

MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON JUNE 10, 2025

CALL TO ORDER

Mayor Abbey Pascoe called the meeting to order at 6:01 p.m. and led those in attendance in reciting the Pledge of Allegiance. Pascoe acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. Mayor Abbey Pascoe and Council Members Dave Nielson and Aaron Delahoyde were in attendance. Council Members David Jespersen and Allison Stark were absent. Other City Officials present were City Administrator Stephanie Fisher, City Attorney Mark Fahleson, and City Clerk Megan Frye. Others present were Dominic Delahoyde. Notice of the Meeting and Agenda were given to the Mayor and all Members of the City Council prior to the Meeting. Notice of the Meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website (citywaverly.com).

ADOPTION OF AGENDA

Council Member Nielson moved to adopt the Agenda as presented. Council Member Delahoyde seconded the motion.

The following voted "YEA": Council Members Nielson and Delahoyde, and Mayor Pascoe. The following Council Members voted "NAY": None. Motion Carried. 3-0.

APPROVAL OF CONSENT AGENDA

Minutes of the May 27, 2025 City Council Meeting

Council Member Nielson moved to approve the Consent Agenda. Council Member Delahoyde seconded the motion.

The following voted "YEA": Council Members Delahoyde and Nielson, and Mayor Pascoe. The following Council Members voted "NAY": None. Motion Carried. 3-0.

PROCLAMATIONS AND PRESENTATIONS

None.

PUBLIC HEARINGS

Public Hearing: Anderson North Park 10th Addition Final Plat

Public Hearing Opened at 6:03 p.m.

Dominic Delahoyde provided comments regarding potential items to improve including the sidewalk along Saint Ronan Street that connects to nothing and is a waste of money. Delahoyde suggested moving the sidewalk to the other side of the street to serve the proposed pond. Delahoyde advised the average depth of the pond is 25 feet, making it unsafe and a cheap way for engineers to build it. Council Members discussed.

Public Hearing Closed at 6:06 p.m.

Council Member Jespersen arrived at 6:04 p.m.

Consideration of Ratification of Resolution 25-10 approving Anderson North Park 10th Addition Final Plat, previously approved on May 13, 2025.

Council Member Jespersen moved to approve Ratification of Resolution 25-10 approving Anderson North Park 10th Addition Final Plat, previously approved on May 13, 2025. Council Member Dave Nielson seconded the motion.

Council Member discussed the final plat.

The following Council Members voted "YEA": Jespersen, Nielson, and Delahoyde. The following Council Members voted "NAY": None. Motion Carried. 3-0.

SHERIFF'S REPORT

No report given.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Minutes of the May 27, 2025 City Council Meeting

Consent Agenda.

CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS

Claims for Payment

Claims for Payment: May 28 th - June 10 th , 2025		
Group A		
Vendor	Description	Amount
Blake & Kyleigh Heger	Utility Deposit Refund	\$ 100.00
Taejong Kim	Utility Deposit Refund	\$ 100.00
Matthew Morinelli	Utility Deposit Refund	\$ 52.95
Alison Stewart	Utility Deposit Refund	\$ 100.00
ADP Fees	Payroll Fees	\$ 149.31
ADP Payroll	Payroll	\$ 96,160.41
Allo Communications	Phone/Internet Services	\$ 939.30
Alvo Eagle Rec Association	Cass County team uniforms	\$ 832.00
Aqua-Chem, Inc.	Pool chemicals	\$ 427.75
Black Hills Energy	Natural gas	\$ 171.06
BOK Financial	GO Sewer Refunding Bond 2021	\$ 225,928.75
BOK Financial	GO Various Purpose Bonds 2020	\$ 167,175.00
BOK Financial	Hwy Allocation Fund Bond 2020	\$ 1,347.50
BOK Financial	Municipal Improve Bond 2023	\$ 45,200.00
BOK Financial	GO Aquatic Center Bonds 2021	\$ 16,852.50
BOK Financial	GO Water Refunding Bond 2021	\$ 7,826.25
BOK Financial	Combined Utility Ref Bond 2021	\$ 9,242.50
BOK Financial	Combined Utility Ref Bond 2020	\$ 219,766.25
BOK Financial	GO Water Bonds Series 2025	\$ 15,402.01
Braden Romans	Umpire payout	\$ 260.00
Caleb Jueneman	Umpire payout	\$ 100.00
Calvin Peterson	Umpire payout	\$ 230.00
Carquest Auto Parts	Supplies	\$ 82.13
Chelsey Weatherwax	Reimbursement - pool supplies	\$ 44.98
Colonial Life	Insurance	\$ 43.92
Cubby's, Inc.	Fuel	\$ 2,689.07
D.J. Gongol & Associates, Inc.	Gorman-Rupp pump parts	\$ 527.58
DataVizion, LLC	Microsoft 365 Business, Support	\$ 1,782.93
Diamond Vogel Paint Center	Supplies	\$ 82.50
Firespring	Patient Encounter Forms	\$ 568.44
Heermann Economic Development	Economic development consulting services	\$ 2,900.00
Horizon Bank	Monthly ACH Fees	\$ 10.00
JEO Consulting Group, Inc.	Waverly New Well Siting	\$ 228.75
John Hancock USA	Retirement	\$ 2,959.76
Keith Ernst	Umpire payout	\$ 150.00

