

**Tentative** Agenda for the WAVERLY CITY COUNCIL MEETING to be held on May 27, 2025 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. **Public Hearings**
3. **Sheriff's Report**
4. **Public Comments**
5. **Approval of Minutes**
  - 5.a) \*Minutes of the May 13, 2025 City Council Meeting
6. **Consideration of Claims and Financial Reports**
  - 6.a) Claims for Payment
  - 6.b) Treasurer's Report and Budget & Expense Report
7. **Introduction of Resolutions**
8. **Introduction of Ordinances**
  - 8.a) Consideration of the Second Reading of Ordinance 24-05 to Annex Anderson North Park 10<sup>th</sup> Addition
  - 8.b) Consideration of the Second Reading of Ordinance 25-06 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 120<sup>th</sup> Street and N 130<sup>th</sup> Street.
  - 8.c) Consideration of the Second Reading of Ordinance 25-07 to Rezone a portion of property from Limited Industrial (LI) District and Community Commercial (CC) District to General Commercial (GC) District for properties generally located along US-Highway 6, between N 130<sup>th</sup> Street and Deer Park Road.
  - 8.d) Consideration of the Second Reading of Ordinance 25-08 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located at N 120<sup>th</sup> Street and US-Highway 6.
  - 8.e) Consideration of the Second Reading of Ordinance 25-09 to Rezone a portion of property from Limited Industrial (LI) District to General Commercial (GC) District for properties generally located northwest of the intersection of Amberly Road and Cannongate Road.

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

8.g) Consideration of the Second Reading of Ordinance 25-11 to Annex Waverly Ridge Estates.

**9. Introduction of Business and Communications**

**10. Committee Reports**

10.a) Human Services (Park & Recreation): Council Member Stark

10.b) Public Works (Utilities & Street): Council Member Delahoyde

10.c) Public Health (Fire & Safety): Council Member Jespersen

10.d) Fiscal and Economic Development: Council Member Nielson

10.e) City Administrator Fisher

**11. 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 may be for agenda or non-agenda items.
- (3) Remarks shall be limited to five (5) minutes.

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

### **CALL TO ORDER**

Mayor Abbey Pascoe called the meeting to order at 6:00 p.m. and led those in attendance in reciting the Pledge of Allegiance. Pascoe acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. Mayor Abbey Pascoe and Council Members David Jespersen, Dave Nielson, Aaron Delahoyde, and Allison Stark were in attendance. Other City Officials present were City Administrator Stephanie Fisher, City Attorney Mark Fahleson, City Clerk Megan Frye, and Building Inspector/Zoning Administrator Mike Palm. Others present were Rob Otte, Lizzy Potter, Andrew Cockerill, Jamieson Battistella, Lancaster County Sheriff Deputy Jason Brownell, Emergency Services Coordinator Robin Hoffman, Disaster Preparedness Manager Terry Spoor, and Fire Chief Ryan Mueller. Notice of the Meeting and Agenda were given to the Mayor and all Members of the City Council prior to the Meeting. Notice of the Meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website (citywaverly.com). -

### **ADOPTION OF AGENDA**

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

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

### **APPROVAL OF CONSENT AGENDA**

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

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

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

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

### **PROCLAMATIONS AND PRESENTATIONS**

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

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

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

Mayor Pascoe read the proclamation:

#### **EMS WEEK PROCLAMATION**

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearing open 6:08 p.m.

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

Public Hearing closed at 6:09 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

#### **EXHIBIT A**

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

Page 7

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

Page 141

- Appendix B Divider

Pages 142 – 302

- Waverly Community Housing Study

Page 303

- Appendix C Divider

Pages 304 – 331

- Redevelopment Plan – West Redevelopment Area

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

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

Public Hearing opened at 6:10 p.m.

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

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

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

Public Hearing closed at 6:17 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearing opened at 6:19 p.m.

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

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

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

Public Hearing closed at 6:21 p.m.

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

Council Member Jespersen moved to introduce and approve the First Reading of Ordinance 24-05 to Annex Anderson North Park 10<sup>th</sup> Addition. Council Member Nielson seconded the motion.

City Attorney Fahleson read the ordinance by title:

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

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

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

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

Public Hearing opened at 6:23 p.m.

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

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

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

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

Public Hearing closed at 6:43 p.m.

