

**Tentative** Agenda for the WAVERLY CITY COUNCIL MEETING to be held on June 25, 2024 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**

1.a) Roll Call

1.b) Pledge of Allegiance

1.c) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance.

1.d) Adoption of Agenda

1.e) Approval of the Consent Agenda Items\*

All items listed with an asterisk (\*) are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or a Citizen so requests, in which event the item will be removed from the Consent Agenda status and considered in its normal sequence on the Agenda.

1.f) Proclamations and Presentations

2. **DC Addition**

2.a) Consideration of the third and final reading of Ordinance 24-03 to Rezone a portion of property generally located south of Mill Road and west of N 162nd St from Agricultural (AG) District to Limited Industrial (LI) District.

2.b) Public Hearing: DC Addition Final Plat.

2.c) Consideration of approval of Resolution 24-10 a resolution approving DC Addition Final Plat, a property generally located south of Mill Road and west of N 162nd St.

3. **Zoning Regulations Amendments**

3.a) Public Hearing: Proposed Amendments to the Zoning Regulations, Article 5 Special Overlay Districts, FP Salt Creek Valley Floodplain/Floodway Overlay District

3.b) Consideration of the first reading of Ordinance 24-04 to amend the Waverly Zoning Regulations, Article 5, Relating to Special and Overlay Districts, FP Salt Creek Valley Floodplain/Floodway Overlay District

4. **Anderson North Park 10th Addition**

4.a) Public Hearing: Proposed Anderson North Park 10th Addition Final Plat

4.b) Consideration of approval of Resolution 24-11 a resolution approving Anderson North Park 10th Addition Final Plat, a property generally located on the southwest corner of N 148th Street and Waverly Road.

4.c) Public Hearing: Proposed Annexation of Anderson North Park 10th Addition

4.d) Consideration of the first reading of Ordinance 24-05 for the Annexation of Anderson North Park 10th Addition

5. **Sheriff's Report**

6. **Public Comments**

7. **Approval of Minutes**

7.a) \*Minutes of the June 11, 2024 City Council Meeting

8. **Consideration of Claims and Financial Reports**

8.a) Claims for payment

8.b) Keno Report and Sales Tax Report

**9. Introduction of Resolutions**

- 9.a) Consideration of Resolution 24-12 authorizing the temporary installation of "No Parking" signs on the north side of Oldfield Street between N 141st Street and N 142nd Street after 5:00 p.m. on July 3, 2024.

**10. Introduction of Ordinances**

**11. Introduction of Business and Communications**

- 11.a) Consideration of amending the Block Party Policy  
11.b) Consideration of an invitation to join the Suburban Fire District.

**12. Committee Reports**

- 12.a) Human Services (Park & Recreation): Council Member Jespersen  
12.b) Public Works (Utilities & Street): Council Member Nielson  
12.c) Public Health (Fire & Safety): Council Member Pascoe  
12.d) Fiscal and Economic Development: Council Member Hummel  
12.e) City Administrator Fisher

**13. Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

**ORDINANCE NO. 24-03**

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND IRREGULAR TRACT LOTS 29 & 34 OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN LANCASTER COUNTY, NEBRASKA FROM AGRICULTURAL (AG) DISTRICT TO LIMITED INDUSTRIAL (LI) DISTRICT.

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 Portion of the West half of the Northeast Quarter and Irregular Tract Lots 29 & 34 of the Northeast Quarter of Section 10, Township-11-North, Range-8, East of the Sixth Principal Meridian, in Lancaster County, Nebraska from Agricultural (AG) District to Limited Industrial (LI) District 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
William D. Gerdes, Mayor

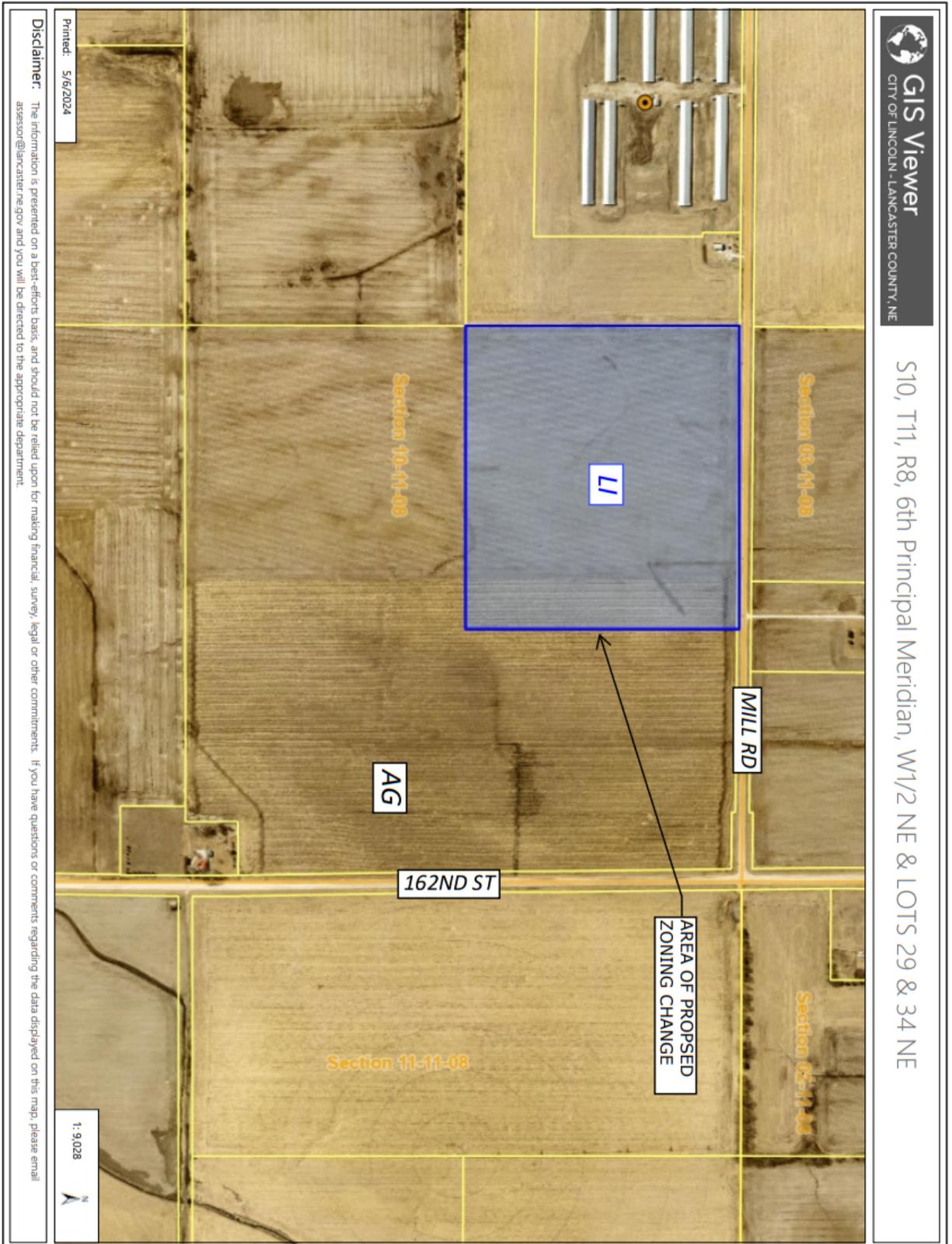
ATTEST:

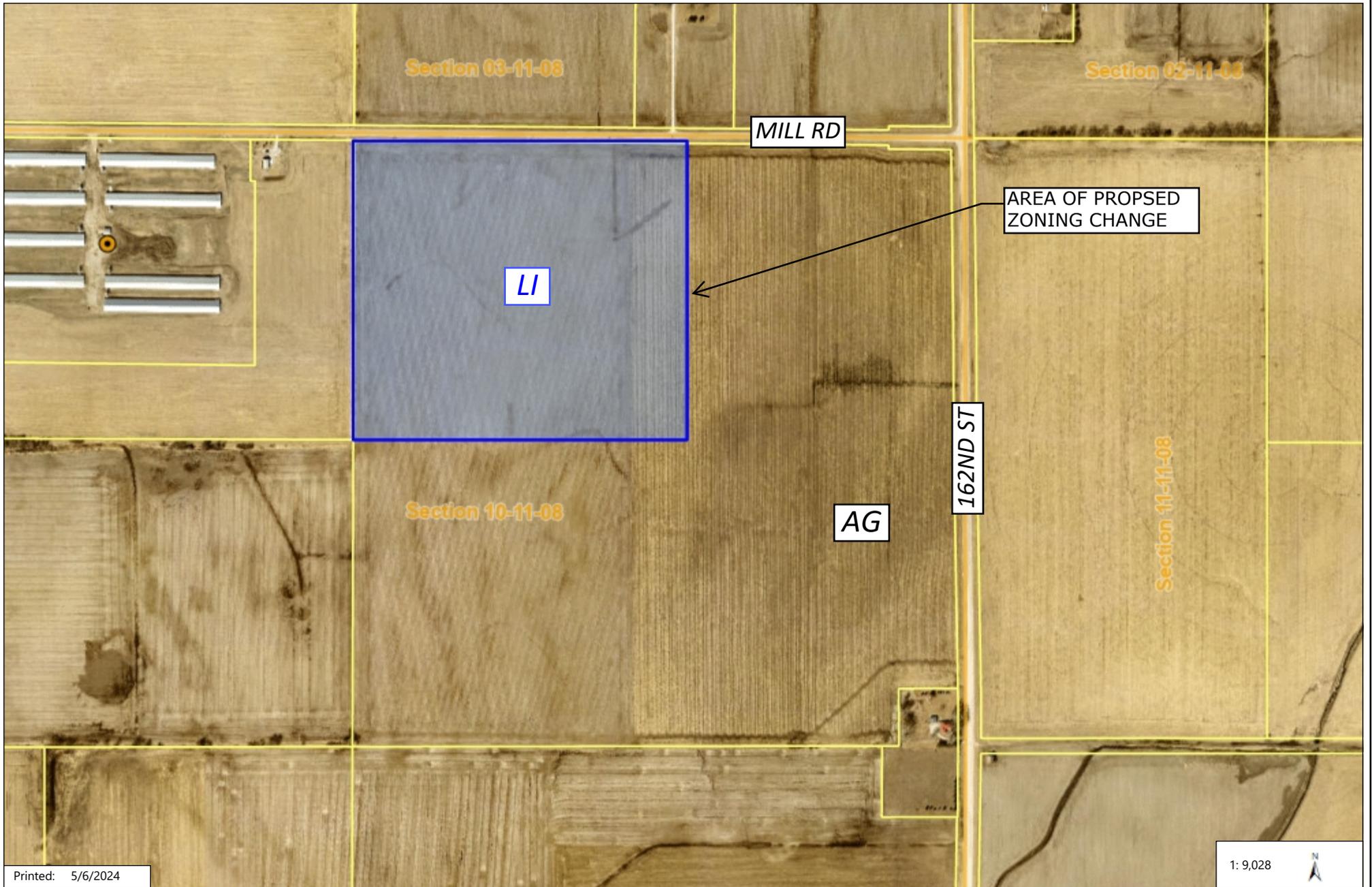
\_\_\_\_\_  
Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)

ORDINANCE 24-03

EXHIBIT A





Printed: 5/6/2024

1: 9,028



**City of Waverly  
Building and Zoning Department  
Zoning Change Report**

Date: May 14, 2024

To: Waverly Planning Commission Members:  
Kris Bohac, Melissa Brown, Lindsay Erickson, Heather Chloupek, Tyson Ritz, Allison Stark, Tony Larson

CC: Stephanie Fisher, Bill Gerdes, Megan Frye

From: Mike Palm, Building Inspector/Zoning Administrator

Subject: **Change of Zoning Request 24-02**

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**General Information:**

**Legal Description:** Portion of West half of the Northeast Quarter and Irregular Tract Lots 29 & 34 of the Northeast Quarter of Section 10, Township-11-North, Range-8-East of the Sixth Principal Meridian of Lancaster County, Nebraska

**Land area:** 1,811,249 sq. ft.

**Applicant:** Matt Warner  
14650 Woodstock Blvd.  
Waverly, NE 68462

**Owner:** Mill Road Development, LLC (Attn: Matt Warner)

**Existing Zoning:** Agricultural (AG)

**Propose Zoning:** Limited Industrial District (LI)

**Existing Land Use:** Crops

**Surrounding Land Use and Zoning:**

North:	Zoned: Agricultural	Use: Crops/Residence
South:	Zoned: Agricultural	Use: Crops
East:	Zoned: Agricultural	Use: Crops
West:	Zoned: Agricultural	Use: Crops/Chicken Barns/Residence

**Comprehensive Plan Considerations:**

The Future Land Use Map designates this area as Industrial.

**Analysis:**

1. There is 1 portion of a lot proposed to change zoning from Agricultural to Limited Industrial.
2. The lot lies outside of the city's corporate limits, partially within Waverly's 1-mile extra-territorial jurisdiction and Lancaster County Jurisdiction. Waverly is responsible for any zoning change approval for property within its jurisdiction. Lancaster County will be responsible for zoning change approval for property within its jurisdiction.
3. Per the City's Future Land Use Map, this property is designated as Industrial use.

4. The portion to be rezoned fronts Bluff Rd (North) and is bound by a private property to the East (Mill Road Development), AG residence to the West (Bevans Barns), and private property to the South (Mill Road Development).
5. The portion to be rezoned is planned to be subdivided into 10 Limited Industrial use lots and 1 Outlot (A) for a private roadway/blanket public access & utility easement.
6. Proposed Outlot C is to remain AG, per the Change of Zone Exhibit.
7. Portions of Block 1, Lot 6, Outlot A and Outlot C contain 1% Chance Annual Flood Risk Areas (100-year floodplain). A base flood elevation has been determined for development purposes. The city has received and reviewed the floodplain development permit application.
8. The plat has been peer reviewed by the city's engineering consultant and all comments have been addressed by the developer's engineer.
9. Based on the information provided, I recommend approval of the zoning change request.

**RESOLUTION NUMBER 24-10**

RESOLUTION APPROVING THE DC ADDITION FINAL PLAT

WHEREAS, the Waverly Planning Commission has reviewed the proposed DC Addition Final Plat and is recommending approval, and

WHEREAS, the Waverly City Council has held a public hearing on the DC Addition Preliminary Plat, and

WHEREAS, the DC Addition meets the requirements of the Waverly Comprehensive Plan Subdivision Requirements.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA that the DC Addition Final Plat is hereby approved and the developer, Matthew N. Warner and/or Mill Road Development LLC can now proceed with the development, and the Final Plat shall be filed with the Lancaster Register of Deeds by the developer.

PASSED AND APPROVED THIS 25<sup>TH</sup> DAY OF JUNE, 2024.

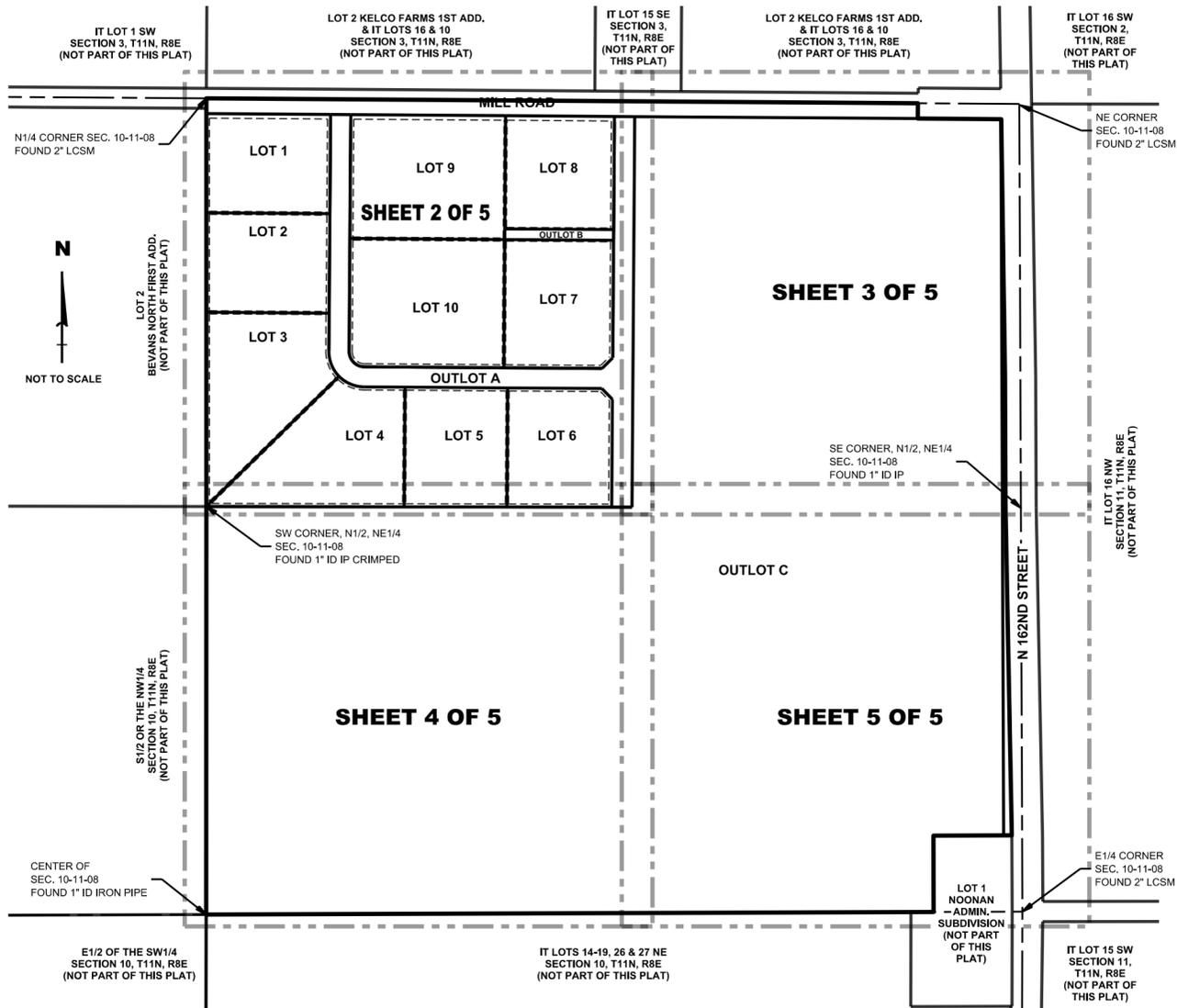
\_\_\_\_\_  
William D. Gerdes, Mayor

\_\_\_\_\_  
Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)

