Map amendment establishes consistency with the Comprehensive Plan and supports the requested zoning change.

STAFF RECOMMENDED MOTION

Recommend approval to the City Council of Application No. 2026-09 for a Change of Zone from TA-1 (Transitional Agriculture) to I-1 (Light Industrial) for property legally described as S29, T8, R7, 6th Principal Meridian, Lot 20 NE and to amend the Official Zoning Map to reflect said change, contingent upon approval of the associated Future Land Use Map amendment.



115 Locust Street, P.O. Box 127,
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

REQUEST ZONING DISTRICT CLASSIFICATION CHANGE

Applicant Names(s) MK Builders, Inc. Permit # 2026-09
Date 2-2-26

Applicant Address 8230 Cody Drive Phone # () _____

I hereby request to change the zoning classification from AG-TA Zoning District to I-1 light industrial Zoning District.

Property Legal Description S29, T8, R7, 6th principal Meridian, LOT 20 NE

Current Use of Property Vacant 17731 S. 54th St.

Reason for request Change zoning with intentions to construct light industrial building

Attach a Certificate of Ownership for property described above.

Attach a list of Property owners within 300 feet of all property lot lines.

[Signature]
Applicant Signature

Math Karl
Print Name

2-2-26
Date

For Office Use Only

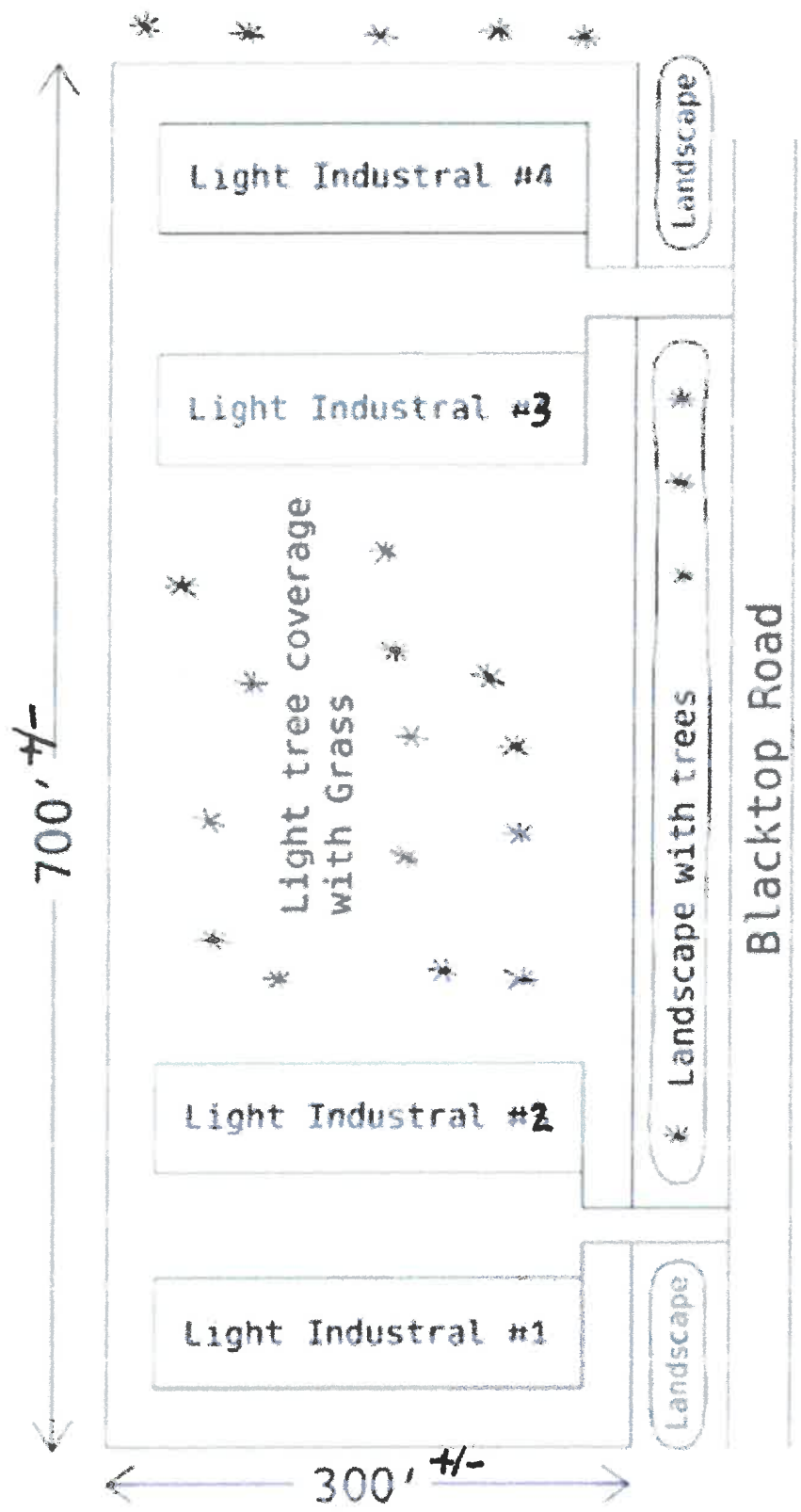
- Application Fee \$500.00 Receipt # 3.00000101 ^{XBP} Received by: [Signature] Date 2-5-2026
- Date Zoning Signs Posted March 6, 2026
- Date Public Hearing for Planning Commission April 7, 2026
- Date Notice of Public Hearing Published March 26, 2026
- Decision of Planning Commission Approved Denied
- Date Public Hearing for City Council _____
- Date Notice Public Hearing Published _____
- Decision of City Council Approved Denied

[Signature]
City Staff Signature

Zoning
Title

2-5-2026 received
Date

17731 S. 54th



Date: February 5, 2026

City of Hickman Planning Commission 115 Locust Street Hickman, NE 68372

RE: Rezoning Request for 17731 S 54th Street Agriculture to Light Industrial (LI)

Dear Members of the Hickman Planning Commission and City Council:

I respectfully request approval to rezone the property located at **17731 S 54th Street** from **Agriculture to Light Industrial (LI)**. This rezoning will support a **phased, low-impact light industrial development** consisting of one initial building and multiple future buildings, each measuring roughly **220 feet by 50 feet**, to be leased to small businesses and service providers seeking enclosed, low-impact workspace.

1. Alignment With Hickman's Comprehensive Plan

Hickman's Comprehensive Plan emphasizes expanding employment-based land uses, supporting local business growth, and encouraging orderly development along key transportation corridors. The proposed project directly supports these goals by offering flexible rental bays for local trades and service providers. The phased approach ensures responsible growth that aligns with the city's long-term planning objectives.

