MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON May 13, 2025

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 Pascoe and Council Members Delahoyde: Present, Jespersen: Present, Nielson: Present, Stark: Present. were in attendance. Other City Officials present were City Administrator Stephanie Fisher, City Attorney Mark Fahleson, and City Clerk Megan Frye. Also in attendance were Emergency Services Coordinator Robin Hoffman, Fire Chief Ryan Mueller, Disaster Preparedness Manager Terry Spoor, 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).

Call to Order
Roll Call
Pledge of Allegiance
Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance.
Adoption of Agenda
Council Member David Jespersen moved to adopt the Agenda as presented.. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
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.
Council Member David Jespersen moved to approve the Consent Agenda. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Proclamations and Presentations
Presentation of Fire and Emergency Service Provider Awards to Waverly Fire/Rescue Members
Mayor Pascoe presented to Jamieson Battistella

Jamieson Battistella - Fire and Emergency Services Instructor 1
In late 2024, Jamieson Battistella, a 3-year volunteer member of Waverly Fire Rescue, earned her 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 her efforts to successfully complete the class and earn her certification that meets the requirements established by the National Board on Fire Service Professional Qualifications and the International Fire Services Accreditation

Congress.
Prerequisite certifications required - None

Proclamation declaring May 19-25 EMS Week
Pascoe many in our room today, thank you. provide countless hours serving our community, training late every Monday, working cleaning getting things ready. times of need we thank you for us and our community. they are actively fundraising for a fire box training for. Ryan firebox we always see learn fire bills use as public education why we preach shut your doors. showcase that to public. Pascoe on website and Facebook and link to donate or donate through a check. thank you great work day in day out.

AMENDMENTS TO THE COMPREHENSIVE PLAN FOR WAVERLY, NE

Public Hearing: Amendments to the Comprehensive Plan for Waverly, NE.
Public Hearing open 6:08pm
Mike Palm added W redev plan and housing study. remove compressed and added entire portion housing study. Pascoe is there anyone who would like to comment.
Public Hearing closed at 6:09pm
Consideration of Resolution 25-08 Amending the Comprehensive Plan for Waverly, NE.
Council Member David Jespersen moved to approve Resolution 25-08 Amending the Comprehensive Plan for Waverly, NE. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0

ANDERSON NORTH PARK 10TH ADDITION

Public Hearing: Anderson North Park 10th Addition Final Plat
Public Hearing open at 6:10pm
Lizzie Potter Olssen next add 18 sf lots n 147th St roman standard pavement water sewer and street crossing to N 148th. 1 year. drainage GEOTECH work. delaying design process. adding box cultert, pond, xxx. DN another link on it? LP Pond. need a lot of dirt 40k yards dirt. finalizing with Julie what that looks like. AS has there been a traffic study N 148th. AD will that street match up... LP milliard lumber minimize confusion. SF main entr.
Mike Palm look at map noting elements going on in development. stuff along 148th 27ft ROW future expansion. Drain analysis and soil analysis for drainage of this. giving extra year buffer to get done. same review process all construction documents go through before we approve this subdivision. Per subdivis before 2 year entire plat. ROW st roman included in this plat. AD deeper, will banks be deeper or similar, LP similar to ANP. AS pond HOA? LP yes. trail city. MP city trail easement but on resp of developer, easement on plat, could we locate by survey at any point make sure not being intruded on. SF upside water main make sure 10 in water main city pays cost diff, what's req dev itself. AP any other comments?
Public Hearing open at 6:17pm

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

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Consideration of Resolution 25-10 approving Anderson North Park 10th Addition Final Plat
Council Member David Jespersen moved to approve Resolution 25-10 approving Anderson North Park 10th Addition Final Plat. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Consideration of the Subdivision Agreement with Aspen Builders for the Anderson North Park 10th Addition.
Council Member David Jespersen moved to approve the Subdivision Agreement with Aspen Builders for the Anderson North Park 10th Addition. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Consideration of an Agreement with Olsson for Construction Observation Services for the Anderson North Park 10th Addition in an amount not to exceed $34,980.00.
Council Member David Jespersen moved to approve Agreement with Olsson for Construction Observation Services for the Anderson North Park 10th Addition in an amount not to exceed $34,980.00. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Public Hearing: Annexation of Anderson North Park 10th Addition
Public Hearing Opened at 6:19pm
DJ what does this all include, SF final plat, MP applies to preliminary plat, shifting St Ronan to the north per request of the city. MP 5 year period allowance, council extend in a vote. SF starts the annexation process so this will be part of city limits. Pascoe comments?
Public Hearing Closed at 6:21pm
Consideration of the First Reading of Ordinance 24-05 to Annex Anderson North Park 10th Addition
Council Member David Jespersen moved to approve First Reading of Ordinance 24-05 to Annex Anderson North Park 10th Addition. Council Member Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0
Mark read ordinance
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 6:23pm
Rob Otte US Property Monte Freilich, 23 years. Hired general counsel 3 years ago, go see Wavelry do with property enumerable discussions. lots of options not developed not lack of trying reticent adverse position, consider our site, hope to sell dirt, mine over 200k cu yd dirt. object. lot of work done planning don't want to throw stones, notice first real indication COZ compared to comp planning. Dave Claussen general counsel. 2m sq ft gen comm space.