# D.C. ADDITION

## FINAL PLAT



### FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS D.C. ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO LANCASTER COUNTY, NEBRASKA, A MUNICIPAL CORPORATION; WINDSTREAM NEBRASKA, INC.; TIME WARNER CABLE MIDWEST, LLC; BLACK HILLS ENERGY; AND NORRIS PUBLIC POWER DISTRICT, THEIR SUCCESSOR, ASSIGNS, AND PERMITTEES; TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED. LANCASTER COUNTY, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE LANCASTER COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE RIGHT TO DIRECT VEHICULAR ACCESS TO MILL ROAD IS HEREBY RELINQUISHED, EXCEPT FOR THE LOCATIONS IDENTIFIED ON THIS PLAT.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MATT WARNER  
PRESIDENT  
MILL ROAD DEVELOPMENT, LLC.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) s.s.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME MATT WARNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT, MILL ROAD DEVELOPMENT, LLC, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, CORY L. REINKE, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I HAVE ACCURATELY SURVEYED THE FOREGOING PLAT, KNOWN D.C. ADDITION, A SUBDIVISION COMPOSED THE WEST HALF OF THE NORTHEAST QUARTER AND I.T. LOTS 29 AND 34 OF THE NORTHEAST QUARTER, OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 10; THENCE S89°35'53"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 10, 2320.33 FEET; THENCE S00°25'32"W, 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MILL ROAD; THENCE S89°35'53"E ON SAID SOUTH RIGHT-OF-WAY, 271.97 FEET TO POINT ON THE WEST RIGHT-OF-WAY OF N 162ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY FOR THE NEXT THREE (3) COURSES: 1) S00°50'08"E, 843.13 FEET, 2) S00°12'55"E, 430.59 FEET, 3) S01°07'21"E, 1073.62 FEET TO THE NORTHEAST CORNER OF LOT 1, NOONAN ADMINISTRATIVE SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, LANCASTER COUNTY, NEBRASKA; THENCE ON THE NORTH LINE OF SAID LOT 1 S89°49'53"W, 255.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE WEST LINE OF SAID LOT 1, S00°11'44"E, 250.12 FEET TO A POINT OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID SOUTH LINE, S89°47'59"W, 2372.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE OF THE NORTHEAST QUARTER, N00°01'26"E, 1336.92 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°00'19"E, 1337.47 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 157.60 ACRES (6,865,266.30 SQ. FT.), MORE OR LESS, OF WHICH 3.32 ACRES IS DEDICATED AS COUNTY ROAD RIGHT-OF-WAY.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

CORY L. REINKE, L.S. #713  
BENESCH  
825 'M' STREET, SUITE 100  
LINCOLN, NE 68508

### PLANNING DIRECTOR'S APPROVAL (COUNTY)

THE PLANNING DIRECTOR, PURSUANT TO SECTION 3.16 OF THE LANCASTER COUNTY LAND SUBDIVISION REGULATIONS HEREBY APPROVES THIS PLAT.

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
DATE

### INDEX OF SHEETS

- SHEET 1 OF 5: FINAL PLAT DEDICATION, ACKNOWLEDGEMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, VICINITY MAP, SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION
- SHEET 2 OF 5: FINAL PLAT DRAWING AND LEGEND
- SHEET 3 OF 5: FINAL PLAT DRAWING AND SECTION CORNER TIES
- SHEET 3-5 OF 5: FINAL PLAT DRAWING AND DETAILS

### CITY COUNCIL APPROVAL

THE DEDICATION SHOWN ON THIS PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA.

\_\_\_\_\_  
DATE MAYOR

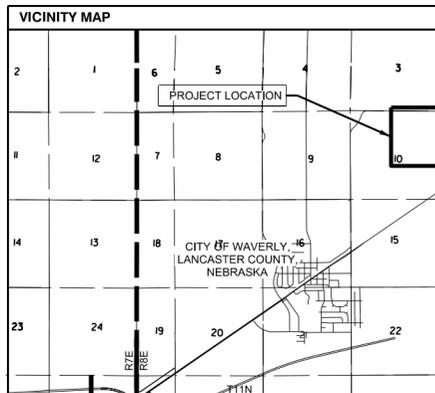
\_\_\_\_\_  
DATE CITY ADMINISTRATOR

### PLANNING COMMISSION APPROVAL (CITY)

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA.

\_\_\_\_\_  
DATE CHAIRMAN

\_\_\_\_\_  
ATTEST: CITY CLERK



# D.C. ADDITION

FINAL PLAT

N1/4 CORNER SEC. 10-11-08 - FOUND 2" LCSM  
POINT OF BEGINNING  
N: 252671.97 E: 212879.35 (LAN. CO. GRID)

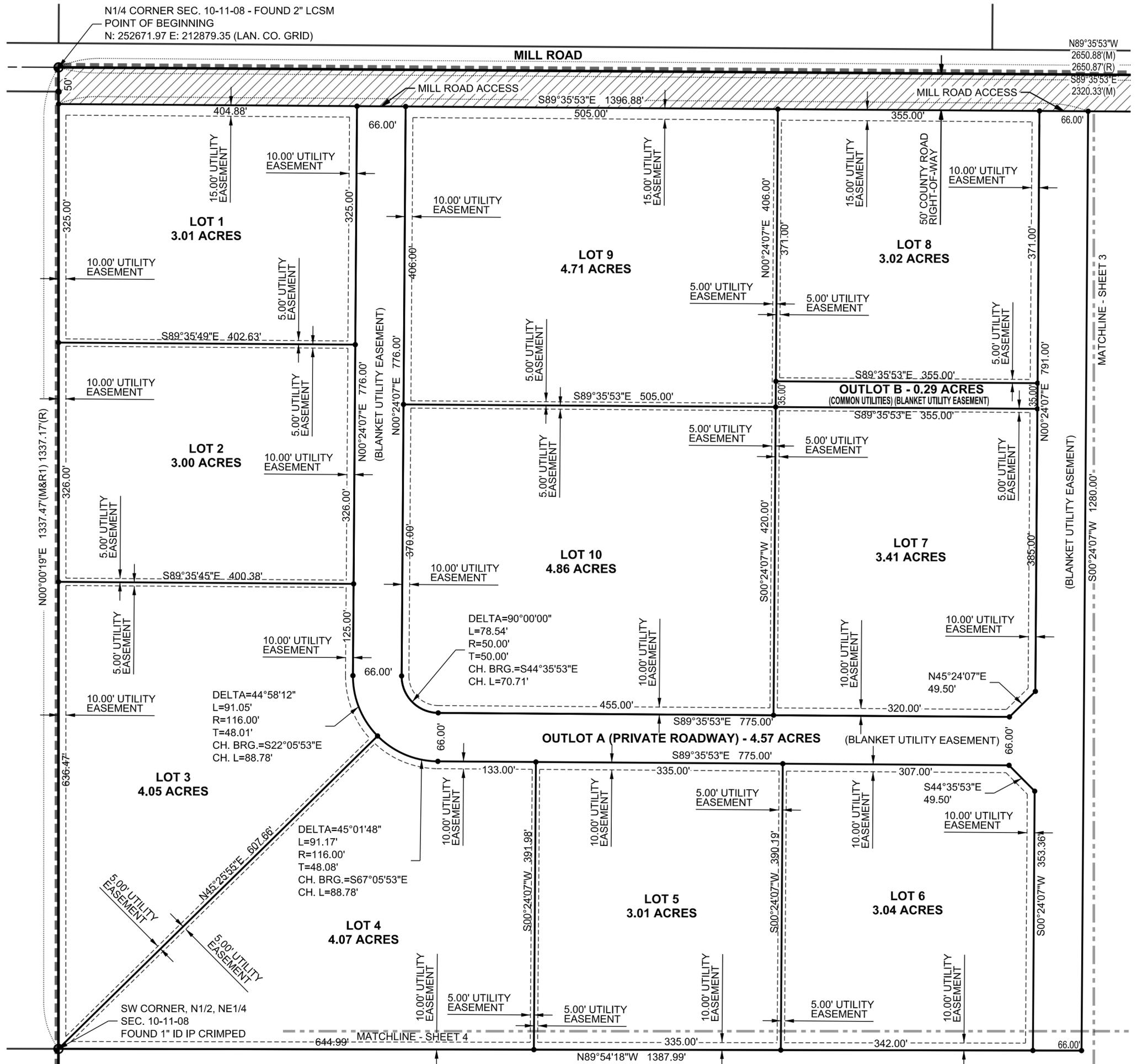
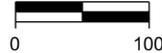
MILL ROAD

N89°35'53"W  
2650.88'(M)  
2650.87'(R)  
S89°35'53"E  
2320.33'(M)

## LEGEND

- M MEASURED DISTANCE
- R RECORDED DISTANCE (AA-24441)
- R1 RECORDED DISTANCE (BEVANS NORTH 1ST ADDITION)
- R2 RECORDED DISTANCE (NOONAN ADMIN. SUBDIVISION)
- ⊕ SECTION CORNER FOUND (W/DESCRIPTION)
- PROPERTY CORNER FOUND (W/DESCRIPTION)
- SECTION CORNER PROPERTY CORNER SET (30"x5/8" REBER W/CAP #713)
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - PLAT BOUNDARY
- ▨ COUNTY ROAD RIGHT-OF-WAY DEDICATION

N



MATCHLINE - SHEET 3

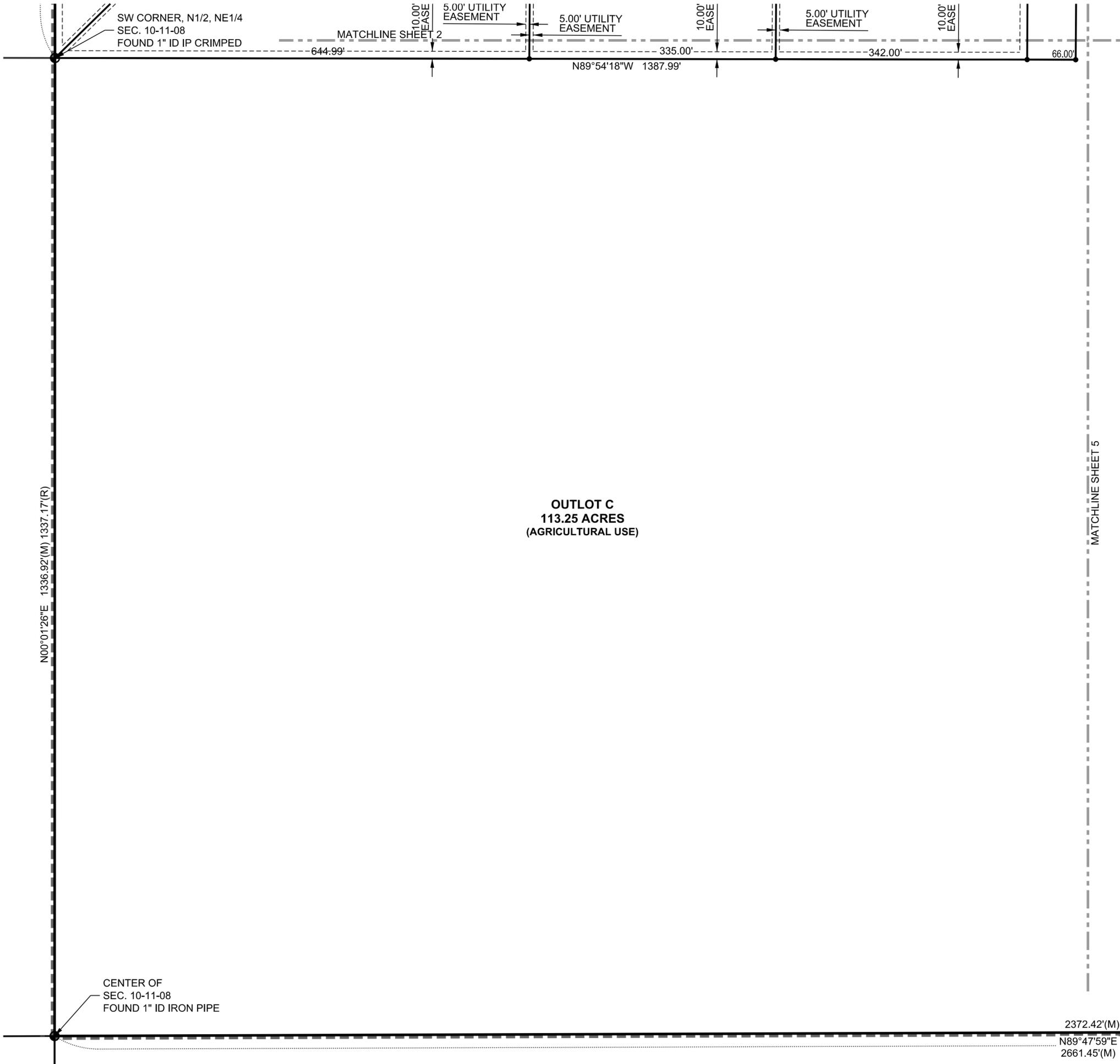
(BLANKET UTILITY EASEMENT)

(BLANKET UTILITY EASEMENT)



# D.C. ADDITION

FINAL PLAT



N00°01'26"E 1336.92'(M) 1337.17'(R)

SW CORNER, N1/2, NE1/4  
SEC. 10-11-08  
FOUND 1" ID IP CRIMPED

MATCHLINE SHEET 2

10.00' EASEMENT

5.00' UTILITY EASEMENT

5.00' UTILITY EASEMENT

10.00' EASEMENT

5.00' UTILITY EASEMENT

10.00' EASEMENT

66.00'

N89°54'18"W 1387.99'

OUTLOT C  
113.25 ACRES  
(AGRICULTURAL USE)

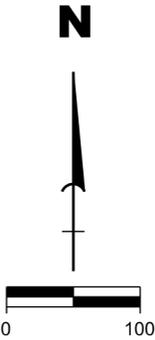
MATCHLINE SHEET 5

CENTER OF  
SEC. 10-11-08  
FOUND 1" ID IRON PIPE

2372.42'(M)

N89°47'59"E

2661.45'(M)



# D.C. ADDITION

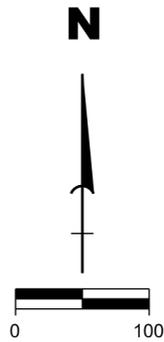
FINAL PLAT

MATCHLINE SHEET 3

66.00'

MATCHLINE SHEET 4

OUTLOT C  
113.25 ACRES  
(AGRICULTURAL USE)



SE CORNER, N1/2, NE1/4  
SEC. 10-11-08  
FOUND 1" ID IP

N 162ND STREET

60' COUNTY ROAD  
RIGHT-OF-WAY

FOUND #5 REBAR  
W/CAP #618

FOUND #5 REBAR  
W/CAP #618

FOUND #5 REBAR

E1/4 CORNER  
SEC. 10-11-08  
FOUND 2" LCSM

2372.42'(M)  
N89°47'59"E  
2661.45'(M)

256.03'(M)

33'

228.94'

S89°49'53"W  
255.94'(M) 256.00'(R2)

S00°11'44"E  
250.12'(M) 250.00'(R2)

27.00'

33'

60.00'

60.00'

60.00'

1323.22'

S01°07'21"E 1073.62'(M) 1073.62'(R)

S00°12'55"E  
2347.14'

10.00'

50'

## ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO AMEND THE WAVERLY ZONING REGULATIONS, ARTICLE 5, RELATING TO SPECIAL AND OVERLAY DISTRICTS, FP SALT CREEK VALLEY FLOODPLAIN/FLOODWAY OVERLAY DISTRICT.

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

Section 1. Whereas, that section 11.531, a., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

- a. This ordinance shall apply to all lands within the jurisdictions of the City of Waverly identified on the Flood Insurance Rate Map (FIRM) panels 31109C0216F dated February 18, 2011 and 31109C0210G, 31109C0215G, 31109C0217G, 31109C0218G, 31109C0219G, and 31109C0240G dated April 16, 2013 as Zones A, A1-30, AE, AO, or AH and within the Zoning Districts FW and FF established in Section 11.533 of this ordinance. In all areas covered by this ordinance, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the governing body under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 11.534, 11.535, and 11.536.

Section 2. Whereas, that section 11.533, contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study 31109CV001B, 31109CV002B, 31109CV003B dated April 16, 2013 and on accompanying FIRM panels as established in Section 11.531. Within these districts all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

Section 3. Whereas, that section 11.534, c., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

- c. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations.

Section 4. Whereas, that section 11.535, b., 8. & 9., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

8. Wet-floodproofing for Agricultural Structures by Variance

- a. When owners elect to wet floodproof agricultural structures, the structure shall:
- (1) Be anchored to resist flotation, collapse, and lateral movement.
  - (2) Have flood damage-resistant materials below the base flood elevation in compliance with the definition in Section 11.540 “Flood damage resistant materials”
  - (3) Have mechanical, electrical, and utility equipment elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
    - (a) Watertight and substantially impermeable to the passage of water; and,
    - (b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 11.532.

- (4) Have flood openings in compliance with the requirements below:
  - (a) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
    - 1) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
    - 2) The bottom of all openings shall not be higher than one (1) foot above grade, and
    - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (5) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

9. Accessory Structures

- a. Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:
- (1) The structure shall not be used for human habitation.
  - (2) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.
  - (3) The floor area shall not exceed 800 square feet.

- (4) The structure shall have a low damage potential.
- (5) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.
- (6) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
  - (a) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
  - (b) The bottom of all openings shall not be higher than one (1) foot above grade, and
  - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (7) No utilities shall be installed except electrical fixtures in the structure, which must be elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
  - (a) Watertight and substantially impermeable to the passage of water; and,
  - (b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

Section 5. Whereas, that section 11.537, 3., 4. & 5., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

3. Agricultural structures:

- a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:
  - (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
  - (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
  - (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.
  - (4) Complies with the wet floodproofing construction requirements of paragraph 5.2(C) of this ordinance.

4. Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in Section 19-912, R.R.S. 1943.
5. In passing upon such applications, the Waverly Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:
  - a. The danger that materials may be swept onto other lands to the injury of others;
  - b. The danger to life and property due to flooding or erosion damage;
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - d. The importance of the services provided by the proposed facility to the community;
  - e. The necessity to the facility of a waterfront location, where applicable;
  - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
  - g. The compatibility of the proposed use with existing and anticipated development;
  - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
  - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Section 6. Whereas, that section 11.540, contained within Article 5 of the Waverly Zoning Regulations be amended to add definitions to read as follows:

ADD: **“Accessory Structure”** means a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as *“appurtenant structure.”*

ADD: **“Agricultural Structure”** for floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

ADD: **“Flood Damage Resistant Material”** means any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

Section 7. That any ordinance in conflict with this ordinance is hereby repealed.

Section 8. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
William D. Gerdes  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Deputy Treasurer

(Seal)

## SPECIAL AND OVERLAY DISTRICTS

### 11.533 Establishment of Zoning Districts

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study [and accompanying map(s)]. Within these districts all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

### 11.534 Standards for Floodplain Development

- a. No permit for development shall be granted for new construction, substantial improvements and other development(s) including the placement of manufactured homes within all numbered and unnumbered A zones (including AE, AO, and AH zones) unless the conditions of this Section are satisfied.
- b. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; zones shall be subject to all development provisions of Section 11.535. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from Federal, State or other sources.

~~Until a floodway has been designated, no development or substantial improvement may be permitted within special however, the water surface elevation was not provided. The unnumbered A flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown on the Flood Insurance Study.~~

- c. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations
- d. New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
  1. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting hydrodynamic and hydrostatic loads, including the effects of buoyancy.
  2. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
  3. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
  4. All utility and sanitary facilities be elevated or floodproofed up to the regulatory flood protection elevation.
- e. Storage of Material and Equipment

## SPECIAL AND OVERLAY DISTRICTS

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

### 11.536 Floodway Overlay District

#### a. Permitted Uses

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

1. Agricultural uses such as general farming, pasture, nurseries, forestry.
2. Residential uses such as lawns, gardens, parking and play areas.
3. Non-residential areas such as loading areas, parking and airport landing strips.
4. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

#### b. Standards for the Floodway Overlay District

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section 11.534 and 11.535. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 11.534, D, (d.) of this ordinance, in meeting the standards of this section.

### 11.537 Variance Procedures

1. The Waverly Board of Adjustment as established by the City of Waverly, Nebraska shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Waverly Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this ordinance.

#### 3. Agricultural structures:

a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:

- (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
- (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
- (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure

## SPECIAL AND OVERLAY DISTRICTS

storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.

(4) Complies with the wet floodproofing construction requirements of paragraph 5.2(C) of this ordinance.

34. Any person aggrieved by the decision of the board of adjustment or any taxpayer may appeal such \_\_\_\_\_ decision to the District Court as provided in Section 19-912, R.R.S. 1943.

45. In passing upon such applications, the Waverly Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:

- a. The danger that materials may be swept onto other lands to the injury of others;
  - b. The danger to life and property due to flooding or erosion damage;
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - d. The importance of the services provided by the proposed facility to the community;
  - e. The necessity to the facility of a waterfront location, where applicable;
  - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
  - g. The compatibility of the proposed use with existing and anticipated development;
  - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
  - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- a. Conditions for Variances
1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (11.537,A,2-11.537,A,6 below) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
  2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
  3. Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.

## SPECIAL AND OVERLAY DISTRICTS

7. Located within the areas of special flood hazard established in Section 11.531, A are areas designated as AO Zones. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:
- a. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
  - b. All new construction and substantial improvements of non-residential structures shall:
    - (1) Have the lowest floor elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or
    - (2) Together with attendant utility and sanitary facilities be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in Section 11.532, B, 2, g.
  - c. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

### 8. Wet-floodproofing for Agricultural Structures by Variance

a. When owners elect to wet floodproof agricultural structures, the structure shall:

(1) Be anchored to resist flotation, collapse, and lateral movement.

(2) Have flood damage-resistant materials below the base flood elevation in compliance with the definition in Section 11.540 "Flood damage resistant materials"

(3) Have mechanical, electrical, and utility equipment elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:

(a) Watertight and substantially impermeable to the passage of water; and,

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 11.532.

(4) Have flood openings in compliance with the requirements below:

(a) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered

## SPECIAL AND OVERLAY DISTRICTS

professional engineer or architect or meet or exceed the following minimum criteria:

- 1) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
- 2) The bottom of all openings shall not be higher than one (1) foot above grade, and
- 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

(5) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

### 9. Accessory Structures

a. Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:

- (1) The structure shall not be used for human habitation.
- (2) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.
- (3) The floor area shall not exceed 800 square feet.
- (4) The structure shall have a low damage potential.
- (5) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.
- (6) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
  - (a) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
  - (b) The bottom of all openings shall not be higher than one (1) foot above grade, and
  - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (7) No utilities shall be installed except electrical fixtures in the structure, which must be elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
  - (a) Watertight and substantially impermeable to the passage of water; and,

## SPECIAL AND OVERLAY DISTRICTS

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

### 11.536 Floodway Overlay District

#### a. Permitted Uses

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

1. Agricultural uses such as general farming, pasture, nurseries, forestry.
2. Residential uses such as lawns, gardens, parking and play areas.
3. Non-residential areas such as loading areas, parking and airport landing strips.
4. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

#### b. Standards for the Floodway Overlay District

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section 11.534 and 11.535. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 11.534, D, (d.) of this ordinance, in meeting the standards of this section.

### 11.537 Variance Procedures

1. The Waverly Board of Adjustment as established by the City of Waverly, Nebraska shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Waverly Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this ordinance.

#### 3. Agricultural structures:

a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:

- (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
- (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
- (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure

## SPECIAL AND OVERLAY DISTRICTS

### 11.540 Definitions

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

"Accessory Structure" means a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as "appurtenant structure."

"Agricultural Structure" for floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

"Appeal" means a request for a review of the Zoning Administrator's interpretation of any provision of this ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Base Flood" means the flood having one percent chance of being equaled or exceeded in any given year.

"Basement" -means any area of the building having its floor subgrade (below ground level) on all sides.

"Development" -means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Existing Construction" -means (for the purposes of determining rates) structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRM's effective before that date. "Existing construction" may also be referred to as "existing structures."

"Existing Manufactured Home Park or Subdivision" - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

"Flood" or "Flooding" -means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The usual and rapid accumulation of runoff of surface waters from any source.

"Flood Damage Resistant Material" means any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

**RESOLUTION NUMBER 24-11**

RESOLUTION APPROVING THE ANDERSON NORTH PARK 10<sup>TH</sup> ADDITION FINAL PLAT

WHEREAS, the Waverly Planning Commission has reviewed the proposed Anderson North Park 10<sup>th</sup> Addition Final Plat and is recommending approval, and

WHEREAS, the Waverly City Council has held a public hearing on the Anderson North Park 10<sup>th</sup> Addition Preliminary Plat, and

WHEREAS, the Anderson North Park 10<sup>th</sup> Addition meets the requirements of the Waverly Comprehensive Plan Subdivision Requirements.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA that the Anderson North Park 10<sup>th</sup> Addition Final Plat is hereby approved and the developer, Robert L. Benes, dba Aspen Builders, INC., can now proceed with the proposed improvements, and the Final Plat shall be filed with the Lancaster Register of Deeds by the developer within thirty (30) days from the date of the resolution being approved.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
William D. Gerdes, Mayor

\_\_\_\_\_  
Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON NORTH PARK 10TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2012001405, 2016025053, 2012001406, 2012046773, 2012046774, 201829144 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

**FRONTIER BANK**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT NOTARY**

STATE OF NEBRASKA )  
 COUNTY OF LANCASTER )SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ (NAME OF BANK OFFICER), \_\_\_\_\_ (TITLE OF BANK OFFICER), FRONTIER BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC \_\_\_\_\_

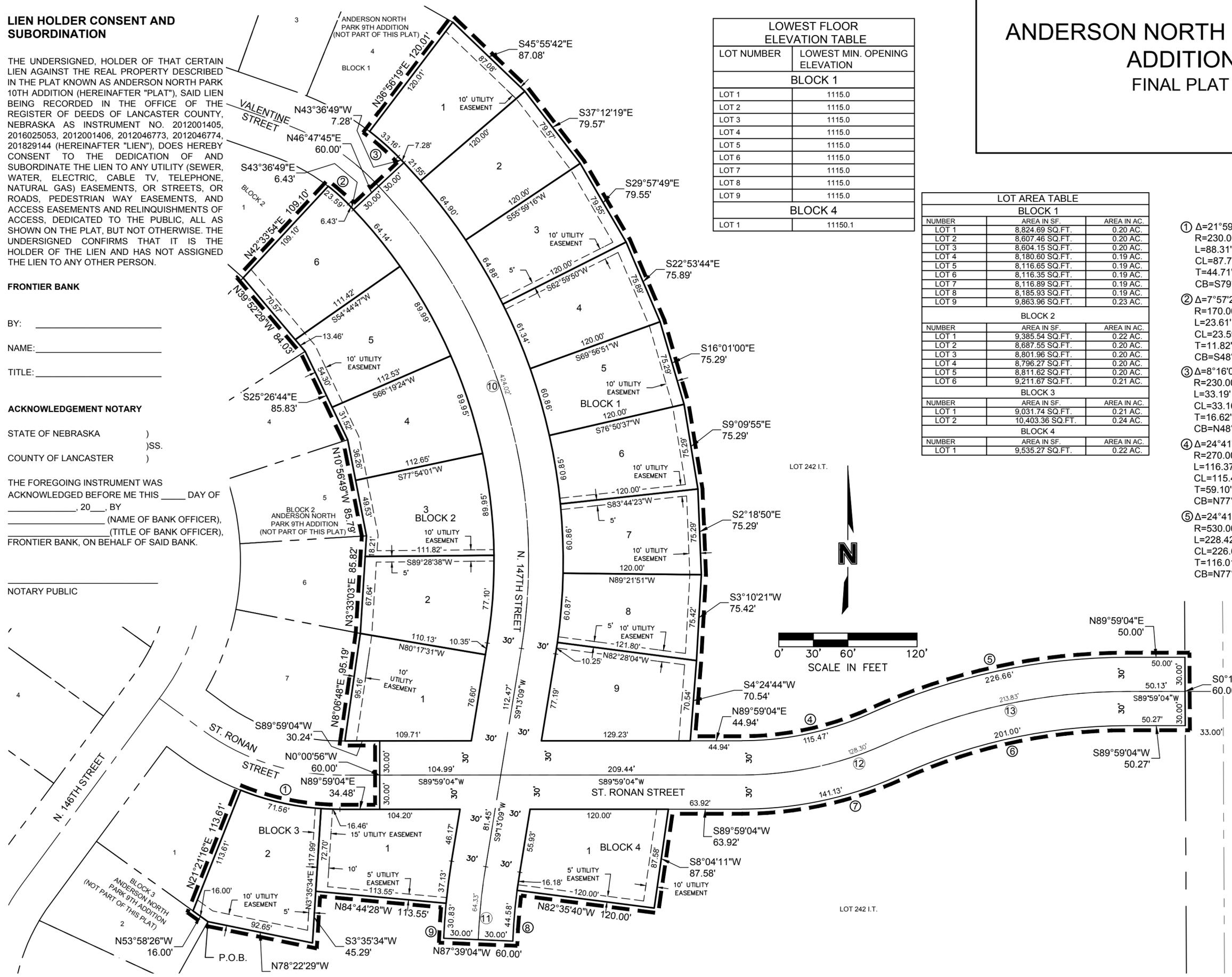
**ANDERSON NORTH PARK 10TH ADDITION FINAL PLAT**

LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	LOWEST MIN. OPENING ELEVATION
<b>BLOCK 1</b>	
LOT 1	1115.0
LOT 2	1115.0
LOT 3	1115.0
LOT 4	1115.0
LOT 5	1115.0
LOT 6	1115.0
LOT 7	1115.0
LOT 8	1115.0
LOT 9	1115.0
<b>BLOCK 4</b>	
LOT 1	11150.1

LOT AREA TABLE		
<b>BLOCK 1</b>		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,824.69 SQ.FT.	0.20 AC.
LOT 2	8,607.46 SQ.FT.	0.20 AC.
LOT 3	8,604.15 SQ.FT.	0.20 AC.
LOT 4	8,180.60 SQ.FT.	0.19 AC.
LOT 5	8,116.65 SQ.FT.	0.19 AC.
LOT 6	8,116.35 SQ.FT.	0.19 AC.
LOT 7	8,116.89 SQ.FT.	0.19 AC.
LOT 8	8,185.93 SQ.FT.	0.19 AC.
LOT 9	9,863.96 SQ.FT.	0.23 AC.
<b>BLOCK 2</b>		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,385.54 SQ.FT.	0.22 AC.
LOT 2	8,687.55 SQ.FT.	0.20 AC.
LOT 3	8,801.96 SQ.FT.	0.20 AC.
LOT 4	8,796.27 SQ.FT.	0.20 AC.
LOT 5	8,811.62 SQ.FT.	0.20 AC.
LOT 6	9,211.67 SQ.FT.	0.21 AC.
<b>BLOCK 3</b>		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,031.74 SQ.FT.	0.21 AC.
LOT 2	10,403.36 SQ.FT.	0.24 AC.
<b>BLOCK 4</b>		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,535.27 SQ.FT.	0.22 AC.

**CURVE DATA**

- ① Δ=21°59'58" R=230.00' L=88.31' CL=87.77' T=44.71' CB=S79°00'57"E
- ② Δ=7°57'21" R=170.00' L=23.61' CL=23.59' T=11.82' CB=S48°00'03"E
- ③ Δ=8°16'06" R=230.00' L=33.19' CL=33.16' T=16.62' CB=N48°09'25"W
- ④ Δ=24°41'37" R=270.00' L=116.37' CL=115.47' T=59.10' CB=N77°38'15"E
- ⑤ Δ=24°41'37" R=530.00' L=228.42' CL=226.66' T=116.01' CB=N77°38'15"E
- ⑥ Δ=24°41'37" R=470.00' L=202.56' CL=201.00' T=102.88' CB=S77°38'15"W
- ⑦ Δ=24°41'37" R=330.00' L=142.23' CL=141.13' T=72.23' CB=S77°38'15"W
- ⑧ Δ=5°06'38" R=500.00' L=44.60' CL=44.58' T=22.31' CB=S4°48'37"W
- ⑨ Δ=3°09'17" R=560.00' L=30.83' CL=30.83' T=15.42' CB=N3°50'32"E
- ⑩ Δ=52°25'25" R=480.00' L=439.18' CL=424.02' T=236.31' CB=S16°59'33"E
- ⑪ Δ=6°57'32" R=530.00' L=64.37' CL=64.33' T=32.23' CB=S5°44'23"W
- ⑫ Δ=24°41'37" R=300.00' L=129.30' CL=128.30' T=65.67' CB=S77°38'15"W
- ⑬ Δ=24°41'37" R=500.00' L=215.49' CL=213.83' T=109.45' CB=S77°38'15"W



DWG: F:\2024\00001-00500\024-00225\40-Design\Survey\SRVY\Final\Plat\Drawings\I\_FF\_02400225\_ANP10A.dwg  
 DATE: Jun 07, 2024 1:30pm XREFS: C:\PPLAT\_02400225 FP\_ANP9A\_02104523 SR-071175  
 USER: abroeker



GENERAL NOTES

- 1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL AND PROTECT ALL PROPERTY CORNERS.
2. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF WAVERLY BUILDING AND INSPECTIONS OFFICE AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
3. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES.
5. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES.
6. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES OR IMPROVEMENTS LOCATED ON SITE.
8. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE STREET ROW, UTILITY EASEMENT, OR ACCESS EASEMENT BY THE CONTRACTOR.
9. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
10. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

GENERAL NOTES (CONT.)

- 1. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON-SITE BY THE CONTRACTOR PER THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES.
3. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURE WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONSTRUCTION FOUND TO BE UNACCEPTABLE TO THE DESIGN ENGINEER/ARCHITECT/OWNER/THE CITY OF WAVERLY BUILDING AND INSPECTIONS OFFICE SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
8. ALL CONSTRUCTION SHALL BE SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL TRAFFIC CONTROL THAT MAY BE NECESSARY DURING CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROJECT SAFETY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REGULATIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
11. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AND LEGALLY.
12. CONTRACTOR SHALL NOTIFY THE CITY OF WAVERLY AT (402)-786-2312 A MINIMUM OF 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR THE CITY'S CONSULTANT FOR ANY CONSTRUCTION OBSERVATION OR NECESSARY TESTING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE ENGINEER IN REQUESTING LINE STAKES AND GRADES.
14. THE FINAL PAY ESTIMATE WILL NOT BE PROCESSED UNTIL THE CONTRACTOR HAS SATISFACTORILY CLEANED AND FLUSHED THE PAVEMENT SLAB OF ALL RUBBISH, EXCESS MATERIAL, MUD, AND DEBRIS, AND ALL PARTS OF THE WORK AREA HAVE BEEN LEFT IN A NEAT AND PRESENTABLE MANNER.
15. HOT POURED JOINT SEALER SHALL BE USED AT ALL PAVEMENT JOINTS UNLESS OTHERWISE NOTED.
16. CONSTRUCT ROCK RIP RAP, IN ACCORDANCE WITH DIVISION 900 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
17. THE FINISHED GRADES ON THE PLAN AND PROFILES ARE PROPOSED CENTERLINE TOP OF SLAB ELEVATION.
18. WITHIN ONE (1) HOUR, THE CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION.
19. ALL INTERSECTIONS SHALL BE WARPED AS DIRECTED BY THE ENGINEER IN THE FIELD TO ENSURE POSITIVE DRAINAGE.
20. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONSTRUCTION AND LONGITUDINAL PAVEMENT JOINTS.
21. ALL CONCRETE SHALL BE NDOT CLASS 47B-3500, UNLESS OTHERWISE NOTED.
22. CONTRACTOR IS REQUIRED TO REMOVE EXISTING INLET PROTECTION FROM STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
23. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER THE PROJECT SPECIFICATIONS.
24. WHERE THE WATER MAIN IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER MAIN FROM THE SEWER LINE.
25. ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS.
26. PERMANENT FIRE HYDRANTS SHALL BE COUNTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID FOR 'HYDRANT, COMPLETE L=5.5' OR 'HYDRANT, COMPLETE L=6.5'.
27. ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.