2. Phased Development Approach

Phase 1 – Initial Development

- Construction of **one roughly 220' × 50' building**
- Installation of access drives, drainage improvements, and utilities
- **Frontage landscaping along S 54th Street** to enhance corridor appearance
- Buildings offered for **lease to small businesses and service-based tenants**

Phase 2 – Future Expansion

- Addition of **roughly 220' × 50' buildings as necessary**
- Expansion timed with demonstrated tenant demand
- Ensures long-term flexibility and avoids over-building

This phased strategy reduces impacts, spreads out traffic growth, and allows the city to monitor compatibility over time.

3. Compatibility With Surrounding Land Uses

The property sits in a transitional corridor where acreage and agricultural parcels provide natural buffering, and light industrial and commercial uses are emerging. All tenant operations will be fully enclosed within the buildings. No heavy manufacturing or high-impact uses are proposed.

Any outdoor storage associated with tenants will be limited in scale and fully screened from view along S 54th Street using a combination of solid fencing, landscaping, and strategic building placement. This ensures the development maintains an attractive frontage consistent with Hickman's expectations for corridor appearance.

4. Minimal Impact on Public Services

The project is designed to operate with limited demand on city and county services. Traffic will be modest and distributed across multiple small tenants. Utilities can be extended without significant public cost. Stormwater will be managed through engineered design, and emergency access will meet all applicable standards.

5. Economic and Community Benefits

Rezoning the property to Light Industrial will:

- Provide **affordable, flexible rental space** for local businesses
- Support trades, contractors, and service providers needing enclosed workspace
- Create new employment opportunities
- Increase the tax base for Hickman and Lancaster County
- Encourage investment in a growing corridor

The frontage landscaping along S 54th Street contributes to the city's goal of maintaining attractive and well-buffered corridors.

6. Site Suitability

The property at 17731 S 54th Street is well-suited for light industrial development due to its size, shape, and direct access to S 54th Street. The site can incorporate landscaping, setbacks, and buffering, and no known environmental constraints limit development.

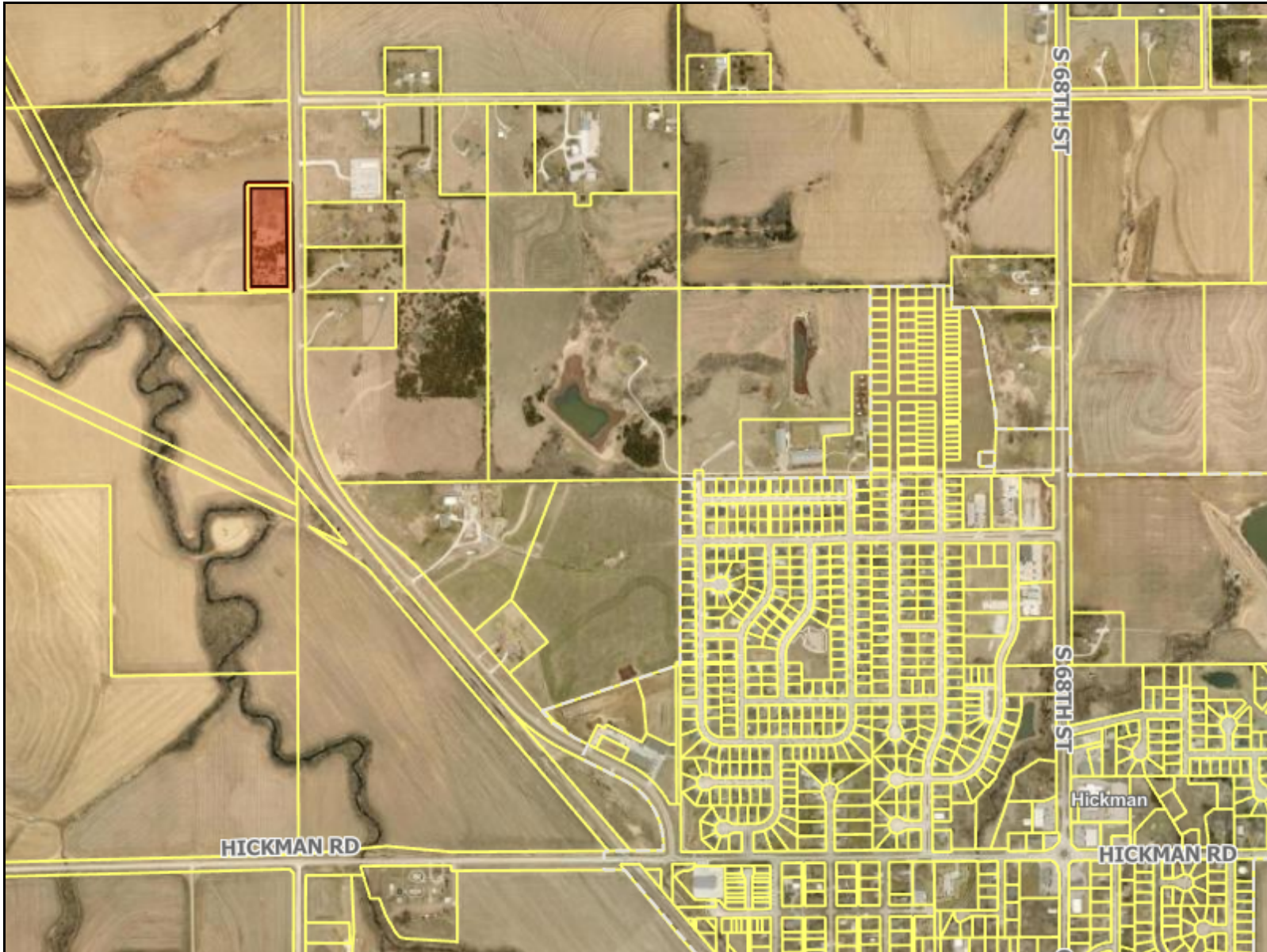
Conclusion

For the reasons outlined above — including consistency with Hickman's Comprehensive Plan, compatibility with surrounding uses, minimal infrastructure impact, and clear economic benefits — I respectfully request approval of the rezoning from **Agriculture**

to **Light Industrial (LI)** at **17731 S 54th Street**.

Thank you for your consideration. I look forward to working with City staff, the Planning Commission, and the City Council throughout the review process.

