

## **MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON MAY 13, 2025**

### **CALL TO ORDER**

Mayor Abbey Pascoe called the meeting to order at 6:00 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 David Jespersen, Dave Nielson, Aaron Delahoyde, and Allison Stark were in attendance. Other City Officials present were City Administrator Stephanie Fisher, City Attorney Mark Fahleson, City Clerk Megan Frye, and Building Inspector/Zoning Administrator Mike Palm. Others present were Rob Otte, Lizzy Potter, Andrew Cockerill, Jamieson Battistella, Lancaster County Sheriff Deputy Jason Brownell, Emergency Services Coordinator Robin Hoffman, Disaster Preparedness Manager Terry Spoor, and Fire Chief Ryan Mueller. 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 Jespersen moved to adopt the Agenda as presented. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted "NAY": None. Motion Carried. 4-0.

### **APPROVAL OF CONSENT AGENDA**

**Minutes of the April 22, 2025 City Council Meeting**

**Minutes of the May 7, 2025 City Council Quarterly Strategic Planning Meeting**

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

The following Council Members voted "YEA": Nielson, Delahoyde, Stark, and Jespersen. The following Council Members voted "NAY": None. Motion Carried. 4-0.

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Presentation of Fire and Emergency Service Provider Awards to Waverly Fire/Rescue Members**

Mayor Pascoe presented Waverly Fire/Rescue member Jamieson Battistella in recognition of earning the Fire and Emergency Services Instructor 1 certification from the Nebraska State Fire Marshall Training Division; 32 course hours and additional self-study hours were put into successful completion and meet the requirements established by the National Board on Fire Service Professional Qualifications and the International Fire Services Accreditation Congress. Council Members thanked Battistella for the dedication to Waverly Fire/Rescue.

#### **Proclamation declaring May 18-24 EMS Week**

Mayor Pascoe read the proclamation:

#### **EMS WEEK PROCLAMATION**

To designate the Week of May 18 - 24, 2025, as Emergency Medical Services Week.

WHEREAS; Emergency medical services is a vital public service; and

WHEREAS; The members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS; Access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS; Emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS; The emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS; The members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS; It's appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week,

NOW, THEREFORE, I, Abbey L. Pascoe, Mayor, City of Waverly, Nebraska, in recognition of this event do hereby proclaim the week of May 18-24, 2025, as EMERGENCY MEDICAL SERVICES WEEK with the theme, *We Care. For Everyone.* I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

Pascoe thanked the many EMS volunteers/staff for the countless hours serving our community and surrounding areas, training, working, and preparing for the times of need. Pascoe shared the Waverly Fire/Rescue is actively fundraising for a Max Fire Box. Fire Chief Mueller provided information on the Max Fire box, which will focus on how the fire bills from door-to door trained on and also for public education on why we always preach the importance of shutting doors. Pascoe stated education and link to donate is on the website and Facebook and also donations accepted at the city office.

#### **AMENDMENTS TO THE COMPREHENSIVE PLAN FOR WAVERLY, NE**

##### **Public Hearing: Amendments to the Comprehensive Plan for Waverly, NE.**

Public Hearing open 6:08 p.m.

Zoning Administrator Palm stated the compressed housing study was removed and replaced with the entire housing study and the West Redevelopment Plan was also added. Mayor Pascoe asked if anyone would like to make comments. No comments were heard.

Public Hearing closed at 6:09 p.m.

##### **Consideration of Resolution 25-08 Amending the Comprehensive Plan for Waverly, NE.**

Council Member Jespersen moved to approve Resolution 25-08 Amending the Comprehensive Plan for Waverly, NE. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 4-0.

#### **RESOLUTION NUMBER 25-08**

##### **RESOLUTION TO AMEND THE WAVERLY COMPREHENSIVE PLAN**

##### **BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF WAVERLY, NEBRASKA:**

**WHEREAS**, the current Comprehensive Plan for the City of Waverly was passed and approved on December 12, 2023, and

**WHEREAS**, the City of Waverly, with the direction from its consultant, Hannah:Keelan Associates of Lincoln, Nebraska, prepared an amended Comprehensive Plan for the City of Waverly, and

**WHEREAS**, the Mayor and City Council of Waverly, Nebraska held a public hearing on May 13, 2025, and found and determined that the proposed amendments to Waverly Comprehensive Plan do meet the goals and requirements of the City of Waverly, and

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, AS FOLLOWS:**

1. The attached Exhibit ‘A’ is hereby adopted as the Waverly Comprehensive Plan.
2. Any other resolutions preceding this resolution are hereby repealed.
3. This resolution shall be in full force and effect from the date of its passage.