SANITARY SEWER NOTES

- 1. FOR DETAILS OF C.I. MANHOLE RING, COVER, AND STEPS, SEE DETAILS AND PROJECT SPECIFICATIONS.
2. FOR DETAILS OF STANDARD SEWER MANHOLE, SEE DETAILS AND PROJECT SPECIFICATIONS.
3. FOR DETAILS OF PIPE BEDDING, SEE DETAIL SHEET.
4. FOR DETAILS OF STANDARD SANITARY SEWER SERVICES, SEE DETAIL SHEET.
5. FOR DETAILS OF SANITARY SEWER CONSTRUCTION, SEE THE PROJECT SPECIFICATIONS.
6. USE 3' COUPLINGS AS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT. (3.05 M) HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS, MEASURED EDGE TO EDGE.
8. AT ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.
9. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
10. ALL SEWER PIPE INSTALLED UNDER THIS PROJECT SHALL BE INSPECTED BY T.V. CAMERA BY AN INDEPENDENT SEWER INSPECTION SERVICE.
11. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.

SCHEDULE OF APPROXIMATE QUANTITIES

Table with columns: PAVING ITEM, UNIT, QUANTITY. Includes items like 7" P.C.C. PAVEMENT W/INT CURB, ADJUST WATER VALVE BOX TO FINAL GRADE, CONCRETE HEADER, SANITARY SEWER ITEM, WATER ITEM, etc.

PAVING NOTES

- 1. ALL INTERSECTION RADII SHALL BE 25' UNLESS OTHERWISE NOTED.
2. CONSTRUCT PORTLAND CONCRETE PAVEMENT IN ACCORDANCE WITH DIVISION 600 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. PROVIDE OPENINGS IN CURB RAMP AS SHOWN ON THE PLANS.
4. MINIMUM SPACING FOR SAWED TRANSVERSE CONSTRUCTION JOINTS FOR P.C.C. SHALL BE 10'.
5. TRANSVERSE JOINTS SHALL BE ALIGNED TO COINCIDE WITH THE CENTER LINE OF INTERSECTING SIDE STREETS WHEREVER POSSIBLE.
6. ALL SAWED TRANSVERSE JOINTS SHALL BE CONTINUOUS ACROSS THE PAVEMENT AND EXTEND THROUGH CURBS.
7. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 305 & 206 'HOT WEATHER' & COLD WEATHER' CONCRETING.
8. ALL OTHER APPLICABLE SECTIONS FOR MATERIALS AND CONSTRUCTION, WITHIN THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2017 EDITION, NEBRASKA DEPARTMENT OF TRANSPORTATION, SHALL APPLY.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT.
10. THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING.
11. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, AND INLETS TO FINISH GRADE.
12. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
13. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL CURB CUTS AND RAMPS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER/VOLT. 58 NO. 144/RULES AND REGULATIONS).

PAVING NOTES (CONT.)

- 1. HOT POURED JOINT SEALER SHALL BE USED AT ALL PAVEMENT JOINTS UNLESS OTHERWISE NOTED.
2. CONSTRUCT ROCK RIP RAP, IN ACCORDANCE WITH DIVISION 900 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. UNDERLAIN WITH GEOTEXTILE FILTER FABRIC (MIRIFI 180N OR APPROVED EQUAL).
4. WITHIN ONE (1) HOUR, THE CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION.
5. ALL INTERSECTIONS SHALL BE WARPED AS DIRECTED BY THE ENGINEER IN THE FIELD TO ENSURE POSITIVE DRAINAGE.
6. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONSTRUCTION AND LONGITUDINAL PAVEMENT JOINTS.
7. ALL CONCRETE SHALL BE NDOT CLASS 47B-3500, UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS REQUIRED TO REMOVE EXISTING INLET PROTECTION FROM STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER THE PROJECT SPECIFICATIONS.
10. WHERE THE WATER MAIN IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER MAIN FROM THE SEWER LINE.
11. ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS.
12. PERMANENT FIRE HYDRANTS SHALL BE COUNTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID FOR 'HYDRANT, COMPLETE L=5.5' OR 'HYDRANT, COMPLETE L=6.5'.
13. ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.

WATER MAIN NOTES (CONT.)

- 1. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
2. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL BMP'S AND DEVICES TO ALLOW ADEQUATE FLUSHING OF WATER MAIN.
4. FOR ANY WATER CROSSING OF A STORM SEWER INLET WITHIN 18" VERTICAL OR 4' HORIZONTAL, INLETS MUST BE WATERPROOFED - INCLUDING WATERSTOPS AT ALL CURB INLET CONSTRUCTION JOINTS AND A WATERPROOF COATING TO INTERIOR JOINTS, INCLUDING PIPE CONNECTIONS.

WATER MAIN NOTES

- 1. FOR DETAILS OF PIPE BEDDING, SEE DETAIL SHEET.
2. FOR DETAILS OF THRUST BLOCKS, TEE BLOCKS, AND PLUG BLOCKS, SEE DETAIL SHEET.
3. FOR DETAILS OF HYDRANT INSTALLATIONS, SEE DETAIL SHEET.
4. FOR DETAILS OF WATER MAIN CONSTRUCTION, SEE THE PROJECT SPECIFICATIONS.
5. ALL ANCHORING COUPLINGS TO BE 18" IN LENGTH UNLESS OTHERWISE NOTED.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. LEAKAGE TEST AND PRESSURE TESTING SHALL CONFORM TO AWWA STANDARD C600 LATEST REVISIONS PER SECTION 8.5.5 OF THE RECOMMENDED STANDARDS FOR WATER WORKS.
8. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 LATEST REVISIONS PER SECTION 8.5.6 OF THE RECOMMENDED STANDARDS FOR WATER WORKS.
9. HYDRANTS SHALL BE KENNEDY GUARDIAN K81D/5'-6" BURY OR 6'-6" BURY.
10. PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
11. FOR PVC WATER MAIN CONSTRUCTION, ALL FITTINGS SHALL BE DUCTILE IRON WRAPPED WITH POLYWRAP. POLYWRAP SHALL BE LINEAR LOW DENSITY POLYETHYLENE FILM MANUFACTURED OF VIRGIN POLYETHYLENE MATERIAL.

WATER MAIN NOTES (CONT.)

- 1. POLYWRAP SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER THE PROJECT SPECIFICATIONS.
2. WHERE THE WATER MAIN IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER MAIN FROM THE SEWER LINE.
3. ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS.
4. PERMANENT FIRE HYDRANTS SHALL BE COUNTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID FOR 'HYDRANT, COMPLETE L=5.5' OR 'HYDRANT, COMPLETE L=6.5'.
5. ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.



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Table with columns: REV. NO., DATE, DESCRIPTION, REVISIONS. Includes a vertical 'REVISIONS' column on the right.

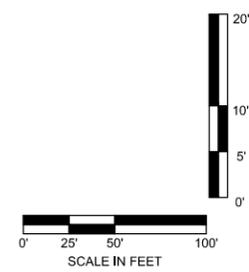
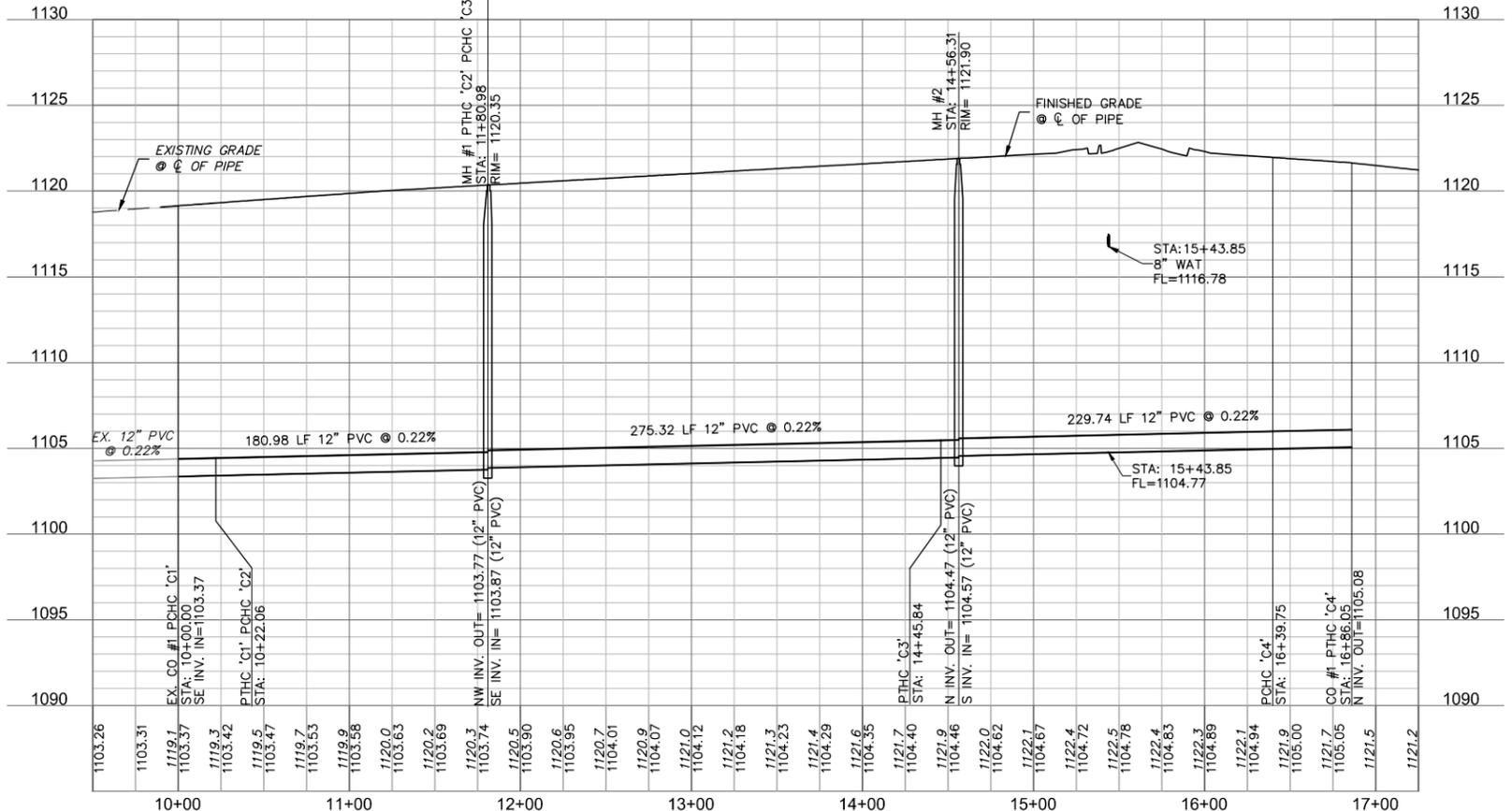
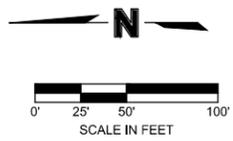
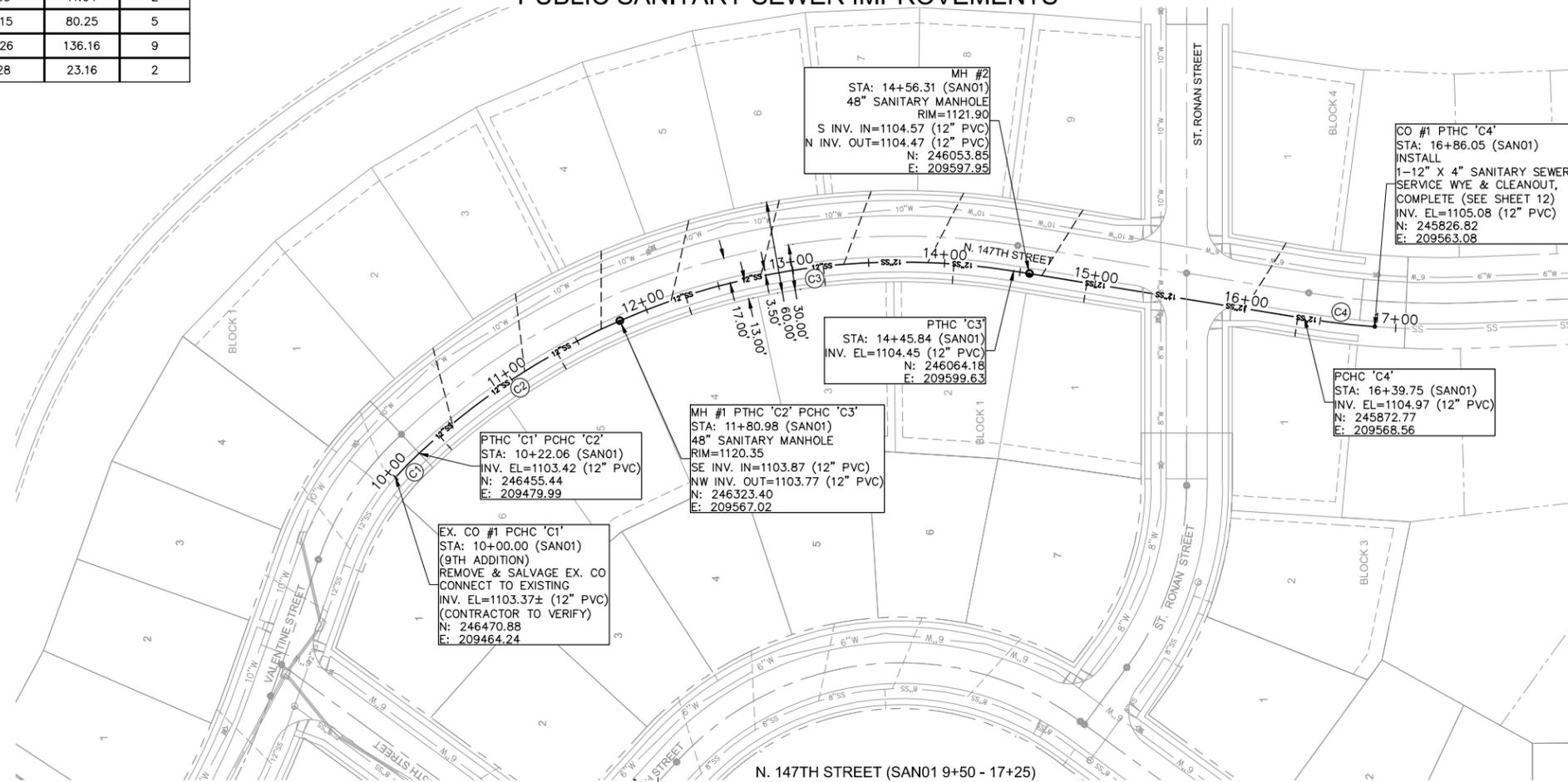
2024

ANDERSON NORTH PARK 10TH ADDITION PUBLIC IMPROVEMENTS
Waverly, Nebraska

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 05.21.2024

ALIGNMENT CURVES						
CURVE ID	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD LENGTH (FT)	TANGENT LENGTH	3' FITTINGS
C1	183.00	22.06	006°54'24"	22.05	11.04	2
C2	463.00	158.93	019°40'01"	158.15	80.25	5
C3	463.00	264.86	032°46'33"	261.26	136.16	9
C4	547.00	46.29	004°50'57"	46.28	23.16	2

# ANDERSON NORTH PARK 10TH ADDITION PUBLIC SANITARY SEWER IMPROVEMENTS



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SANITARY PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION  
PUBLIC SANITARY SEWER IMPROVEMENTS

Waverly, Nebraska

drawn by: \_\_\_\_\_ JHK  
 designed by: \_\_\_\_\_ JHK  
 project no.: 024-00225  
 date: 05.21.2024