Sincerely, Jeremy Bishoff



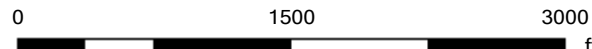
Legend

Notes



2/20/2026

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**ORDINANCES OF A GENERAL
AND PERMANENT NATURE
OF THE CITY OF HICKMAN, NEBRASKA**

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF HICKMAN, NEBRASKA, RECODIFYING THE GENERAL ORDINANCES OF THE CITY; REPEALING PRIOR ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 0-001: RECODIFICATION

The ordinances of the City of Hickman, Nebraska, are hereby compiled and classified into ten chapters and the sections thereunder, which are adopted and declared to be the ordinances of this city.

SECTION 0-002: REPEAL PRIOR ORDINANCES IN CONFLICT

All ordinances and parts of ordinances of a general or permanent nature passed and approved prior to the passage and approval of this codification ordinance and in conflict with this ordinance are hereby repealed; provided, in construing the provisions of this ordinance, the following ordinances shall not be considered or held to be ordinances of a general or permanent nature, to-wit:

1. Ordinances vacating streets or alleys;
2. Ordinances authorizing or directing public improvements to be made;
3. Ordinances levying taxes or special assessments;
4. Ordinances granting any right, privilege, franchise, or license to persons, firms, or corporations;
5. Ordinances providing for the issuance of bonds or other instruments of indebtedness;
6. Any other ordinance which by nature would be considered special.

SECTION 0-003: EXCEPTIONS

The repeal of ordinances as provided in the preceding section hereof shall not affect any right acquired, fines, penalties, forfeitures, or liabilities incurred thereunder, or actions involving any of the provisions of such ordinances and parts thereof. Said ordinances above repealed are hereby continued in force and effect after the passage, approval and publication hereof for the purpose of all such rights, fines, penalties, forfeitures, and liabilities and actions therefor.

SECTION 0-004: CONSTRUCTION OF CHAPTERS

For purposes of construction, each chapter contained and arranged in this code shall be considered as a separate and distinct ordinance grouped for convenience under General Codification Ordinance No. 2025-03, and each section appearing in the several chapters of this code shall be considered a separate and distinct unit of legislation germane to the chapter or article under which it is considered.

SECTION 0-005: DEFINING CHAPTERS AND SECTIONS; ORDINANCE NUMBERING

The chapters and sections as set forth herein shall be and hereby are declared to be the chapters and sections to designate said provisions, and all ordinances hereafter passed shall be numbered consecutively.

SECTION 0-006: GENERAL DEFINITIONS

1. *Person*. Whenever used in this code, "person" shall include persons, artificial persons such as corporations, co-partnerships, associations, and all aggregate organizations of whatever character.

2. *Gender, number*. All words used herein implying the masculine gender may apply to and include the feminine or neuter gender, and all words importing the plural may be applied to and mean a single person, firm or thing, or vice versa; and all words importing the singular number may be applied to and mean plural number.

3. *Code, ordinance, article*. "Municipal code" shall mean General Codification Ordinance No. 2025-03. "Ordinance" and "article" are used synonymously, unless from the context the contrary clearly appears.

4. *City, municipal, municipality*. These terms, whenever used in this code, refer to the City of Hickman, Nebraska, a municipal corporation.

SECTION 0-007: VALIDITY

Each chapter, section, and subdivision of a section of each ordinance is hereby declared to be independent of each other chapter, section, or subdivision of a section so far as inducement of the passage of this ordinance is concerned; and the invalidity of any chapter, section, or subdivision of a section of this ordinance shall not invalidate any other chapter, section, or subdivision of a section thereof.

SECTION 0-008: NONSUBSTANTIVE CHANGES

Municipal Code Services, Inc., and the city clerk be and hereby are authorized to make nonsubstantive changes in this ordinance to correct the spelling of words, capitalize or uncapitalize words, and make other similar changes in accordance with accepted us-

age or for consistency with terminology used in other provisions of this code. Municipal Code Services, Inc., and the city clerk are further authorized to make other nonsubstantive changes necessary to incorporate ordinance material into this code while preserving the original meaning of the ordinance sections.

SECTION 0-009: EMPOWERMENT OF OTHER LAW ENFORCEMENT PERSONNEL

The terms "city police" or "city law enforcement" shall apply in all instances to all other law enforcement officials, including the county sheriff and deputies and Nebraska State Patrol troopers. Whenever this codifying ordinance empowers the city police to take any action, such empowerment shall extend to and apply equally to the county sheriff or deputies or any Nebraska State Patrol troopers.

SECTION 0-010: DOLLAR AMOUNTS NOT REQUIRED TO BE INCORPORATED

All compensation amounts for city officials and employees, fees and charges for providing municipal services to the customers of such services, occupation taxes, and minimum fines for violation of municipal ordinances may be established from time to time by ordinance or resolution as required or permitted by Nebraska law. Any such ordinance or resolution shall be kept on file with the city clerk and available for public inspection during normal office hours. Such ordinances containing compensation, fees, charges, taxes and fines shall be published as required by law but it shall not be required that they be incorporated into the general ordinances in book form.

SECTION 0-011: FINES, COSTS, COMMITMENTS

In any case where any person, including a partnership or corporation, shall have been found guilty of the violation of any city ordinance, such person shall pay the costs of prosecution and court costs and shall stand committed until the same shall have been paid in full.