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF MAY, 2025.

**EXHIBIT A**

**Waverly Comprehensive Plan 2033 – Summary of Amendments**

Page 7

- Changed Appendix I to Appendix A to avoid confusion with Housing Study (Housing study contains Appendices I, II, III, etc.)
- Removed Appendix II – “Executive Summary” of Community Housing Study
- Added Appendix B – Community Housing Study (Full Study; added amendment resolution & date)
- Removed Appendix III – Community Opinion Survey Results (Results included in Housing Study)
- Removed Appendix IV – Table Profile (Included in Housing Study)
- Added Appendix C – West Redevelopment Area (added amendment resolution & date)

Page 141

- Appendix B Divider

Pages 142 – 302

- Waverly Community Housing Study

Page 303

- Appendix C Divider

Pages 304 – 331

- Redevelopment Plan – West Redevelopment Area

**ANDERSON NORTH PARK 10<sup>TH</sup> ADDITION**

**Public Hearing: Anderson North Park 10<sup>th</sup> Addition Final Plat**

Public Hearing opened at 6:10 p.m.

Olsson representative Lizzie Potter provided information: 18 single family lots near N 147<sup>th</sup> Street and Saint Ronan Street, standard pavement, water, sewer, and a street crossing to N 148<sup>th</sup> Street. The subdivision agreement includes language to allow one year to finalize the connection to N 148<sup>th</sup> Street due to extended work including a drainage analysis and geotechnical work and the crossing will come after lots go in. The Saint Ronan connection includes adding box culvert, the storm sewer, and the pond, which requires a lot of dirt to be brought in. City Administrator Fisher stated the street to N 148<sup>th</sup> Street will line up to Millard Lumber’s main entrance.

Zoning Administrator Palm provided information: there will be a 27 ft right-of-way for future expansion along N 148<sup>th</sup> Street, a sidewalk from the neighborhood to N 148<sup>th</sup> will be on the north side, opposite the pond. This will entail the same review process where all construction documents go through before we approve this subdivision, and will also need another floodplain permit approved. Per the subdivision agreement, it work needs to be completed within the 2-year construction window for the entire plat. The right-of-way for Saint Ronan street is included in this plat. Palm stated the city requested the land for a trail easement and historically the construction has not fallen on the responsibility of the developer; the easement is there on the plat and could be located by survey at any point in time to make sure not being intruded on. Potter added the trail would be a cost to the city if added. City Administrator Fisher stated we are paying to upsize the water main that goes along the north edge to make sure there is a 10 in water main that goes around and the city pays the cost difference from what it's required to be for the development itself.

Mayor Pascoe asked if anyone would like to make comments. No comments were heard.

Public Hearing closed at 6:17 p.m.

**Consideration of extension of effective period for the Anderson North Park Preliminary Plat to May 1, 2030.**

Council Member Jespersen moved to approve extension of effective period for the Anderson North Park Preliminary Plat to May 1, 2030. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Stark, Jespersen, Nielson, and Delahoyde. The following Council Members voted "NAY": None. Motion Carried. 4-0.

**Consideration of Resolution 25-10 approving Anderson North Park 10<sup>th</sup> Addition Final Plat**

Council Member Jespersen moved to approve Resolution 25-10 approving Anderson North Park 10<sup>th</sup> Addition Final Plat. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted "NAY": None. Motion Carried. 4-0.

**Consideration of the Subdivision Agreement with Aspen Builders for the Anderson North Park 10<sup>th</sup> Addition.**

Council Member Jespersen moved to approve the Subdivision Agreement with Aspen Builders for the Anderson North Park 10<sup>th</sup> Addition. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Nielson, Delahoyde, Stark, and Jespersen. The following Council Members voted "NAY": None. Motion Carried. 4-0.