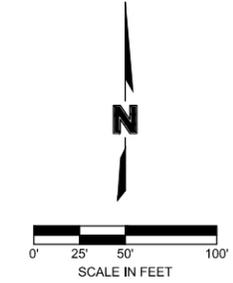
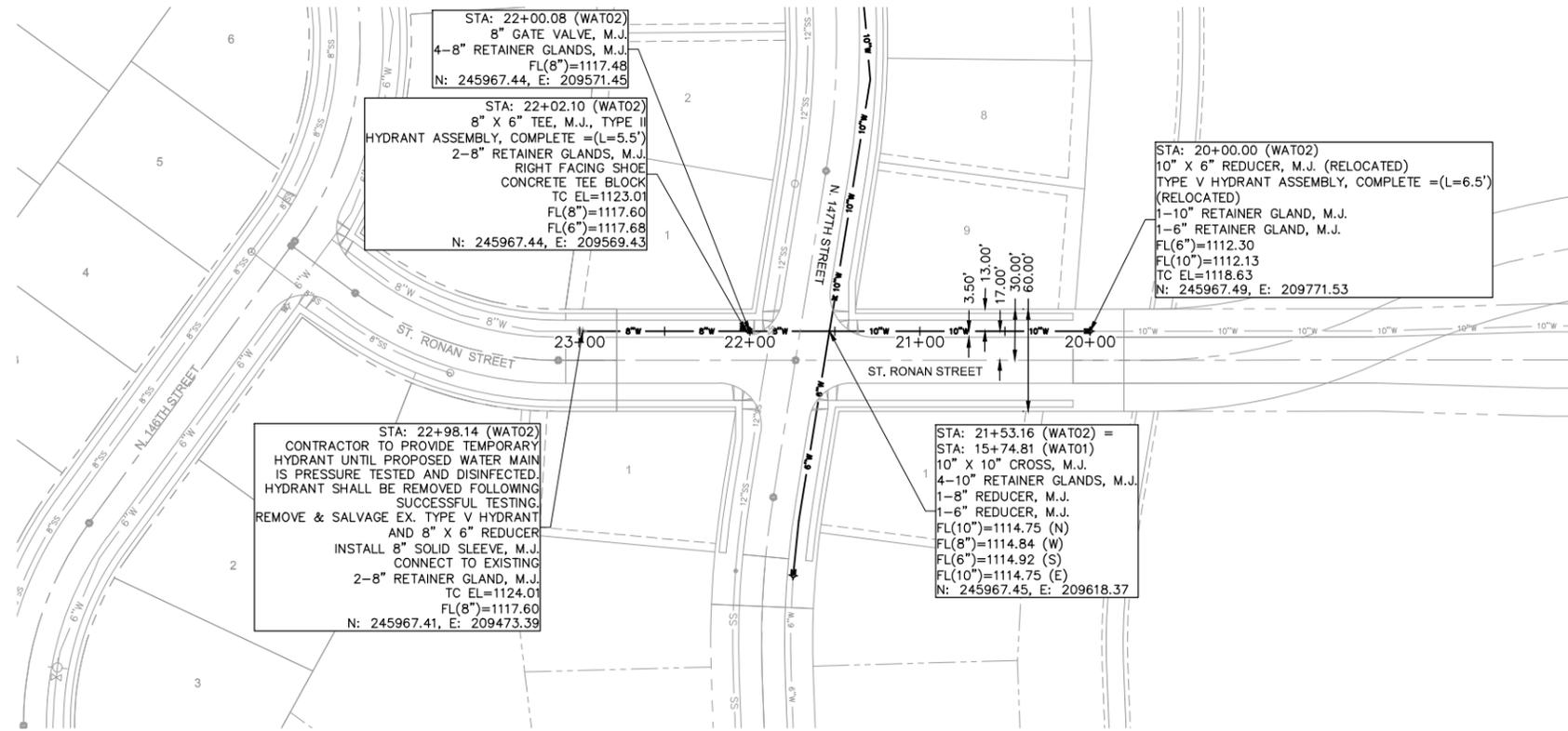
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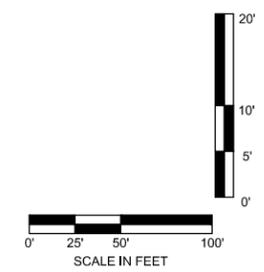
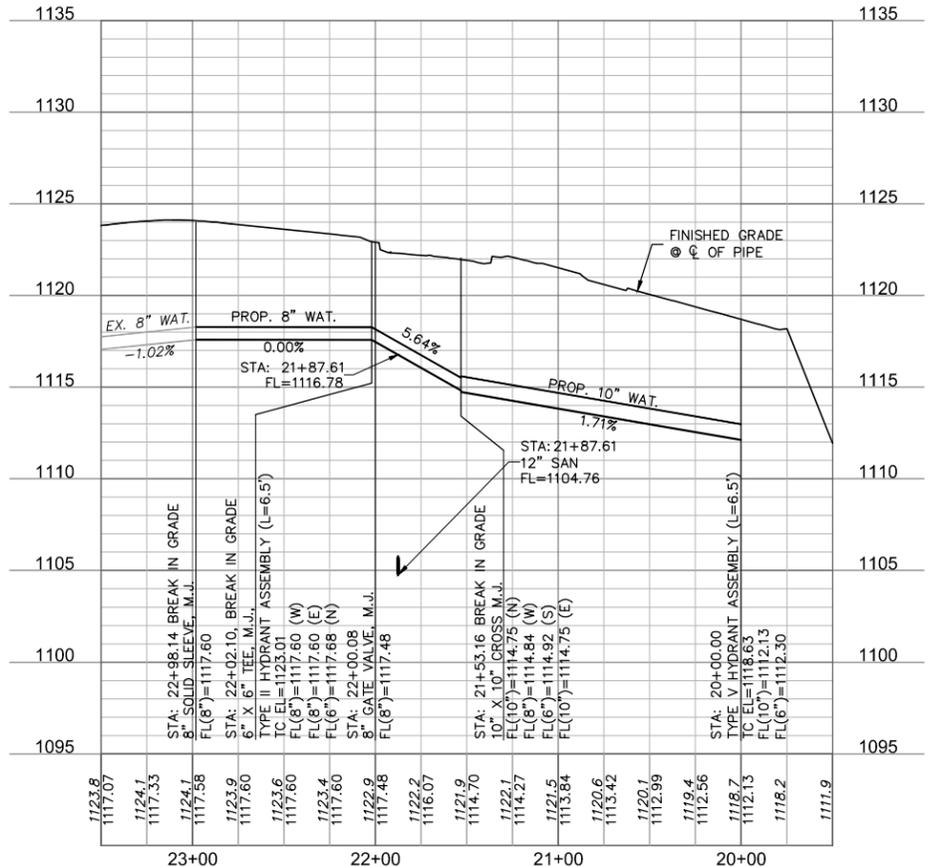


HYDRANT INFORMATION			
STATION	TOP OF CURB ELEVATION	FLANGE ELEVATION	FLOW LINE ELEVATION
20+00.00	1119.07	1119.57	1112.30
22+02.10	1123.01	1123.51	1117.68

# ANDERSON NORTH PARK 10TH ADDITION PUBLIC WATER MAIN IMPROVEMENTS



ST. RONAN STREET (WAT02 19+50 - 23+50)



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WATER MAIN PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION  
PUBLIC WATER MAIN IMPROVEMENTS

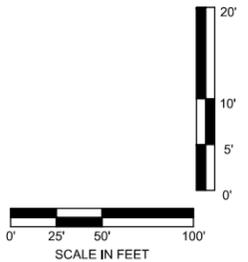
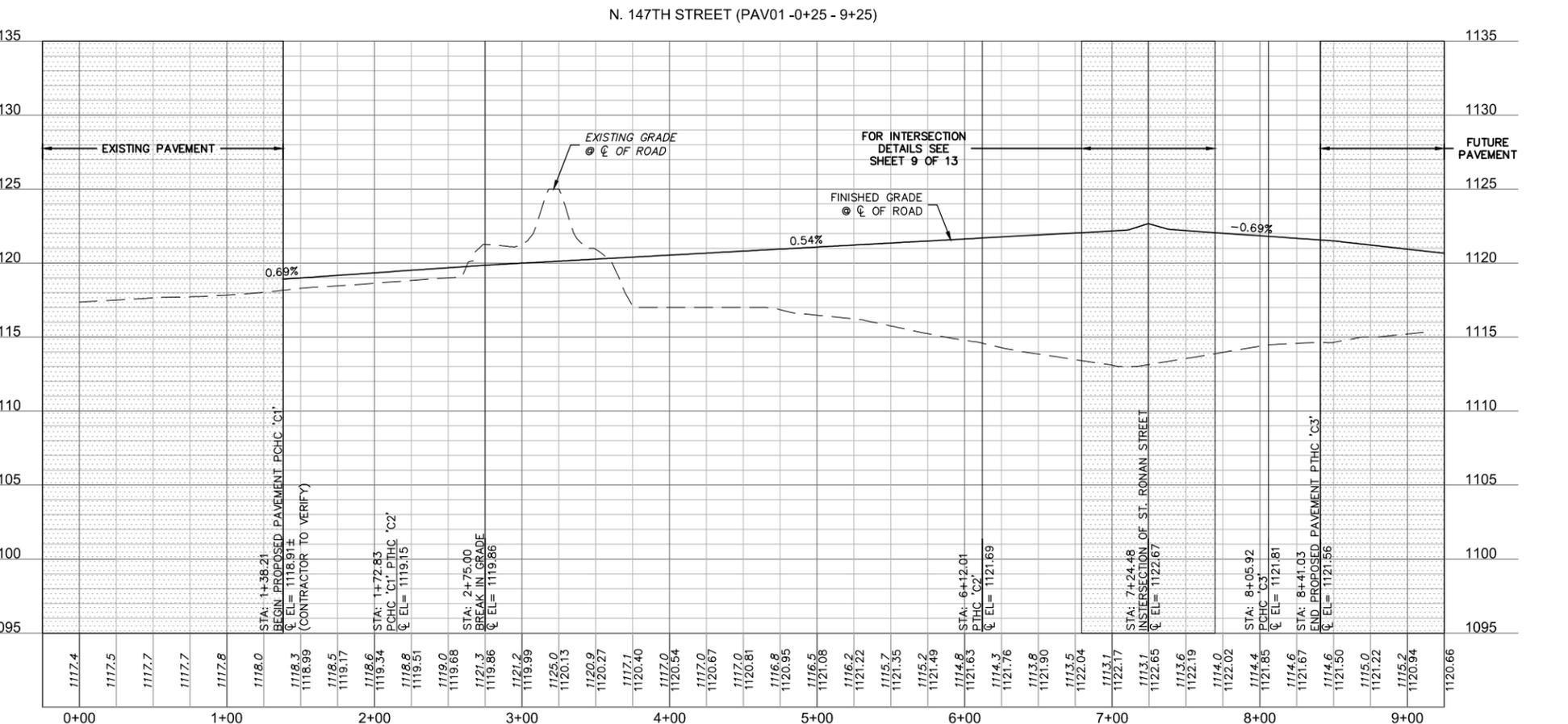
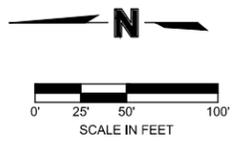
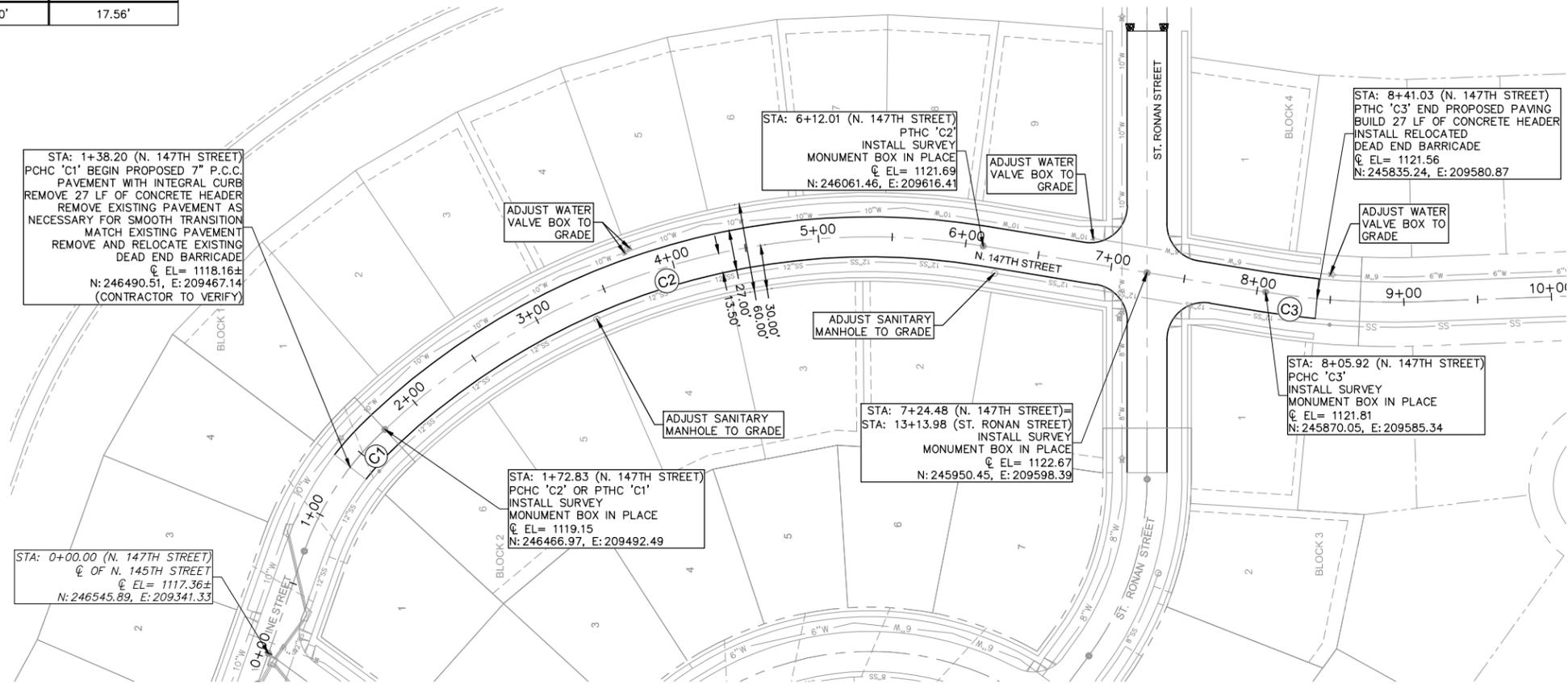
Waverly, Nebraska

drawn by: \_\_\_\_\_ JHK  
designed by: \_\_\_\_\_ JHK  
project no.: 024-00225  
date: 05.21.2024

SHEET  
6 of 13

CURVE TABLE					
CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	TANGENT LENGTH
C1	200.00'	9°55'18"	34.63'	34.59'	17.36'
C2	480.00'	52°25'25"	439.18'	424.02'	236.31'
C3	530.00'	3°47'41"	35.10'	35.10'	17.56'

# ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS





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REV. NO.	DATE	DESCRIPTION

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REVISIONS

PUBLIC PAVING PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION  
PUBLIC PAVING IMPROVEMENTS

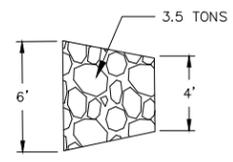
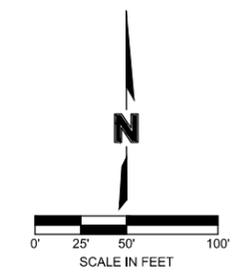
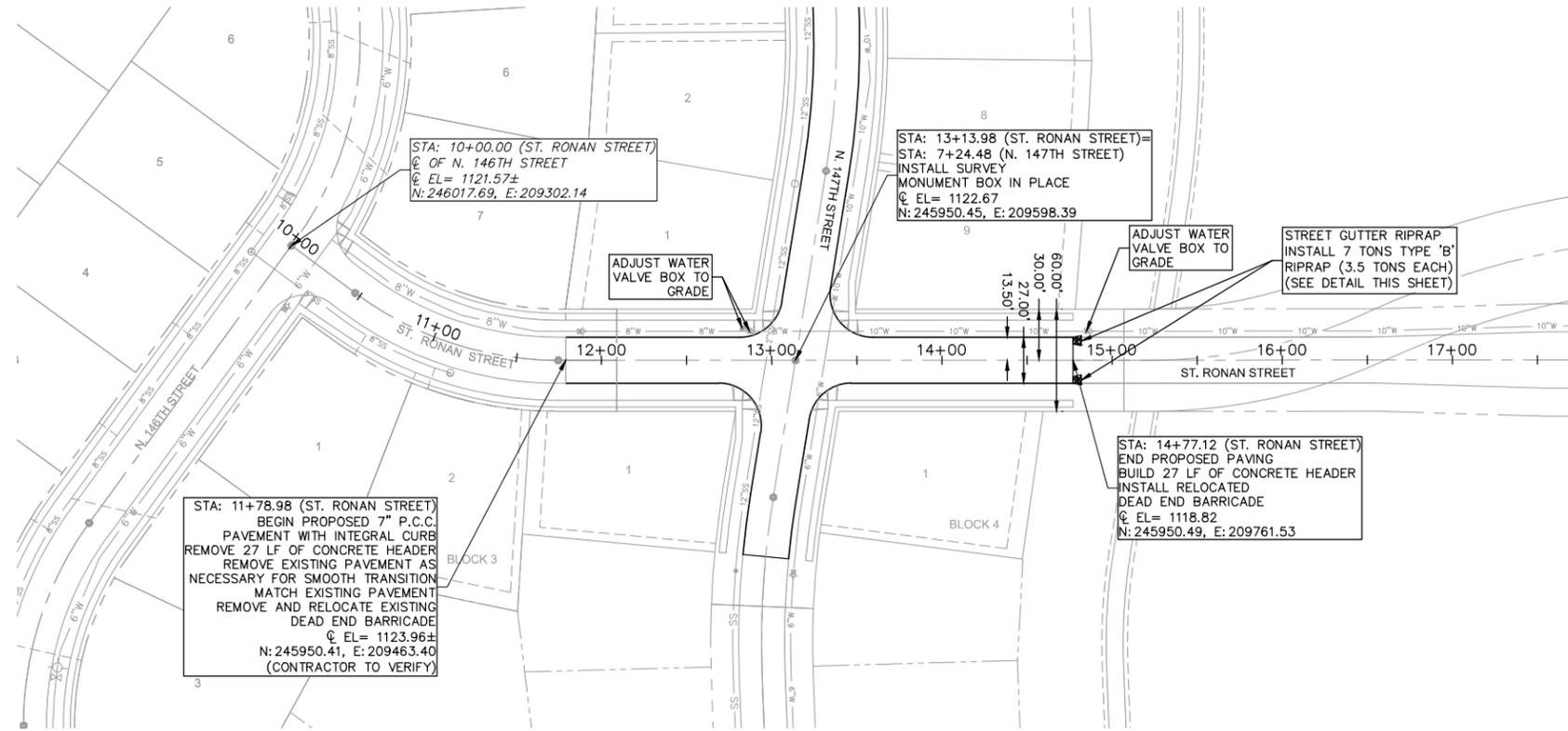
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designed by: \_\_\_\_\_ JHK  
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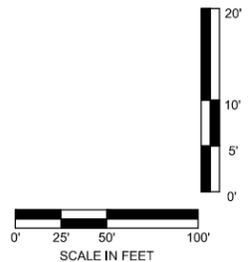
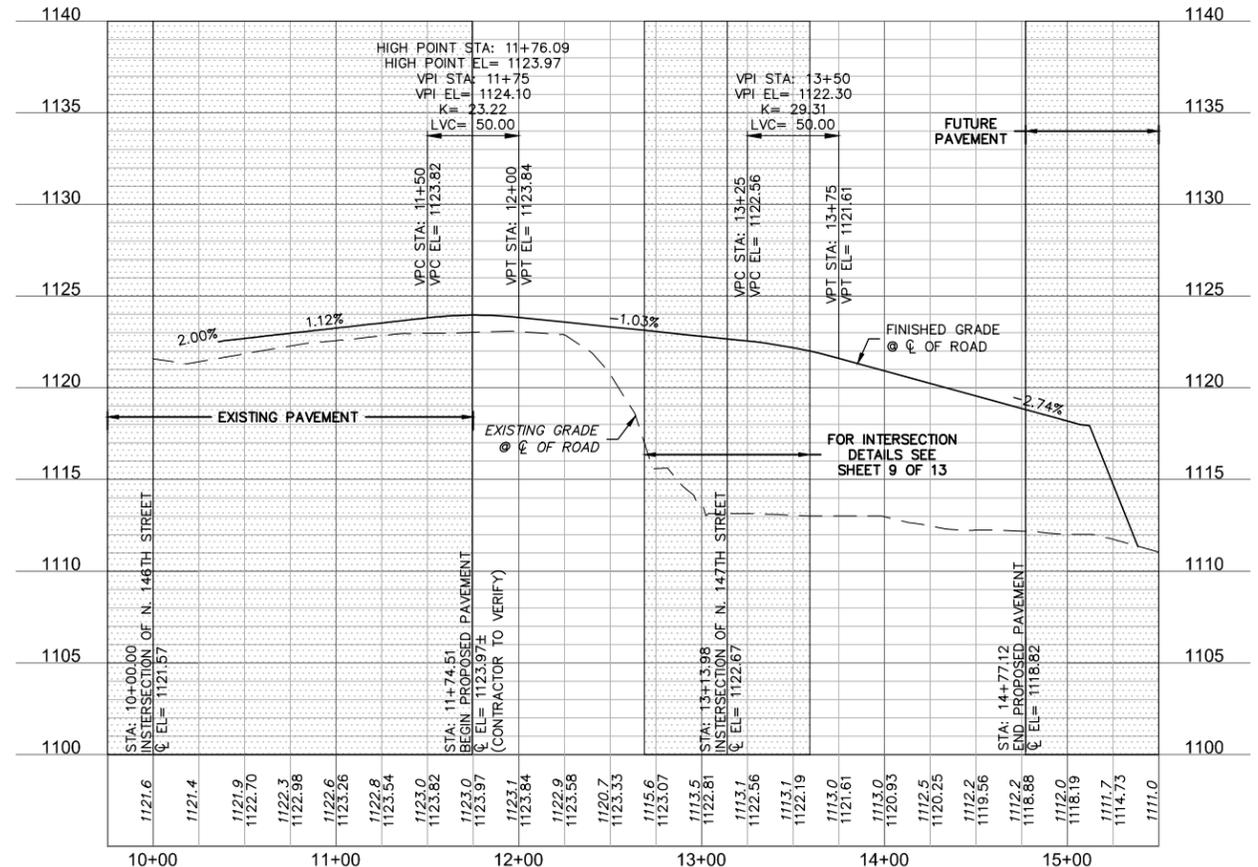
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# ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS