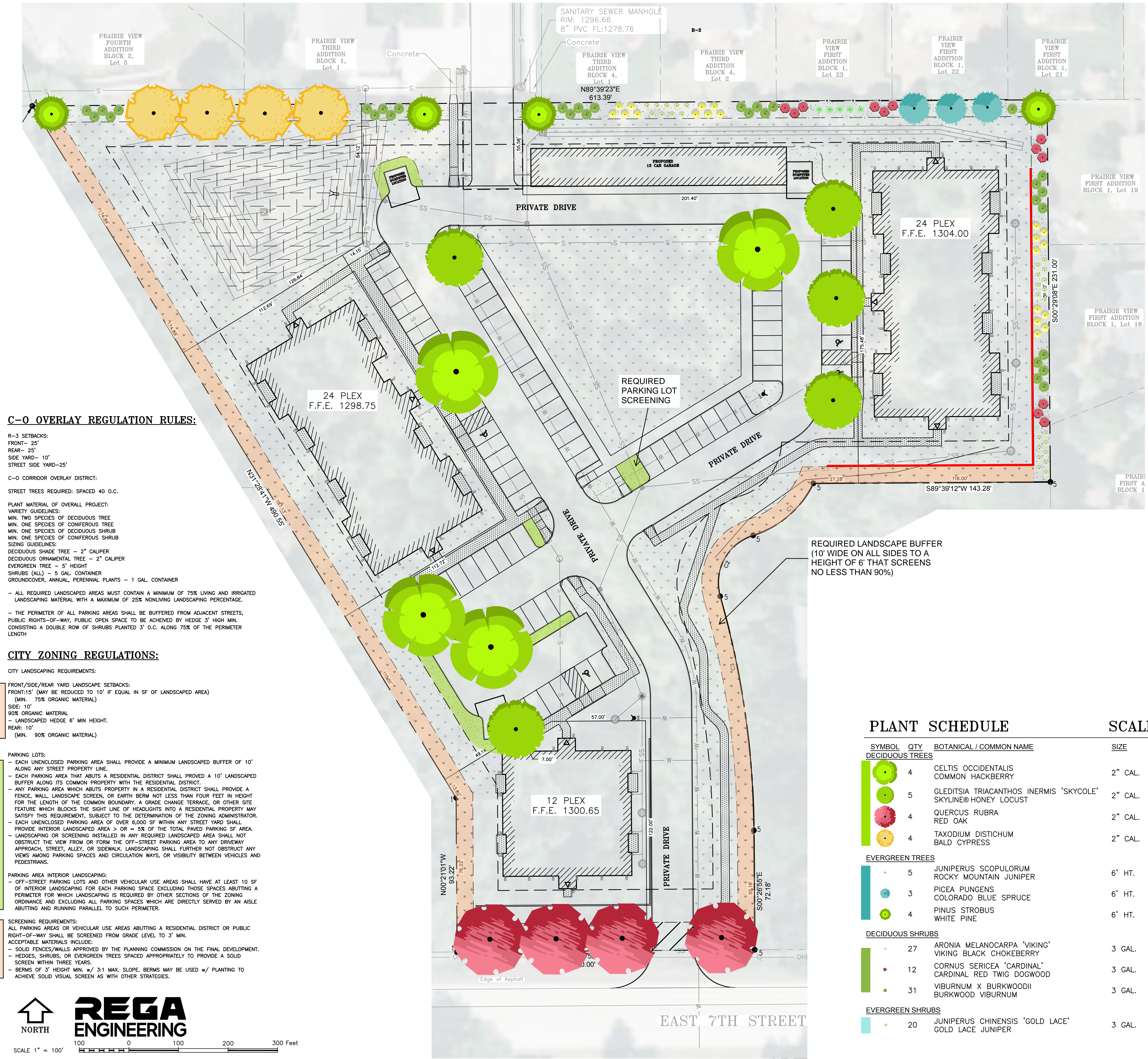
SECTION 0-012: BLANKET PENALTY

Any person, firm, or corporation, their agents or servants, who shall violate any of the provisions of the within municipal code of ordinances, chapters, sections, or subdivisions of sections included herein, unless specifically otherwise provided herein, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in any sum not to exceed \$500.00.

SECTION 0-013: PUBLICATION AND DISTRIBUTION

This code was printed in book form under the direction of the Mayor and City Council and shall be distributed as they may see fit.

BARBER ESTATES CONCEPTUAL LANDSCAPE PLAN



C-O OVERLAY REGULATION RULES:

R-3 SETBACKS:
FRONT- 25'
REAR- 25'
SIDE YARD- 10'
STREET SIDE YARD-25'

C-O CORRIDOR OVERLAY DISTRICT:
STREET TREES REQUIRED: SPACED 40 O.C.

PLANT MATERIAL OF OVERALL PROJECT:
VARIETY GUIDELINES:
MIN. TWO SPECIES OF DECIDUOUS TREE
MIN. ONE SPECIES OF CONIFEROUS TREE
MIN. ONE SPECIES OF DECIDUOUS SHRUB
MIN. ONE SPECIES OF CONIFEROUS SHRUB
SIZING GUIDELINES:
DECIDUOUS SHADE TREE - 2" CALIPER
DECIDUOUS ORNAMENTAL TREE - 2" CALIPER
EVERGREEN TREE - 5" HEIGHT
SHRUBS (ALL) - 5 GAL CONTAINER
GROUNDCOVER, ANNUAL, PERENNIAL PLANTS - 1 GAL CONTAINER

- ALL REQUIRED LANDSCAPED AREAS MUST CONTAIN A MINIMUM OF 75% LIVING AND IRRIGATED LANDSCAPING MATERIAL WITH A MAXIMUM OF 25% NONLIVING LANDSCAPING PERCENTAGE.

- THE PERIMETER OF ALL PARKING AREAS SHALL BE BUFFERED FROM ADJACENT STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC OPEN SPACE TO BE ACHIEVED BY HEDGE 3' HIGH MIN. CONSISTING A DOUBLE ROW OF SHRUBS PLANTED 3' O.C. ALONG 75% OF THE PERIMETER LENGTH

CITY ZONING REGULATIONS:

CITY LANDSCAPING REQUIREMENTS:

FRONT/SIDE/REAR YARD LANDSCAPE SETBACKS:
FRONT:15' (MAY BE REDUCED TO 10' IF EQUAL IN SF OF LANDSCAPED AREA)
(MIN. 75% ORGANIC MATERIAL)
SIDE: 10'
90% ORGANIC MATERIAL
- LANDSCAPED HEDGE 6' MIN HEIGHT.
REAR: 10'
(MIN. 90% ORGANIC MATERIAL)

PARKING LOTS:

- EACH UNENCLOSED PARKING AREA SHALL PROVIDE A MINIMUM LANDSCAPED BUFFER OF 10' ALONG ANY STREET PROPERTY LINE.
- EACH PARKING AREA THAT ABUTS A RESIDENTIAL DISTRICT SHALL PROVIDE A 10' LANDSCAPED BUFFER ALONG ITS COMMON PROPERTY WITH THE RESIDENTIAL DISTRICT.
- ANY PARKING AREA WHICH ABUTS PROPERTY IN A RESIDENTIAL DISTRICT SHALL PROVIDE A FENCE, WALL, LANDSCAPE SCREEN, OR EARTH BERM NOT LESS THAN FOUR FEET IN HEIGHT FOR THE LENGTH OF THE COMMON BOUNDARY. A GRADE CHANGE TERRACE, OR OTHER SITE FEATURE WHICH BLOCKS THE SIGHT LINE OF HEADLIGHTS INTO A RESIDENTIAL PROPERTY MAY SATISFY THIS REQUIREMENT, SUBJECT TO THE DETERMINATION OF THE ZONING ADMINISTRATOR.
- EACH UNENCLOSED PARKING AREA OF OVER 6,000 SF WITHIN ANY STREET YARD SHALL PROVIDE INTERIOR LANDSCAPED AREA > OR = 5% OF THE TOTAL PAVED PARKING SF AREA.
- LANDSCAPING OR SCREENING INSTALLED IN ANY REQUIRED LANDSCAPED AREA SHALL NOT OBSTRUCT THE VIEW FROM OR FORM THE OFF-STREET PARKING AREA TO ANY DRIVEWAY APPROACH, STREET, ALLEY, OR SIDEWALK. LANDSCAPING SHALL FURTHER NOT OBSTRUCT ANY VIEWS AMONG PARKING SPACES AND CIRCULATION WAYS, OR VISIBILITY BETWEEN VEHICLES AND PEDESTRIANS.

