

City Council Regular Meeting
Tuesday, June 23, 2026 7:00 PM

Hickman Community Center/City Hall

1. Call to Order
 - 1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.
 - 1.B. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
 - 1.C. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to the Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.
 - 1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.
2. Pledge of Allegiance
3. Roll Call
4. Mayor Communications
5. Consent Agenda
 - 5.A. Approval of June 9, 2026 City Council Meeting Minutes
 - 5.B. Claims and Accounts Payable Report

- 5.C. Statement of Accounts and Budget Cash Report as of May 31, 2026
- 5.D. Monthly City Sales Tax Report
- 6. Proclamations, Presentations, Appointments, Affirmations & Introductions - None
- 7. Reports
 - 7.A. Hickman Rural Fire & Rescue Report
 - 7.B. Public Works and Parks and Recreation Department
 - 7.C. City Code Violations, Abatements, Nuisances and Permits
- 8. Public Hearings - None
- 9. Unfinished Business - None
- 10. New Business
 - 10.A. Ordinance 2026-05, adopting New Municipal Code Codification and Repeal Former Code (First Reading)
 - 10.B. Consideration of Grunwald HVAC Proposal for Community Center
 - 10.C. Certificate of Payment No. 3 to Van Kirk Brothers Contracting for Hickman Booster Pump Station in the amount of \$23,205.02
- 11. City Administrator's Report
- 12. Governing Body Comments & Council Correspondence
 - 12.A. NDWEE new PFAS Sampling Requirement Notice
 - 12.B. City Hall Closed Friday, July 03, 2026, for Independence Day
 - 12.C. Hickman Area Economic Development Association Firework Display, Saturday, July 4, 2026, in Main Park at Dusk
- 13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD June 9, 2026

Mayor Phil Goering called the meeting to order at 7:00 pm on June 9, 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 Drahota 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

Mayor Goering informed the City Council that he would be absent for the June 23rd meeting. Council President Wagner will be presiding.

Consent Agenda

The Consent Agenda included approval of May 26, 2026, City Council Meeting Minutes and Claims and Accounts Payable Report. Motion by Noren and a second by Ziemann to approve the Consent Agenda as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki. The following Council Members voted "NAY": None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mr. Will Vajgrt who has been hired for the Public Works Maintenance 1 position, took the Oath of Office.

Reports

There was no Planning Commission Report. The Lancaster County Sheriff's Office Report was included with the meeting material. The City Administrator presented the Community Center and Activities Report. Motion by Council Member Noren and second by Kulwicki to approve reports as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki. The following Council Members voted "NAY": None. Motion passed 5-0.

Public Hearings - None

Unfinished Business - None

New Business - None

City Administrator's Report

The City Administrator reported that updated Municipal Code Book for adoption has been delayed until the next meeting due to a scheduling delay with legal counsel. Staff continue to review chapters for accuracy. The Terrace View Pickleball Park project remains on schedule, with site utilities and stormwater improvements nearing completion and paving anticipated within the next few weeks. The contractor intends to submit a change order to complete seeding this fall for optimal grass establishment. Comments and requested clarifications were received regarding the Water Reservoir and Booster Pump Station Project from NDWEE and are being addressed by the project engineer and Public Works Director. Closing documents for the property acquisition associated with the project have been executed, with closing scheduled for June 15, 2026. Lancaster County has requested assistance with public outreach related to its paving project on 68th Street between Hickman and Roca Road. A meeting has been scheduled with a prospective paid intern from Creighton University

interested in municipal government operations. Lancaster County Heat Response Plan is in effect, with extreme heat safety information posted for the public. Motion by Council Member Ziemann and a second by Wagner to approve the City Administrator's report as presented. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki. The following Council Members voted "NAY": None. Motion passed 5-0.

Governing Body Comments & Council Correspondence

City Hall will be closed on Friday, June 19, 2026, for Juneteenth.

Meeting Adjournment

Motion by Council Member Ziemann and a second by Drahota to adjourn the meeting at 7:30 pm. The following Council Members voted "YEA": Noren, Ziemann, Drahota, Wagner, Kulwicki. The following Council Members voted "NAY": None. Motion passed 5-0.

Phil Goering, Mayor

Michele Lincoln, CMC, City Clerk

Name	Description	Amount
A.P.M.S. INC.	Crack Seal & Sealcoat	\$ 67,889.00
All Copy Products	Postage Machine Rental	\$ 605.91
Art F/X	PW - Caps & T-SHIRTS	\$ 576.00
Bizco	Bizsecure Monitoring Service, Proofpoint, Server Backup	\$ 244.41
Caselle	Software Support & Maint	\$ 43,944.96
Elliot Concrete & Construction	Dwntwn Light Pole Base	\$ 1,731.00
Elliot Concrete & Construction	Curb Repairs (10)/ Trash Can Pads (2)	\$ 30,371.13
Elliot Concrete & Construction	68th St Shop Repairs	\$ 8,860.93
Gana Trucking & Excavating, Inc.	Fine Crushed Concrete	\$ 96.38
Grainger	WWTP - Hose Clamps/Ball Quick Coupler	94.78
Grunwald Mechanical Contractors & Engine	Community Center HVAC Repairs - Emergency	\$ 21,196.00
Hawkins, Inc.	Chlorine Cylinder	\$ 60.00
HBE, LLP	ADMIN - Prep Form 990 Hickman Bldg Foundation	\$ 200.00
Hickman Economic Development Association	2026 Fireworks Show Fees (ORD 2017-07) 6 Stands	\$ 6,600.00
Hickman True Value	Flange Park Restroom/Shims/Caulk/Keys/Sealant/Tape/Supplies	\$ 125.77
Hotsy Equipment Co	Telescoping Pressure Washer Wand - WWTP	\$ 270.00
Kelly Supply Company	Hot Air Hose WWTP	\$ 297.17
League Association of Risk Management	INSURANCE - Policy Amendments	\$ 79.52
Lueders, Ben	RMB Farmers Market FB Push	\$ 19.97
Lytle, Nick	Musician for Farmers Market 5.28.2026	\$ 60.00
Nebraska Communities Playhouse - 1	Farmers Market Music-06.11.2026	\$ 60.00
Norland Pure	Water	\$ 82.62
Pet Waste Eliminator	Pet Waste-Trash Can Liners, Trash Cans, Eliminator Station, Bags	\$ 1,953.00
Play It Again Sports	Baseballs	\$ 349.95
Premier Power, LLC	Relocate Power Across Lot at 1854 E8th	\$ 10,200.00
Southwick Sewer & Drain	WWTP - Sludge Removal	\$ 14,400.00
TK Elevator Corporation	ELEVATOR MAINT 06/01/2026-08/31/2026	\$ 306.30
Trojan Technologies Corp	Supplies & Repairs to WWTP UV System	\$ 1,005.52
Total		\$ 211,680.32
Mandatory	Description	Amount
All Copy Products Inc	Copy Machine Lease	\$ 569.15
Ameritas	Employee 401K Retirement Deposit 06.12.2026	\$ 4,251.46
Erin M. McCartney	Employee Withholding 06.06.2026	\$ 504.00
First State Bank	Deposit Slips	\$ 230.80
IRS	Fed Withholding 06.15.2026	\$ 8,819.92
Mission Square	Employee Retirement Plan 06.12.2026	\$ 1,132.75
Nebraska Dept of Revenue	State Withholding	\$ 3,028.69
Nebraska Title Company	Water Reservoir Property Purchase	\$ 61,097.61
Payroll	Employee 6.12.2026	\$ 31,206.49
Windstream	Acct #9419 - WTP Phone	\$ 132.19
Total		\$ 110,973.06