ST. RONAN STREET (PAV02 9+75 - 15+50)





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**PUBLIC PAVING PLAN AND PROFILE**

**ANDERSON NORTH PARK 10TH ADDITION  
PUBLIC PAVING IMPROVEMENTS**

Waverly, Nebraska

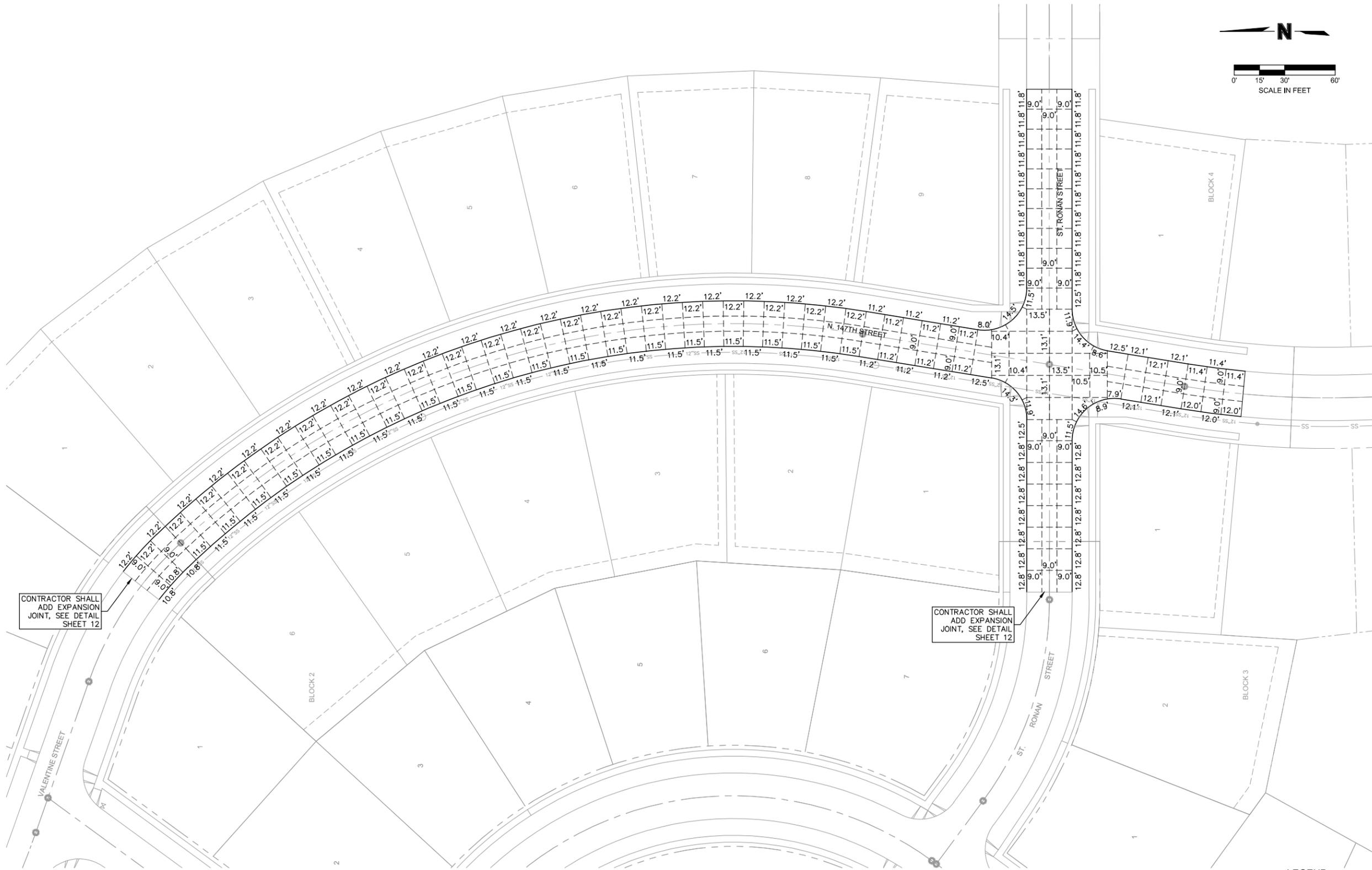
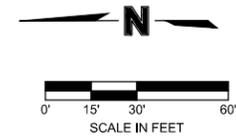
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designed by: \_\_\_\_\_ JHK  
project no.: 024-00225  
date: 05.21.2024

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8 of 13

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# ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS



CONTRACTOR SHALL  
ADD EXPANSION  
JOINT, SEE DETAIL  
SHEET 12

CONTRACTOR SHALL  
ADD EXPANSION  
JOINT, SEE DETAIL  
SHEET 12

NOTE: START CONTRACTION JOINTS AT END OF RETURNS  
AND MANHOLE STRUCTURES, TO ACHIEVE CONSISTENT  
SPACING. SEE MANHOLE COLLAR DETAIL FOR JOINT  
INTEGRATION

LEGEND	
	ROAD RIGHT-OF-WAY
	PAVEMENT JOINT LINE
	PROPERTY LINE
	PROPOSED BACK OF CURB



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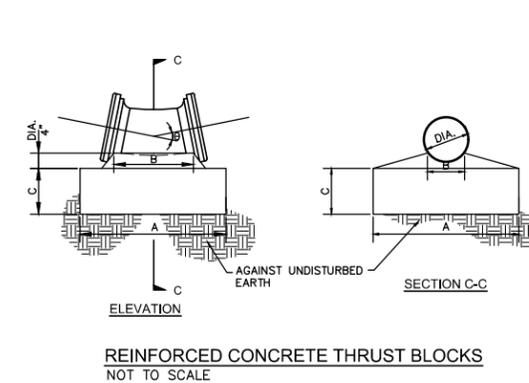
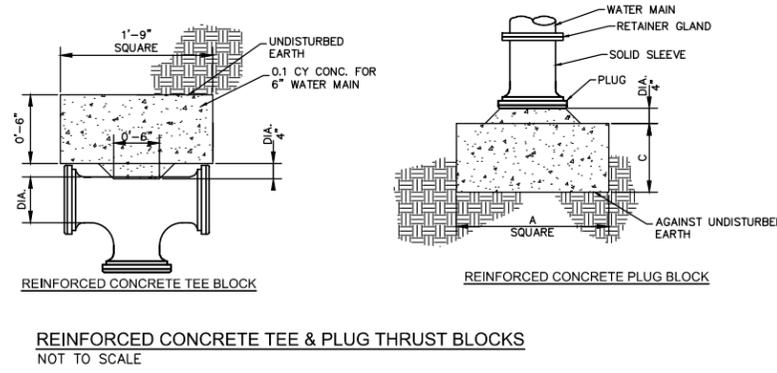
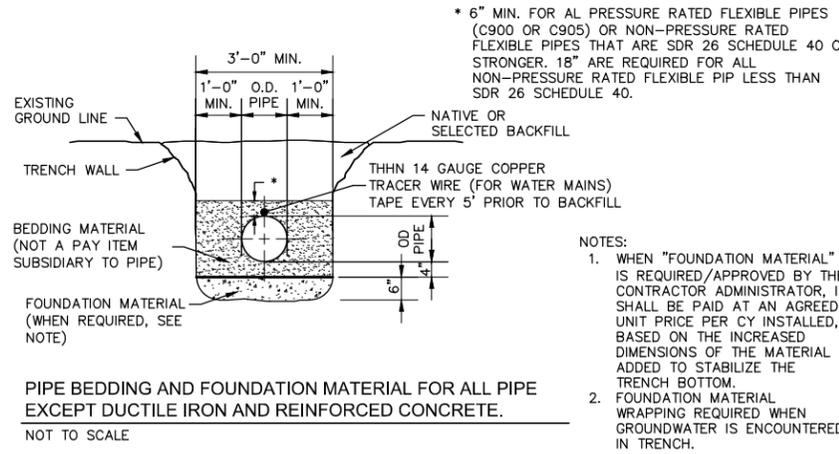


REV. NO.	DATE	DESCRIPTION	REVISIONS

PUBLIC PAVING JOINTING PLAN	2024
ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS	
Waverly, Nebraska	

drawn by: JHK  
designed by: JHK  
project no.: 024-00225  
date: 05.21.2024

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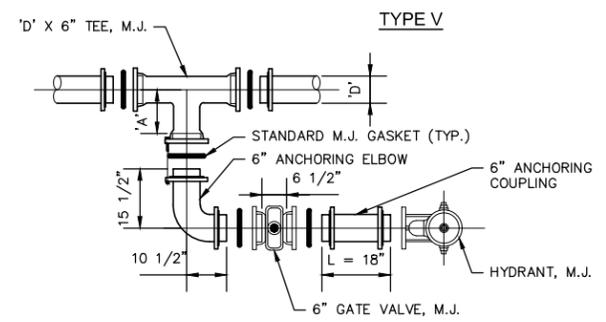
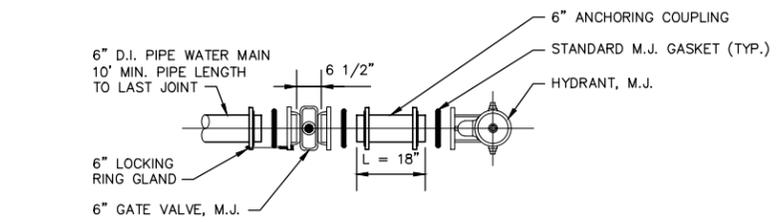


θ = 11 1/4°								θ = 22 1/2°							
DIA.	A	B	C	ROUND BAR SIZE	# OF BARS EACH WAY	STEEL LBS.	CONC. CU. FEET	DIA.	A	B	C	ROUND BAR SIZE	# OF BARS EACH WAY	STEEL LBS.	CONC. CU. FEET
6"	1'-3"	0'-9"	0'-9"	-	-	-	0.1	6"	1'-6"	0'-9"	0'-9"	-	-	-	0.1
10"	1'-6"	1'-0"	1'-0"	#4	3	4.0	0.1	10"	1'-11"	1'-0"	1'-0"	#4	3	5.5	0.15

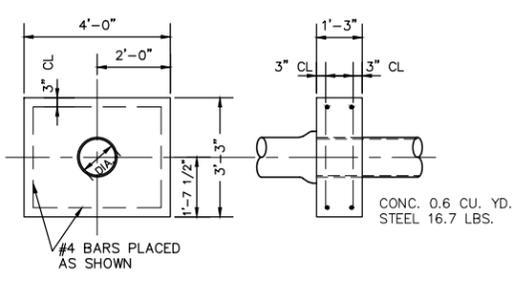
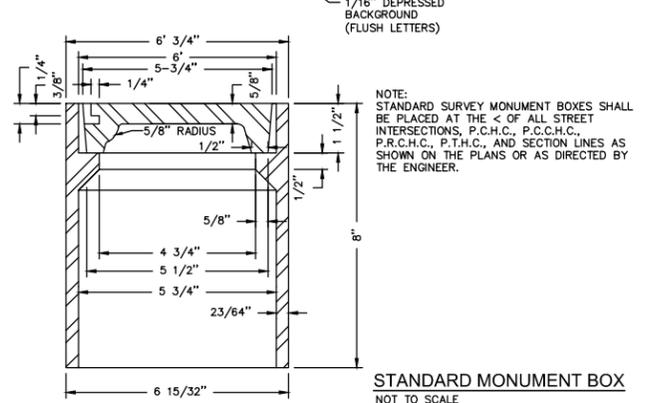
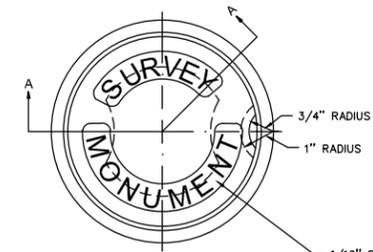
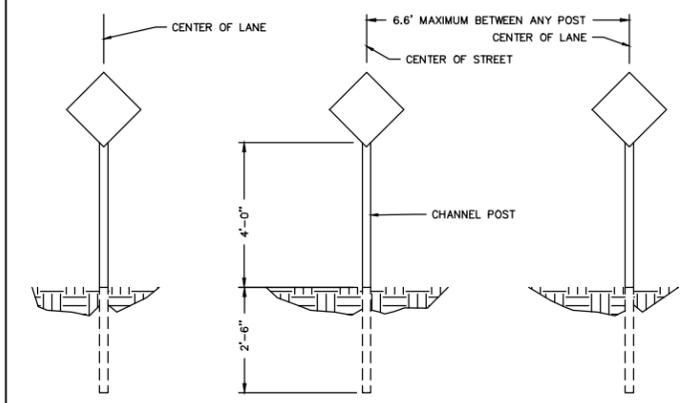
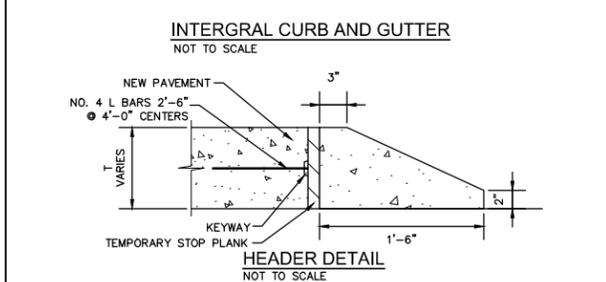
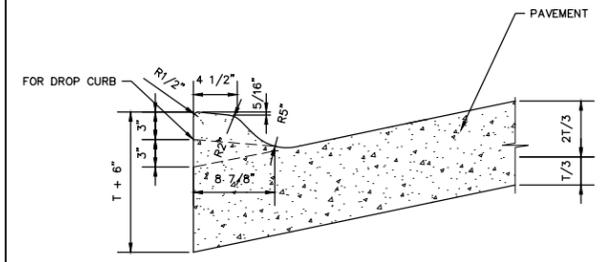
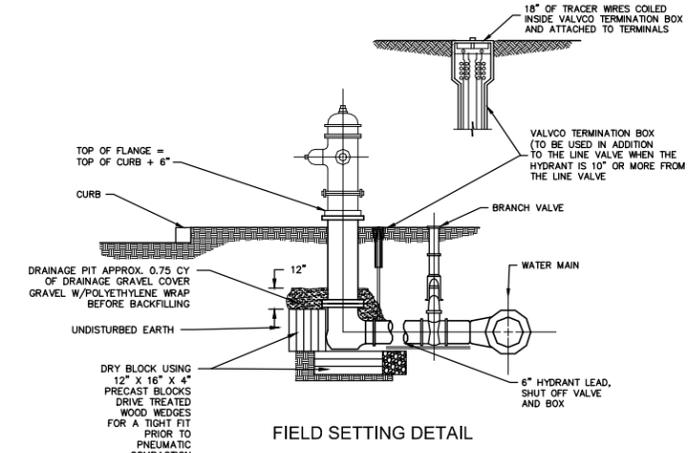
θ = 45°								θ = 90°							
DIA.	A	B	C	ROUND BAR SIZE	# OF BARS EACH WAY	STEEL LBS.	CONC. CU. FEET	DIA.	A	B	C	ROUND BAR SIZE	# OF BARS EACH WAY	STEEL LBS.	CONC. CU. FEET
6"	1'-9"	1'-0"	1'-0"	-	-	-	0.3	6"	2'-3"	1'-0"	1'-0"	-	-	-	0.3
10"	2'-9"	1'-0"	1'-0"	#4	3	14.5	0.35	10"	3'-8"	1'-0"	1'-2"	#4	6	31.0	0.7

- NOTES:  
1. THRUST BLOCKS TO BE POURED AGAINST UNDISTURBED EARTH.  
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM SERIAL DESIGNATION A-305-507 AND SHALL SATISFY THE BEND TEST REQUIREMENTS FOR STRUCTURAL GRADE STEEL IN ACCORDANCE WITH THE REQUIREMENTS.  
3. ALL CONCRETE SHALL BE NDOR CLASS 47B-3,500  
4. MINIMUM DEPTH OF EMBEDMENT FOR REINFORCING STEEL TO BE AS NOTED.  
5. ALL REINFORCING STEEL SHALL BE EPOXY COATED.