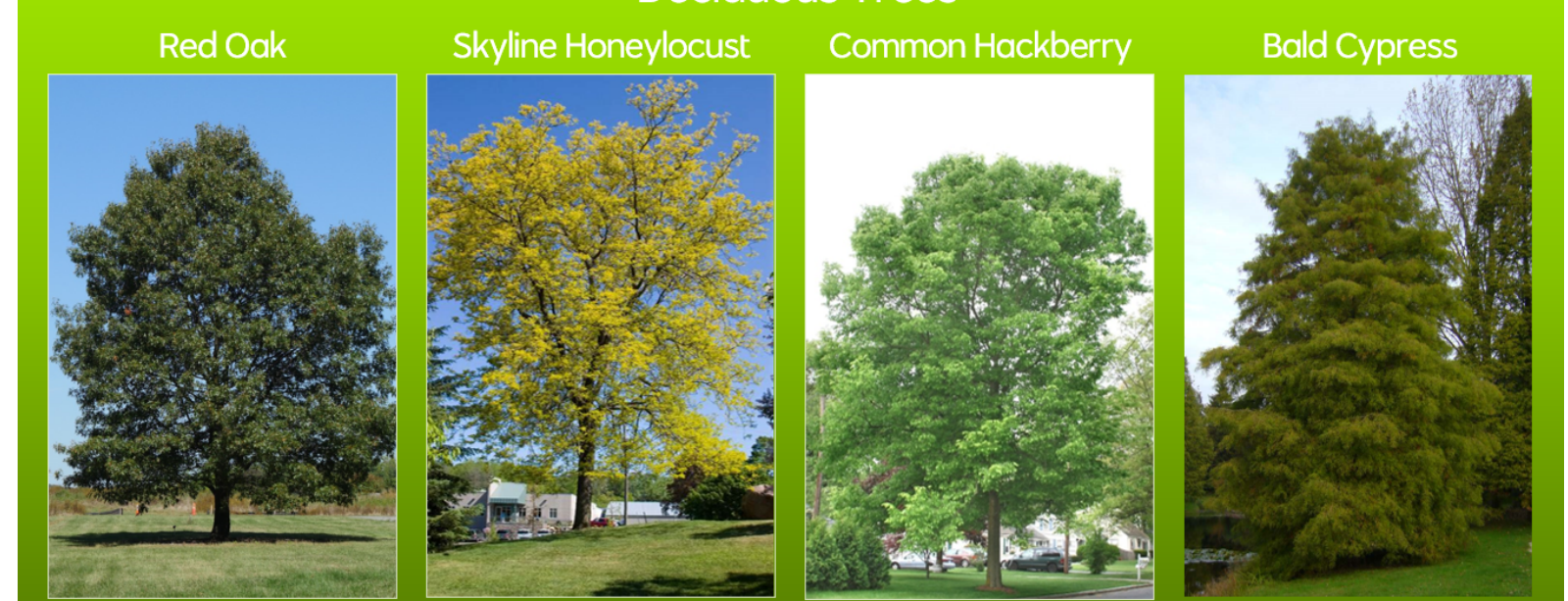
PARKING AREA INTERIOR LANDSCAPING:

- OFF-STREET PARKING LOTS AND OTHER VEHICULAR USE AREAS SHALL HAVE AT LEAST 10 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE EXCLUDING THOSE SPACES ABUTTING A PERIMETER FOR WHICH LANDSCAPING IS REQUIRED BY OTHER SECTIONS OF THE ZONING ORDINANCE AND EXCLUDING ALL PARKING SPACES WHICH ARE DIRECTLY SERVED BY AN AISLE ABUTTING AND RUNNING PARALLEL TO SUCH PERIMETER.

SCREENING REQUIREMENTS:

ALL PARKING AREAS OR VEHICULAR USE AREAS ABUTTING A RESIDENTIAL DISTRICT OR PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM GRADE LEVEL TO 3' MIN.
ACCEPTABLE MATERIALS INCLUDE:
- SOLID FENCES/WALLS APPROVED BY THE PLANNING COMMISSION ON THE FINAL DEVELOPMENT.
- HEDGES, SHRUBS, OR EVERGREEN TREES SPACED APPROPRIATELY TO PROVIDE A SOUND SCREEN WITHIN THREE YEARS.
- BERMS OF 3' HEIGHT MIN. w/ 3:1 MAX. SLOPE. BERMS MAY BE USED w/ PLANTING TO ACHIEVE SOLID VISUAL SCREEN AS WITH OTHER STRATEGIES.

Deciduous Trees



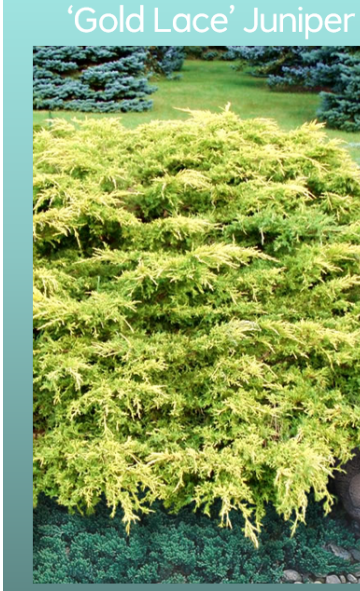
Evergreen Trees



Deciduous Shrubs



Evergreen Shrubs



PLANT SCHEDULE

SCALE: 1" = 30'