Kelly Supply Company	Pool supplies	\$ 446.80
Kevin LaPage	Slide pump repairs	\$ 1,782.00
Lancaster Co.Sheriff Office	June 2025	\$ 38,093.00
Lancaster County Engineering	Ash Hollow maintenance	\$ 6,425.33
Life-Assist, Inc.	Medical Supplies	\$ 707.08
Lincoln Electric System	Electricity	\$ 3,958.13
MacQueen Emergency	Graphics & labor, helmets	\$ 3,831.75
Maddox Hasenkamp	Umpire payout	\$ 260.00
Mammoth Station	Fuel	\$ 192.00
Menards-Lincoln North	Toilet repair, piping	\$ 224.81
Midwest Laboratories, Inc.	Lab fees	\$ 874.36
Midwest Turf & Irrigation	Mower repairs	\$ 1,037.48
Nebraska Dept Revenue Waste	Utility sales tax & pool pass tax	\$ 13,865.26
Northwest Electric, LLC	Pool pump repairs	\$ 16,204.64
Olsson	Upsize sewer Waverly Ridge	\$ 86,679.50
One Call Concepts, Inc.	One-Call Service	\$ 153.59
Paul Davis Restoration, Inc.	Laundering bunker gear	\$ 50.00
Pavers Inc.	Crushed asphalt millings	\$ 119.52
Pinnacle Bank	Pool/Park supplies, safe, fire school	\$ 7,681.52
PRC Enterprises	TIF G Snap Fitness - June 2025	\$ 5,500.00
Production Creek Specialty Adv	Employee clothing	\$ 70.00
Schmit Automotive	Services	\$ 105.20
Scott Claycomb	Umpire payout	\$ 520.00
SEND D Lincoln Office	Drawdown #7	\$ 8,654.15
Small Engine Specialists	Repairs	\$ 108.98
Stingray Technology Services	IT pool support	\$ 785.00
The Voice News	Advertising & Printing	\$ 1,198.57
Thiele Geotech, Inc.	Water main Oak Ln.& Danvers St	\$ 1,626.00
Tony's Lawn Care LLC	Fertilizer Lawson Park	\$ 333.00
Tractor Supply Company	TIF H TSC Distrib. - June 2025	\$ 149,361.12
Tractor Supply Company	TIF I TSC Retail - June 2025	\$ 32,758.88
U.S. Postmaster	Box Rent Fee	\$ 266.00
U.S. Bank Equipment Finance	Ricoh Copier	\$ 143.95
Uribe Refuse Services	Restroom Rental	\$ 96.00
Vacek Enterprises	TIF J Amberly Dental-June 2025	\$ 7,088.44
Val Limited	Pool concession pizza	\$ 385.00
Visual Edge IT	Copies	\$ 182.53
William Gerdes	Fire school meal reimbursement	\$ 30.95
Woodstock Holdings LLC	TIF K Empire Fence - June 2025	\$ 21,722.45
Sam's Club	Bottled water - F.D. debit card purchase	\$ 34.86
RecDesk	Family Pool Pass refund - Julie Bermudez	\$ 321.00
RecDesk	Swimming lesson refund - Shanon Meyer	\$ 50.00
RecDesk	Swimming lesson refund - Jasmine Greve	\$ 53.50
	Claims Group A Total	\$ 1,234,415.95

Council Member Jespersen moved to approve Claims Group A in the amount of \$1,234,415.95. Council Member Nielson seconded the motion.

Mayor Pascoe stated there are some general obligation bonds paid on this claims list.

The following Council Members voted “YEA”: Nielson, Delahoyde, and Jespersen. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

Treasurer's Report and Budget & Expense Report

Council Member Jespersen moved to approve Treasurer's Report and Budget & Expense Report. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Delahoyde, Jespersen, and Nielson. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

INTRODUCTION OF RESOLUTIONS

None.