working on proposal done regional engineering usage, think of ugly buildings, that has changed, they are attractive and an amenities to the neighborhood. lack of dirt resources, solved and can do. add jobs, good paying jobs, to wavelry industrial space at a premium. can't find industrial space larger than 10k sq ft. one is 60-70 sq ft, develop. don't want you to think industrial space... not like Garner. one of our concerns, DC did chart, easy to read, LI, GC zoning. we as owner gains and what we lose, light industry that's exactly what we do. if that downzones that's an inverse ... little breathing room. talked to Will and Robert Scott, no reason to rush this. LI, GI fine tuning. my request table for a period of time let us have an opportunity for Waverly what might be. 10 days hit with this. hope rather than vote, tap the brakes what does this really look like, what are your needs. I talked with 3 con stores, 2 hotels, other users, nobody very excited. Casey's no interest coming to town to upgrade facility. Bauer has their yard, leased to ALLO and they will take over. not to sound too negative, tap breaks. Waverly look at this differently a nice-looking industrial building might look. Bauer owner extend N 135 St, severing run back to Hwy 6. agreement with the state Monte bought 20 years ago. middle property. takes time to do that.
DJ only 10 days into this but you've owned 20 years, RO should have paid attention better, comp plans zones. agree. owner we never got a notice come talk about this. not public-facing work. then scramble what happened here.
DJ strategy GC try to get some movement and development made, it's been 20 years with no development, 20 more years no development? DJ we haven't seem promises. Monte not for lack of trying. RO all doors open, more have people come do something different. The modern industrial facilities are good looking, right next to residential, not just a tin building. my thinking for Waverly industrial buildings bring people, jobs, some other things. to change the character is difficult. DJ extra time mean? Idea something coming... RO my charge figure out something to do here, worked hard last month got mining permit 70th and Arbor Rd. Pulled up chart site plan industrial building. hate to have you close the door. had more discussions. AS we've had a lot of discussions, surveys public gathering, decided by community members last 2 years. there has been a lot of discussion community. RO difference of changing the comp plan and changing the zoning. that's fair. not contacted, paid more attention. RO we got a notice that was incorrect, had we come to PC meeting. had i been given correct info, comments reflected all items not just one.
Andrew Cockerill been in works long time prop been there 20+ years highway hides some industrial, HWY cooridoor, waverly needs interstate and east beltway having it zoned that way.
Pascoe any other comments?
Public Hearing closed at 6:43pm

MF consider first reading only, time con... 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 120th Street and N 130th Street.
Council Member David Jespersen moved to approve 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 Dave Nielson seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 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 130th Street and Deer Park Road.

Council Member David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 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 120th Street and US-Highway 6.

Council Member David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 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 David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 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 David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

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

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

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

Sheriff's Report

Deputy Brownell standard CFS, if you are tracking, we've had a few calls nothing community-driven, personal. dogs off leashes, dog regulations. important. parks active. softball and baseball serious sport patrolling parks. fun talking to kids meeting families outside community.

Public Comments

None.

Approval of Minutes

*Minutes of the April 22, 2025 City Council Meeting

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

Consideration of Claims and Financial Reports

Claims for Payment

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

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

Treasurer's Report and Budget & Expense Report

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

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

Introduction of Resolutions

Introduction of Ordinances

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 David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

SF Geo tech work cannongate resurfacing make sure sub base road surface is good and how good the asphalt take core samples. AD county? SF a certain is the county's approach and span of bridge but road is ours. they are going to do... part reason county re-doing approached to surface cannongate overpass. bid pricing. overpass town up twice.

Consideration of 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 David 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 Dave Nielson seconded the motion. Motion Carried.

Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea

Yea: 4, Nay: 0

SF for proposed fire station, work get done in meantime of agreement with sub FD, core samples fire station located. test soil makeup soil how well it compacts. behind HS area. stockpile of dirt back there. agreeable use dirt, determine good dirt for compaction, fill in area. need considerable amount fill dirt get out of flood plain

Committee Reports

Human Services (Park & Recreation): Council Member Stark

Council Member Stark reported

- Scott 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.
- Scott also laid seed on the north side of the pool fence. Has had a great start, Scott is continuing to water the 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 5/8
- Blast ball and Tee ball games started 5/5
- 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.