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

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

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

City Attorney Fahleson read the ordinance by title:

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

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

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

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

City Attorney Fahleson read the ordinance by title:

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

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

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

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

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

City Attorney Fahleson read the ordinance by title:

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

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

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

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

City Attorney Fahleson read the ordinance by title:

**ORDINANCE NO. 25-09** AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE OUTLOT ‘B’, AND LOTS 1-3 OF BLOCK 2, WATERMARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA FROM LIMITED INDUSTRIAL DISTRICT (LI) TO GENERAL COMMERCIAL DISTRICT (GC).

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

**WAVERLY RIDGE ESTATES**

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

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

City Attorney Fahleson read the ordinance by title:

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

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

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

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

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

City Attorney Fahleson read the ordinance by title:

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

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

**SHERIFF’S REPORT**

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

**PUBLIC COMMENTS**

None.

**APPROVAL OF MINUTES**

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

Consent Agenda.

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

Consent Agenda.

**CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS**

**Claims for Payment**

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

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

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

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

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

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

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

#### **INTRODUCTION OF RESOLUTIONS**

None.

#### **INTRODUCTION OF ORDINANCES**

None.

## **INTRODUCTION OF BUSINESS AND COMMUNICATIONS**

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

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

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

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

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

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

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

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

## **COMMITTEE REPORTS**

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

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

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

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

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

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

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

No report.

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

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

**City Administrator Fisher**

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

**ADJOURNMENT**

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

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

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Abbey L. Pascoe  
Mayor

Megan K. Frye  
City Clerk/Human Resources Assistant

**Claims for Payment: May 14th - 27th, 2025**

<b>Group A</b>			
<b>Vendor</b>	<b>Description</b>	<b>Amount</b>	<b>Date Paid</b>
ADP Fees	Payroll Fees	\$ 141.03	5/23/2025
ADP Fees	Payroll Fees	\$ 83.75	5/30/2025
ADP Payroll	Payroll	\$ 44,473.67	5/30/2025
All Road Barricades, Inc.	Street sign rental	\$ 36.00	
Aqua-Chem, Inc.	Pool chemicals	\$ 1,834.70	
Bauer Built	Tire repair	\$ 40.25	
Bert Gurney & Associates, Inc.	Probes for aeration basins	\$ 21,528.25	
Blue Cross Blue Shield NE	Health Insurance	\$ 19,373.35	6/1/2025
BOK Financial	GO Various Purpose Bonds 2019	\$ 154,391.25	5/30/2025
Braden Romans	Umpire payout	\$ 180.00	
Brainard's Heating & Air	Labor-system needs replaced	\$ 80.00	
Calvin Peterson	Umpire payout	\$ 180.00	
Carquest Auto Parts	Filters, oil, break cleaner, pump battery	\$ 317.19	
Dayne Bacon	Umpire payout	\$ 260.00	
Dylan Burke	Refund-Permit 240029	\$ 865.00	
Consolidated Elect.Distributor	SQD Drive	\$ 3,538.00	
ESRI	ArcGIS Term License	\$ 3,500.00	
Hawkins, Inc.	Supplies	\$ 4,939.77	
Hometown Leasing	FD Copier	\$ 71.48	
Hotsy Equipment Co.	High pressure spray gun	\$ 83.38	
Hunter Claycomb	Umpire payout	\$ 150.00	
Interstate All Battery Center	Batteries	\$ 601.20	
JEO Consulting Group, Inc.	Oak Lane & Danvers Water Main, Small Subdivision Review, Comp. Safety Action Plan	\$ 54,450.25	
John Deere Financial	Mower repair	\$ 359.05	
John Hancock USA	Retirement	\$ 2,977.55	5/30/2025
K2 Construction	Danvers St. & Oak Ln. Water Main	\$ 97,293.30	
Keith Ernst	Umpire payout	\$ 115.00	
Kelli Rodie	Softball refund	\$ 95.00	
Kevin LaPage	Install depth detector polymer tank, Install drives digester control room	\$ 765.00	
Layne Christensen Company	Well #5 frequency drive	\$ 25,547.62	
Life-Assist, Inc.	Medical Supplies	\$ 280.30	
Lincoln Electric System	Electricity	\$ 249.55	
MacQueen Emergency	Jumbo lock tool mounts	\$ 526.10	
Maddox Hasenkamp	Umpire payout	\$ 115.00	
Menards-Lincoln North	Ball valve, station supplies, oil dri, bathroom sink repair	\$ 182.32	
Mutual of Omaha	Life & Vision Insurance	\$ 534.71	
Nadia Koval	Cleaning Service	\$ 439.23	
NDEE	Water Operator License-Travis, Water Operator Test	\$ 165.00	
Nebraska Landscape Solutions	Chalk marker & weed killer	\$ 904.84	
NE Public Health Environ.Lab	Lab Fees	\$ 613.00	
Olsson	Waverly Ridge Construction	\$ 14,299.65	
Pavers Inc.	Crushed asphalt millings	\$ 545.22	
Pepsi-Cola of Lincoln	Aquatic center concessions	\$ 768.55	6/10/2025
Quik Dump Refuse	Garbage Service	\$ 734.33	
RecDesk, LLC	Annual RecDesk Subscription	\$ 3,675.00	
Reid Nagel	Umpire payout	\$ 260.00	
Russ's Market Express	Bug spray, cleaning supplies	\$ 23.96	
Scott Claycomb	Umpire payout	\$ 390.00	
Seiler Instrument & Mfg. Co.	Catalyst GIS System	\$ 2,430.47	
Sunbelt Rentals, Inc.	Lift rental	\$ 355.25	
U.S. Postmaster	Stamps/Postage	\$ 597.37	
Union Bank & Trust Co.	HSA Accounts	\$ 3,250.00	6/1/2025
VernCo Roofing-Omaha	Re-roof 4 well houses	\$ 11,914.62	
Storage Ninjas - Waverly	Storage for Engine 34 - F.D. debit card purchase	\$ 139.00	
RecDesk	Family Pool Pass Refund	\$ 321.00	
RecDesk	Sales tax refunds - swimming lessons	\$ 260.00	
	<b>Claims Group A Total</b>	<b>\$ 482,245.51</b>	