**CITY OF HICKMAN
STATEMENT OF BANK ACCOUNTS**

BANK	ACCOUNT	ACCOUNT NAME	MARCH	APRIL	MAY
CASH REGISTER		Cash on Hand	200.00	200.00	200.00
FIRST STATE	...4500	Arts Council	9,197.36	10,147.36	10,147.36
FIRST STATE	...8760	General Fund Checking	522,445.31	846,230.70	579,445.73
FIRST STATE	...2843	Keno Revenue	171,438.23	175,176.18	176,206.98
FIRST STATE	...0863	Parks & Recreation Activities	111,366.96	107,867.96	102,686.20
FIRST STATE	...7412	Reading-Tech & Historical Center	5,014.06	4,064.93	4,064.93
FIRST STATE	...5333	Sales Tax Revenues	2,083,507.36	2,138,692.77	2,208,170.72
FIRST STATE	...2883	Terrace View (S&E BOND 2018)	286,749.65	287,018.33	287,278.30
NEBRASKA	...6088	Electrical Reserve (Baylor Heights Reserve)	75,410.27	75,539.19	75,672.64
NEBRASKA	...6134	Water Revenue (GO BOND 2023)	581,125.54	582,119.02	583,147.38
NEBRASKA	...6061	Parks & Trails	14,131.39	14,155.54	14,180.55
NEBRASKA	...6118	Sewer Reserve Acct	222,434.09	222,814.36	223,207.98
NEBRASKA	...6126	Street Sinking Fund	31,350.95	31,404.55	31,460.03
NEBRASKA	...6096	TIF Account	639.36	640.46	641.59
Total		Funds Available	\$ 4,115,010.53	\$ 4,496,071.35	\$ 4,296,510.39
NEBRASKA		NPPD LEASE DEPOSITS	186,506.47		51,968.20
Total	...6150	NPPD Lease Payments	\$ 429,371.74	\$ 365,209.92	\$ 417,832.17
NEBRASKA	...7404	Hickman Area Economic Dev. Association	43,128.83	46,703.16	41,441.53
Total		HAEDA Funds Available	\$ 43,128.83	\$ 46,703.16	\$ 41,441.53

Period 10/25 (10/31/2025) - 05/26 (05/31/2026)

Report Criteria:

Includes only accounts with activity

Includes report only transactions

Includes grand totals by account type with revenue and expenditure totals

Includes amounts with actual sign

Period 10/25 (10/31/2025) - 05/26 (05/31/2026)

Account Number	Title	2025-26 Current year Actual	2025-26 Current year Budget	2025-26 Current year Remaining	2025-26 Current year Percent
Hickman					
General Revenue					
1-10-31020	Billable Expenditure Revenue	7,232.03	-	(7,232.03)	0%
1-10-31684	Arts Council Registrations	950.00	-	(950.00)	0%
1-10-32603	Motor vehicle tax	75,275.05	112,985.00	37,709.95	67%
1-10-32609	Motor vehicle pro rate	3,083.73	4,000.00	916.27	77%
1-10-32623	Permits and licenses	17,079.64	43,179.00	26,099.36	40%
1-10-32625	Building permit fees	46,125.83	35,000.00	(11,125.83)	132%
1-10-32652	Building permit fees:Occupancy	2,200.00	3,000.00	800.00	73%
1-10-33614	Carline-In Lieu Of Tax	183.54	500.00	316.46	37%
1-10-34601	Property taxes	896,398.09	1,712,939.00	816,540.91	52%
1-10-34610	Property Tax Credit	162,901.47	-	(162,901.47)	0%
1-10-34624	Franchise fee, occ tax	7,618.80	-	(7,618.80)	0%
1-10-34669	City Fees (Master Fee Schedule	-	500.00	500.00	0%
1-10-35686	Copier/Fax Revenue	19.75	65.00	45.25	30%
1-10-36642	Rent Revenue	16,243.25	200,000.00	183,756.75	8%
1-10-36675	Special Assessments:2012 Gap P	4,291.87	5,000.00	708.13	86%
1-10-38602	Homestead exemption	35,627.94	56,205.00	20,577.06	63%
1-10-38630	TIF income	5,978.94	12,000.00	6,021.06	50%
1-10-39629	Interest income	2,546.35	15,000.00	12,453.65	17%
1-10-39687	Miscellaneous income	13,485.64	1,000.00	(12,485.64)	1349%
Keno Revenue					
1-80-39626	Keno Revenue	30,386.01	50,000.00	19,613.99	61%
1-80-39629	Interest income	548.27	-	(548.27)	0%
Sales Tax Revenue					
1-95-34692	City Sales Tax	414,350.07	675,000.00	260,649.93	61%
1-95-39629	Interest income	23,786.22	-	(23,786.22)	0%
1-95-39687	Miscellaneous income	525.00	-	(525.00)	0%
Reading Center Revenue					
1-99-39687	Miscellaneous income	367.30	-	(367.30)	0%
Total General Revenue		1,767,204.79	2,926,373.00	(1,159,168.21)	60%
General Expenditure					
1-10-51812	Salaries and wages	369,579.66	540,110.00	170,530.34	68%
1-10-51819	Payroll taxes	28,337.28	41,318.00	12,980.72	69%
1-10-51821	Retirement	39,295.36	51,291.00	11,995.64	77%
1-10-51822	Employee benefits	53,041.22	79,781.00	26,739.78	66%
1-10-51856	Insurance	31,327.87	34,000.00	2,672.13	92%
1-10-51899	HRA - Employee HRA	10,725.74	20,000.00	9,274.26	54%
1-10-52834	Uniforms & clothing	64.40	1,500.00	1,435.60	4%
1-10-54862	Utility-Gas,Elec,Water,Sewer	12,574.81	21,957.00	9,382.19	57%
1-10-55814	County treasurer commission	9,066.50	17,986.00	8,919.50	50%

1-10-55816	Council relations	141.36	-	(141.36)	0%
1-10-58835	Supplies & Small Tools	4,925.36	10,000.00	5,074.64	49%
1-10-58877	Printing and publishing	4,424.87	7,003.00	2,578.13	63%
1-10-58881	Telephone-Internet	8,296.98	12,513.00	4,216.02	66%
1-10-58882	Postage	4,412.12	5,595.00	1,182.88	79%
1-10-58883	Office supplies	891.16	2,959.00	2,067.84	30%
1-10-58885	Dues and subscriptions	2,002.77	-	(2,002.77)	0%
1-10-61813	Contract labor	-	30,000.00	30,000.00	0%
1-10-61815	Consulting services	43,745.42	100,000.00	56,254.58	44%
1-10-61831	Bldg Inspections - Chief	17,200.00	-	(17,200.00)	0%
1-10-61832	Bldg Inspections - Electrical	6,750.00	17,000.00	10,250.00	40%
1-10-61833	Bldg Inspections - HVAC	3,600.00	8,000.00	4,400.00	45%
1-10-61834	Bldg Inspections - PLumbing	7,450.00	16,000.00	8,550.00	47%
1-10-61835	Commercial Plan Review	150.00	1,000.00	850.00	15%
1-10-61880	Computer expense	34,158.20	35,833.00	1,674.80	95%
1-10-61884	Professional services	106,575.00	-	(106,575.00)	0%
1-10-62863	Refuse service	558.04	482.00	(76.04)	116%
1-10-62871	Repairs and maintenance	1,172.81	18,581.00	17,408.19	6%
1-10-64100	Purchases	284.99	-	(284.99)	
1-10-65824	Schooling/Professional Dev.	12,232.83	30,000.00	17,767.17	41%
1-10-65841	Fuel	26.40	-	(26.40)	
1-10-65842	Transportation & Mileage	65.10	500.00	434.90	13%
1-10-65858	General taxes	440.98	12,500.00	12,059.02	4%
1-10-65859	Sales Tax Admin Fee	-	20,250.00	20,250.00	0%
1-10-65875	Cat/Dog State License Fees	317.20	250.00	(67.20)	127%
1-10-65876	Filing Fees	437.88	387.00	(50.88)	113%
1-10-66900	Reconciliation Discrepancies	(3.05)	-	3.05	
1-10-73878	Bad Debt	413.55	-	(413.55)	
1-10-73879	WRITE OFF	(13,079.01)	-	13,079.01	
1-10-73890	Bank charges	-	150.00	150.00	0%
1-10-74895	Bond principal	-	115,000.00	115,000.00	0%
1-10-74896	Bond interest expense	-	62,924.00	62,924.00	0%
1-10-75849	Capital outlay	80.29	10,000.00	9,919.71	1%
1-10-75891	Capital Improvements	4,370.00	25,000.00	20,630.00	17%
1-10-77848	TIF expenses	9,875.36	-	(9,875.36)	
1-10-77897	TIF principal	-	12,000.00	12,000.00	0%
1-10-78887	Miscellaneous	1,958.88	1,500.00	(458.88)	131%
1-10-79920	Transfers out	-	90,000.00	90,000.00	0%
Keno Expenditure					
1-80-65858	General taxes	6,145.00	-	(6,145.00)	0%
Sales Tax Expenditure					
1-95-65859	Sales Tax Admin Fee	15,442.62	-	(15,442.62)	0%
1-95-74895	Bond principal	115,375.00	-	(115,375.00)	0%
1-95-74896	Bond interest expense	31,677.50	-	(31,677.50)	0%
Reading Centre Expenditure					
1-99-58835	Supplies & Small Tools	1,680.53	-	(1,680.53)	0%
1-99-78887	Miscellaneous	144.00	-	(144.00)	0%
Total General Expenditures		988,352.98	1,453,370.00	465,017.02	68%