AP new this year first session scrapped 9am session too cold swim lessons. started 5pm swim lesson new this year. Clayton still looking for umpires, if anyone looking for money.

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 137th 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 146th street.

Public Health (Fire & Safety): Council Member Jespersen
Council Member Jespersen reported congrats to folks, nothing to report.

Fiscal and Economic Development: Council Member Nielson
Council Member Nielson reported waverly economic dev met Monday mission statement goals, funding, meet next month/week? CRA area-wide TIF funds.

City Administrator Fisher
City Administrator Fisher reported waverly ridge has 98% sewer and water mains, 75-85% box culverts, 2 complete, streets and storm sewer next. moving fast. MP can sell the lots but don't issue permits until streets. SF communications tower vertical bridge. notification healthcare for employees, 18% increase, looking at other opportunities, something to present to council next meeting. DN Danvers done. AD 90% done, SF all finish work.

Adjournment
Council Member David Jespersen moved to adjourn the meeting at 7:06pm. Council Member Allison Stark seconded the motion. Motion Carried.
Delahoyde: Yea, Jespersen: Yea, Nielson: Yea, Stark: Yea
Yea: 4, Nay: 0

_____ _____

Abbey L. Pascoe — Mayor

Megan K. Frye — City Clerk/Human Resources Asst.

Nebraska State Fire Marshall Training Certifications

Jamieson Battistella – Fire and Emergency Services Instructor 1
In late 2024, Jamieson Battistella, a 3-year volunteer member of Waverly Fire Rescue, earned her 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 her efforts to successfully complete the class and earn her certification that meets the requirements established by the National Board on Fire Service Professional Qualifications and the International Fire Services Accreditation Congress. Prerequisite certifications required - None

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.

_____

Abbey L. Pascoe, Mayor

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 13TH DAY OF MAY, 2025.

_____
Abbey L. Pascoe
Mayor

ATTEST:

_____
Megan K. Frye,
City Clerk/Human Resources Assistant

(SEAL)

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

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- Waverly Community Housing Study

Page 303

- Appendix C Divider

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- Redevelopment Plan – West Redevelopment Area

WAVERLY, NEBRASKA

COMPREHENSIVE PLAN - 2033.

OCTOBER, 2023

Waverly
A Great Place to Grow

WAVERLY, NEBRASKA
COMPREHENSIVE PLAN - 2033.

MAYOR
Bill Gerdes

CITY ADMINISTRATOR
Stephanie Fisher

WAVERLY CITY COUNCIL
Abbey Pascoe, President
Dave Nielson
Aaron Hummel
David Jespersen

WAVERLY PLANNING COMMISSION
Kris Bohac, Chair
Lindsay Erickson
Nicole Nuss
Tyson Ritz
George Yesilcimen
Melissa Brown
Allison Stark

WAVERLY BUILDING INSPECTOR/ZONING ADMINISTRATOR
Mike Palm

GREATER WAVERLY AREA FOUNDATION FUND
Kris Bohac

WAVERLY PLANNING STEERING COMMITTEE

Ryan Carlson	**Abbey Pascoe**	**Emily Wilcox**	**Daryl Dubas**
Tyson Ritz	**George Yesilcimen**	**Mike Palm**	**Mark Cordes**
Cory Worrell	**Cheri Kaiser**	**Murleen Bellinger**	**Nicole Nuss**
Sue Spence	**Diane Sullivan**	**Terry Spoon**	**Haley Larson**
Chelsea Klein	**Kris Bohac**	**Melissa Brown**	

H:K HANNA:KEELAN ASSOCIATES www.hannakeelan.com

SCHEMMER ARCHITECTS | ENGINEERS | PLANNERS

The **Waverly, Nebraska Comprehensive Plan** was prepared as a component of the **Waverly Comprehensive Planning Program,** funded by the **Nebraska Investment Finance Authority** and the **City of Waverly.** The **Plan** was completed with the guidance and direction of the Waverly Planning Commission and **Planning Steering Committee.**