Abbey Pascoe, Mayor

Cheris Cadwell, City Treasurer/Deputy Clerk

City of Waverly  
April, 2025

**Gross Sales**

Waverly \$ 194,992.35

Gross Sales 100.00% **\$ 194,992.35**

**Prizes (Payouts)**

Waverly

Prizes (Payouts) 76.2183% **\$148,619.93**

Operator Commission 12.0000% **\$23,399.08**

City Share 11.1947% **\$21,828.74**

Uncollected Winnings 0.5870% **\$1,144.60**

Interest **\$10.41**

Total to city **\$22,983.75**

YTD SALES \$ 1,637,245.25

City 7%min earned YTD \$114,607.17

Paid YTD \$100,120.89

Due City **\$14,486.28**

**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	2025		
January		\$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	\$125,496.52		
February		\$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	\$133,595.25		
March		\$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	\$123,786.47		
April		\$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	\$101,190.07		
May	\$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	\$109,905.53		
June	\$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			
July	\$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	\$107,047.20			
August	\$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	\$99,092.02			
September	\$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	\$91,604.71			
October	\$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	\$95,256.32			
November	\$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	\$104,667.52			
December	\$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	\$83,758.65			
<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	\$1,195,436.46	\$593,973.84	\$395,982.76	\$197,991.08
<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	\$99,619.71	\$118,794.77		

**ORDINANCE NO. 24-05**

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

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

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

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID POINT BEING A SOUTH CORNER OF SAID LOT 2, BLOCK 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, ON AN ASSUMED BEARING OF N53°58'26"W, A DISTANCE OF 16.00' TO A POINT; THENCE N21°21'16"E, ON A WEST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 1, BLOCK 3, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 113.61' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°59'58", A RADIUS OF 230.00', AN ARC LENGTH OF 88.31', ON A NORTH LINE OF SAID LOT LOTS 2 AND 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 87.77', A TANGENT LENGTH OF 44.71', AND A CHORD BEARING OF S79°00'57"E TO A POINT; THENCE N89°59'04"E, ON A NORTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, SAID LINE BEING A WEST LINE OF ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTH LINE OF SAID SAINT RONAN STREET RIGHT OF WAY, A DISTANCE OF 30.24' TO A POINT; THENCE N08°06'48"E, ON A WEST LINE OF SAID LOT 1, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 7, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 95.19' TO A POINT; THENCE N03°33'03"E, ON A WEST LINE OF