Community Center Revenue

1-11-36642	Rent Revenue	-	-	-	0%
1-11-39629	Interest income	-	-	-	0%
Total Community Center Revenue:		-	-	-	0%

Community Center Expenditure

1-11-54862	Utility-Gas,Elec,Water,Sewer	724.22	-	(724.22)	0%
1-11-58835	Supplies & Small Tools	2,883.17	-	(2,883.17)	0%
1-11-61880	Computer expense	682.50	-	(682.50)	0%
1-11-61884	Professional services	605.15	-	(605.15)	0%
1-11-62871	Repairs and maintenance	24,929.62	-	(24,929.62)	0%
1-11-75891	Capital Improvements	13,656.15	-	(13,656.15)	0%
Total Community Center Expenditure:		43,480.81	-	(43,480.81)	0%

Streets Revenue

1-20-32604	Motor vehicle fees	4,000.00	25,000.00	21,000.00	16%
1-20-32651	Building permit fees:Infrastru	7,800.00	18,200.00	10,400.00	43%
1-20-34692	City Sales Tax	100,403.96	-	(100,403.96)	
1-20-38611	Highway Allocation	256,282.67	363,032.00	106,749.33	71%
1-20-38612	Incentive payment	-	4,000.00	4,000.00	0%
1-20-38689	Grant income	188,302.74	250,000.00	61,697.26	75%
1-20-39629	Interest income	501.88	100.00	(401.88)	502%
1-20-45910	Transfers in	-	90,000.00	90,000.00	0%
Total Streets Revenue:		557,291.25	750,332.00	193,040.75	74%

Street Expenditure

1-20-51812	Salaries and wages	152,524.23	205,584.00	53,059.77	74%
1-20-51819	Payroll taxes	11,683.95	15,727.00	4,043.05	74%
1-20-51821	Retirement	8,090.97	10,610.00	2,519.03	76%
1-20-51822	Employee benefits	2,601.60	26,663.00	24,061.40	10%
1-20-51856	Insurance	30,441.76	34,000.00	3,558.24	90%
1-20-51899	HRA - Employee HRA	-	-	426.83-	0%
1-20-52834	Uniforms & clothing	348.43	950.00	601.57	37%
1-20-54862	Utility-Gas,Elec,Water,Sewer	14,365.42	19,088.00	4,722.58	75%
1-20-58835	Supplies & Small Tools	8,143.77	20,000.00	11,856.23	41%
1-20-58881	Telephone-Internet	555.80	732.00	176.20	76%
1-20-58882	Postage	-	1,833.00	1,833.00	0%
1-20-58883	Office supplies	-	21.00	21.00	0%
1-20-58885	Dues and subscriptions	260.00	-	260.00-	0%
1-20-61815	Consulting services	274.75	45,000.00	44,725.25	1%
1-20-61880	Computer expense	6,910.84	7,500.00	589.16	92%
1-20-61884	Professional services	-	2,500.00	2,500.00	0%
1-20-62863	Refuse service	558.04	769.00	210.96	73%
1-20-62871	Repairs and maintenance	21,361.57	25,000.00	3,638.43	85%
1-20-65824	Schooling/Professional Dev.	119.25	100.00	19.25-	119%
1-20-65841	Fuel	11,483.15	20,000.00	8,516.85	57%
1-20-75849	Capital outlay	4,557.69	72,500.00	67,942.31	6%
1-20-75891	Capital Improvements	455,938.56	987,000.00	531,061.44	46%
1-20-78887	Miscellaneous	27.90	-	27.90-	0%
Total Street Expenditure:		730,247.68	1,495,577.00	764,902.49	49%

Water Revenue

1-30-32625	Building permit fees	22,927.90	34,125.00	11,197.10	67%
1-30-32651	Building permit fees:Infrastru	16,640.00	36,400.00	19,760.00	46%
1-30-36650	Water Revenue	490,701.34	811,718.00	321,016.66	60%
1-30-36668	Service Chg/Penalty Revenue	3,329.97	8,400.00	5,070.03	40%
1-30-39629	Interest income	8,133.65	1,000.00	(7,133.65)	813%
Total Water Revenue:		541,732.86	891,643.00	349,910.14	61%

Water Expenditure

1-30-51812	Salaries and wages	67,215.57	146,845.00	79,629.43	46%
1-30-51819	Payroll taxes	4,781.49	11,234.00	6,452.51	43%
1-30-51821	Retirement	4,205.89	7,578.00	3,372.11	56%
1-30-51822	Employee benefits	5,467.30	19,045.00	13,577.70	29%
1-30-51856	Insurance	30,441.76	34,000.00	3,558.24	90%
1-30-51899	HRA - Employee HRA	-	-	-	0%
1-30-52834	Uniforms & clothing	348.43	950.00	601.57	37%
1-30-54862	Utility-Gas,Elec,Water,Sewer	22,628.98	24,210.00	1,581.02	93%
1-30-58835	Supplies & Small Tools	7,658.24	50,000.00	42,341.76	15%
1-30-58874	Testing	1,184.00	728.00	(456.00)	163%
1-30-58877	Printing and publishing	1,475.26	637.00	(838.26)	232%
1-30-58881	Telephone-Internet	1,568.51	1,919.00	350.49	82%
1-30-58882	Postage	4,251.86	6,358.00	2,106.14	67%
1-30-58883	Office supplies	774.54	1,458.00	683.46	53%
1-30-58885	Dues and subscriptions	642.17	147.00	(495.17)	437%
1-30-61815	Consulting services	-	5,000.00	5,000.00	0%
1-30-61880	Computer expense	15,034.32	8,000.00	(7,034.32)	188%
1-30-61884	Professional services	-	3,500.00	3,500.00	0%
1-30-62851	Rental expense	458.76	-	(458.76)	0%
1-30-62863	Refuse service	218.04	250.00	31.96	87%
1-30-62871	Repairs and maintenance	25,659.62	15,000.00	(10,659.62)	171%
1-30-65824	Schooling/Professional Dev.	2,029.32	2,000.00	(29.32)	101%
1-30-65841	Fuel	2,146.13	-	(2,146.13)	0%
1-30-73878	Bad Debt	589.23	-	(589.23)	0%
1-30-74895	Bond principal	205,000.00	971,279.00	766,279.00	21%
1-30-74896	Bond interest expense	33,458.75	256,733.00	223,274.25	13%
1-30-75849	Capital outlay	12,044.00	67,500.00	55,456.00	18%
1-30-75891	Capital Improvements	445,699.24	1,650,000.00	1,204,300.76	27%
Total Water Expenditure:		894,981.41	3,284,371.00	2,389,389.59	27%