**Consideration of an Agreement with Olsson for Construction Observation Services for the Anderson North Park 10<sup>th</sup> Addition in an amount not to exceed \$34,980.00.**

Council Member Jespersen moved to approve Agreement with Olsson for Construction Observation Services for the Anderson North Park 10<sup>th</sup> Addition in an amount not to exceed \$34,980.00. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 4-0.

**Public Hearing: Annexation of Anderson North Park 10<sup>th</sup> Addition**

Public Hearing opened at 6:19 p.m.

Council Member Jespersen asked for clarification and City Administrator Fisher stated the Anderson North Park 10<sup>th</sup> Addition Final Plat. Zoning Administrator Palm stated this complies with the preliminary plat with an extension, shifting Saint Ronan Street to the north to line up with the driveway on N 148<sup>th</sup>

Street per the request of the city. Palm advised there is typically a 5-year allowance period for any preliminary plat and the council could extend that period by vote. Fisher stated this starts the annexation process so this will be part of the city limits.

Mayor Pascoe asked if anyone would like to make comments. No comments were heard.

Public Hearing closed at 6:21 p.m.

### **Consideration of the First Reading of Ordinance 24-05 to Annex Anderson North Park 10<sup>th</sup> Addition**

Council Member Jespersen moved to introduce and approve the First Reading of Ordinance 24-05 to Annex Anderson North Park 10<sup>th</sup> 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”: Stark, Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

### **REZONING PROPERTIES GENERALLY LOCATED ALONG US-HIGHWAY 6**

**Public Hearing: Rezoning a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District, for a portion of property generally located along US-Highway 6 from Deer Park Road to I-80 Exit #409.**

Public Hearing opened at 6:23 p.m.

Rob Otte, general counsel for U.S. Property/Property Investors, on behalf of property owner for 23 years, Monte Froehlich, provided comments opposing the rezoning with reason being losing light industry is mainly what we do. There have been many discussions with convenience stores and hotels through the years and the lack of development was not due to lack of trying. Much dirt could be brought to the property by mining permit at N 70<sup>th</sup> and Arbor Rd. Otte shared positives to industrial buildings: buildings are attractive, adding amenities to the neighborhood, adds jobs to Waverly, adds highly sought after larger, premium spaces at 60-70,000 sq ft compared the average 10,000 sq ft, and the lack of dirt resources has been solved. Otte stated there is no reason to rush this, my request is to table this to provide us an opportunity for discussion. Otte noted the short 10-day notification; Otte stated the notice had the incorrect time on the Planning Commission meeting, and I would have wanted my comments reflected on all items but was given the incorrect time.

Jespersen advised the strategy to rezone to GC is to try to get some movement and development made; it's been 20 years with no development and trying to avoid 20 more years of no development. Otte acknowledged we should have paid attention better to the comprehensive plan, but the owner never got an invitation to discuss—there was work that was not public-facing done by the city. Council Member Stark stated the city has had a lot of public discussions, surveys, and public gatherings; this was decided by community members over the last 2 years.

Andrew Cockerill shared comments in support of the rezoning stating this has been in works for a long time. Cockerill noted some positives including hiding some industrial and bringing more people to town with potential improvements to the highway corridor between the interstate and the east beltway eventually coming to town.

Mayor Pascoe asked if anyone would like to make comments. No comments were heard.

Public Hearing closed at 6:43 p.m.

City Attorney Fahleson stated this is for consideration of the First Reading only with Third and Final Reading at the first meeting in June.

**Consideration of the First 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 120<sup>th</sup> Street and N 130<sup>th</sup> Street.**

Council Member Jespersen moved to introduce and approve the First 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 6<sup>TH</sup> SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted “YEA”: Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**Consideration of the First 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 130<sup>th</sup> Street and Deer Park Road.**

Council Member Jespersen moved to approve First 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 6<sup>TH</sup> 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 6<sup>TH</sup> 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 6<sup>TH</sup> SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM COMMUNITY COMMERCIAL DISTRICT (CC) TO GENERAL COMMERCIAL DISTRICT (GC).

The following Council Members voted “YEA”: Nielson, Delahoyde, Stark, and Jespersen. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**Consideration of the First 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 120<sup>th</sup> Street and US-Highway 6.**

Council Member Jespersen moved to approve the First 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”: Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**Consideration of the First 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 First 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”: Stark, Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**WAVERLY RIDGE ESTATES**

**Consideration of the First 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 First 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 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA FROM AGRICULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

Fahleson explained this has been previously approved by Council but must be approved again due to error to property description and recommendation is continue three readings but there is no material change to the action previously approved by Council.