INTRODUCTION OF ORDINANCES

Consideration of the Third and Final Reading of Ordinance 24-05 to Annex Anderson North Park 10th Addition

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 24-05 to Annex Anderson North Park 10th Addition. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 24-05 AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX ANDERSON NORTH PARK 10TH ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

The following Council Members voted “YEA”: Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

ORDINANCE NO. 24-05

AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX ANDERSON NORTH PARK 10TH ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

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

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 9, BLOCK 1, LOTS 1 THROUGH 6 BLOCK 2, LOTS 1 AND 2, BLOCK 3, LOT 1, BLOCK 4, AND THAT PORTION N. 147TH STREET RIGHT OF WAY, AND THAT PORTION OF SAINT RONAN STREET RIGHT OF WAY, ALL LOCATED IN ANDERSON NORTH PARK 10TH ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID POINT BEING A SOUTH CORNER OF SAID LOT 2, BLOCK 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, ON AN ASSUMED BEARING OF N53°58'26"W, A DISTANCE OF 16.00' TO A POINT; THENCE N21°21'16"E, ON A WEST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 1, BLOCK 3, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 113.61' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°59'58", A RADIUS OF 230.00', AN ARC LENGTH OF 88.31', ON A NORTH LINE OF SAID LOT LOTS 2 AND 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 87.77', A TANGENT LENGTH OF 44.71', AND A CHORD BEARING OF S79°00'57"E TO A POINT; THENCE N89°59'04"E, ON A NORTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A WEST LINE OF ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 30.24' TO A POINT; THENCE N08°06'48"E, ON A WEST LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 7, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 95.19' TO A POINT; THENCE N03°33'03"E, ON A WEST LINE OF SAID LOT 2 AND LOT 3, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 6, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.82' TO A POINT; THENCE N10°56'49"W, ON A WEST LINE OF SAID LOT 3 AND LOT 4, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF SAID LOT 5, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.79' TO A POINT; THENCE N25°26'44"W, ON A SOUTHWEST LINE OF SAID LOT 4, AND LOT 5, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 4, BLOCK 2 OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.83' TO A POINT; THENCE N39°52'29"W, ON A SOUTHWEST LINE OF SAID LOT 5, AND LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 3, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 84.03' TO A POINT; THENCE N42°33'54"E, ON A NORTHWEST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 23.59', A TANGENT LENGTH OF 11.82', AND A CHORD BEARING OF S48°00'03"E TO A POINT; THENCE S43°36'49"E, ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON PARK NORTH 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 6.43' TO A POINT; THENCE N46°47'45"E, ON A NORTHWEST LINE OF SAID ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 7.28' TO

A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $08^{\circ}16'06''$, A RADIUS OF 230.00', AN ARC LENGTH OF 33.19', ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 33.16', A TANGENT LENGTH OF 16.62', AND A CHORD BEARING OF $N48^{\circ}09'25''W$ TO A POINT; THENCE $N36^{\circ}56'19''E$, ON A NORTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF LOT 4, BLOCK 1, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 120.01' TO A POINT; THENCE $S45^{\circ}55'42''E$, ON A NORTHEAST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.08' TO A POINT; THENCE $S37^{\circ}12'19''E$, ON A NORTHEAST LINE OF SAID LOT 2, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.57' TO A POINT; THENCE $S29^{\circ}57'49''E$, ON A NORTHEAST LINE OF SAID LOT 3, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.55' TO A POINT; THENCE $S22^{\circ}53'44''E$, ON A NORTHEAST LINE OF SAID LOT 4, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.89' TO A POINT; THENCE $S16^{\circ}01'00''E$, ON A NORTHEAST LINE OF SAID LOT 5, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE $S09^{\circ}09'55''E$, ON AN EAST LINE OF SAID LOT 6, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE $S02^{\circ}18'50''E$, ON AN EAST LINE OF SAID LOT 7, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE $S03^{\circ}10'21''W$, ON AN EAST LINE OF SAID LOT 8, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.42' TO A POINT; THENCE $S04^{\circ}24'44''W$, ON AN EAST LINE OF SAID LOT 9, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 70.54' TO A POINT; THENCE $N89^{\circ}59'04''E$, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 44.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $24^{\circ}41'37''$, A RADIUS OF 270.00', AN ARC LENGTH OF 116.37', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 115.47', A TANGENT LENGTH OF 59.10', AND A CHORD BEARING OF $N77^{\circ}38'15''E$, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $24^{\circ}41'37''$, A RADIUS OF 530.00', AN ARC LENGTH OF 228.42', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 226.66', A TANGENT LENGTH OF 116.01', AND A CHORD BEARING OF $N77^{\circ}38'15''E$ TO A POINT; THENCE $N89^{\circ}59'04''E$, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.00' TO A POINT; THENCE $S00^{\circ}16'24''E$, ON A WEST RIGHT OF WAY LINE OF NORTH 148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE $S89^{\circ}59'04''W$, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.27' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $24^{\circ}41'37''$, A RADIUS OF 470.00', AN ARC LENGTH OF 202.56', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 201.00', A TANGENT LENGTH OF 102.88', AND A CHORD BEARING OF $S77^{\circ}38'15''W$ TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $24^{\circ}41'37''$, A RADIUS OF 330.00', AN ARC LENGTH OF 142.23', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 141.13', A TANGENT LENGTH OF 72.23', AND A CHORD BEARING OF $S77^{\circ}38'15''W$ TO A POINT; THENCE $S89^{\circ}59'04''W$, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 63.92' TO A POINT; THENCE $S08^{\circ}04'11''W$, ON THE EAST LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.58' TO A POINT; THENCE $N82^{\circ}35'40''W$, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 120.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $05^{\circ}06'38''$, A RADIUS OF 500.00', AN ARC LENGTH OF 44.60', ON AN EAST RIGHT OF WAY LINE OF N.