Electric Revenue

1-40-32625	Building permit fees	-	-	-	0%
1-40-32651	Building permit fees:Infrastru	17,420.00	27,300.00	9,880.00	64%
1-40-36640	Electric Revenue	153,772.65	-	(153,772.65)	0%
1-40-39629	Interest income	5,967.80	100.00	(5,867.80)	5968%
1-40-39687	Miscellaneous income	186,506.47	-	(186,506.47)	0%
Total Electric Revenue:		363,666.92	27,400.00	(336,266.92)	1327%

Electric Expenditure

1-40-51812	Salaries and wages	16,756.13	29,369.00	12,612.87	57%
1-40-51819	Payroll taxes	1,276.66	2,247.00	970.34	57%
1-40-51821	Retirement	1,195.80	1,516.00	320.20	79%
1-40-51822	Employee benefits	4,321.02	3,809.00	(512.02)	113%
1-40-51856	Insurance	30,441.74	34,000.00	3,558.26	90%
1-40-51899	HRA - Employee HRA	-	-	-	0%

1-40-52834	Uniforms & clothing	-	111.00	111.00	0%
1-40-54862	Utility-Gas,Elec,Water,Sewer	880.61	774.00	(106.61)	114%
1-40-58835	Supplies & Small Tools	285.60	20,000.00	19,714.40	1%
1-40-58877	Printing and publishing	-	784.00	784.00	0%
1-40-58881	Telephone-Internet	555.80	66.00	(489.80)	842%
1-40-58882	Postage	-	527.00	527.00	0%
1-40-58885	Dues and subscriptions	260.00	-	(260.00)	0%
1-40-61815	Consulting services	1,896.25	-	(1,896.25)	0%
1-40-61880	Computer expense	-	1,315.00	1,315.00	0%
1-40-61884	Professional services	627.78	1,008.00	380.22	62%
1-40-62871	Repairs and maintenance	-	15,000.00	15,000.00	0%
1-40-74895	Bond principal	38,000.00	123,750.00	85,750.00	31%
1-40-74896	Bond interest expense	28,466.48	31,969.00	3,502.52	89%
1-40-75891	Capital Improvements	64,870.00	-	(64,870.00)	0%
Total Electric Expenditure:		189,833.87	266,245.00	76,411.13	71%
Sewer Revenue					
1-50-31628	Bond proceeds	4,105,000.00	4,000,000.00	(105,000.00)	103%
1-50-32625	Building permit fees	13,260.00	18,200.00	4,940.00	73%
1-50-32651	Building permit fees:Infrastru	8,630.00	27,300.00	18,670.00	32%
1-50-36660	Sewer Use Revenue	630,449.82	1,034,158.00	403,708.18	61%
1-50-36668	Service Chg/Penalty Revenue	5,115.87	8,400.00	3,284.13	61%
1-50-39629	Interest income	3,649.05	30,000.00	26,350.95	12%
Total Sewer Revenue:		4,766,104.74	5,118,058.00	351,953.26	93%
Sewer Expenditure					
1-50-51812	Salaries and wages	45,948.67	146,845.00	100,896.33	31%
1-50-51819	Payroll taxes	3,492.60	11,234.00	7,741.40	31%
1-50-51821	Retirement	2,531.44	7,578.00	5,046.56	33%
1-50-51822	Employee benefits	4,894.16	19,045.00	14,150.84	26%
1-50-51856	Insurance	35,441.76	34,000.00	(1,441.76)	104%
1-50-51899	HRA - Employee HRA	-	-	-	0%
1-50-52834	Uniforms & clothing	348.43	1,000.00	651.57	35%
1-50-54862	Utility-Gas,Elec,Water,Sewer	27,385.24	21,684.00	(5,701.24)	126%
1-50-58835	Supplies & Small Tools	2,921.96	5,000.00	2,078.04	58%
1-50-58874	Testing	2,090.25	2,672.00	581.75	78%
1-50-58877	Printing and publishing	1,475.26	637.00	(838.26)	232%
1-50-58881	Telephone-Internet	2,192.76	1,538.00	(654.76)	143%
1-50-58882	Postage	4,241.40	5,236.00	994.60	81%
1-50-58883	Office supplies	774.56	1,458.00	683.44	53%
1-50-58885	Dues and subscriptions	601.07	1,876.00	1,274.93	32%
1-50-61815	Consulting services	-	10,000.00	10,000.00	0%
1-50-61880	Computer expense	12,787.80	7,500.00	(5,287.80)	171%
1-50-62863	Refuse service	218.04	250.00	31.96	87%
1-50-62871	Repairs and maintenance	25,421.79	15,000.00	(10,421.79)	169%
1-50-65824	Schooling/Professional Dev.	2,107.45	2,000.00	(107.45)	105%
1-50-65841	Fuel	335.62	-	(335.62)	0%
1-50-73878	Bad Debt	460.97	-	(460.97)	0%
1-50-74889	Bond Issuance Costs	78,956.20	15,000.00	(63,956.20)	526%
1-50-74891	NDEQ DW-SRF principal	20,613.57	-	(20,613.57)	0%
1-50-74892	NDEQ DW-SRF interest	1,680.36	-	(1,680.36)	0%
1-50-74895	Bond principal	4,281,093.80	4,527,529.00	246,435.20	95%
1-50-74896	Bond interest expense	113,094.18	96,122.00	(16,972.18)	118%

1-50-75849	Capital outlay	80.29	57,500.00	57,419.71	0%
1-50-75891	Capital Improvements	172,177.49	335,000.00	162,822.51	51%
1-50-82852	Depreciation expense	41.09	-	(41.09)	0%
Total Sewer Expenditure:		4,843,408.21	5,325,704.00	482,295.79	91%

Police Expenditure

1-70-53866	Law enforcement expense	103,584.00	155,377.00	51,793.00	67%
1-70-53867	Extra Duty	7,338.67	10,000.00	2,661.33	73%
Total Police Expenditure:		110,922.67	165,377.00	54,454.33	67%

Parks Revenue

1-90-31682	Parks & Rec. Player Fees	34,800.00	56,572.00	21,772.00	62%
1-90-31683	Baseball Field Fees	3,001.00	-	(3,001.00)	#DIV/0!
1-90-32651	Building permit fees:Infrastru	14,560.00	31,850.00	17,290.00	46%
1-90-36642	Rent Revenue	-	6,000.00	6,000.00	0%
1-90-36688	Recycling/Surplus	-	6,500.00	6,500.00	0%
1-90-38690	Grants & Contributions	-	125,000.00	125,000.00	0%
1-90-39629	Interest income	169.35	-	(169.35)	0%
1-90-39687	Miscellaneous income	-	1,000.00	1,000.00	0%
Total Parks Revenue:		52,530.35	226,922.00	174,391.65	23%

Parks Expenditure

1-90-51812	Salaries and wages	5,135.88	58,738.00	53,602.12	9%
1-90-51819	Payroll taxes	392.09	4,493.00	4,100.91	9%
1-90-51821	Retirement	399.08	3,031.00	2,631.92	13%
1-90-51822	Employee benefits	4,894.00	7,618.00	2,724.00	64%
1-90-51856	Insurance	30,441.77	34,000.00	3,558.23	90%
1-90-51899	HRA - Employee HRA	-	-	-	0%
1-90-52834	Uniforms & clothing	5,776.63	3,044.00	(2,732.63)	190%
1-90-54862	Utility-Gas,Elec,Water,Sewer	4,558.17	4,440.00	(118.17)	103%
1-90-58835	Supplies & Small Tools	8,159.16	5,000.00	(3,159.16)	163%
1-90-58881	Telephone-Internet	555.80	755.00	199.20	74%
1-90-58885	Dues and subscriptions	2,000.00	1,593.00	(407.00)	126%
1-90-61880	Computer expense	5,725.60	4,437.00	(1,288.60)	129%
1-90-61884	Professional services	5,035.00	3,500.00	(1,535.00)	144%
1-90-62863	Refuse service	217.88	250.00	32.12	87%
1-90-62871	Repairs and maintenance	8,019.91	20,000.00	11,980.09	40%
1-90-65824	Schooling/Professional Dev.	-	500.00	500.00	0%
1-90-65840	Donations	(1,088.00)	-	1,088.00	0%
1-90-65886	Tree Rebates	250.00	500.00	250.00	50%
1-90-75849	Capital outlay	80.29	57,500.00	57,419.71	0%
1-90-75891	Capital Improvements	93,877.00	804,000.00	710,123.00	12%
1-90-78887	Miscellaneous	515.00	1,000.00	485.00	52%
Total Parks Expenditure:		174,945.26	1,014,399.00	839,453.74	17%