The following Council Members voted “YEA”: Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**Consideration of the First Reading of Ordinance 25-11 to Annex Waverly Ridge Estates.**

Council Member Jespersen moved to approve First 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”: Nielson, Delahoyde, Stark, and Jespersen. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

**SHERIFF’S REPORT**

Deputy Brownell reported on recent dog incidents; Brownell reported on the importance of adhering to dog ordinances including annual licensing and keeping dogs on leashes.

**PUBLIC COMMENTS**

None.

**APPROVAL OF MINUTES**

**Minutes of the April 22, 2025 City Council Meeting**

Consent Agenda.

**Minutes of the May 7, 2025 City Council Quarterly Strategic Planning Meeting**

Consent Agenda.

**CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS**



**Claims for Payment**

<b>Claims for Payment: April 23rd - May 13th, 2025</b>		
<b>Group A</b>		
<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
Michael Bradley	Utility Deposit Refund	\$ 100.00
Stefan Emmons	Utility Deposit Refund	\$ 100.00
Greg Grundmayer	Utility Deposit Refund	\$ 19.71
Wayne Heinen	Utility Deposit Refund	\$ 100.00
Austin Hillis	Utility Deposit Refund	\$ 32.73
Joshua & Richelle Kelsey	Utility Deposit Refund	\$ 100.00
Brian Nielsen	Utility Deposit Refund	\$ 100.00
Nickolas Trook	Utility Deposit Refund	\$ 100.00
Kirk VanOverbeke	Utility Deposit Refund	\$ 100.00
ADP Fees	Payroll Fees	\$ 135.51
ADP Payroll	Payroll	\$ 37,684.22
ADP Payroll	Payroll	\$ 42,382.60
Allo Communications	Phone/Internet Services	\$ 933.42
Black Hills Energy	Natural gas	\$ 348.11
Carquest Auto Parts	Supplies	\$ 146.74
Colonial Life	Insurance	\$ 65.88
Commonwealth Electric Company	Supplies	\$ 417.00
Cubby's, Inc.	Fuel	\$ 2,244.21
DataVizion, LLC	Microsoft 365 Business, Support	\$ 1,782.93
DP Plumbing Co.	Park repairs	\$ 136.04
Eakes Office Plus	FD copier contract billing	\$ 41.09
Faughn Electric	Wayne Park VFW shelter repair	\$ 1,650.00
Firespring	Business cards - Clayton	\$ 96.47
Frontier	Cornerstone Plus	\$ 310.00
Gill ID Systems	Pool pass key cards	\$ 707.00
Harper Well & Plumbing Inc.	Well pump	\$ 4,674.00
Hawkins, Inc.	Supplies	\$ 2,710.60
Heermann Economic Development	Economic development consulting services	\$ 2,900.00
Horizon Bank	Monthly ACH Fees	\$ 10.00
Interstate All Battery Center	Generator	\$ 589.90
Jake Reynoldson	Sidewalk cost share program	\$ 934.96
JEO Consulting Group, Inc.	Comp. Safety Action Plan	\$ 20,243.75
John Deere Financial	Mower repair	\$ 35.30
John Hancock USA	Retirement	\$ 2,954.18
John Hancock USA	Retirement	\$ 3,051.29
Juanita Clifton	Sidewalk cost share program	\$ 1,862.50
Kevin LaPage	Park repairs	\$ 1,035.00
Lancaster Co. Sheriff Office	May 2025	\$ 38,093.00
Life-Assist, Inc.	Medical Supplies	\$ 462.75
Lincoln Electric System	Electricity	\$ 17,921.41
Lincoln Fire & Rescue	LFR Annual Contract	\$ 5,128.88
Lincoln Winwater Works Co.	Curb boxes w/rods	\$ 3,464.13
Mammoth Station	Fuel	\$ 139.96
McMaster-Carr Supply Co.	Strut channel, U.S. flags	\$ 205.29