147TH STREET, A CHORD LENGTH OF 44.58', A TANGENT LENGTH OF 22.31', AND A CHORD BEARING OF S04°48'37"W TO A POINT; THENCE, N87°39'04"W, ON A SOUTH RIGHT OF WAY LINE OF SAID N. 147TH STREET, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'17", A RADIUS OF 560.00', AN ARC LENGTH OF 30.83', ON A WEST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 30.83', A TANGENT LENGTH OF 15.42', AND A CHORD BEARING OF N03°50'32"E TO A POINT; THENCE N84°44'28"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, ON AN EAST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, ON A SOUTH LINE OF SAID LOT 2, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 92.65' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,042.11 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.
NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA AS FOLLOWS:

That the property, as heretofore described be and the same is hereby included within the boundaries and territory of the City of Waverly, Lancaster County, Nebraska, and said lands and persons residing thereon shall hereafter be subject to all the rules, regulations, ordinances, taxes, and all other burdens and benefits of the other persons and real estate included within the City of Waverly, Lancaster County, Nebraska.

Section 2. That any ordinance in conflict with this ordinance is hereby repealed.

Section 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-06 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 120th Street and N 130th Street.

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-06 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 120th Street and N 130th Street. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-06 AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 11 NORTHWEST, A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA AND A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOT 3, MORTON OFFICE PARK, LOTS 1-2, NEBRASKA CRANE ADDITION, LOT 54 SOUTHWEST, LOT 1, WAVELINK PARK SUBDIVISION, LOT 48 SOUTHWEST, LOT 47 SOUTHWEST, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted "YEA": Nielson, Delahoyde, and Jespersen. The following Council Members voted "NAY": None. Motion Carried. 3-0.

ORDINANCE NO. 25-06

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 11 NORTHWEST, A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA AND A PORTION OF LOTS 1-2, MORTON OFFICE PARK, LOT 3, MORTON OFFICE PARK, LOTS 1-2, NEBRASKA CRANE ADDITION, LOT 54 SOUTHWEST, LOT 1, WAVELINK PARK SUBDIVISION, LOT 48 SOUTHWEST, LOT 47 SOUTHWEST, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 11 Northwest, a portion of Lots 1-2, Morton Office Park, located in the Northwest Quarter of Section 29, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska and a portion of Lots 1-2, Morton Office Park, Lot 3, Morton Office Park, Lots 1-2, Nebraska Crane Addition, Lot 54 Southwest, Lot 1, Wavelink Park Subdivision, Lot 48 Southwest, Lot 47 Southwest, located in the Southwest Quarter of Section 20, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-07 to Rezone a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 130th Street and Deer Park Road.

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-07 to Rezone a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 130th Street and Deer Park Road. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-07 AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 6, DAY COMMERCIAL PARK THIRD ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT 46 NORTHEAST, IRREGULAR TRACT TO WAVERLY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT B, ADMINISTRATIVE SUBDIVISION OF LOT 1, BLOCK 1, OF LANCASTER IMPLEMENT SUBDIVISION, LOT 2, OSCAR FEINE ADDITION, LOTS 1-2, DEER PARK FOURTH ADDITION, LOT 1, DEER PARK FIRST ADDITION, LOT 1, BLOCK 1, SCHONEWEIS ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN,

LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC) AND LOT 4, BLOCK 1, DEER PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM COMMUNITY COMMERCIAL DISTRICT (CC) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted “YEA”: Delahoyde, Jespersen, and Nielson. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

ORDINANCE NO. 25-07

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 6, DAY COMMERCIAL PARK THIRD ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT 46 NORTHEAST, IRREGULAR TRACT TO WAVERLY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LOT B, ADMINISTRATIVE SUBDIVISION OF LOT 1, BLOCK 1, OF LANCASTER IMPLEMENT SUBDIVISION, LOT 2, OSCAR FEINE ADDITION, LOTS 1-2, DEER PARK FOURTH ADDITION, LOT 1, DEER PARK FIRST ADDITION, LOT 1, BLOCK 1, SCHONEWEIS ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC) AND LOT 4, BLOCK 1, DEER PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM COMMUNITY COMMERCIAL DISTRICT (CC) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 6, Day Commercial Park Third Addition, located in the Southeast Quarter of Section 20, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska, Lot 46 Northeast, Irregular Tract To Waverly, located in the Northeast Quarter of Section 20, Township-11-North, Range-8, East of the 6th Sixth Principal Meridian, Lancaster County, Nebraska, Lot B, Administrative Subdivision of Lot 1, Block 1, of Lancaster Implement Subdivision, Lot 2, Oscar Feine Addition, Lots 1-2, Deer Park Fourth Addition, Lot 1, Deer Park First Addition, Lot 1, Block 1, Schoneweis Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), and Lot 4, Block 1, Deer Park Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Community Commercial District (CC) to General Commercial District (GC) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-08 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located at N 120th Street and US-Highway 6.