**TEE CONNECTION DIMENSIONS**

MAIN RUN SIZE (INCHES) 'D'	BRANCH SIZE (INCHES)	BRANCH LENGTH SWIVEL TEE (INCHES) 'A'	BRANCH LENGTH (INCHES) 'A'
6	6	10.5	8
10	6	13.5	11



**NOTE**  
WHENEVER PVC PIPE IS USED FOR WATER MAIN MATERIAL, A THRUST COLLAR SHALL BE INSTALLED 5' FROM EACH LINE VALVE OR REDUCER. TWO WEDGE ACTION RETAINER GLANDS SHALL BE EMBEDDED IN THE THRUST COLLAR, WITH THE GRIPPING WEDGES FACING OPPOSITE DIRECTIONS, TO PROVIDE THRUST RESTRAINT FROM EITHER DIRECTION. A SINGLE WEDGE ACTION RETAINER GLAND SHALL BE INSTALLED ON THE M.J. JOINT ON THE SIDE OF THE VALVE OR REDUCER NEAREST THE THRUST COLLAR.

601 P Street, Suite 200  
P.O. Box 84608  
Lincoln, NE 68508  
olsson.com  
TEL 402.474.6311  
FAX 402.474.5063  
Olsson - Engineering  
Nebraska COA #CA-0638

REV. NO.	DATE	DESCRIPTION	REVISIONS

DETAIL SHEET

ANDERSON NORTH PARK 10TH ADDITION  
PUBLIC IMPROVEMENTS

2024

Waverly, Nebraska

drawn by: JHK  
designed by: JHK  
project no.: 024-00225  
date: 05.21.2024

**SHEET**  
11 of 13

F:\2024\0001-0050\024-00225\40-design\AutoCAD\final plans\Sheets\SDNIC\_GEN01\_02400225.dwg  
 DATE: Jun 07, 2024 11:23am USER: klein





## MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON JUNE 11, 2024

### CALL TO ORDER

Mayor Bill Gerdes called the meeting to order at 6:00 p.m. and led those in attendance in reciting the Pledge of Allegiance. Gerdes acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. Mayor Bill Gerdes and Council Members Abbey Pascoe, Dave Nielson, Aaron Hummel, and David Jespersen were in attendance. Other City Officials present were City Administrator Stephanie Fisher, City Attorney Mark Fahleson, and City Clerk Megan Frye. Others present were Natasha Hoyer and Lancaster County Sheriff Deputy Jason Brownell. 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 Pascoe moved to adopt the Agenda as presented. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Pascoe, Nielson, Hummel, and Jespersen. The following Council Members voted "NAY": None. Motion carried. 4-0.

### CONSENT AGENDA

#### Minutes of the May 28, 2024 City Council Meeting

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

The following Council Members voted "YEA": Nielson, Hummel, Jespersen, and Pascoe. The following Council Members voted "NAY": None. Motion carried. 4-0.

### PROCLAMATIONS AND PRESENTATIONS

None.

### PUBLIC HEARINGS

None.

### SHERIFF'S REPORT

Deputy Brownell reported there was a transient resting in Wayne Park and was willingly brought back to Lincoln. Otherwise, it's been quiet.

### PUBLIC COMMENTS

None.

### APPROVAL OF MINUTES

Consent Agenda.

### CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS

#### Claims for payment

Claims for Payment: May 29 <sup>th</sup> - June 11 <sup>th</sup> , 2024		
Group A		
Vendor	Description	Amount
Hailey Beasley	Utility Deposit Refund	\$ 100.00

Christopher Gerard Both	Utility Deposit Refund	\$ 100.00
Andrew Evans	Utility Deposit Refund	\$ 100.00
Dorothy & Robert Hill	Utility Deposit Refund	\$ 100.00
Cody Hoss	Utility Deposit Refund	\$ 100.00
Melanie Howard Grooming	Utility Deposit Refund	\$ 100.00
Kyle & Lacy Lamb	Utility Deposit Refund	\$ 100.00
Mark Ogren	Utility Deposit Refund	\$ 100.00
Anna Rogert	Utility Deposit Refund	\$ 100.00
Alex Rybak	Utility Deposit Refund	\$ 100.00
Jill Swim	Utility Deposit Refund	\$ 100.00
ADP Fees	Payroll Fees	\$ 271.24
ADP Payroll	Payroll	\$ 78,487.52
Allo Communications	Phone/Internet Services	\$ 145.00
Aqua-Chem, Inc.	Pool chemicals	\$ 140.00
Barco Municipal Products Inc.	Street signs	\$ 416.88
Bauer Built	Fire truck repairs	\$ 870.16
Black Hills Energy	Natural gas	\$ 158.12
BOK Financial	Hwy Allocation Fund Bond 2020	\$ 1,592.50
BOK Financial	GO Various Purpose Bonds 2020	\$ 167,640.00
BOK Financial	GO Sewer Refunding Bond 2021	\$ 231,547.50
BOK Financial	Combined Utility Ref Bond 2021	\$ 10,233.75
BOK Financial	Combined Utility Ref Bond 2020	\$ 220,396.25
BOK Financial	GO Aquatic Center Bonds 2021	\$ 17,471.25
BOK Financial	Municipal Improve Bond 2023	\$ 45,200.00
BOK Financial	GO Water Refunding Bond 2021	\$ 8,171.25
Carquest Auto Parts	Supplies	\$ 104.96
Chad Hartwick	Reimbursement - supplies	\$ 21.72
Chase Bank	2016 Hwy Allocation Interest	\$ 660.00
City of Lincoln	Radio Systems & Maintenance Fees	\$ 445.00
Colonial Life	Insurance	\$ 43.92
Crewline Exteriors	SEND D Housing Program	\$ 20,985.00
Crouch Recreation, Inc.	Wayne Field 1 scoreboard	\$ 1,851.00
Cubby's, Inc.	Fuel	\$ 2,697.54
DataVizion, LLC	VizionCare Complete, Microsoft 365 Business	\$ 1,515.00
Dearborn National	Life & AD&D Insurance	\$ 89.50
Diamond Vogel Paint Center	Paint for parking lot stalls	\$ 165.00
Consolidated Elect. Distributor	VFD's for blowers & ox-ditch pumps	\$ 17,500.00
Elevate Luxury Homes LLC	Refund-Permit 230153	\$ 915.00
Environmental Resource Assc	PH Test	\$ 155.04
Frontier	Cornerstone plus	\$ 270.00
Harris Decals	Supplies	\$ 96.06
Hawkins, Inc.	Supplies	\$ 3,134.58
Horizon Bank	Monthly ACH Fees	\$ 10.00
John Adams	Fire school hotel reimbursement	\$ 184.95
John Hancock USA	Retirement	\$ 2,951.14
K2 CONSTRUCTION	Eastbourne Project	\$ 229,233.10
Kelly Supply Company	Press room line replacement	\$ 222.93
Kevin LaPage	Troubleshoot well 9 overheat	\$ 180.00
Lancaster Co Sheriff Office	June 2024	\$ 35,186.00

Life-Assist, Inc.	Medical Supplies	\$ 315.00
Lincoln Electric System	Electricity	\$ 19,702.34
MacQueen Equipment LLC	Fire Dept Supplies	\$ 7,480.00
MacQueen Equipment LLC	Fire Dept Supplies	\$ 667.05
MacQueen Emergency	Waverly 30 side step part	\$ 42.99
Menards-Lincoln North	Supplies	\$ 784.98
Midwest Laboratories, Inc	Lab fees	\$ 539.29
MIT Contracting	SEND D Housing Program	\$ 24,999.00
Nebraska Dept Revenue Waste	Utility Sales Tax	\$ 8,977.01
Nebraska Forest Service	Truck repairs	\$ 4,150.56
One Call Concepts, Inc.	One-Call Service	\$ 78.96
Pavers LLC	Crushed asphalt millings	\$ 158.78
Pepsi-Cola of Lincoln	Aquatic Center concessions	\$ 990.30
Pinnacle Bank	Supplies, Quickbooks subscription	\$ 14,326.42
PRC Enterprises	TIF G Snap Fitness - June 2024	\$ 5,500.00
Production Creek Specialty Adv	Pool apparel uniforms	\$ 267.00
Rembolt Ludtke LLP	Dog complaint, zoning violation, legal fees	\$ 3,656.00
SEND D Lincoln Office	DD #5 – Owner Occupied Housing Prog	\$ 1,358.50
Snyder & Associates, Inc.	Water & Sewer Extension	\$ 1,566.62
S.E. Rural Fire Protection Dist	EMS Calls	\$ 1,000.00
Stephanie Fisher	Grant Writer Training Reimbursment	\$ 138.36
Stingray Technology Services	Pool IT support	\$ 375.00
The Voice News	Advertising & Printing	\$ 953.72
Tractor Supply Company	TIF H TSC Distrib. - June 2024	\$ 102,287.00
Tractor Supply Company	TIF I TSC Retail - June 2024	\$ 32,948.54
U. S. Postmaster	Box Rent Fee	\$ 266.00
U.S. Bank Equipment Finance	Ricoh Copier	\$ 143.95
Uribe Refuse Services	Restroom Rental	\$ 91.00
Vacek Enterprises	TIF J Amberly Dental-June 2024	\$ 4,116.66
Verizon Wireless	Phone service	\$ 359.68
Visual Edge IT	Copies	\$ 155.18
Windstream	Phone Service-Fire	\$ 240.69
Windstream	Phone Service	\$ 945.38
Woodstock Holdings LLC	TIF K Empire Fence - June 2024	\$ 21,722.45
	<b>Claims Group A Total</b>	<b>\$ 1,363,763.27</b>

Council Member Pascoe moved to approve Group A in the amount of \$1,363,763.27. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Hummel, Jespersen, Pascoe, and Nielson. The following Council Members voted “NAY”: None. Motion carried. 4-0.

### **Treasurer's Report and Budget & Expense Report**

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

The following Council Members voted “YEA”: Jespersen, Pascoe, Nielson, and Hummel. The following Council Members voted “NAY”: None. Motion carried. 4-0.

### **INTRODUCTION OF RESOLUTIONS**

**Consideration of Resolution 24-08 adopting and revising the Employee Handbook.**

Council Member Pascoe moved to approve Resolution 24-08 adopting and revising the Employee Handbook. Council Member Nielson seconded the motion.

Council Member asked about the updates and Mayor Gerdes advised we are updating just the public works job descriptions.

The following Council Members voted "YEA": Pascoe, Nielson, Hummel, and Jespersen. The following Council Members voted "NAY": None. Motion carried. 4-0.

### **RESOLUTION 24-08**

#### **RESOLUTION ADOPTING AND REVISING THE EMPLOYEE HANDBOOK**

WHEREAS, the establishment of rules and regulations for the hiring and continued employment of City personnel is of benefit to the City, and

WHEREAS, it is advantageous for City personnel to know their rights and terms of employment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA that the Employee Handbook as revised on November 27, 2018, incorporates revisions to the following sections:

#### **JOB DESCRIPTIONS**

The additions and changes in the above stated sections shall be in full force and effect and is hereby adopted as policy.

PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF JUNE, 2024.

#### **Consideration of Resolution 24-09 authorizing the temporary installation of "No Parking" signs along N 141st Street between Mansfield Street and Oldfield Street after 5:00 p.m. on July 3, 2024.**

Council Member Pascoe moved to approve Resolution 24-09 authorizing the temporary installation of "No Parking" signs along N 141st Street between Mansfield Street and Oldfield Street after 5:00 p.m. on July 3, 2024. Council Member Dave Nielson seconded the motion.

Patina Joe boutique and coffee shop owner Natasha Hoyer provided comments on bringing back the street dance to the Waverly Community Foundation parking lot and shared plans including musical guest Dylan Bloom with an opening act. Discussion of entry cost, location, safety, security, and power needed. Hoyer advised fencing will be provided by Matt Warner and the SDL liquor license is through The Wave. Discussion of location and parking with fireworks stand on north side of the Community Foundation parking lot. Discussion of using Lawson Park for potential parking.

Hoyer shared intentions of part of the proceeds going back to the Waverly community, possibly school or fire department. City Administrator Fisher stated the City wants to help by not allowing parking along N 141<sup>st</sup> Street from Mansfield to Oldfield. Discussion of expected attendance and potentially pre-selling tickets. Discussion of potential issues just as jaywalking and public urination. Hoyer stated we will focus on presale tickets, security, lighting, and porta-potties. Council Member Pascoe stated I know you will pull it off.

The following Council Members voted "YEA": Nielson, Hummel, Jespersen, and Pascoe. The following Council Members voted "NAY": None. Motion carried. 4-0.

## **INTRODUCTION OF ORDINANCES**

### **Consideration of the second reading of Ordinance 24-03 to Rezone a portion of property generally located south of Mill Road and west of N 162nd St from Agricultural (AG) District to Limited Industrial (LI) District.**

Council Member Pascoe moved to approve the second reading of Ordinance 24-03 to Rezone a portion of property generally located south of Mill Road and west of N 162nd St from Agricultural (AG) District to Limited Industrial (LI) District. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

### **ORDINANCE NO. 24-03**

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND IRREGULAR TRACT LOTS 29 & 34 OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN LANCASTER COUNTY, NEBRASKA FROM AGRICULTURAL (AG) DISTRICT TO LIMITED INDUSTRIAL (LI) DISTRICT.

The following Council Members voted “YEA”: Hummel, Jespersen, Pascoe, and Nielson. The following Council Members voted “NAY”: None. Motion carried. 4-0.

## **INTRODUCTION OF BUSINESS AND COMMUNICATIONS**

### **Consideration of approval of granting a noise variance request for the annual BBQ Contest at the Waverly Community Foundation to be held on July 26 & July 27, 2024.**

Council Member Pascoe moved to approval of granting a noise variance request for the annual BBQ Contest at the Waverly Community Foundation to be held on July 26 & July 27, 2024. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Jespersen, Pascoe, Nielson, and Hummel. The following Council Members voted “NAY”: None. Motion carried. 4-0.

### **Consideration of approval of granting a noise variance request for a street dance at the Waverly Community Foundation to be held on July 3, 2024.**

Council Member Pascoe moved to approval of granting a noise variance request for a street dance at the Waverly Community Foundation to be held on July 3, 2024. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Pascoe, Nielson, Hummel, and Jespersen. The following Council Members voted “NAY”: None. Motion carried. 4-0.

## **COMMITTEE REPORTS**

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

Council Member Jespersen reported the tournament for rec baseball is this weekend. Tee-ball and blast ball are still going on Monday and Wednesday nights. Flag football and adult coed softball registration will open soon. They have rented some equipment for painting the Wayne Park parking lot stalls. Pickleball courts have been really popular and have gotten a lot of use. The seasonal staff working at Lawson Park and Legion Baseball is using Field 1. One seasonal staff is designated for tending to Field 1. We are losing a member of the parks and rec staff and are currently looking for a new assistant. The overseeding is completed at Wayne Park, but there was some damage done by some bikes and two different cars drove through soil near pump house and caused considerable damage to the lawns.

Jespersen reported they are working through some punch list items on the Aquatic Center including powder coating, shades, card reader being replaced, and looking at more spaces possibly for more bike

racks. The Aquatic Center is doing well. They did a brief rundown at the last parks meeting of some of the financials there: concessions \$2,300; daily admissions \$3,751; swim lessons \$3,545; family passes \$60,730.00; swim team \$430; and pool parties: \$9,200. Field 5 construction has begun. There's flags there, waiting for sprinkler heads, and fencing will be part of the process as well.

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

Council Member Nielson reported they burned the tree dump brush pile and buried the remaining ash and larger burning logs. Working on compiling budget estimates for the upcoming 2025 budget. We ran the sludge press continuously 24 hours for 9 days to catch up with the biosolids. Moved dried biosolids to the storage site at the Wastewater Treatment Plant. Picked up the Variable Frequency Drives and Kevin LaPage from KT Electric is installing them. Met with air conditioning companies for details and bids for conditioning the electrical room at the wastewater plant. Sprayed weeds along the Highway 6 median. Cut and sprayed thistles on the Canongate Overpass. Ran the street sweeper for three days. Well # 7 should be done in about a month. Eastbourne Street water main is on from N 143<sup>rd</sup> to N 146<sup>th</sup> Street and K2 is working on hooking new services in that area. The ADA ramps at 3 locations are scheduled to start on June 17.

**Public Health (Fire & Safety): Council Member Pascoe**

Council Member Pascoe reported last week the fire/rescue & emergency services members did a pool walk through and training and are working on doing another training there during the summer. Yesterday's training was trauma and hemorrhage control. The Camp Creek Fun Run is this weekend with all proceeds going to the 1934 Fire Truck. As of yesterday, there have been 199 calls for service in 161 days.

**Fiscal and Economic Development: Council Member Hummel**

No report.

**City Administrator Fisher**

City Administrator Fisher reported there are 5 Fourth of July block parties this year: 3 on July 3, 1 on July 4, and 1 on July 5. When reviewing them, we discovered a conflict with the fireworks permitted times ending at 11pm weekdays and 12am on July 4<sup>th</sup> and the block party permitted times 10pm weekdays and 11:59 weekends, which leaves a one hour difference. We may want to consider adding a line on our block party form that specifies July 3<sup>rd</sup> and 4<sup>th</sup> times are different and bring that to the next council meeting.

This week Treasurer Cadwell and I will attend the accounting and finance conference on Thursday and half of Friday. Next Thursday morning June 20<sup>th</sup> is the meeting where the cities and villages get to meet with the county officials. Friday June 21 is the 6 region Economic Development meeting at SCC that Council Member Pascoe and I will attend. It's a busy couple of weeks. Wednesday June 19<sup>th</sup> the City Staff is off for Juneteenth.

Council Member Pascoe asked how the grant training went and Fisher stated it was great, I learned lots of things including the narrative of how to sell your community. There is a follow up training on grant administration for the paperwork side of for grants, which I would like to attend as well. Even though a lot of time when we apply for grants, especially these bigger grants, we are going to hire SENDD or an engineering firm to administrate the grant, but it is still nice on the day to day paperwork for us to be getting that stuff together for those that are administrating.