Menards-Lincoln North	Cabinet w/countertop, parts for tree watering tank, pool supplies, hydrant repair	\$ 453.75
Midwest Laboratories, Inc.	Lab fees	\$ 383.79
Midwest Turf & Irrigation	Mower repair	\$ 1,184.96
NDEE-Fiscal Services	Wastewater Operator Certificate	\$ 150.00
Nebraska Dept Revenue Waste	Utility Sales Tax	\$ 8,620.93
Nebraska Landscape Solutions	Seed for aquatic center	\$ 361.15
NMC, Inc.	Supplies	\$ 79.69
Olsson	Waverly Ridge Construction	\$ 8,537.75
One Billing Solutions	April 2025 Billing-EMS	\$ 2,966.07
One Call Concepts, Inc.	One-Call Service	\$ 102.14
One Source-Background Check Co	Background checks & setup fee	\$ 421.95
Petty Cash	Aquatic center cash drawer	\$ 400.00
Pinnacle Bank	Streets supplies, truck repair, Quickbooks online, pool supplies	\$ 5,460.17
Production Creek Specialty Adv	Rec uniforms, employee clothing	\$ 1,115.00
Quik Dump Refuse	Garbage Service	\$ 575.93
Rembolt Ludtke LLP	TIF Matters	\$ 287.00
Rembolt Ludtke LLP	Legal Fees	\$ 3,000.00
Robin L. Hoffman	EMT education, list of EMS providers	\$ 180.00
S.E. Rural Fire Protection Dist	EMS Calls	\$ 750.00
Stingray Technology Services	IT support pool & video audio	\$ 250.00
The Voice News	Advertising & Printing	\$ 271.98
Thiele Geotech, Inc.	Compaction testing - water main Oak Ln & Danvers St	\$ 992.00
Truck Center Companies	Engine oil, truck repair	\$ 125.40
U.S. Bank Equipment Finance	Ricoh Copier	\$ 143.95
Uribe Refuse Services	Restroom Rental	\$ 96.00
Verizon Wireless	Phone Service	\$ 393.84
Visual Edge IT	Copies	\$ 72.16
<b>Claims Group A Total</b>		<b>\$ 233,626.17</b>

Council Member Jespersen moved to approve claims in the amount of 233,626.17. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

### **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”: Stark, Jespersen, Nielson, and Delahoyde. The following Council Members voted “NAY”: None. Motion Carried. 4-0.

### **INTRODUCTION OF RESOLUTIONS**

None.

### **INTRODUCTION OF ORDINANCES**

None.

## **INTRODUCTION OF BUSINESS AND COMMUNICATIONS**

### **Consideration of a bid from Terracon for Geotechnical Engineering Services in an area generally located on Cannongate Rd between Kenilworth St and Castlewood St in an amount not to exceed \$17,900.00.**

Council Member Jespersen moved to approve a bid from Terracon for Geotechnical Engineering Services in an area generally located on Cannongate Rd between Kenilworth St and Castlewood St in an amount not to exceed \$17,900.00. Council Member Nielson seconded the motion.

City Administrator Fisher explained they are taking core samples because we will be doing some resurfacing on Cannongate Road to make sure the sub base of the road surface and the asphalt surface is good before we do an overlay project. Council Member Delahoyde asked if this was county responsibility and Fisher advised a portion of the approach and the entire span of the bridge is the county's but the actual road is the city's. Part of the reason we are going to be doing the Cannongate project now is because the county is re-doing their approaches to the surface to the Cannongate overpass and we want to co-op by getting bid pricing and doing the project at the same time so we don't have the overpass torn up twice.

The following Council Members voted "YEA": Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted "NAY": None. Motion Carried. 4-0.

### **Consideration of a bid from Terracon for Geotechnical Engineering Services in an area generally located on Amberly Rd and N 135<sup>th</sup> St in an amount not to exceed \$6,500.00.**

Council Member Jespersen moved to approve a bid from Terracon for Geotechnical Engineering Services in an area generally located on Amberly Rd and N 135th St in an amount not to exceed \$6,500.00. Council Member Nielson seconded the motion.

City Administrator Fisher advised this is geotechnical work for the proposed fire station, behind the high school—work to get done in the meantime of finalizing the agreement with the Suburban Fire Department; they are getting core samples to get the fire station located and test the soil makeup of the soil to determine if it is good dirt for compaction, and will then fill in the area. They need a considerable amount of fill dirt to get out of the flood plain.