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	DETAIL	MATURE HEIGHT	MATURE WIDTH	SEASON OF BLOOM
DECIDUOUS TREES								
	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B		40 - 65ft. ht.	40 - 65ft. w.	Early Spring, Mid-spring, Late Spring
	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE HONEY LOCUST	2" CAL.	B&B		40 - 65ft. ht.	25 - 40ft. w.	Mid-spring, Late Spring, Early Summer, Mid-summer
	4	QUERCUS RUBRA RED OAK	2" CAL.	B&B		40 - 65ft. ht.	40 - 65ft. w.	Mid-spring, Late Spring
	4	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL.	B&B		40 - 65ft. ht.	25 - 40ft. w.	Non-blooming
EVERGREEN TREES								
	5	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6' HT.	POT		10 - ' ht.	10 - 15ft. w.	Non-blooming
	3	PICEA PUNGENS COLORADO BLUE SPRUCE	6' HT.	B&B		40 - 65ft. ht.	15 - 25ft. w.	Non-blooming
	4	PINUS STROBUS WHITE PINE	6' HT.	B&B		40 - 65ft. ht.	25 - 40ft. w.	Non-blooming
DECIDUOUS SHRUBS								
	27	ARONIA MELANOCARPA 'VIKING' VIKING BLACK CHOKEBERRY	3 GAL.	POT		3 - 6ft. ht.	3 - 6ft. w.	Mid-spring
	12	CORNUS SERICEA 'CARDINAL' CARDINAL RED TWIG DOGWOOD	3 GAL.	POT		6 - 10ft. ht.	6 - 10ft. w.	Late Spring, Early Summer, Mid-summer, Mid-fall
	31	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	3 GAL.	POT		6 - 10ft. ht.	6 - 10ft. w.	Mid-spring, Late Spring
EVERGREEN SHRUBS								
	20	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	3 GAL.	POT		3 - 6ft. ht.	3 - 6ft. w.	Non-blooming

Apartment Landscaping Plan

From Matt Barber <mattbarber500@gmail.com>

Date Fri 2/13/2026 2:36 PM

To Kelly Oelke <koelke@hickman.ne.gov>

We are writing this email to request a discussion with the city to revise the landscape plan that is currently on file for the apartment complex located at 6950 Hickman Rd. We would like to leave the trees on the east side of the property and look at the possibility of putting a fence on the north side of the property. Please advise what steps need to be taken to proceed.

Thank you.

Michelle Barber

FUN LLC

After recording please return to:
City of Hickman
115 Locust Street, P.O. Box 127
Hickman, NE 68372

ORDINANCE NO. 2026-04

AN ORDINANCE TO AMEND THE SUBDIVISION AGREEMENT WITH FUN, LLC FOR BARBER ESTATES ADDITION, A SUBDIVISION WITHIN THE ZONING JURISDICTION OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

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

Section 1. Barber Estates Addition is a subdivision within the zoning jurisdiction of the City of Hickman, Lancaster County, Nebraska.

Section 2. That Section 9. a. of the Subdivision Agreement of Barber Estates Addition, be amended to read as follows:

1. The Subdivider, at its sole cost, shall install and construct the following items, ~~upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat, or ii) prior to the issuance of a Certificate of Occupancy for any structure within the Subdivision within three (3) years of the approval and signing of this amendment:~~
 - a. Landscape as presented on the Subdivider's Landscape Plan, ~~an updated~~ copy of which is attached to this Agreement as Exhibit 'E' ('Landscape Plan'), will include a combination of ~~solid fence up to 100 feet in height (Pursuant to Section 11.03 of Hickman Zoning Regulations),~~ overstory deciduous trees, evergreen trees, understory deciduous trees, large deciduous and evergreen shrubs, and small deciduous shrubs. ~~Specifically, the Landscape screening between R-2 and R-3 residential zones shall consist of deciduous trees with initial minimum caliper of 2.0" reaching a mature height of 40'-65' and mature width of 25'-65', and coniferous trees with initial minimum height of 6' reaching a mature height of 40'-65' and mature width of 15'-40', with agreed upon spacing during installation to ensure adequate screening.~~

Section 3. The City of Hickman and the subdivider Fun, LLC hereby accept the Subdivision Agreement Amendment as stated above in Section 2 of this Ordinance. This amended Subdivision Agreement contains covenants that run with the real property contained in Barber Estates Addition and are binding on all successors and assigns of the City of Hickman and Fun, LLC.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND APPROVED THIS 14TH DAY OF APRIL, 2026

City of Hickman
Phil Goering, Mayor

Subdivider: Fun, LLC
Mathew Barber, Manager

ATTEST:

Michele Lincoln, City Clerk

(CITY SEAL)

MEMORANDUM OF UNDERSTANDING FOR NEW ELECTRIC SERVICES

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 subtransmission lines necessary to provide electrical energy to its customers; and

WHEREAS, the CITY examined its methods of doing business and determined that the execution of an Electric System Lease Agreement (“Lease”), with NORRIS with an Effective Date of October 1, 2024, best serves the interests of the CITY, CITY’s customers, and rate payers; and

WHEREAS, said Lease was executed in accordance with a Memorandum of Understanding as to a Plan of an Electric System Lease Agreement dated June 28, 2024; and

WHEREAS, NORRIS Rate Schedules and Service Regulations are established by NORRIS Board of Directors and are applicable to all NORRIS customers, including CITY customers located within the CITY corporate limits; and

WHEREAS, NORRIS Rate Schedules and Service Regulations govern all aspects of the interaction between NORRIS and its customers, including those Customers located within the CITY and such regulations also govern fees and costs associated with the construction of new services by customers and/or developers; and

WHEREAS, the CITY recently communicated to NORRIS that certain electric services installed or scheduled to be installed after the Effective Date of the Lease were initiated prior to the Effective Date of the Lease; and

WHEREAS, the CITY requested that NORRIS recognize CITY Ordinance 2025-06, Master Fee Schedule that was effective prior to the Effective Date of the Lease. Said Ordinance governed the fees associated with the construction of electrical services by customers or developers prior to the Effective Date of the Lease; and

NOW, THEREFORE, in mutual consideration of the following covenants and agreements, the CITY and NORRIS adopt the following Memorandum of Understanding to interpret and clarify the terms of the Lease:

MEMORANDUM OF UNDERSTANDING FOR NEW ELECTRIC SERVICES

1. The following terms apply to all properties located within CITY's corporate limits as set forth on Exhibit A to the Lease. This Memorandum is intended to clarify instances where electric services were initiated and building permit fees and infrastructure fees were collected by the CITY for electrical infrastructure prior to October 1, 2024, for the then existing lots available for construction, EXCLUDING the following lots located within Etmund Estates 2nd Addition residential lots (Block 1, Lots 1-10; Block 2, Lots 1-6; Block 3, Lots 1-24; Block 4, Lots 1-15; Block 5, Lots 1-24; Out Lots A, B, C, D, E, F, G) and Casey's Commercial Development (Etmund Estates Lot 2).
 - a. CITY shall retain all building permit fees and infrastructure fees for electrical services constructed within the CITY PRIOR to October 1, 2024, in accordance with Ordinance 2025-06, Master Fee Schedule.
 - b. CITY shall reimburse NORRIS for primary electric service construction costs, excluding the meter pedestal, meter, and transformer costs, up to but not exceeding the building permit fee of \$780.00 collected by the CITY, for electrical services constructed by NORRIS ON or AFTER October 1, 2024.
 - c. NORRIS will not require or charge for a disconnecting means.
2. The following terms apply to all Etmund Estates 2nd Addition ("Targeted Area"), residential lots and Etmund Estates Lot 2 for Casey's, as listed above, due to Subdivision/Developer Agreements executed PRIOR to October 1, 2024. NORRIS will install electrical infrastructure, to the lots within the Final Plat after the public wastewater collection system, public water distribution system, grading, and paving of the public streets within the Final Plat have been completed.
 - a. Developers SWG4, LLC and Casey's will not be billed or required to enter into an