Hickman Revenue Total:	8,048,530.91	9,940,728.00	1,892,197.09	80.97%
Hickman Expenditure Total:	7,976,172.89	13,005,043.00	5,028,870.11	61.33%
	Period	8	% thru Year	67%

NEBRASKA DEPARTMENT OF REVENUE						
LOCAL OPTION SALES AND USE TAX						
REMITTED TO CITIES						
FYE 2026						
<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
10/22/2025			August 2025 Sales Tax Revenues From State of NE		\$61,543.31	\$2,129,047.33
10/31/2025			Checking Account Interest Revenue Earned Oct25		\$3,484.40	\$2,132,531.73
11/22/2025			September 2025 Sales Tax Revenue From State of NE		\$62,867.13	\$2,195,398.86
11/29/2025			Checking Account Interest Revenue Earned Nov25		\$2,721.99	\$2,198,120.85
12/22/2025			October 2025 Sales Tax Revenue from State of NE		\$58,064.50	\$2,256,185.35
12/31/2025			Checking Account Interest Revenue Earned Dec25		\$3,305.36	\$2,259,490.71
1/14/2026			Transfer to General Fund for Scott's Creek Trail	\$235,378.43		\$2,024,112.28
1/22/2026			November 2025 Sales Tax Revenue from State of NE		\$68,789.71	\$2,092,901.99
1/31/2026			Checking Account Interest Revenue Earned Jan26		\$2,911.34	\$2,095,813.33
2/21/2026			December 2025 Sales Tax Revenue from State of NE		\$68,828.27	\$2,164,641.60
2/28/2026			Checking Account Interest Revenue Earned Feb26		\$2,668.34	\$2,167,309.94
3/17/2026			Payment for Community Centre Bond Principal & Int	\$147,052.50		\$2,020,257.44
3/19/2026			January 2026 Sales Tax Revenues from State of NE		\$60,229.84	\$2,080,487.28
3/31/2026			Checking Account Interest Revenue Earned Mar26		\$3,020.08	\$2,083,507.36
4/22/2026			February 2026 Sales Tax Revenues from State of NE		\$52,338.54	\$2,135,845.90
4/30/2026			Checking Account Interest Revenue Earned Apr26		\$2,846.87	\$2,138,692.77
5/22/2026			March 2026 Sales Tax Revenues		\$66,650.11	\$2,205,342.88
5/30/2026			Interest		\$2,827.84	\$2,208,170.72
SALES TAX ACCOUNT						\$2,208,170.72
						\$2,208,170.72

NEBRASKA DEPARTMENT OF REVENUE									
LOCAL OPTION SALES AND USE TAX									
REMITTED TO CITIES									
FYE 2026									
	1-95-34692	1-95-34692	1-20-34692	1-95-34692	1-95-65859	1-00-10401			
COLLECTION		CONSUMERS	SALES TAX ON	CURRENT MONTH'S		ALLOCATION	***SETTLEMENT	NEXT MONTH'S	**SETTLEMENT
MONTH*	SALES/USE TAX	USE TAX	MOTOR VEHICLES	REFUNDS TO TAXPAYERS	3% ADMIN FEE	TO CITY	AMOUNT	REFUNDS TO TAXPAYERS	DATE
AUGUST	47,627.09	198.47	15,621.15	0.00	(1,903.40)	61,543.31	61,543.31	0.00	10/22/2025
SEPTEMBER	52,081.27	1,538.66	11,191.54	0.00	(1,944.34)	62,867.13	62,867.13	0.00	11/21/2025
OCTOBER	49,338.74	822.87	9,698.70	0.00	(1,795.81)	58,064.50	58,064.50	0.00	12/22/2025
NOVEMBER	60,561.26	164.90	10,191.07	0.00	(2,127.52)	68,789.71	68,789.71	0.00	1/20/2026
DECEMBER	58,704.54	163.19	12,089.25	0.00	(2,128.71)	68,828.27	68,828.27	0.00	2/23/2026
JANUARY	45,010.40	384.34	16,697.88	0.00	(1,862.78)	60,229.84	60,229.84	0.00	3/19/2026
FEBRUARY	44,199.24	143.63	9,614.39	0.00	(1,618.72)	52,338.54	52,338.54	0.00	4/23/2026
MARCH	53,200.37	211.10	15,299.98	0.00	(2,061.34)	66,650.11	66,650.11	0.00	5/23/2026
APRIL									
MAY									
JUNE									
JULY									
TOTALS	410,722.91	3,627.16	100,403.96	0.00	(15,442.62)	499,311.41	499,311.41	0.00	



HICKMAN FIRE RESCUE EMS

2026 Year-to-Date Statistics

City Council Infographic | 2026 YTD with 2025 comparison points

172
CALLS YTD

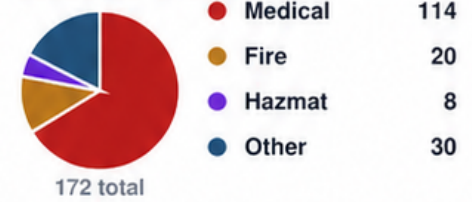
CALL VOLUME

172 calls for service
+40 calls vs. same point in 2025

+30%



SELECTED CALL TYPES



RESPONSE TIME COMPARISON

HFR compared with the Southeast Nebraska regional average

Average times shown from dispatch to the listed milestone.

DISPATCH TO ENROUTE



DISPATCH TO ARRIVAL ON SCENE



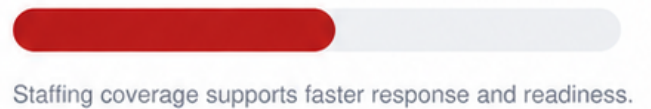
PEOPLE

29 individuals
serving the department

Out-of-district shift members **5**

STATION COVERAGE

53% of last month
Staffed by at least 1 EMT



Data note: Year-to-date figures and comparison points are based on HFR-provided data at the time of report preparation.

Contact: commandstaff@hickmanfirerescue.org | (531) 350-4530

Hickman Fire Rescue EMS

Public Work & Parks Department Report

June 2026

Public Works

- 811 Locate Tickets
- Norris has innerduct and meter peds installed. They have all the wire pulled. Transformers are all that are left to install.
- Collected GIS information

Water & Wastewater

- Meters for new construction.
- Routine sampling
- Meter Reading
- Clarifier 1 was drained and cleaned. They are sandblasting this week.
- North mixer was installed in oxidation ditch.
- Raw sewage pump was rebuilt and installed. We now have a backup pump.
- Approximately 96,000 gallons of sludge was hauled to Fremont.
- 12,000 gallons hauled to Wymore as seed.
- Plant reached a peak daily flow of 504243 gallons after June 4th rain. This caused plant to reach maximum capacity for a couple hours.
- Water Plant has treated 18,085,572 gallons of water, Avg 602,852 with a high of 800,882 the last 30 days.

Streets

- APMS finished fog sealing.
- County Line Stripping painted the parking stalls and cross walks all over town.
- A sink hole was exposed and issue fixed. Poured the street back.
- Patched pot holes
- Have met with Epp concrete and have a plan for the sidewalk along retaining wall at First State Bank.

Parks

- Contractor was in and started with install of shade in main park.
- Progress is being made on pickleball court.
- Mowing
- Sprayed for mosquitoes.

City Code Violations, Abatements, Nuisances and Permits

This report is provided for matters requiring City Council action, hearing, assessment, appeal, policy direction, or other involvement as required by the Municipal Code.