SAID LOT 2 AND LOT 3, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 6, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.82' TO A POINT; THENCE N10°56'49"W, ON A WEST LINE OF SAID LOT 3 AND LOT 4, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF SAID LOT 5, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.79' TO A POINT; THENCE N25°26'44"W, ON A SOUTHWEST LINE OF SAID LOT 4, AND LOT 5, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 4, BLOCK 2 OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.83' TO A POINT; THENCE N39°52'29"W, ON A SOUTHWEST LINE OF SAID LOT 5, AND LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 3, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 84.03' TO A POINT; THENCE N42°33'54"E, ON A NORTHWEST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 23.59', A TANGENT LENGTH OF 11.82', AND A CHORD BEARING OF S48°00'03"E TO A POINT; THENCE S43°36'49"E, ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON PARK NORTH 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 6.43' TO A POINT; THENCE N46°47'45"E, ON A NORTHWEST LINE OF SAID ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 7.28' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°16'06", A RADIUS OF 230.00', AN ARC LENGTH OF 33.19', ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 33.16', A TANGENT LENGTH OF 16.62', AND A CHORD BEARING OF N48°09'25"W TO A POINT; THENCE N36°56'19"E, ON A NORTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 120.01' TO A POINT; THENCE S45°55'42"E, ON A NORTHEAST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, ON A NORTHEAST LINE OF SAID LOT 2, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, ON A NORTHEAST LINE OF SAID LOT 3, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, ON A NORTHEAST LINE OF SAID LOT 4, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, ON A NORTHEAST LINE OF SAID LOT 5, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, ON AN EAST LINE OF SAID LOT 6, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, ON AN EAST LINE OF SAID LOT 7, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, ON AN EAST LINE OF SAID LOT 8, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 75.42' TO A POINT; THENCE S04°24'44"W, ON AN EAST LINE OF SAID LOT 9, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 70.54' TO

A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 44.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 270.00', AN ARC LENGTH OF 116.37', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 115.47', A TANGENT LENGTH OF 59.10', AND A CHORD BEARING OF N77°38'15"E, TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 530.00', AN ARC LENGTH OF 228.42', ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 226.66', A TANGENT LENGTH OF 116.01', AND A CHORD BEARING OF N77°38'15"E TO A POINT; THENCE N89°59'04"E, ON THE NORTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.00'; TO A POINT; THENCE S00°16'24"E, ON A WEST RIGHT OF WAY LINE OF NORTH 148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 50.27' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 470.00', AN ARC LENGTH OF 202.56', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 201.00', A TANGENT LENGTH OF 102.88', AND A CHORD BEARING OF S77°38'15"W TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 24°41'37", A RADIUS OF 330.00', AN ARC LENGTH OF 142.23', ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A CHORD LENGTH OF 141.13', A TANGENT LENGTH OF 72.23', AND A CHORD BEARING OF S77°38'15"W TO A POINT; THENCE S89°59'04"W, ON THE SOUTH RIGHT OF WAY LINE OF SAINT RONAN STREET, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, ON THE EAST LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 4, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 120.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°06'38", A RADIUS OF 500.00', AN ARC LENGTH OF 44.60', ON AN EAST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 44.58', A TANGENT LENGTH OF 22.31', AND A CHORD BEARING OF S04°48'37"W TO A POINT; THENCE, N87°39'04"W, ON A SOUTH RIGHT OF WAY LINE OF SAID N. 147TH STREET, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'17", A RADIUS OF 560.00', AN ARC LENGTH OF 30.83', ON A WEST RIGHT OF WAY LINE OF N. 147TH STREET, A CHORD LENGTH OF 30.83', A TANGENT LENGTH OF 15.42', AND A CHORD BEARING OF N03°50'32"E TO A POINT; THENCE N84°44'28"W, ON A SOUTH LINE OF SAID LOT 1, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, ON AN EAST LINE OF SAID LOT 2, BLOCK 3, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, ON A SOUTH LINE OF SAID LOT 2, ANDERSON NORTH PARK 10TH ADDITION, A DISTANCE OF 92.65' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,042.11 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