- agreement with NORRIS for electrical infrastructure located within the Targeted Area.
- b. CITY shall collect building permit fees and infrastructure fees for electrical services within the Targeted Area in accordance with Ordinance 2025-06, Master Fee Schedule.
 - c. CITY shall reimburse NORRIS for primary electrical infrastructure costs estimated at \$64,870.00 in a single payment prior to the installation of the primary electrical infrastructure within the Targeted Area. The CITY's reimbursement is in lieu of NORRIS Service Regulations which require the developer to provide NORRIS with a contribution in aid of construction for the primary electrical infrastructure costs in advance of construction.
 - d. NORRIS will not require or charge for a disconnecting means.
3. The following applies to ALL properties located within CITY's corporate limits for electric services that were initiated by a property owner or developer AFTER October 1, 2024.
- a. CITY shall amend the CITY Master Fee Ordinance to exclude any and all building permit fees and infrastructure fees related to electrical infrastructure and electric meters.
 - b. NORRIS Service Regulations will be followed relative to installation practices and contributions in aid of construction.
 - c. CITY will revise the electrical infrastructure section in future Subdivision/Developer Agreements to clarify that NORRIS Service Regulations will govern the installation of all electrical infrastructure. The NORRIS Service Regulation for subdivision developments will be identified as the controlling term for the installation of electrical infrastructure in future Subdivision/Developer Agreements.

Dated: April ___, 2026

NORRIS PUBLIC POWER DISTRICT

By _____
General Manager & CEO

Dated: April ___, 2026

CITY OF HICKMAN

By _____
Mayor Phil Goering

RESOLUTION NO 2026-04

WHEREAS, The City of Hickman, Nebraska has advertised to accept Request for Proposals from any Business, Individual, Civic, School, or Church Groups for the full operation for the Concession Operations at the Main City Park for the 2026 Season, until 4:00pm, Friday, March 20, 2026; and

WHEREAS, The City has received no proposals for the full operation for the 2026 Concession Operations in Main Park; and

THEREFORE, The City of Hickman desires to establish temporary permitting, operational, and enforcement standards for mobile food vending units within the City of Hickman at Hickman Main City Park in 2026 for the purpose of providing food concessions and non-alcoholic beverages; and

WHEREAS, the following permitting, operational, and enforcement standards for mobile food vending units will be fully enforceable in 2026 until permanent regulations are to be adopted by ordinance into municipal code:

1. PERMIT TYPE: Short Term Permit, A permit issued for vendor operations occurring over a defined, continuous period of time that does not follow a recurring schedule. Valid for the approved date range specified on the permit; Intended for limited duration operations; Does not include recurring or regularly scheduled operations.
2. APPLICATION REQUIREMENTS:
 - a) Completed permit application on a form provided by the City;
 - b) Nebraska Department of Agriculture mobile food unit license;
 - c) Nebraska sales tax permit number;
 - d) Proof of current vehicle registration and commercial license plates;
 - e) Certificate of general liability insurance naming the City of Hickman as an additionally insured certificate holder;
3. OPERATIONAL REQUIREMENTS:
 - a) Operate only during approved park hours per Municipal Code Section 2-304;
 - b) Maintain the premises in a clean and sanitary condition;
 - c) Remove all refuse daily unless otherwise approved;
 - d) Not emit excessive noise, odor, light, or vibration;
 - e) Not obstruct pedestrian pathways, streets, or fire access;
 - f) Operate as a self-contained unit and not utilize off-site utilities unless expressly approved;
 - g) Not erect or leave in place any structures, seating, or equipment when not in operation;
 - h) Maintain valid registration and licensing at all times.
4. PROHIBITED CONDUCT:
 - a) Operate in violation of Section 11.17 of the City of Hickman Zoning Regulations;
 - b) Operate without required permits or licenses;
 - c) Operate outside the approved location, dates, or hours specified in the permit;
 - d) Create a nuisance condition, including but not limited to excessive noise, odor, lighting, or unsanitary conditions;
 - e) Obstruct pedestrian or vehicular traffic;
 - f) Fail to maintain compliance with state health requirements.

- 5. FEES:
 - a) Non-Refundable One-Time Application Fee of \$25.00
 - b) Electric Fee (if approved per Section 3f above) of \$25.00 per day of operation
- 6. PENALTY:
 - a) The City will revoke a permit for:
 - i. Violation of this section;
 - ii. Violation of the Zoning Regulations;
 - iii. Failure to comply with permit conditions;
 - iv. Health or safety violations;
 - v. Repeated complaints or nuisance conditions.
 - b) Upon Revocation, the vendor shall immediately cease operations.

WHEREAS, The City Council of the City of Hickman, Nebraska hereby authorizes the City Clerk and City Zoning Enforcement Officer to approve mobile food vending units within the City of Hickman at Hickman Main City Park in accordance with the permitting, operational, and enforcement standards listed above;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hickman, Nebraska hereby approves the Mobile Food Vending Unit permitting, operational, and enforcement standards listed above, to grant temporary Concession Operations to approved vendors in Main City Park for community purposes at the Main City Park for the 2026 Season.

PASSED AND APPROVED THIS 14TH DAY OF APRIL 2026.

Mayor Phil Goering

Attest:

Michele Lincoln, City Clerk

(SEAL)

ORDINANCE NO. 2026-02

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP, CHAPTER 10, FIG. 10.2, OF THE COMPREHENSIVE PLAN OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO REPEAL THE PREVIOUS FUTURE LAND USE MAP; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF; AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. Approval of Amendment and Update to Future Land Use Map.