Matters Requiring City Council Action, Direction, Hearing, or Approval:

None at this time.

Permit and Development Activity Requiring Council Action:

None at this time.

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

ORDINANCE NO. 2026-05

**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. 2026-05, 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. 2026-05. "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.

SECTION 0-014: WHEN OPERATIVE

This ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

Passed and approved this _____ day of _____, 2026.

CITY OF HICKMAN, NEBRASKA

Phil Goering, Mayor

ATTEST:

Michele Lincoln, City Clerk

CERTIFICATION OF PASSAGE

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

I, Michele Lincoln, city clerk in and for the City of Hickman, Nebraska, do hereby certify that Ordinance No. 2026-05, which is herein set out, was duly passed by the City Council of the City of Hickman on the _____ day of _____, 2026, and was duly approved by the mayor on the same date.

In testimony whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2026.

Michele Lincoln, City Clerk

(SEAL)

GRUNWALD

SINCE 1899

 **PLUMBING**  **HEATING**  **AIR**

RESIDENTIAL • COMMERCIAL

Grunwald Mechanical Contractors & Engineers

11111 E Circle • Omaha, NE 68137 • 402.342.1911 • Email: grunwal@grunwald1.com •

Website: www.grunwaldmech.com

LIGHT COMMERCIAL HVAC SERVICE AGREEMENT

Effective Dates: 7/1/2026 – 6/30/2026

Would change to:

→ 10/1/2026 - 9/30/2026

Agreement Term: 12 Months

Service Frequency: [2] Times Annually

PARTIES

Service Provider:

Grunwald Mechanical

11111 E Circle

Omaha, NE 68137

Phone: 402.342.1911

Email: grunwald@grunwald1.com

Customer:

City of Hickman – Community Center

115 Locust St.

Hickman, NE

402-580-0702

Email: Activities@hickman.ne.gov

1. SCOPE OF SERVICES

The Service Provider shall perform the following maintenance tasks on the HVAC equipment:

A. General Services

- Replace (39) **Grunwald-Provided Air Filters (Twice Per Year – January and July)**
 - Check **refrigerant levels and pressures**
 - Test **safety and operating controls**
 - Clean **condensate drain lines and pans**
 - Measure **volts and amps** on motors and components
 - Lubricate **all moving parts**
 - Check **proper flow through units**
 - **PH Level Testing**
-

2. EQUIPMENT COVERED:

- (19) **Geo-Thermal Heat Pumps**

- (2) **ERV's**

3. SERVICE FREQUENCY

- **(2) Visits Per Year** (January, April, July, October)
 - **(2) Full PM Services**
 - Additional services or repairs outside this scope will be billed separately.
-

4. TERMS & TERMINATION

- Agreement valid for 12 months.
 - Cancelable by either party with 30 days' written notice.
 - Prorated refunds issued for unused service if paid in advance.
-

5. PAYMENT TERMS

- **Total Contract Amount:** \$9,679
 - **Payment Schedule:** [e.g., Upfront / Quarterly / Monthly]: \$4,839.50 Bi-Annually
 - **Due Date:** Payments due within 30 days of invoice.
 - **Preferred Labor Rates:** \$120.00 per hour — Straight Time (M-F, 7am to 3:30pm)
 - \$175.00 per hour — Overtime (M-F, 7am to 3:30pm and/or Saturdays)
 - \$230.00 per hour — Double Time (Sundays and holidays)
 - \$75.00 Trip Charge – INCLUDES STRAIGHT TIME / OVERTIME / DOUBLE TIME.
-

6. EXCLUSIONS

This Agreement **does not** include:

- Emergency or after-hours repairs
 - Parts or major equipment replacements
 - Damage due to misuse, neglect, or natural disasters
 - Refrigerant recharge or leak repair (unless separately noted)
-

7. CUSTOMER RESPONSIBILITIES

- Ensure safe and full access to all equipment.
-

8. WARRANTY

All work is guaranteed to be performed in a professional and workmanlike manner. This agreement does not replace or extend manufacturer warranties.

9. LIMITATION OF LIABILITY

Liability is limited to the total value of this agreement. The Service Provider shall not be liable for incidental, consequential, or indirect damage.

10. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between both parties and supersedes any prior agreements or communications.

11. TRANSFER OF AGREEMENT

In the event the property where the HVAC equipment is located is sold or transferred, this Service Agreement shall be **fully transferable** to the new property owner. The Customer agrees to notify the Service Provider of the change in ownership within **15 days** of the transfer. The new owner may assume the Agreement under the existing terms for the remainder of the contract period.

Please See Following Page For Signatures

SIGNATURES

Service Provider Representative:

Name: _____

Title: _____

Signature: _____

Date: _____

Customer Representative:

Name: _____

Title: _____

Signature: _____

Date: _____

Hickman Community Center
115 Locust St.
Hickman, NE 68372

** Add Air Bleeding Vents*

Re: **Rework Heat pumps in Office mechanical room** *(upstairs me2)*

Karissa,

We have prepared a proposal for the above-listed project. We propose to furnish and install the items listed below:

Inclusions To Our Quotation:

- Demo back to existing circuit setters. Replace where needed
- Install new piping from circuit setters to heat pump (11) coils.
- Re-use existing flex hoses.
- Fill and Pressurize system.
- Re-insulate lines
- Regular Working Hours

Exclusions To Our Quotation:

- Any & All Overtime Required Due To Delays In Schedule Caused By Others
- Any Delays From Interruptions In Work
- Asbestos Abatement If Necessary
- Any piping above circuit setters.
- Electrical
- Any & All Painting
- Any & All Existing System Deficiencies
- Bonds
- Electrical
- Controls

Please See Following Page For Quote

Demo/Replace cracked Sanitary Line \$25,695⁰⁰

Quote is Valid for 30 days

Thank you for the opportunity to quote the above project. If I can be of further assistance or can answer any questions regarding the above or any other project please don't hesitate to call me at (402) 342-1911 or (531) 346-5429.

Please Note: TARIFFS, EMBARGOES, SANCTIONS. Contractors/Owners understand and acknowledge that government authorities may impose tariffs, embargoes, sanctions, or similar government orders. Such government action may negatively impact existing supply chains and may otherwise impact Grunwald's and Grunwald's subcontractors' performances under the parties' agreement. The contractor/owner understands and accepts that tariffs, embargoes, sanctions, or similar government orders may cause delays, price increases, or unavailability with respect to equipment or materials. Contractor/Owner agrees that Grunwald and Grunwald's Subcontractors shall not be liable or responsible for any delay, price increase, or unavailability caused by any tariffs, embargoes, sanctions, or similar government orders. All pricing is current as of the quotation date and does not include any tariffs that may be imposed after that date. Should any such tariffs result in increased costs, the customer will be promptly notified in writing and will be given an opportunity to review, and, if necessary, renegotiate the affected terms prior to implementation of any price adjustment. No additional charges will be applied without prior consent..