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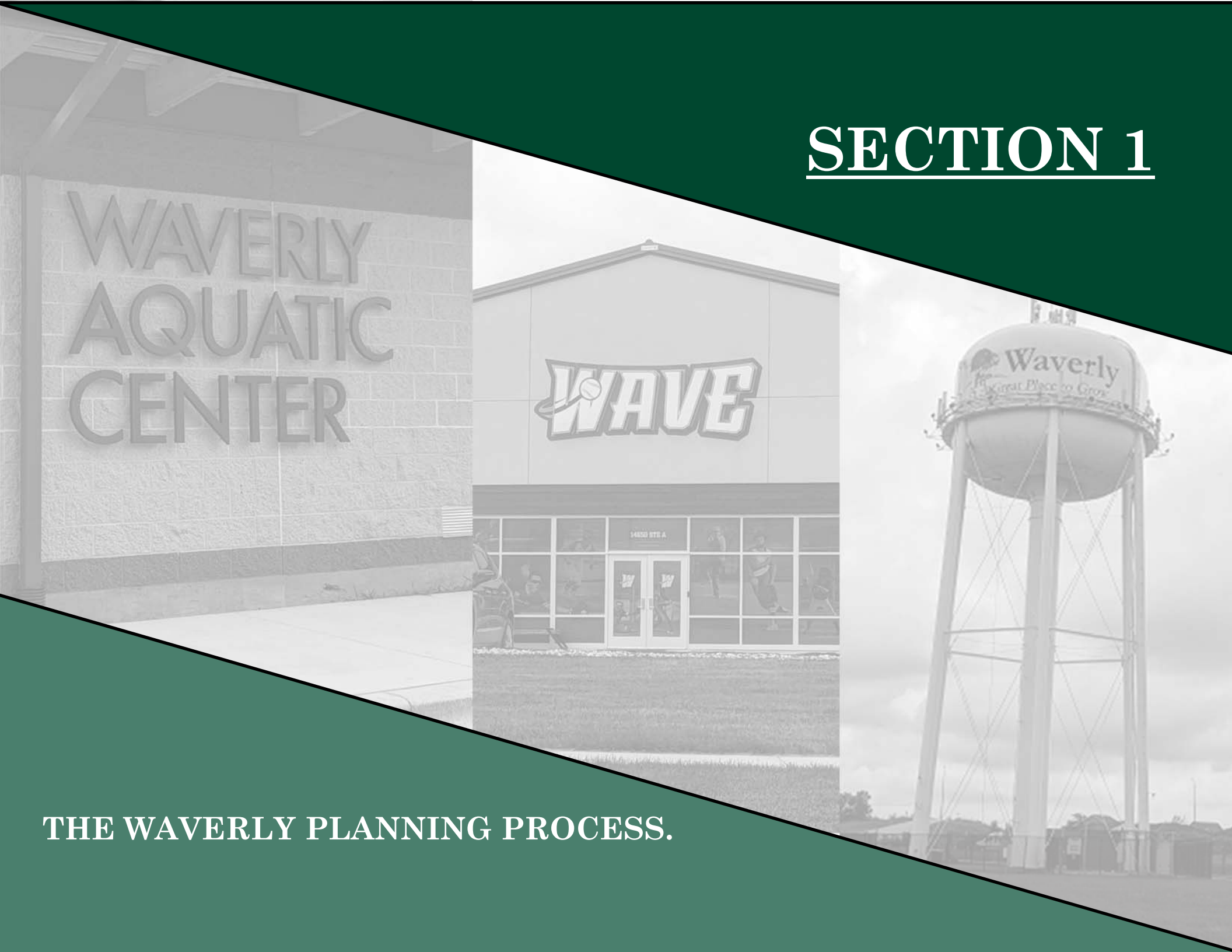
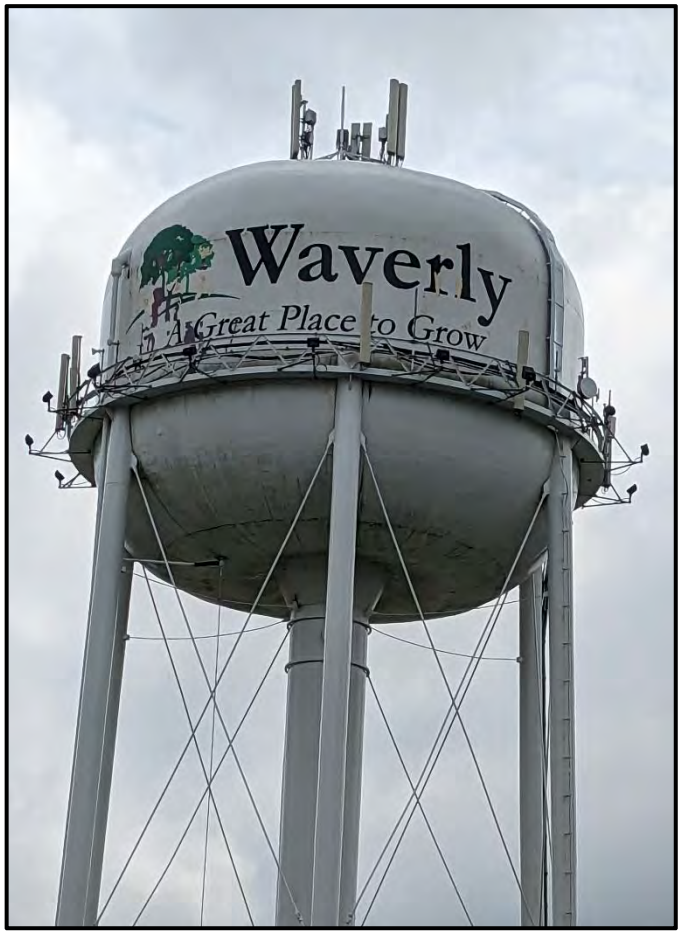
SECTION 1