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

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

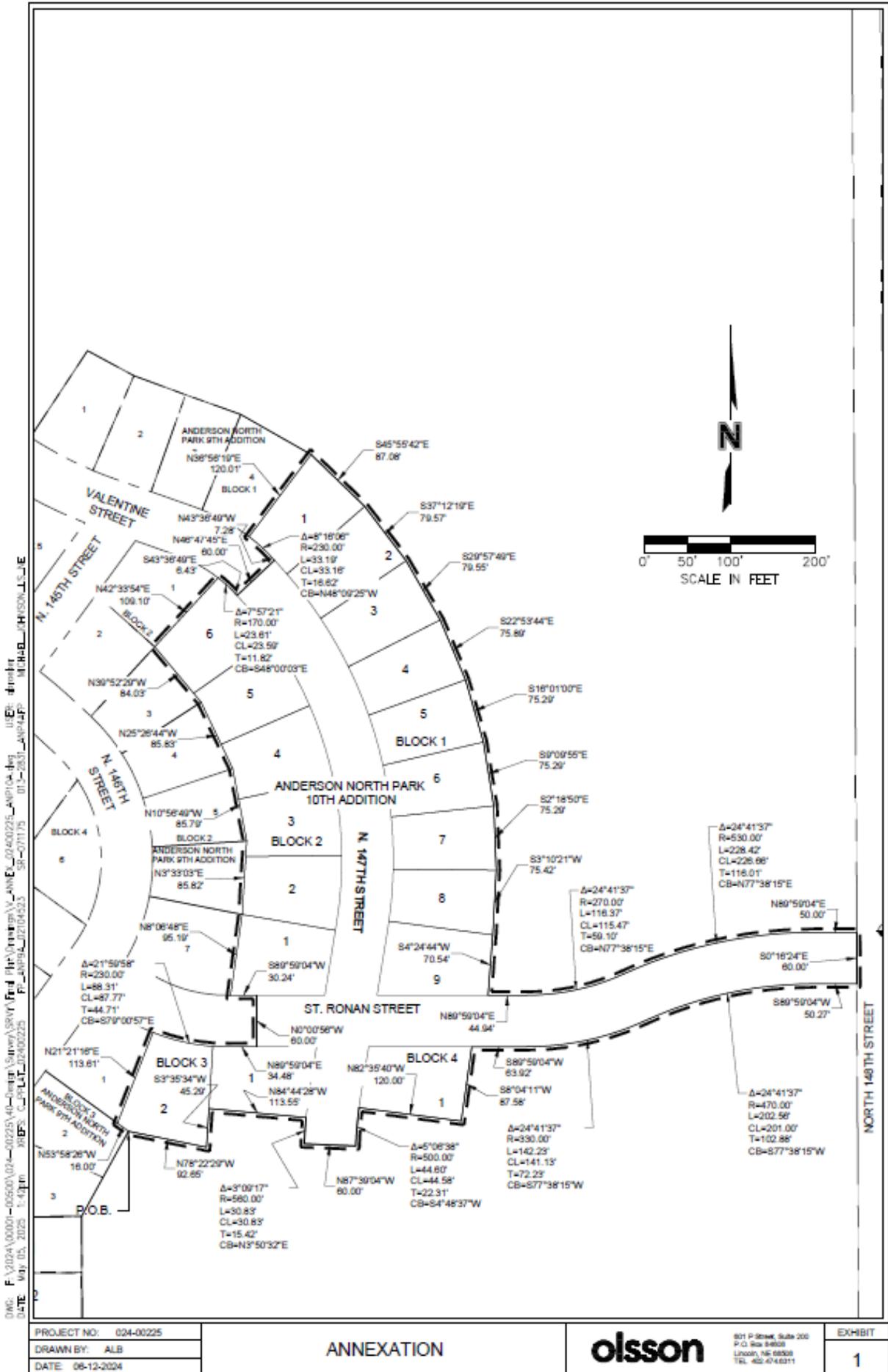
\_\_\_\_\_  
Abbey L. Pascoe  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)

Ordinance 25-05 Exhibit "A"



DWG: F:\2024\00001-05500\01-00225\40-Design\Survey\SRV\1-Final\10-Annexation\ANNEX\_02400225\_ANNEX.dwg  
 DATE: May 05, 2025 1:43pm  
 USER: daniel  
 PROJECT: ANNEXATION  
 FILE: ANNEX\_02400225\_ANNEX.dwg  
 PLOT: ANNEXATION

PROJECT NO: 024-00225	ANNEXATION	<b>olsson</b>	801 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 Tel: 402-414-6311
DRAWN BY: ALB			EXHIBIT
DATE: 06-12-2024			1