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-08 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located at N 120th Street and US-Highway 6. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-08 AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 32 NORTH 1/2, LOT 35 NORTH 1/2, AND LOT 36 NORTH 1/2, LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted “YEA”: Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

ORDINANCE NO. 25-08

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 32 NORTH 1/2, LOT 35 NORTH 1/2, AND LOT 36 NORTH 1/2, LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 32 North 1/2, Lot 35 North 1/2, and Lot 36 North 1/2, located in the East Half of Section 30, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-09 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located northwest of the intersection of Amberly Road and Cannongate Road.

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-09 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located northwest of the intersection of Amberly Road and Cannongate Road. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-09 AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE OUTLOT ‘B’, AND LOTS 1-3 OF BLOCK 2, WATERMARK ADDITION, LOCATED IN

THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted “YEA”: Nielson, Delahoyde, and Jespersen. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

ORDINANCE NO. 25-09

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE OUTLOT ‘B’, AND LOTS 1-3 OF BLOCK 2, WATERMARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Outlot ‘B’, and Lots 1-3 of Block 2, Watermark Addition, located in the Northwest Quarter of Section 21, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Limited Industrial District (LI) to General Commercial District (GC) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-10 to Rezone Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4).

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-10 to Rezone Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4). Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-10 AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE WAVERLY RIDGE ESTATES ADDITION, A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA FROM AGRICULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

The following Council Members voted “YEA”: Delahoyde, Jespersen, and Nielson. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

ORDINANCE NO. 25-10

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE WAVERLY RIDGE ESTATES ADDITION, A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA FROM AGRICULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

WHEREAS, Ordinance 24-01 was passed approving the change the zone of property then-described as Lot 70 I.T., located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R2), and

WHEREAS, Ordinance 24-01 was passed approving the change the zone of property then-described as Lot 67 I.T. and Lot 68 I.T. and a portion of Lot 70 I.T., located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4), and

WHEREAS, Ordinance 24-12 was passed approving the change the zone of property then-described as of Lot 71 I.T., all located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Single-Family Residential (R2), and

WHEREAS, Ordinance 24-01 and Ordinance 24-12 were passed after recommendation of approval from the Planning Commission, public hearing, and the required readings, and

WHEREAS, subsequent to the passing of Ordinance 24-01 and Ordinance 24-12, the legal description of the property was changed before Ordinance 24-01 and Ordinance 24-12 were recorded with the register of deeds, and

WHEREAS, this ordinance is intended only to correct the legal description of the properties provided in Ordinance 24-01 and Ordinance 24-12.

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

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning a Tract of Land Composed of Lots 4 through 14, Block 2, Lots 1 through 13, Block 3, Lots 1 And 2, Block 5, Lots 1 through 9, Block 6, Lots 1 through 10, Block 7, Lots 1 through 14, Block 8, Lots 1 through 9, Block 9, Lots 19 through 35, Block 10, Lots 1 through 4, Block 12, Lots 1 through 5, Block 13, Outlots 'A', 'B', 'D', 'E', 'F', 'G', and 'H', a portion of Macduff Street, all in Waverly Ridge Estates Addition, a portion of Werner Street, a portion of N. 153rd Street, a portion of N. 152nd Street, a portion Of N. 151st Street, a portion of N. 150th Street, and a portion of Jamestown Street, all located in the West half of Section 15, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, from Agricultural District (AG) to Residential (R2) as shown in Exhibit A.
- Rezoning a Tract of Land Composed of Lots 1 and 2, Block 4, and Outlot 'C' Waverly Ridge Estates Addition, a portion of Macduff Street and a portion of Werner Street, all located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.
- Rezoning a Tract of Land Composed of Lots 1 through 8, Block 1, Lots 1 through 3, Block 2, Lots 1 through 18, Block 10, And Lots 1 through 12, Block 11, Waverly Ridge Estates Addition, a portion of Werner Street, and a portion of N. 149th Street, a portion of Kenilworth Street, and a portion of Jamestown Street, located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

Consideration of the Third and Final Reading of Ordinance 25-11 to Annex Waverly Ridge Estates.