On April 7, 2026, the Hickman Planning Commission held a public hearing on the matter of amending the Future Land Use Map and submitted written meeting minutes with their recommendation to the City of Hickman City Council. On April 14, 2026 the Hickman City Council held a public hearing on proposed changes of the map and determined that the proposed changes to the Future Land Use Map are in the best interests of the City to how land will be used in the future, balancing private sector development with the public interest, so the city can effectively and efficiently deliver public services.

The City Council finds and determines that Public Hearings were duly held, Planning Commission Review was received and acknowledged, and Notice of Hearings were duly given. The City Council hereby approves said proposed changes as amended and updated on Future Land Use Map Chapter 10, Fig. 10.2, of the Hickman Comprehensive Plan (ORD2023-02) and attached hereto as Exhibit A.

Section 2. Adoption and Repeal. The amended version of the Future Land Use Map of the City of Hickman is hereby adopted and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City and shall show the date of this adopted Ordinance and the previous Future Land Use Map is hereby repealed.

Section 3. Effective Date. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

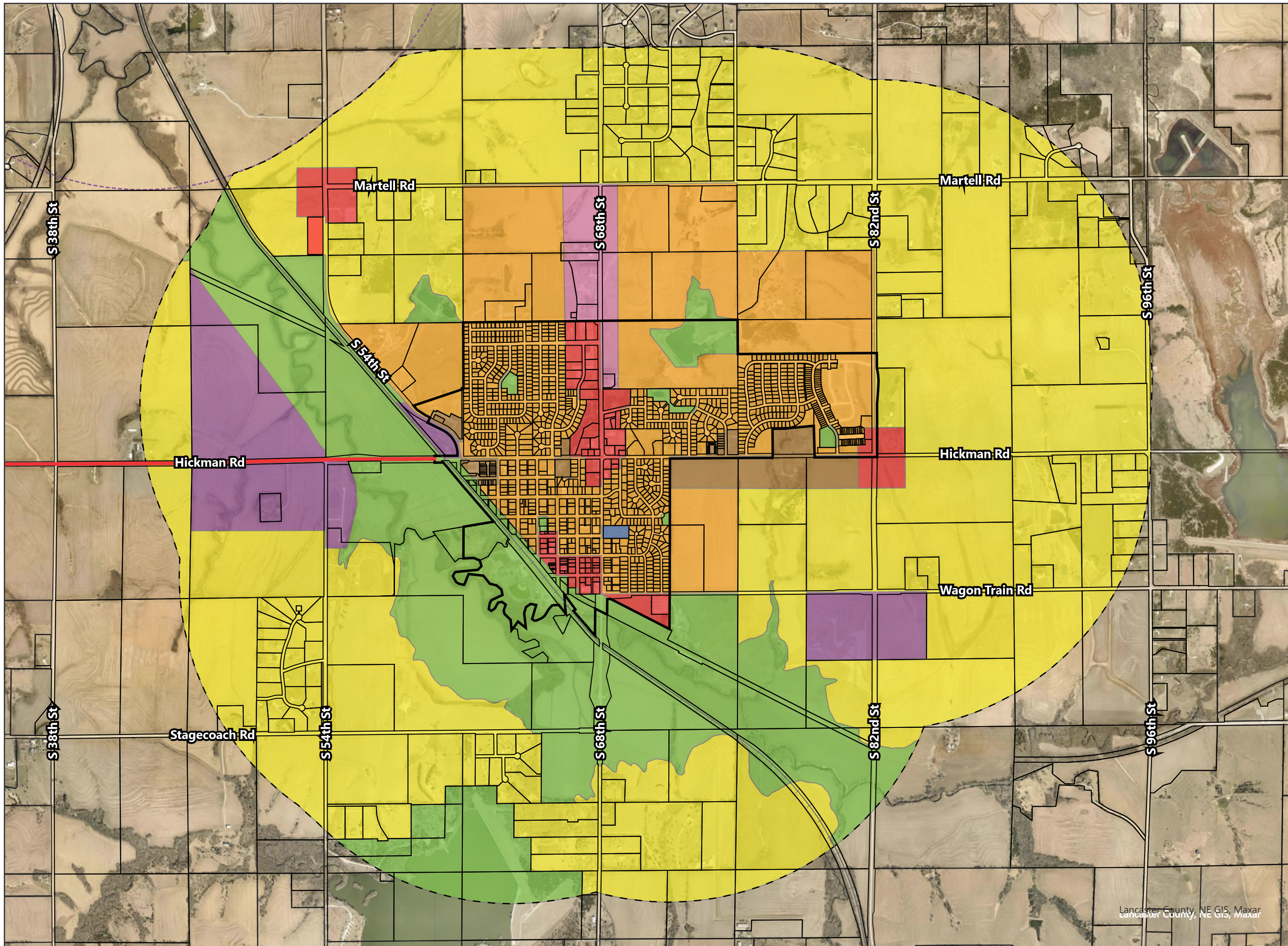
PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

CITY OF HICKMAN

Mayor Phil Goering

Attest: Michele Lincoln, CMC, City Clerk

(SEAL)



LEGEND

- City Limits
- Railroad
- Highway
- Roca 1-Mile ETJ
- Parcels
- Hickman 1-Mile ETJ
- District
 - Low-Density Residential (LDR)
 - Medium-Density Residential (MDR)
 - High-Density Residential (HDR)
 - Commercial (C)
 - Mixed-Use (MU)
 - Light Industrial (I)
 - Parks and Recreation (P/R)
 - Public/Quasi-Public (P/Q-P)



ORDINANCE NO. 2026-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO ZONE CERTAIN PROPERTY NOW ZONED TA-1 TRANSITIONAL AGRICULTURE DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT; AND TO PROVIDE FOR AN EFFECTIVE DATE HEREOF.

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

- Section 1.** Pursuant to Article 15 of the Zoning Ordinance of the City of Hickman, Nebraska (Ord. No. 2023-11, Section 15.04) to zone property legally described as S29, T8, R7, 6th Principal Meridian, LOT 20 NE, Lancaster County, Nebraska, now zoned TA-1 Transitional Agriculture District to I-1 Light Industrial District.
- Section 2.** The City of Hickman Planning Commission held a Public Hearing on April 7, 2026, and submitted written meeting minutes with their recommendation of the aforementioned amendment to the City of Hickman City Council.
- Section 3.** That the City of Hickman's "Official Zoning Map", per Ordinance 2023-11, adopted September 12, 2023, be amended to show the change in zoning set forth in Section 1 of this Ordinance.
- Section 4.** All other ordinances or sections approved prior to the passage, approval, and publication or posting of this ordinance which conflict with these provisions are repealed.
- Section 5.** This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this ____ day of _____, 2026.

Phil Goering, Mayor

Michele Lincoln, City Clerk

(SEAL)