**ORDINANCE NO. 25-06**

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

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

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Abbey L. Pascoe  
Mayor

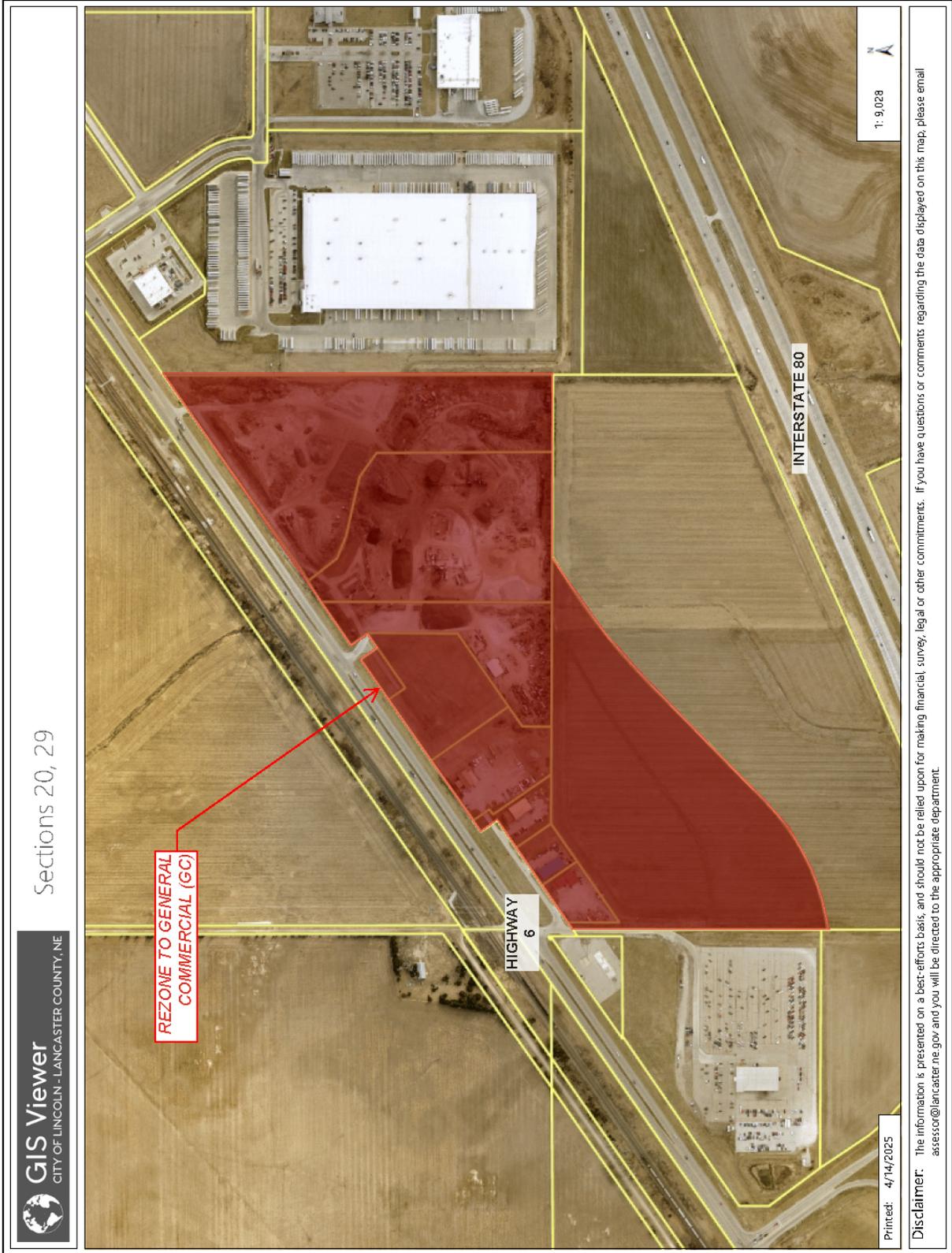
ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

**ORDINANCE 25-06**

(SEAL)

EXHIBIT A



**GIS Viewer**  
CITY OF LINCOLN - LANCASTER COUNTY, NE

Sections 20, 29

Printed: 4/14/2025

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

**ORDINANCE NO. 25-07**

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

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

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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Abbey L. Pascoe  
Mayor

ATTEST:

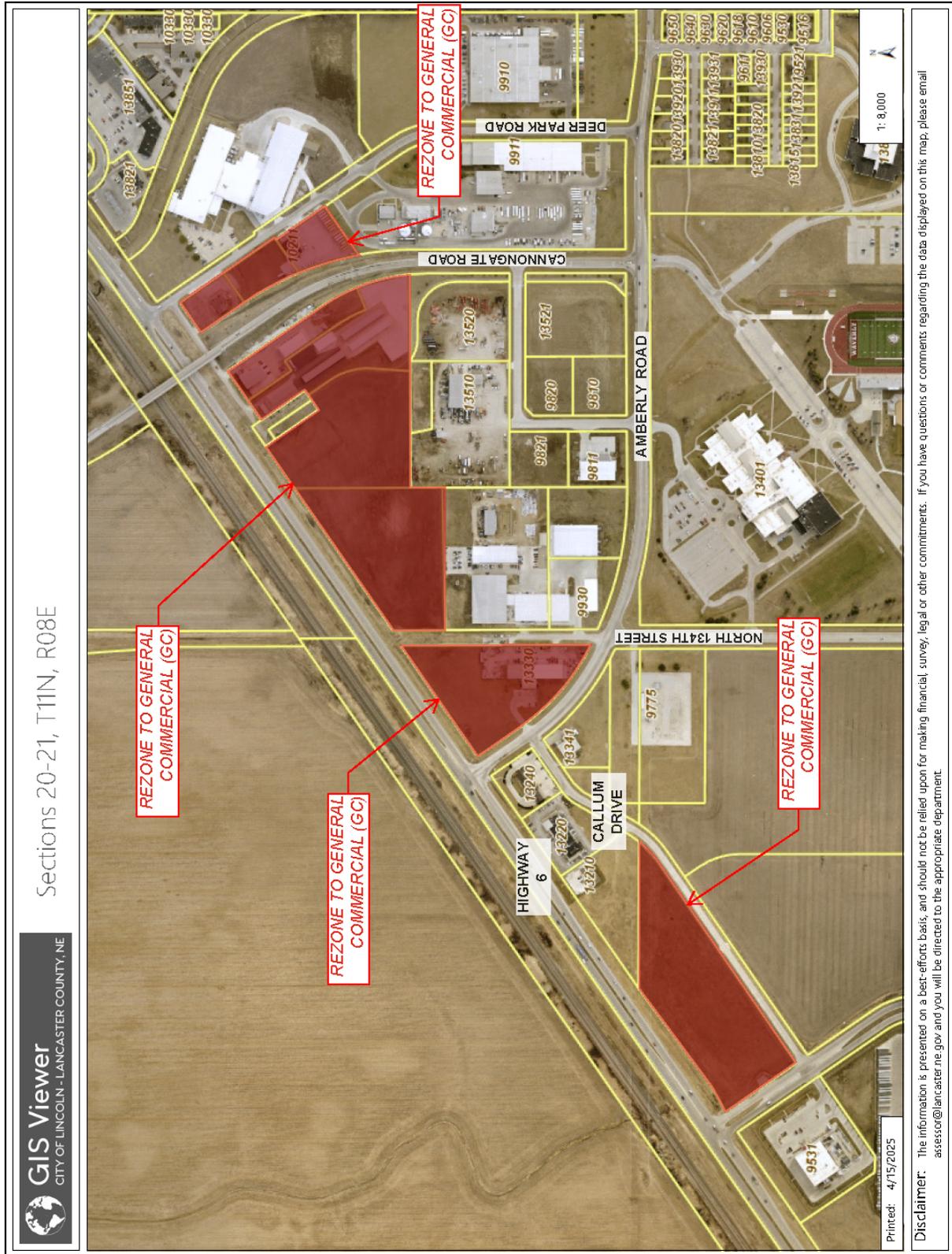
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Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-07

EXHIBIT A



GIS Viewer  
CITY OF LINCOLN - LANCASTER COUNTY, NE

Sections 20-21, T11N, R08E

Printed: 4/15/2025

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

**ORDINANCE NO. 25-08**

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

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

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Abbey L. Pascoe  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)

**ORDINANCE 25-08**

**EXHIBIT A**



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

**ORDINANCE NO. 25-09**

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

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

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Abbey L. Pascoe  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-09

EXHIBIT A



## **ORDINANCE NO. 25-10**

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

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

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

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

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

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

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

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

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

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

- Rezoning a Tract of Land Composed of Lots 1 and 2, Block 4, and Outlot 'C' Waverly Ridge Estates Addition, a portion of Macduff Street and a portion of Werner Street, all located in the West Half of Section 15, Township 11 North, Range 8 East of the 6<sup>TH</sup> P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.
- Rezoning a Tract of Land Composed of Lots 1 through 8, Block 1, Lots 1 through 3, Block 2, Lots 1 through 18, Block 10, And Lots 1 through 12, Block 11, Waverly Ridge Estates Addition, a portion of Werner Street, and a portion of N. 149th Street, a portion of Kenilworth Street, and a portion of Jamestown Street, located in the West Half of Section 15, Township 11 North, Range 8 East of the 6<sup>TH</sup> P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Abbey L. Pascoe  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)