Council Member Jespersen moved to approve the Third and Final Reading of Ordinance 25-11 to Annex Waverly Ridge Estates. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

ORDINANCE NO. 25-11 AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX WAVERLY RIDGE ESTATES ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 14, BLOCK 2, LOTS 1 THROUGH 13, BLOCK 3, LOTS 1 AND 2, BLOCK 4 LOTS 1 AND 2, BLOCK 5, LOTS 1 THROUGH 9, BLOCK 6, LOTS 1 THROUGH 10, BLOCK 7, LOTS 1 THROUGH 14, BLOCK 8, LOTS 1 THROUGH 9, BLOCK 9, LOTS 1 THROUGH 35, BLOCK 10, LOTS 1 THROUGH 12, BLOCK 11, LOTS 1 THROUGH 4, BLOCK 12, LOTS 1 THROUGH 5, BLOCK 13 OUTLOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', AND 'H', WAVERLY RIDGE ESTATES ADDITION, A PORTION OF MACDUFF STREET, A PORTION OF WERNER STREET, A PORTION OF N. 153RD STREET, A PORTION OF N 152ND STREET, A PORTION OF 151ST STREET AND PORTION OF 150TH STREET, A PORTION OF 149TH STREET, A PORTION OF JAMESTOWN STREET, AND A PORTION OF KENILWORTH STREET ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

The following Council Members voted "YEA": Jespersen, Nielson, and Delahoyde. The following Council Members voted "NAY": None. Motion Carried. 3-0.

ORDINANCE NO. 25-11

AN ORDINANCE OF THE CITY OF WAVERLY TO ANNEX WAVERLY RIDGE ESTATES ADDITION, A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 14, BLOCK 2, LOTS 1 THROUGH 13, BLOCK 3, LOTS 1 AND 2, BLOCK 4 LOTS 1 AND 2, BLOCK 5, LOTS 1 THROUGH 9, BLOCK 6, LOTS 1 THROUGH 10, BLOCK 7, LOTS 1 THROUGH 14, BLOCK 8, LOTS 1 THROUGH 9, BLOCK 9, LOTS 1 THROUGH 35, BLOCK 10, LOTS 1 THROUGH 12, BLOCK 11, LOTS 1 THROUGH 4, BLOCK 12, LOTS 1 THROUGH 5, BLOCK 13 OUTLOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', AND 'H', WAVERLY RIDGE ESTATES ADDITION, A PORTION OF MACDUFF STREET, A PORTION OF WERNER STREET, A PORTION OF N. 153RD STREET, A PORTION OF N 152ND STREET, A PORTION OF 151ST STREET AND PORTION OF 150TH STREET, A PORTION OF 149TH STREET, A PORTION OF JAMESTOWN STREET, AND A PORTION OF KENILWORTH STREET ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

WHEREAS, Ordinance 24-13 was passed approving the annexation of property then-described as a tract of land composed of a portion of lot 71 I.T., all located in the West Half of Section 15, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska

WHEREAS, Ordinance 24-13 was passed after recommendation of approval from the Planning Commission, public hearing, and the required readings, and

WHEREAS, subsequent to the passing of Ordinance 24-13, the legal description of the property was changed before Ordinance 24-13, was recorded with the register of deeds, and

WHEREAS, this ordinance is intended only to correct the legal description of the property provided in Ordinance 24-13.

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

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 14, BLOCK 2, LOTS 1 THROUGH 13, BLOCK 3, LOTS 1 AND 2, BLOCK 4 LOTS 1 AND 2, BLOCK 5, LOTS 1 THROUGH 9, BLOCK 6, LOTS 1 THROUGH 10, BLOCK 7, LOTS 1 THROUGH 14, BLOCK 8, LOTS 1 THROUGH 9, BLOCK 9, LOTS 1 THROUGH 35, BLOCK 10, LOTS 1 THROUGH 12, BLOCK 11, LOTS 1 THROUGH 4, BLOCK 12, LOTS 1 THROUGH 5, BLOCK 13 OUTLOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', AND 'H', WAVERLY RIDGE ESTATES ADDITION, A PORTION OF MACDUFF STREET, A PORTION OF WERNER STREET, A PORTION OF N. 153RD STREET, A PORTION OF N 152ND STREET, A PORTION OF 151ST STREET AND PORTION OF 150TH STREET, A PORTION OF 149TH STREET, A PORTION OF JAMESTOWN STREET, AND A PORTION OF KENILWORTH STREET ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 263.24' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"W, A DISTANCE OF 73.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 600.00', AN ARC LENGTH OF 229.75', A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'33"W TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'49", A RADIUS OF 780.00', AN ARC LENGTH OF 43.07', A CHORD LENGTH OF 43.06', A TANGENT LENGTH OF 21.54', AND A CHORD BEARING OF S24°44'03"E TO A POINT; THENCE S66°50'51"W, A DISTANCE OF 180.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°29'01", A RADIUS OF 601.42', AN ARC LENGTH OF 36.57', A CHORD LENGTH OF 36.56', A TANGENT LENGTH OF 18.29', AND A CHORD BEARING OF S21°25'39"E TO A POINT; THENCE S20°02'41"E, A DISTANCE OF 211.81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°05'29"E TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 133.89' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 120.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 19.80' TO A POINT; THENCE