The following Council Members voted "YEA": Nielson, Delahoyde, Stark, and Jespersen. The following Council Members voted "NAY": None. Motion Carried. 4-0.

## **COMMITTEE REPORTS**

### **Human Services (Park & Recreation): Council Member Stark**

Council Member Stark reported Parks Assistant Manning has finished trimming the trees and brush around Wayne. Toro Mower has been in the shop for 2 weeks now. Have been able to make it work with the seasonal guys adjusting their schedules to cover all mowing with exception of the runoff ditch on the southwest side of Wayne Park. The steepness of that ditch makes it impossible to mow with the smaller John Deer mowers. Staff has laid seed on the north side of the pool fence and is watering that seed. Lawson 3 had electrical work done after the scoreboard electrical was damaged during the snowstorm in March/April. Daktronics came out last Friday and fixed the connections to Lawson field 3 and 4. All scoreboards are in working order. Daktronics also looked at the old scoreboard that fell in a storm a while ago. Said that the connections all look good but would not know if it would work for field 5 unless we set it up. May consider setting this up in august after the baseball season is completely over and can test it, just do not want to get it set up and give false hope to teams for Field 5 right now. Soccer finished May 8 and Blast ball and Tee ball games started May 5. The pool is filled, and chemicals were delivered and filled Monday. Angela has been running trainings and cleanings with lifeguards in preparation for the

season. Working through umpires still, have all of Softball finished, working through baseball. Adult Softball Registration will be up on RecDesk by the end of next week.

Mayor Pascoe reported new this year for swimming lessons, the first session at 9am was scrapped because it is just too cold and a 5pm session was added this year. We are still looking for umpires if anyone is looking.

**Public Works (Utilities & Street): Council Member Delahoyde**

Council Member Delahoyde reported Excavated dirt and debris from the Canongate Road ditch from Kenilworth Street to Oldfield Street. Reprogrammed pass codes at city office and shop for new employees. Worked on installing the new Dissolved Oxygen and ORP probes at the WWTP. We are awaiting a few items that have not shipped. Met with JEO Engineering and K2 about some minor changes K2 was proposing on Oak Lane. A private Sewer line repair occurred on West Oak Lane Circle which involved excavating out in the street. Sent out the ADA sidewalk ramp bid package to Nine concrete contractors. Bids will be due at the end of the month. Replaced the culvert on N 137<sup>th</sup> Street at Oldfield Street. Repaired the yard hydrant that was leaking in Lawson Park. The Well house reroofing project was completed last week with switching from asphalt shingles to metal roofing. Well # 5 variable frequency drive has been installed allowing us to slow down or speed up the well. We slowed it down since it was pumping within a few inches of the pump due to the lack of rainfall and the static levels continuing to drop. Repaired the degritter station at the WWTP, as it was jammed with debris. The Danvers water main replacement project is at 90% complete with backfilling, sprinkler repairs, and seeding remaining. The Oak Lane water main project has not started, other than hydro-excavating, and the pipe has arrived sitting on N 146<sup>th</sup> Street.

**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 on Monday to discuss their mission statement, goals, objectives, and funding opportunities; they meet again next month. The Waverly CRA met last to make a minor modification to the west area-wide redevelopment plan and a minor modification to the downtown area-wide redevelopment plan. Discussion was held to determine potential uses of the area-wide TIF funds.

**City Administrator Fisher**

City Administrator Fisher reported Waverly Ridge Estates has 98% of both sewer and water mains completed, 75-85% box culverts done with 2 complete, and streets and storm sewers will be next and they are moving fast. Zoning Administrator Palm stated they can sell the lots but permits aren't issued until the streets are open, inspected, and approved. Fisher reported we received information about a potential site for a communications tower. We received notification about employee healthcare for an 18% increase, so we have been looking at other opportunities and should have something to present to council at an upcoming meeting.

**ADJOURNMENT**

Council Member Jespersen moved to adjourn the meeting at 7:05 p.m. Council Member Stark seconded the motion.

The following Council Members voted "YEA": Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 4-0.

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Abbey L. Pascoe  
Mayor

Megan K. Frye  
City Clerk/Human Resources Assistant