**ORDINANCE NO. 25-11**

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

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

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

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

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

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

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

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

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 263.24' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"W, A DISTANCE OF 73.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 600.00', AN ARC LENGTH OF 229.75', A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'33"W TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'49", A RADIUS OF 780.00', AN ARC LENGTH OF 43.07', A CHORD LENGTH OF 43.06', A TANGENT LENGTH OF 21.54', AND A CHORD BEARING OF S24°44'03"E TO A POINT; THENCE S66°50'51"W, A DISTANCE OF 180.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°29'01", A RADIUS OF 601.42', AN ARC LENGTH OF 36.57', A CHORD LENGTH OF 36.56', A TANGENT LENGTH OF 18.29', AND A CHORD BEARING OF S21°25'39"E TO A POINT; THENCE S20°02'41"E, A DISTANCE OF 211.81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°05'29"E TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 133.89' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 120.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 19.80' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 45.30' TO A POINT OF CURVATURE FOR A CURVE

IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°47'27", A RADIUS OF 310.00', AN ARC LENGTH OF 42.15', A CHORD LENGTH OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF S14°14'33"E TO A POINT; THENCE S87°18'42"W, A DISTANCE OF 25.69' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 30°25'46", A RADIUS OF 170.00', AN ARC LENGTH OF 90.29', A CHORD LENGTH OF 89.23', A TANGENT LENGTH OF 46.23', AND A CHORD BEARING OF S72°05'49"W TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°10'16", A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF N22°13'25"W TO A POINT; THENCE N18°08'17"W, A DISTANCE OF 32.55' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE N18°08'17"W, A DISTANCE OF 7.54' TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°09'26", A RADIUS OF 311.48', AN ARC LENGTH OF 49.78', A CHORD LENGTH OF 49.73', A TANGENT LENGTH OF 24.94', AND A CHORD BEARING OF S50°42'01"W TO A POINT; THENCE S40°50'53"W, A DISTANCE OF 109.24' TO A POINT; THENCE S10°25'21"W, A DISTANCE OF 98.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°13'39", A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', A CHORD LENGTH OF 37.82', A

TANGENT LENGTH OF 18.95', AND A CHORD BEARING OF S03°22'38"W TO A POINT; THENCE S00°14'12"E, A DISTANCE OF 292.84' TO A POINT; THENCE S89°45'48"W, A DISTANCE OF 345.46' TO A POINT; THENCE S27°54'10"E, A DISTANCE OF 136.25' TO A POINT; THENCE S62°05'50"W, A DISTANCE OF 177.36' TO A POINT; THENCE S26°13'05"E, A DISTANCE OF 55.62' TO A POINT; THENCE S32°06'29"E, A DISTANCE OF 68.18' TO A POINT; THENCE S27°54'10"E, A DISTANCE OF 68.00' TO A POINT; THENCE S22°38'05"E, A DISTANCE OF 67.67' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°22'23", A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF S20°57'11"E TO A POINT; THENCE S74°14'01"W, A DISTANCE OF 29.93' TO A POINT; THENCE S00°05'17"E, A DISTANCE OF 129.50' TO A POINT ON THE NORTH LINE OF LOT 59 I.T.; THENCE S89°54'43"W, ON THE NORTH LINE OF SAID LOT 59 I.T., A DISTANCE OF 153.97' TO A POINT; THENCE N00°16'42"W, ON AN EAST LINE OF SAID LOT 59 I.T., A DISTANCE OF 89.56' TO A POINT; THENCE S89°52'15"W, ON THE NORTH LINE OF SAID LOT 59 I.T. AND THE NORTH LINE OF LOT 21 I.T. A DISTANCE OF 114.02' TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE N00°14'03"W, ON THE EAST RIGHT OF WAY LINE OF SAID 148TH STREET, A DISTANCE OF 1518.70 TO A POINT; THENCE N89°45'48"E, A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 34°29'04", A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF N72°31'16"E TO A POINT; THENCE N55°16'44"E, A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'33"E TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 376.55' TO A POINT; THENCE N56°07'55"W, A

DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT; THENCE S00°11'36"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,958,234.37 SQUARE FEET OR 44.95 ACRES, MORE OR LESS. NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WAVERLY, NEBRASKA AS FOLLOWS:

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

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

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

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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Abbey L. Pascoe  
Mayor

ATTEST:

\_\_\_\_\_  
Megan K. Frye  
City Clerk/Human Resources Assistant

(SEAL)