Thank You For Your Consideration,

Alden Gibbs

Lincoln Superintendent



☎ (402)342-1911 | 📱 (531) 346-5429

📠 (402)342-5862

✉ agibbs@grunwald1.com

🌐 www.grunwaldmech.com

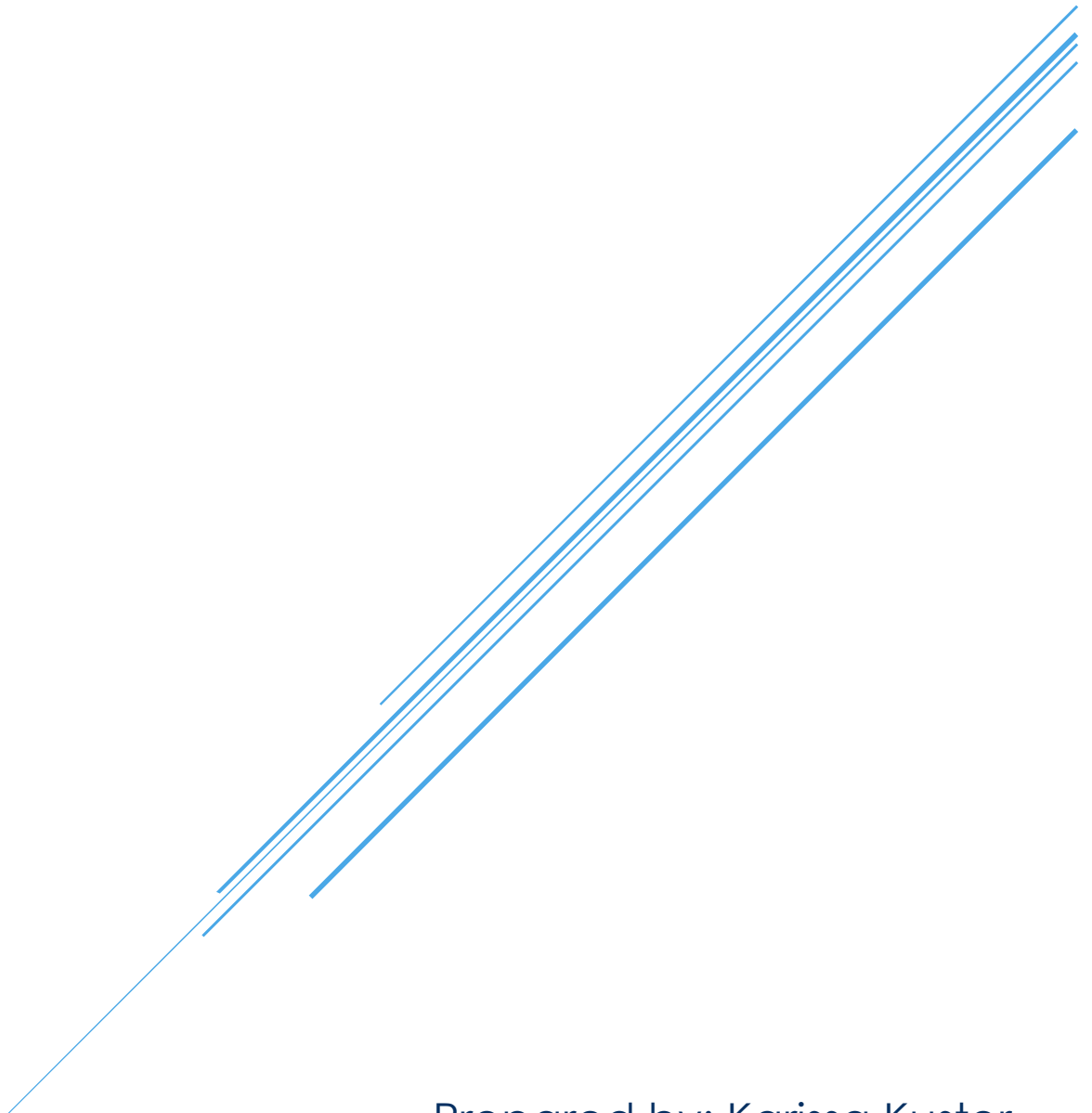
📍 [11111 E Cir., Omaha, NE 68137](https://www.google.com/maps/place/11111+E+Cir.,+Omaha,+NE+68137)

📘 [grunwald.mechanical](https://www.facebook.com/grunwald.mechanical)

HICKMAN COMMUNITY CENTER GEOTHERMAL HVAC SYSTEM

Geothermal System Repairs, Recommendations &
Service Agreement Proposal

Prepared on June 12, 2026



Prepared by: Karissa Kuster
Activities/Community Center Coordinator
activities@hickman.ne.gov

Background

Since October of 2025, the Hickman Community Center's Geothermal HVAC System has experienced continued mechanical failures, leaks, corrosion, and emergency repairs requiring extensive contractor involvement.

During my review of the building plans and system specifications, I identified several concerns:

- The system was not designed for glycol
- Water pH should have been tested biannually to determine whether anti-corrosion treatment is necessary.
- Due to the system water not being routinely tested as outlined in the original system specifications, combined with the introduction of glycol into a system not designed for glycol use, conditions were created that likely accelerated the corrosion process throughout the HVAC system.
- The City currently does not have an employee specifically trained in geothermal HVAC system operation and maintenance.

As a result, significant staff time and contractor resources have been invested in troubleshooting repairs. After consultation with Grunwald Mechanical, the City Plumbing Inspector, and the City HVAC Inspector, corrective and preventative recommendations were provided.

This report summarizes the cost of repairs, professional recommendations, and proposed next steps for the Council direction.

HVAC Repair Expenses to Date

Invoice Date	Expense
October 30, 2025	\$1,778.67
December 9, 2025	\$1,210.48
December 23, 2025	\$2,199.35
February 1, 2026	\$1,585.28
February 1, 2026	\$2,706.97
February 1, 2026	\$1,695.00
February 1, 2026	\$4,370.00
April 30, 2026	\$2,496.63
June 16, 2026	\$21,196.00

Repair Cost Summary

- Total HVAC expenditures since October 2025: **\$52,894.53**
- Largest single repair event: **\$21,196.00 (June 2026)**
 - *Does not include cleanup measures needed after the leak*
- Continued corrosion indicates additional failures are likely without corrective action.

Current State of HVAC Units in Upstairs Mezzanine:





Professional City Inspector Recommendations

Jeff K. – City Plumbing Inspector

After reviewing the corroded black iron piping:

- Recommended eliminating the black iron piping when possible.
- Described the current mixed-metal configuration as a recipe for disaster in terms of corrosion.
- Recommended copper piping as the preferred long-term solution.
- Would accept PEX, but noted larger fittings create additional installation risk.
- Does not recommend PVC under any circumstance.

Dave H. – City HVAC Inspector

After reviewing the system:

- Recommended copper piping as the preferred option.
- Stated continued use of black iron would result in future recurrence of the same issues.

Consensus Recommendation

Both City Inspectors independently recommended:

- ✓ Replace corroding black iron piping with copper.
- ✓ Address corrosion issues proactively before additional failures occur.

My Recommendation

Even though HVAC in general is outside of my realm of knowledge, especially a geothermal system, I have reviewed the building plans numerous times for the Hickman Community Center and specifically familiarized myself with the details and specs of our HVAC system.

In there is where I found:

- The system was not designed for glycol at all
- The water pH needs to be tested twice a year to determine if an anti-corrosion treatment is needed
- Information to identify and problem solve on numerous continued leaks throughout the system

I have worked tirelessly with technicians, contractors, engineers, and the superintendent with Grunwald, as well as the City's Plumbing and HVAC inspectors, and Integrated Controls to best educate myself with the resources I have available.

Based on all parties' recommendations, I recommend the following actions:

1. **Approve the Office Mechanical Room Heat Pump Rework Quote (Upstairs Mez)**

Proposal Amount: \$25,696.00

Includes replacement of all corroding and failing components in the upstairs mechanical room.

Additional recommendation:

- Add two automatic air bleeding vents to the project scope.

Final quote may increase slightly due to the vent additions.

2. **Approve HVAC Service Agreement**

Proposal Amount: \$9,679.00 annually

Recommended agreement start date: **October 1, 2026**

Benefits include 2 full PM Services per year defined as:

- Replace (39) Grunwald-Provided Air Filters
- Check refrigerant levels and pressures
- Test safety and operating controls
- Clean condensate drain lines and pans
- Measure volts and amps on motors and components
- Lubricate all moving parts
- Check proper flow through units
- pH Level Testing

Given the City's investment of nearly \$53,000.00 in repairs within the last eight months, preventative maintenance is strongly recommended moving forward.

3. **Makeup Tank Replacement – Future Consideration**

An additional recommendation has been made to replace the current makeup tank with a Pressure Reducing Valve (PRV).

Advantages:

- Simplified system operation
- Eliminates a component only intended for glycol systems

Disadvantages:

- Automatic water replenishment may make leak detection more difficult.
- Current makeup tank concerns are in the process of being fully corrected and are no longer creating operational issues.