S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 45.30' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°47'27", A RADIUS OF 310.00', AN ARC LENGTH OF 42.15', A CHORD LENGTH OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF S14°14'33"E TO A POINT; THENCE S87°18'42"W, A DISTANCE OF 25.69' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 30°25'46", A RADIUS OF 170.00', AN ARC LENGTH OF 90.29', A CHORD LENGTH OF 89.23', A TANGENT LENGTH OF 46.23', AND A CHORD BEARING OF S72°05'49"W TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°10'16", A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF N22°13'25"W TO A POINT; THENCE N18°08'17"W, A DISTANCE OF 32.55' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE N18°08'17"W, A DISTANCE OF 7.54' TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°09'26", A RADIUS OF 311.48', AN ARC LENGTH OF 49.78', A CHORD LENGTH OF 49.73', A TANGENT LENGTH OF 24.94', AND A CHORD BEARING OF S50°42'01"W TO A POINT; THENCE S40°50'53"W, A DISTANCE OF 109.24' TO A POINT; THENCE S10°25'21"W, A DISTANCE OF 98.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°13'39", A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', A CHORD LENGTH OF 37.82', A TANGENT LENGTH OF 18.95', AND A CHORD BEARING OF S03°22'38"W TO A POINT; THENCE S00°14'12"E, A DISTANCE OF 292.84' TO A POINT; THENCE S89°45'48"W, A DISTANCE OF 345.46' TO A POINT; THENCE S27°54'10"E, A DISTANCE OF 136.25' TO A POINT; THENCE S62°05'50"W, A DISTANCE OF 177.36' TO A POINT; THENCE S26°13'05"E, A DISTANCE OF 55.62' TO A POINT; THENCE S32°06'29"E, A DISTANCE OF 68.18' TO A POINT; THENCE S27°54'10"E, A DISTANCE OF 68.00' TO A POINT; THENCE S22°38'05"E, A DISTANCE OF 67.67' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°22'23", A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF S20°57'11"E TO A POINT; THENCE S74°14'01"W, A DISTANCE OF 29.93' TO A POINT; THENCE S00°05'17"E, A DISTANCE OF 129.50' TO A POINT ON THE NORTH LINE OF LOT 59 I.T.; THENCE S89°54'43"W, ON THE NORTH LINE OF SAID LOT 59 I.T., A DISTANCE OF 153.97' TO A POINT; THENCE N00°16'42"W, ON AN EAST LINE OF SAID LOT 59 I.T., A DISTANCE OF 89.56' TO A POINT; THENCE S89°52'15"W, ON THE NORTH LINE OF SAID LOT 59 I.T. AND THE NORTH LINE OF LOT 21 I.T. A DISTANCE OF 114.02' TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE N00°14'03"W, ON THE EAST RIGHT OF WAY LINE OF SAID 148TH STREET, A DISTANCE OF 1518.70 TO A POINT; THENCE N89°45'48"E, A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 34°29'04", A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF N72°31'16"E TO A POINT; THENCE N55°16'44"E, A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'33"E TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 376.55' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE

S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT; THENCE S00°11'36"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,958,234.37 SQUARE FEET OR 44.95 ACRES, MORE OR LESS. NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA AS FOLLOWS:

That the property, as heretofore described be and the same is hereby included within the boundaries and territory of the City of Waverly, Lancaster County, Nebraska, and said lands and persons residing thereon shall hereafter be subject to all the rules, regulations, ordinances, taxes, and all other burdens and benefits of the other persons and real estate included within the City of Waverly, Lancaster County, Nebraska.

Section 2. That any ordinance in conflict with this ordinance is hereby repealed.

Section 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS 10TH DAY OF JUNE, 2025.

INTRODUCTION TO BUSINESS AND COMMUNICATIONS

Consideration of a bid from R & M Concrete of Lincoln Inc for ADA ramp replacement in an amount not to exceed \$22,143.17 and authorizing the mayor to sign the agreement.

Council Member Jespersen moved to approve a bid from R & M Concrete of Lincoln Inc for ADA ramp replacement in an amount not to exceed \$22,143.17 and authorizing the mayor to sign the agreement.

Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Nielson, Delahoyde, and Jespersen. The following Council Members voted "NAY": None. Motion Carried. 3-0.

Consideration of the Waverly Community Foundation-Charitable Committee Fun Run to benefit a future dog park.