Fisher reported there have been 38 watering violations, 10 of which were educational pieces where we did not witness the watering but you could tell they had been. 24 were first warnings and 2 were second warnings. Public works staff sends the information into the office and then office staff have been inputting this in iWorQ to track everything. They have a very detailed sheet, and I will say this takes a lot

of time between public works and office staff, there is a lot of time and money committed to this.

Fisher reported we got the certified election results in for Ward 2: Dave Nielson got 364 votes and second place was Madison Niedermeyer with 120 votes.

**ADJOURNMENT**

Council Member Pascoe moved to adjourn the meeting at 6:43 p.m. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Nielson, Hummel, Jespersen, and Pascoe. The following Council Members voted “NAY”: None. Motion carried. 4-0.

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William D. Gerdes, Mayor

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Megan K. Frye, City Clerk/Deputy Treasurer

**Claims for Payment: June 12th - 25th, 2024**

<b>Group A</b>			
<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Date Paid</b>
ADP FEES	Payroll Fees	\$ 281.77	6/21/2024
ADP FEES	Payroll Fees	\$ 221.55	6/28/2024
ADP PAYROLL	Payroll	\$ 65,868.62	6/28/2024
AQUA-CHEM, INC.	Pool chemicals	\$ 1,307.80	
BAUER BUILT	Alignment repair ambulance 11	\$ 812.19	
Black Hills Energy	Natural gas	\$ 148.62	
BLUE CROSS BLUE SHIELD NE	Health Insurance	\$ 13,086.29	7/1/2024
Braden Romans	Umpire payout	\$ 650.00	
CHASE BACON	Umpire payout	\$ 160.00	
Clark Washburn	Umpire payout	\$ 60.00	
Dayne Bacon	Umpire payout	\$ 260.00	
DELTA DENTAL OF NEBRASKA	Dental Insurance	\$ 672.71	
Derek Pinzon	Umpire payout	\$ 430.00	
Design Wear	Swim team shirts	\$ 808.00	
DIAMOND VOGEL PAINT CENTER	Paint for parking lot	\$ 82.50	
DP Plumbing Co.	Wayne concession & restroom repair	\$ 151.27	
Empire Netting & Fence	Lawson Park backstop repair	\$ 1,200.00	
Fastenal Company	Hardware for screens	\$ 88.10	
First Wireless, Inc.	Pagers, communication repair	\$ 2,982.00	
Frontier	Propane	\$ 604.81	
HARRIS DECALS	Pool signs	\$ 73.70	
Hometown Leasing	FD Copier	\$ 71.48	
James Bartels	Fire school hotel reimbursement	\$ 190.00	
JEO CONSULTING GROUP, INC.	Waverly 2024 Buildings Study, Small Subdivision Review	\$ 5,256.25	
JOHN HANCOCK USA	Retirement	\$ 3,205.92	6/28/2024
Knox Company	1 year software/ambulance safe	\$ 2,742.00	
KRIHA FLUID POWER CO.	Hose assy w/fittings	\$ 33.23	
Landon Vachal	Umpire payout	\$ 50.00	
LAYNE CHRISTENSEN COMPANY	Well #5 waterlevel transmitter	\$ 2,030.55	
LIFE-ASSIST, INC.	Medical Supplies	\$ 262.50	
MacQueen Emergency	Fire helmet	\$ 432.00	
MENARDS-LINCOLN NORTH	Supplies, compressor repair, landscape supplies, gas detector, fire supplies	\$ 683.62	
MIDWEST UNLIMITED	Harnesses, lanyards, shovels	\$ 871.46	
NADIA KOVAL	Cleaning Service	\$ 399.30	
NEBRASKA FIRE CHIEFS ASSOC.	Fire Chief Membership	\$ 25.00	
NEBRASKA LANDSCAPE SOLUTIONS	Fertilizer	\$ 2,977.59	
NE PUBLIC HEALTH ENVIRON. LAB	Lab fees	\$ 94.00	
NSVFA	Membership Dues	\$ 625.00	
PAVERS LLC	Crushed asphalt millings	\$ 446.42	
QUIK DUMP REFUSE	Garbage Service	\$ 678.53	
Scott Claycomb	Umpire payout	\$ 865.00	
SENDL Lincoln Office	Membership & Housing Dues	\$ 3,409.00	
S.E.Rural Fire Protection Dist	EMS Calls	\$ 1,500.00	
SUNBELT RENTALS, INC.	Painter rental	\$ 305.85	
Tony Trausch	Umpire payout	\$ 50.00	
TONY'S LAWN CARE LLC	Fertilizer	\$ 640.00	
U. S. POSTMASTER	Stamps/Postage	\$ 565.94	
UNION BANK & TRUST CO.	HSA Accounts	\$ 2,250.00	7/1/2024
Westover Rock & Sand, Inc.	Crusher run	\$ 487.05	
<b>Claims Group A Total</b>		<b>\$ 121,097.62</b>	

William D. Gerdes, Mayor

Cheris Cadwell, City Treasurer/Deputy Clerk

City of Waverly

May, 2024

**Gross Sales**

Waverly \$ 241,101.99

Gross Sales 100.00% **\$ 241,101.99**

**Prizes (Payouts)**

Waverly

Prizes (Payouts) 80.1150% **\$193,158.91**

Operator Commission 12.0000% \$28,932.24

City Share 7.6634% \$18,476.60

Uncollected Winnings 0.2216% \$534.24

Interest \$9.23

Total to city **\$19,020.07**

YTD SALES \$ 1,813,338.28

City 7%min earned YTD \$126,933.68

Paid YTD \$174,422.56

Due City **(\$47,488.88)**

**Sales Tax Collections: sales tax earned two months prior--shown as month paid to City**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
<b>January</b>		\$32,992.14	\$29,189.49	\$29,531.36	\$32,688.55	\$32,284.36	\$33,172.54	\$46,014.14	\$41,917.94	\$46,648.43	\$90,625.85	\$103,786.45	\$105,194.37	\$104,708.89		
<b>February</b>		\$29,537.64	\$30,246.77	\$64,480.25	\$36,940.26	\$41,698.05	\$41,692.99	\$60,599.43	\$46,095.47	\$54,122.85	\$109,289.36	\$116,586.73	\$131,852.76	\$114,253.11		
<b>March</b>		\$26,920.56	\$26,887.71	\$30,457.12	\$35,161.97	\$35,290.80	\$40,821.47	\$40,219.57	\$42,933.14	\$42,610.56	\$75,928.93	\$99,352.41	\$95,771.88	\$82,176.63		
<b>April</b>		\$28,796.53	\$28,137.26	\$29,420.11	\$29,176.72	\$30,227.87	\$34,683.45	\$41,461.95	\$34,740.53	\$47,940.60	\$77,700.69	\$111,903.31	\$97,168.62	\$111,029.70		
<b>May</b>	\$8.24	\$35,288.09	\$34,362.26	\$34,621.55	\$31,802.05	\$39,108.51	\$43,465.17	\$52,003.47	\$47,233.51	\$44,064.34	\$93,473.57	\$97,854.57	\$101,491.84	\$105,729.62		
<b>June</b>	\$21,243.02	\$32,198.24	\$28,426.22	\$38,672.07	\$31,794.65	\$33,427.73	\$40,781.58	\$45,768.13	\$41,378.54	\$52,572.46	\$99,944.43	\$95,376.36	\$111,660.31	\$96,112.09		
<b>July</b>	\$25,244.63	\$30,457.75	\$31,952.30	\$39,768.61	\$43,691.63	\$5,327.24	\$45,632.90	\$50,294.37	\$52,805.83	\$45,600.18	\$98,328.54	\$100,142.61	\$106,592.60			
<b>August</b>	\$29,839.16	\$36,192.83	\$33,585.11	\$32,131.22	\$31,226.35	\$44,897.74	\$48,886.02	\$51,641.21	\$50,411.52	\$59,379.70	\$107,707.62	\$121,477.70	\$130,326.31			
<b>September</b>	\$30,988.54	\$37,130.93	\$34,002.03	\$41,645.33	\$49,711.78	\$36,561.46	\$41,391.36	\$42,353.80	\$50,953.89	\$67,428.76	\$99,848.37	\$104,395.19	\$103,737.29			
<b>October</b>	\$29,229.16	\$36,993.71	\$38,297.05	\$35,077.10	\$36,328.32	\$39,165.85	\$45,678.64	\$52,076.81	\$57,694.98	\$55,385.72	\$99,986.54	\$119,671.73	\$114,754.32			
<b>November</b>	\$29,346.34	\$32,505.44	\$41,745.15	\$37,159.48	\$36,419.27	\$47,264.28	\$50,944.62	\$42,158.82	\$58,477.36	\$56,647.46	\$118,010.17	\$109,006.57	\$102,350.94			
<b>December</b>	\$27,622.05	\$29,632.44	\$17,238.71	\$32,581.21	\$22,368.15	\$35,162.51	\$48,520.21	\$45,481.83	\$45,307.48	\$90,445.57	\$87,009.84	\$14,777.74	\$102,439.75			
<b>Total Year</b>	\$193,521.14	\$388,646.30	\$374,070.06	\$445,545.41	\$417,309.70	\$420,416.40	\$515,670.95	\$570,073.53	\$569,950.19	\$662,846.63	\$1,157,853.91	\$1,194,331.37	\$1,303,340.99	\$614,010.04	\$409,340.23	\$204,669.81
<b>Monthly Ave</b>	\$24,190.14	\$32,387.19	\$31,172.51	\$37,128.78	\$34,775.81	\$35,034.70	\$42,972.58	\$47,506.13	\$47,495.85	\$55,237.22	\$96,487.83	\$99,527.61	\$108,611.75	\$102,335.01		

**RESOLUTION NUMBER 24-12**

RESOLUTION AUTHORIZING THE TEMPORARY INSTALLATION OF “NO PARKING” SIGNS ON THE NORTH SIDE OF OLDFIELD STREET BETWEEN N 141<sup>ST</sup> STREET AND N 142<sup>ND</sup> STREET AFTER 5:00 P.M. ON JULY 3, 2024.

WHEREAS, the Wave Athletics has requested approval to hold a Street Dance on July 3, 2024, and

WHEREAS, they have an agreement with the Waverly Community Foundation to hold a Street Dance in the Waverly Community Foundation parking lot, and

WHEREAS, the Lancaster County Sheriff’s Office has been made aware of the Street Dance and will have additional deputies available to help with the event

WHEREAS, the Waverly City Council has mandated there will be no parking on the north side of Oldfield Street from N 141<sup>st</sup> Street to N 142<sup>nd</sup> Street before and during the event to allow adequate passage for emergency vehicles, and;

WHEREAS, the City of Waverly has agreed to provide the necessary signage to ban parking on the north side of Oldfield Street from N 141<sup>st</sup> Street to N 142<sup>nd</sup> Street with the understanding that Wave Athletics members will install the signs by 5:00 p.m. and remove the signs by 2:00 a.m. on July 4, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA that temporary “No Parking” signs shall be made and installed by 5:00 p.m. on July 3, 2024 to prohibit parking on the north side of Oldfield Street from N 141<sup>st</sup> Street to N 142<sup>nd</sup> Street after 5:00 p.m. on July 3, 2024 until 2:00 a.m. on July 4, 2024.

PASSED AND APPROVED THIS 25<sup>TH</sup> DAY OF JUNE, 2024.

\_\_\_\_\_  
William D. Gerdes  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Deputy Treasurer

(Seal)



# NEIGHBORHOOD BLOCK PARTY

(Block / Street Closure)

PERMIT APPLICATION POLICY

FEE \$40

## APPLICANT'S INFORMATION:

<b>NAME:</b>	
<b>ADDRESS:</b>	
<b>PHONE:</b>	
<b>EMAIL:</b>	

**DESCRIPTION OF EVENT:** \_\_\_\_\_

**EXACT LOCATION OF EVENT:** \_\_\_\_\_

**PROPOSED DATE & TIME:** \_\_\_\_\_

### 30-DAY NOTICE REQUIRED

**MUST OCCUR BETWEEN 10am-10pm Sun-Th / 10am-11:59pm Fri & Sat**

**July 3<sup>rd</sup> & July 4<sup>th</sup> CAN OCCUR BETWEEN 10am-11:59pm**

### HOLD HARMLESS AGREEMENT

The applicant, in consideration of the permit being granted, agrees to hold harmless the City of Waverly and its officers and employees from all claims, demands, suits, actions, payments, liability, and judgements, because of bodily injury or property damage caused by an accident arising out of the private use of the street.

The applicant, in further consideration of the permit being granted, agrees to reimburse the City of Waverly for all damage to or loss of City Property in their possession or in their control under this permit. The applicant acknowledges they can be charged for cleanup expenses by the City of Waverly. The applicant further agrees to immediately report to the City of Waverly any visible or potential damage to the City Property, which may have occurred during the neighborhood block party event or cleanup actions thereafter.

I, the applicant, also certify that I have contacted all residents affected by this street closure and have informed them of my intentions.

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

### \*FOR OFFICE USE ONLY\*

#### APPROVAL SIGNATURES:

\_\_\_\_\_  
(PUBLIC WORKS DIRECTOR)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(CITY CLERK)

\_\_\_\_\_  
(DATE)

FIRE CHIEF NOTIFIED ON \_\_\_\_\_ VIA EMAIL. LSO NOTIFIED ON \_\_\_\_\_ VIA EMAIL  
(DATE) (DATE)

CITY COUNCIL APPROVAL DATE (IF REQUIRED) \_\_\_\_\_



used to modify or adjust conditions, date, and times applied for.

## **CITY OF WAVERLY NEIGHBORHOOD BLOCK PARTY RULES & REGULATIONS**

**PURPOSE / USE:** The requested use is for a community purpose and is not for the purpose of advertising and products, goods, or events and is not designated to be held for private profit.

**LOCATIONS:** Neighborhood block parties must be located within residential zoned areas.

Neighborhood block parties will only be approved on local residential streets. Arterials, collectors, or other roadways necessary for traffic safety cannot be blocked off.

**LIMITS:** Each neighborhood block party permit shall be limited to a maximum of one block in length or to the nearest two roadway intersections where no cross streets exist. Barricade placements shall be at the street intersections and mid-street closures may be allowed with additional signage of "Road Closed Ahead".

**HOURS OF PARTY:** Starting no earlier than 10:00 a.m. and ending no later than 10:00 p.m. on weekdays, except on holidays or weekends, when it shall end no later than 11:59 p.m.

**FEE:** \$40.00, non-refundable, payable when the application is filed, which helps defray the associated cost of administrative service and barricades delivery and pickup. Non-returned or broken barricades will result in \$20.00 per barricade / traffic control device charge.

**RESIDENTIAL SURVEY:** Prior to filling out an application for a neighborhood block party, all affected residents adjoining the requested street closure **MUST** be contacted prior to the event and surveyed for approvals. (100% approval of the adjacent residents is not required for the granting of the permit, however, 100% of the adjacent residents must be notified. Approvals may be used to modify or adjust the conditions, date, and times applied for.)

**APPLICATION TIME:** Return completed application and residential survey to the City of Waverly **AT LEAST 30 DAYS IN ADVANCE** of said neighborhood block party.

**RESPONSIBILITY:** The applicant, in consideration of the permit being granted, agrees to hold harmless the City of Waverly and its employees from all claims, demands, suits, actions, payments, liability, and judgements, because of bodily injury or property damage caused by an accident arising out of the private use of the street.

The applicant, in further consideration of the permit being granted, agrees to reimburse the City of Waverly for all damage to or loss of City Property in their possession or in their control under this permit. The applicant agrees to clean the permitted area of all paper products, glass, plastic, trash, and debris following the end of the neighborhood block party event. If the applicant does not do so, the applicant acknowledges they can be charged for cleanup expenses by the City of Waverly. The applicant further agrees to immediately report to the City of Waverly any visible or potential damage to the City Property which may have occurred during the neighborhood block party event or cleanup actions thereafter.

**BARRICADES:** The City will deliver barricades and/or traffic control devices to the applicant's address prior to the neighborhood block party. Applicant shall be responsible to set out and remove all barricades and/or traffic control devices in accordance with the location and time specified on the permit. The City will then pick up the barricades and/or traffic control devices only from the applicant's listed address. Barricades and/or traffic control devices will normally be delivered on day prior to the event and picked up the day after the event. If the neighborhood block party is scheduled during a weekend, barricades and/or traffic control devices will be delivered the Friday before and picked up the following Monday. The City reserves the right to limit quantities and adjust delivery and pickup times during emergencies, holidays and times of high demand. *(No objects other than the City provided barricades will be used to close the street to ensure emergency vehicles can traverse to street. No tables, chairs, pools, coolers, grills, etc. should be blocking the street for this same reason.)*

**NOTIFICATION:** The City will notify you by phone or by email upon approval or denial of the application. Upon approval, the City will make necessary arrangements for barricade and/or traffic control device deliveries and notifications of street closures will be submitted to Waverly Fire &

Rescue and the Sheriff's Office.

Should you have any other questions concerning this permit request, please contact the City of Waverly, 14130 Lancashire Street at (402) 786-2312 between the hours of 8 a.m. to 4:30 p.m. M-F.

Waverly Suburban Fire Protection District  
10530 N. 141st Street  
Waverly, NE 68462

February 5, 2024

City of Waverly, Nebraska  
Attn: Mayor William Gerdes  
14130 Lancashire  
Waverly, NE 68462

Re: Invitation to Join Suburban Fire Protection District

Dear Mayor Gerdes:

As you are aware, on January 30, 2024, the Waverly Suburban Fire Protection District ("District") Board of Directors voted to extend an invitation to the City of Waverly to join the District and have the District provide fire protection and rescue services to the citizens within Waverly's city limits.

If the invitation is accepted, I suggest that we form a working committee to explore the issues that need to be addressed to accomplish Waverly joining the District. It is my understanding that once we work through these issues, we will prepare a joint resolution for approval by the District's Board of Directors and Waverly City Council that will be presented to the Lancaster County Board of Commissioners.

The District is excited about this opportunity and looks forward to working with the City.

Sincerely,



Richard Dames  
Board President

Cc: Stephanie Fisher