A quote for this work has been requested but has not yet been received.

At this time, I do not believe this modification is necessary and recommend revisiting the option in the future, if deemed necessary.

Requested Council Consideration and Action

Recommend approval of:

1. Heat Pump Rework – Office Mechanical Room (Upstairs Mezzanine)
 - a. \$25,696.00 plus cost of two additional air bleeding vents
2. Light Commercial HVAC Service Agreement
 - a. \$9,679.00 annually beginning October 1, 2026

In my opinion, these actions will help protect the City's investment, reduce future emergency repair costs, and provide ongoing professional maintenance for a specialized geothermal HVAC system.

CERTIFICATE OF PAYMENT NO. 3



Date of Issuance: June 12, 2026

Project: Hickman Booster Pump Station: Hickman, NE

Project No. 023-05868

Contractor: Van Kirk Brothers Contracting: 1200 West Ash Street, P.O. Box 585 Sutton, NE 68979

DETAILED ESTIMATE

Description	Unit Prices	Extension
See Attached.		

PLEASE REMIT PAYMENT TO: Van Kirk Brothers Contracting

Value of Work Completed: \$398,401.41

Original Contract Cost:	\$1,242,599.00
Approved Change Orders:	
No. <u>1</u>	(\$10.49)
No. _____	
Total Contract Cost:	\$1,242,588.51

Value of completed work and materials stored	\$ 398,401.41
Less retained percentage (<u>10</u> %)	\$ 39,840.14
Net amount due including this estimate	\$ 358,561.27
Less: Estimates previously approved:	

No. 1	<u>\$163,322.98</u>	No. 3	<u>\$ _____</u>	No. 5	<u>\$ _____</u>
No. 2	<u>\$ 172,033.27</u>	No. 4	<u>\$ _____</u>	No. 6	<u>\$ _____</u>

Total Previous Estimates \$ 335,356.25

NET AMOUNT DUE THIS ESTIMATE **\$ 23,205.02**

The undersigned hereby certifies, based upon periodic observations as set forth in scope of work and the data included in all applicable payment applications that, to the best of its knowledge, information and belief: (1) the work has progressed as indicated in the applicable payment applications; (2) the work performed and materials delivered by Contractor are in conformance with the plans and specifications; and (3) the Contractor, in accordance with the contract, is entitled to payment as indicated above.

This certification does not constitute a warranty or guarantee of any type. Client shall hold its Contractor solely responsible for the quality and completion of the Project, including construction in accordance with the construction documents. Any duty or obligation of Olsson hereunder is for the sole benefit of the Client and not for any third party, including the Contractor or any Subcontractor.

cc: City of Hickman - Owner
 Van Kirk Brothers Contracting - Contractor
 Owen Killham, PE - Olsson Project Manager
 Project File

OLSSON

By: *Jessica Lancaster*

Contractor's Application for Payment No. 3

To (Owner): City of Hickman	Application Period: 6/11/2026	Application Date: 6/11/2026
Project: Hickman Booster Pump Station	From (Contractor): Van Kirk Brothers Contracting	Via (Engineer): Olsson
Owner's Contract No.:	Contractor's Project No.: 1424	Engineer's Project No.: 023-05868

**Application For Payment
Change Order Summary**

Approved Change Orders				
Number	Additions	Deductions		
CO 1		\$10.49		
TOTALS		\$10.49		
NET CHANGE BY CHANGE ORDERS		- \$10.49		

1. ORIGINAL CONTRACT PRICE	\$	\$1,242,599.00
2. Net change by Change Orders	\$	-\$10.49
3. Current Contract Price (Line 1 ± 2)	\$	\$1,242,588.51
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$398,401.41
5. RETAINAGE:		
a. 10% X <u>\$341,248.51</u> Work Completed.....	\$	\$34,124.85
b. 10% X <u>\$57,152.90</u> Stored Material.....	\$	\$5,715.29
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$39,840.14
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)	\$	\$358,561.27
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$	\$335,356.25
8. AMOUNT DUE THIS APPLICATION	\$	\$23,205.02
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$884,027.24

Contractor's Certification
The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature
By: Steve Rogge Date: **6-11-2026**

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ (Engineer) _____ (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ (Date)
Funding or Financing Entity (if applicable)

Stored Material Summary

Contractor's Application

For (Contract):							Application Number:		3		
Application Period:							Application Date:		6/11/2026		
Hickman Booster Pump Station							6/11/2026		46184		
Bid Item No.	A Supplier Invoice No.	B Submittal No. (with Specification Section No.)	C Storage Location	Description of Materials or Equipment Stored	D Stored Previously		E Amount Stored this Month (\$)	Subtotal Amount Completed and Stored to Date (D + E)	F Incorporated in Work		G Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/Year)	Amount (\$)	
	CI 458850	330561-01-R0	Jobsite	Check Valve Assembly Manhole	1/2026	\$8,173.21		\$8,173.21	4/2026	\$8,173.21	
	114037 01	331413-01-R1	"	Check Valve Assembly Manhole - check valve and dismantle jt	"	\$7,453.88		\$7,453.88	3/2026	\$7,453.88	
	2111	263213-0-R0	Dakota	Packaged Booster Pump Station - transfer switch	"	\$7,110.70		\$7,110.70			\$7,110.70
	13350	4090000-01-R1	HOA	Packaged Booster Pump Station - instrumentation installment	"	\$9,553.20		\$9,553.20			\$9,553.20
	CI 458850	330561-01-R0	Jobsite	Drain Discharge Manhole	"	\$1,389.65		\$1,389.65	4/2026	\$1,389.65	
	114037 02	330561-01-R0	"	Check Valve Assembly Manhole	"	\$70,385.67		\$70,385.67	4/2026	\$70,385.67	
	"	"	"	12" DIP pipe, Tracer wire, polywrap and tape	"	\$1,889.90		\$1,889.90	4/2026	\$1,889.90	
	"	"	"	12" MJ 90 degree bends	"	\$1,102.10		\$1,102.10	4/2026	\$1,102.10	
	"	"	"	4" Drain Line	"	\$642.00		\$642.00	4/2026	\$642.00	
	"	"	"	10" tapping sleeve and valve	"	\$8,260.40		\$8,260.40	3/2026	\$8,260.40	
	"	"	"	12" x 10" MJ Reducers	"	\$659.12		\$659.12	3/2026	\$659.12	
	2115	263213-0-R0	"	Generator	4/2026		\$40,489.00	\$40,489.00			\$40,489.00
Totals						\$116,619.83	\$40,489.00	\$157,108.83		\$99,955.93	\$57,152.90

New PFAS Sampling – Grandfathered Data

Notice of Updated Monitoring Requirements

Initially, the proposed per- and polyfluoroalkyl substances (“PFAS”) rule only required systems to collect two PFAS samples within a 12-month period. Your system may have completed PFAS monitoring under these initial requirements. However, the changes from the proposed rule to the final PFAS Rule, and with guidance from the U.S. Environmental Protection Agency, **does not** allow this data to be grandfathered, and another sample must be collected.

Due to the changes from the initial monitoring requirements, the **Hickman, City Of** (“System”) will need to collect one more PFAS sample for the following active entry points:

❖ TREATMENT PLANT 002

The Department acknowledges the changes in the initial monitoring requirements and recommends that your system take the following measures to ensure that initial monitoring is completed.

How to Complete Initial PFAS Sampling

To complete initial monitoring requirements, your system will need to collect a final PFAS sample at each entry point listed above. Sample kit(s) have been ordered from Pace Analytical Services in Peoria, Illinois to arrive at your system during the month of **November** and is to be collected during the month of **November** or **December**.

After Initial Monitoring

The results from initial monitoring will be used to assess routine compliance schedules. Depending on results, your system may only need to sample as often as once every three years, beginning July 2027. Systems that do not complete their required initial monitoring may receive monitoring violations.

For more information about PFAS monitoring or regulatory requirements, please contact Mary Poe at 402-471-1003 or mary.poe@nebraska.gov.