THE WAVERLY PLANNING PROCESS.

SECTION 1
THE WAVERLY PLANNING PROCESS.



INTRODUCTION.

This **Waverly, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for the future development and stability of Waverly, Nebraska and the City's respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing demographic, economic and development trends within the City, including existing and future land use, public facilities, utilities, transportation and energy usage. This **Plan** replaces the current **Comprehensive Plan,** prepared in 2013.

The **Waverly Planning Process** included the development of a **General Plan,** which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with **"Community & Economic Preservation & Growth/Development Initiatives"** aimed at preserving the existing environment and preparing the Community for new growth and development opportunities relating to residential, commercial and industrial development.

The **Comprehensive Plan** was prepared under the direction of the **Waverly Planning Commission and City Council,** with the assistance of **City Staff and Planning Consultants Hanna:Keelan Associates and Schemmer Associates, both of Lincoln, Nebraska. Guidance was also provided by a locally-organized "Planning Steering Committee".**

PLANNING PERIOD.

The planning period for achieving the goals, programs, and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2023 to 2033.** The **Plan** highlights necessary, broad-based community and economic development activities to meet the City's goals. This approach allows the Community of Waverly to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION.

The **City of Waverly Planning Jurisdiction** includes the land areas within the Corporate Limits and within one mile of the City. The City enforces planning, zoning and subdivision regulations in the One-Mile Planning Jurisdiction, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN.

This **Comprehensive Plan** for the City of Waverly is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

RESPONSIBLE GROWTH AND DEVELOPMENT.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Waverly. The Community is cognizant of its residential, commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

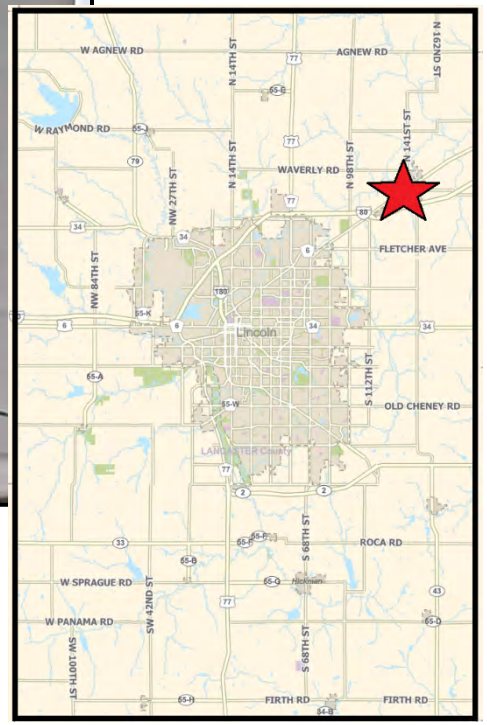
The Waverly Comprehensive Plan promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Waverly, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the One-Mile Planning Jurisdiction of Waverly will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

COMMUNITY SUMMARY.

The City of Waverly is located in east central Nebraska, along the Interstate 80 and U.S. Highway 6 Corridors and the Burlington Northern Santa Fe Railroad Corridor in northeastern Lancaster County. The Community is an estimated three miles northeast of Lincoln, Nebraska, and 45 miles southwest of Omaha, Nebraska. Waverly is also located within the Lincoln Metropolitan Statistical Area.

Downtown Waverly is located north of the Highway 6 and Burlington Northern Santa Fe Railroad Corridors, generally east of North 141st Street between Mansfield and Kenilworth Streets. Downtown consists mostly of professional offices, bank, City Offices and U.S. Post Office.

Most of Waverly's major employers are located along the Highway 6 Corridor, including but not limited to the Tractor Supply Company Distribution Center, Tecumseh Farms/Smart Chicken, District 145 Public Schools, Millard Lumber, Matheson Gas and Commercial Plastics. Additional highway commercial businesses and professional offices are also located along Highway 6.