Council Member Jespersen moved to approve the Waverly Community Foundation-Charitable Committee Fun Run to benefit a future dog park. Council Member Nielson seconded the motion.

City Administrator Fisher stated volunteers from the charitable group will do traffic control and possibly cones placed on the busier street crossings. Council Member Jespersen suggested placing a sign where the proposed dog park is going. Pascoe advised the average proceeds raised in past races were \$3,000-\$5,000; all proceeds for this race to the dog park. Fisher stated the run is usually at Camp Creek but the numbers have gone down so they brought it to town to hopefully bring back runners. Jespersen suggested more marketing materials. Fisher stated there will also be a one mile walk inside the park with your dog, along with the 5k.

The following Council Members voted "YEA": Delahoyde, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 3-0.

Consideration of Mayor's appointment of Jared Rains as interim Fire Chief.

Council Member Jespersen moved to approve Mayor's appointment of Jared Rains as interim Fire Chief. Council Member Nielson seconded the motion.

Mayor Pascoe advised this appointment duration is approximately 60 days, and then the new appointment will come to council for approval for rest of 2025, adding a review process similar to the yearly employee reviews.

The following Council Members voted “YEA”: Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 3-0.

COMMITTEE REPORTS

Human Services (Park & Recreation): Council Member Stark

City Administrator Fisher reported we had the pumps fixed and the Aquatic Center has officially opened. We learned what we need to do in our off season to prevent anything from happening in the future. We want to thank Northwest Electric, Cooley Pool, and Kevin LaPage for helping us out in the season for getting us up and running again, and we are really appreciative and grateful for everyone’s help. Daily admissions, season passes, and pizza sales are all going well. Swimming lessons are in progress. I met with the group that will be working on our donor wall. Ball games are full steam ahead and are keeping the team members busy.

Public Works (Utilities & Street): Council Member Delahoyde

Council Member Delahoyde reported they located water shutoffs for about 140 properties for street tree installation in the newer subdivisions. The Castlewood Street water main was shut off temporarily for the Danvers Street water main tie in. They did locates for Waverly Ridge for LES electrical line installation. They painted crosswalks to refresh faded ones. New Fire station site property along with Canongate Road had geotechnical drilling done by Terracon last week. They did locates for the street light installation along Amberly Road, N 141st Street light installation has the wire conduit ran, but light poles yet. Work on the Verizon wireless antenna on top of the water tower has started. They did locates for a Spectrum line from I-80 to N 140th Street on the south side of Highway 6. They checked the mast stand bolts on the school zone flashers and filled potholes.

Public Health (Fire & Safety): Council Member Jespersen

No report.

Fiscal and Economic Development: Council Member Nielson

Council Member Nielson reported the Waverly Economic Development Corporation met yesterday and discussed various development opportunities in Waverly and devoted to improve the mission statement to attract and support businesses that strengthen Waverly’s economic quality of life through substantial growth, community focused development, and strong public private partnerships.

City Administrator Fisher

City Administrator Fisher reported we have approved 8 block parties over the Fourth of July time. Public Works will deliver the barricades the night before. There will be a July 4th event flier out soon, which will be on the City’s website and Facebook page, the chamber Facebook, and it will run in The Voice newspaper on the June 26 edition. There are a couple new events this year, so pay attention to that. This Thursday, June 12, there will be a fair housing event at the city office from 9-10am sharing information to anyone wanting to know about rights for fair housing in the community. On Saturday June 14, there is a flag retirement ceremony at the fire station at 6:00pm. The public can bring flags to the event or can drop off at the city office beforehand. Jespersen shared potential need for adding road closed ahead signs for some block parties for ease while driving through neighborhoods.

EXECUTIVE SESSION

Council Member Nielson moved to go into Executive Session to protect the public interest with the reason being for a strategy session with respect to contract negotiations. Council Member Jespersen seconded the motion.

The following Council Members voted "YEA": Nielson, Delahoyde, and Jespersen. The following Council Members voted "NAY": NONE. Motion carried. 3-0.

City Administrator Fisher declared Closed Session at 6:36 p.m. Those present in Executive Session were Mayor Pascoe, Council Members Jespersen, Nielson, and Delahoyde, City Administrator Fisher, City Attorney Fahleson, and City Clerk Frye. No action was taken during Executive Session.

City Attorney Fahleson declared Open Session at 6:58 p.m.

Council Member Jespersen moved to leave Executive Session at 6:58 p.m. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Delahoyde, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 3-0.

ADJOURNMENT

Council Member Nielson moved to adjourn the meeting at 6:59 p.m. Council Member Jespersen seconded the motion.

The following Council Members voted "YEA": Jespersen, Nielson, and Delahoyde. The following Council Members voted "NAY": None. Motion Carried. 3-0.

Abbey L. Pascoe
Mayor

Megan K. Frye
City Clerk/Human Resources Assistant