ORGANIZATION OF THE PLAN.

This Comprehensive Plan includes the following Sections:

- **The Waverly Planning Process.**
- **Citizen Participation & Community Profile.**
- **Community & Economic Preservation & Growth/Development Initiatives.**
- **Existing & Future Land Use Planning.**
- **Education, Public Facilities/Utilities & Transportation.**
- **Energy Element.**

Additionally, three appendices are included that highlight the raw statistical and citizen data and additional planning efforts conducted to support this Comprehensive Plan. These appendixes include the following:

- **City of Waverly, Nebraska Economic Development Strategy & Action Plan.**
- **Waverly, Nebraska Community Opinion Survey Results.**
- **Waverly, Nebraska Table Profile.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

Element 1.

This **Comprehensive Plan** is organized in three elements. The **first** element of the **Comprehensive Plan** is the **Community & Economic Preservation & Growth/Development Initiatives.** The **Initiatives** represent the foundation for which planning components are designed and eventually implemented. The **Initiatives** identified in this **Comprehensive Plan** address each component of the **Plan** itself.

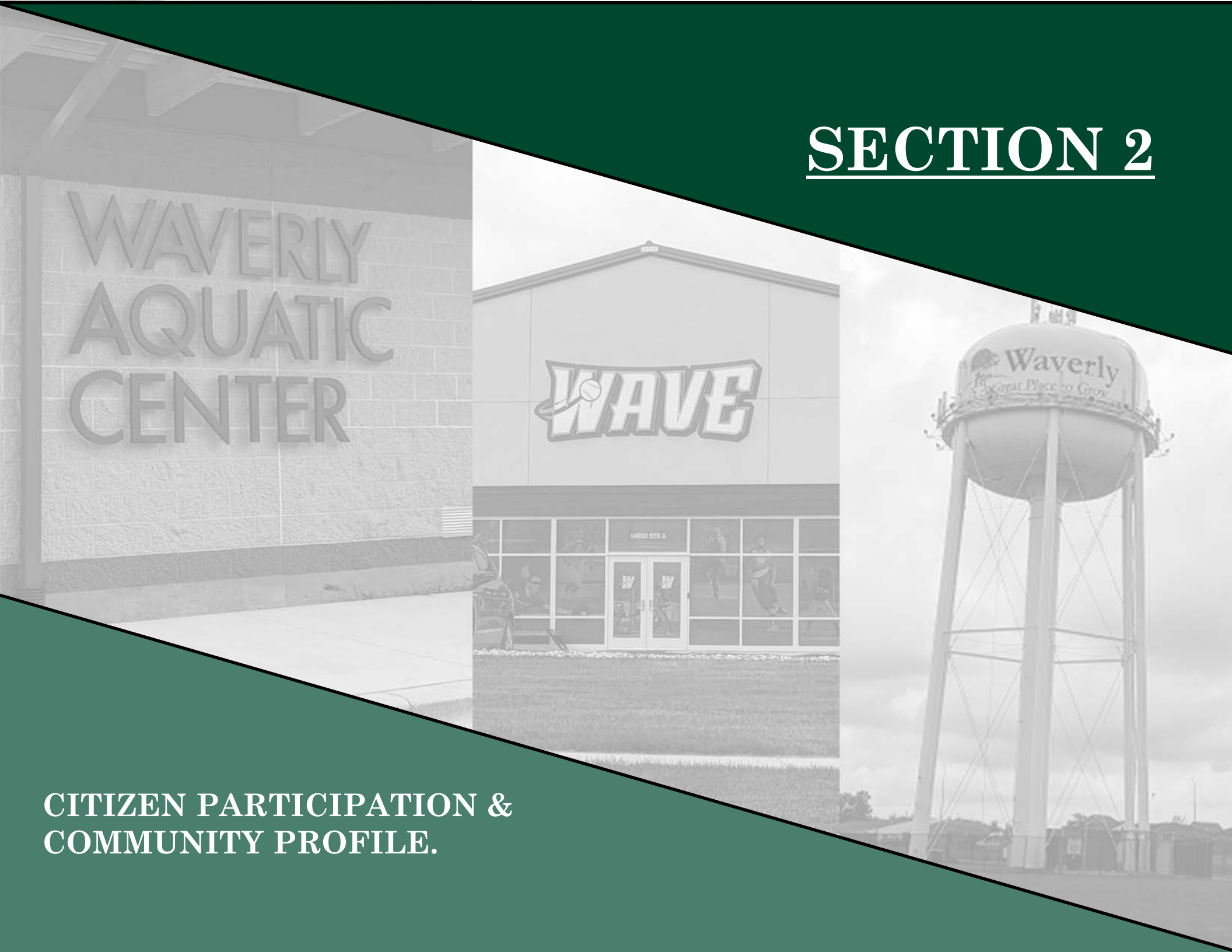
Element 2.

The **second** element is the **Background Analysis,** which presents the research, both, quantitative and qualitative, necessary for the development of the Plan's **Community & Economic Preservation & Growth/Development Initiatives.** This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Waverly. The careful research of past and present data allowed for the projection of future population and development needs.

Element 3.

The **third** and final element of the **Comprehensive Plan** is the **Planning Components,** which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

SECTION 2



CITIZEN PARTICIPATION & COMMUNITY PROFILE.

SECTION 2
CITIZEN PARTICIPATION & COMMUNITY PROFILE.

INTRODUCTION.

Planning for the Community's future, as it relates to affordable housing, is most effective when it includes opinions from as many citizens as possible. The **Waverly, Nebraska Comprehensive Plan** included both qualitative and quantitative research activities. Discussed in this **Section** is the comprehensive **citizen participation program** that was implemented to gather the opinions of the Waverly citizenry, including results from the Waverly Community Opinion Survey and a summary of population, income and economic information collected from a variety of local, State and National data sources.

Meetings with the Waverly Planning Commission, as well as a locally-based "Planning Steering Committee" and "Economic Development Advisory Committee" were also conducted. Local input from these meetings is included in **Section 3** of this **Comprehensive Plan,** as well as the **City of Waverly Economic Development Strategy & Action Plan ("Appendix I"** of this **Comprehensive Plan)** and in the **"Executive Summary"** of the **Waverly Community Housing Study ("Appendix II"** of this **Comprehensive Plan).**

WAVERLY COMMUNITY OPINION SURVEY.

A Community-Wide **"Opinion Survey"** was made available to households in Waverly on pertinent Community websites and social media outlets. A total of **267 Surveys** were completed and returned, providing valuable public information. **Survey** participants were asked to provide their opinion about a variety of Community issues, needs and opportunities, including housing needs/wants, commercial and industrial development, desired public services, transportation issues and protecting community appearance and sustainability. The following summarizes the results of the **Survey.** The complete results of the **Survey,** including community growth, land use, zoning and community development opportunities are highlighted in **"Appendix III"** of this **Comprehensive Plan.**

DEMOGRAPHICS.

The majority of participants resided in a four-person household with at least one resident less than 18 years of age.

- Household Size:
  - Four-person household with 79 participants (29%).
  - Two-person household with 66 participants (24%).
  - Three-person household with 47 participants (17%).

- Household Age:
  - Less than 18 years with 154 participants (57%).
  - 35-44 years with 121 participants (45%).
  - 45-54 years with 76 participants (28%).

RESIDENCY.

A majority of Survey participants have lived within the City of Waverly Corporate Limits between 11 and 20 years. These participants have watched the Community grow and evolve over time and are well aware of local needs and desires regarding Community betterment. This allows City and economic development leadership to more accurately determine community needs.

- Length of Time residing in Waverly:
  - 11-20 years with 71 participants (26%).
  - 21+ years with 63 participants (23%).
  - 1-5 years with 55 participants (20%).
  - 6-10 years with 54 participants (20%).

- Work in Waverly:
  - No with 194 participants (72%).

- School in Waverly:
  - Public Schools were a factor in my decision to locate in Waverly had 161 participants (67%).
  - 132 participants (51%) felt that there are NOT sufficient and safe routes to school for children.
    - Pedestrian bridge over Hwy 6 was mentioned by 64 participants as a way to improve safety.

AMENITIES.

- When asked what new public recreational activities should be considered for Waverly, participants identified the following:
  - Pool/Splash pad/Aquatic Center/Water Park (44 participants).
  - Walking path/Hiking/Biking Trail (35 participants).
  - YMCA/Community Center/Recreation Center (18 participants).
  - Dog park (18 participants).

- When asked what new businesses they would like to see in Waverly, participants identified the following:
  - Restaurant (family/sit-down)/bar (148 participants).
  - Dollar general/tree/store (44 participants).
  - Coffee shop (36 participants).
  - Hardware store (30 participants).
  - Fast food (27 participants).

- When asked what services participants would like to see in the City of Waverly, the top responses included the following:
  - Police department (34 participants).
  - Recycling (17 participants).
  - Internet (15 participants).

- When asked to rate the quality/availability of Community Services and Public Facilities in Waverly, participants ranked the following the highest (average scores): (4 = excellent, 3 = good, 2 = fair, 1 = poor).
  - Garbage Collection (3.48).
  - Schools (3.40).
  - Fire Protection (3.24).
  - Child Care Opportunity (3.10).
  - Church (3.08).
  - Banks (3.06).
  - Pharmacy (3.04).
  - Parks/Recreation (3.02).

<u>COMMUNITY BETTERMENT.</u>

- When asked which transportation items needed to be addressed in Waverly, participants ranked the following the highest (average scores): (3 = greatly needed, 2 = somewhat needed, 1 = not needed).
  - Improved Truck Routes (2.46).
  - Pedestrian/Trails Connections & School Traffic Circulation (2.43).
  - Traffic Safety Improvements (2.30).

- Utilizing a scale from 1 ("strongly disagree") to 5 ("strongly agree"), participants identified the following as the best towards improving the appearance of the City of Waverly.
    - Vehicular traffic safety (3.60).
    - Pedestrian seating areas and sidewalk cafes (3.56).
    - Crosswalk enhancements (3.53).
    - Street trees/benches/landscaping (3.47).
    - Nuisance enforcement/property clean-up (3.47).
    - Coordinated traffic control lighting (3.36).

- Using the 1-5 scale above, participants identified the following as the best approaches towards improving the sustainability of the City of Waverly.
    - Business retention/recruitment/ expansion (4.12).
    - Additional pedestrian safety measures (3.88).
    - Improved park and recreation trails (3.83).
    - Reducing utility costs with alternative energy sources (3.65).
    - Marketing of sales and festivals (3.57).
    - Increased marketing of vacant buildings (3.54).
    - Nuisance enforcement/property clean-up (3.53).

- 83 percent of participants agreed that the City of Waverly should expand to include new commercial and entertainment facilities.

<u>HOUSING.</u>

- Utilizing a scale from 1 ("not needed") to 3 ("greatly needed") the following were identified by participants as the greatest housing needs in Waverly.
    - Single family housing (2.24).
    - Housing choices for first time homebuyers (2.24).
    - Senior independent living housing (2.06).
    - General rental housing (2.05).

- Participants were largely in support of utilizing local, State and/or Federal grant funds/dollars for the following programs:
    - Purchase, Demolition & Replacement of existing deteriorated housing (79% support).
    - Owner Housing Rehabilitation Program (73% support).
    - Purchase-Rehab-Resale of vacant housing (73% support).
    - Renter Housing Rehabilitation Program (58% support).
    - Down Payment Assistance to first-time homebuyers (54% support).

A total of 83 participants, or 33 percent, identified a willingness to contribute or donate money to support a local community, economic or housing development activity.

WORKFORCE HOUSING NEEDS SURVEY.

The City of Waverly, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Area's workforce. A total of **208 Surveys** were returned.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in where participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey.** The complete **Survey** results are available in "**Appendix III"** of this **Comprehensive Plan.**

DEMOGRAPHICS.

- Participating employers included but were not limited to Waverly-District 145 Public Schools, Millard Lumber, and Smart Chicken.

- A total of 60, or 47 percent of all 128 participants lived inside the Corporate Limits of Waverly. An estimated 42 percent reside in the City of Lincoln.
    - Commute time to work:
        - 10 to 20 minutes (45 participants).
        - Less than 10 minutes (34 participants).

INCOME.

- Household income: (128 total participants).
  - $100,000 to $149,000 with 42 participants (32%).
  - $75,000 to $99,000 with 27 participants (21%).

- Monthly rent:
  - $601 to $1,250 with 12 participants (20%).

- Monthly mortgage:
  - $1,001 to $1,750 with 55 participants (48%).

BARRIERS TO AFFORDABLE HOUSING.

- For renters, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
  - Cost of rent (83%).
  - Lack of availability of decent rental units in your price range (55%).
  - Condition of existing rental housing (22%).

- For owners, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
  - Housing purchase prices/cost to own (67%).
  - Lack of sufficient homes for sale (46%).
  - Cost of utilities (23%).

- When asked what the most was that their family could afford for a home, 32 percent, or 25 participants identified a home purchase price between $201,000 and $300,000.

- When asked what the most was that their family could afford for monthly rent, 32 percent or 20 participants identified a range between $1,101 and $1,500.

- When asked what amenities would make Waverly a more attractive place to live or relocate, participants selected the following:
  - Restaurants with 81 participants (84%).
  - Retail/Shopping with 57 participants (59%).
  - Housing Choices with 47 participants (48%).

COMMUNITY PROFILE.

Population, income and economic trends in **Waverly** serve as valuable indicators of future development needs and patterns for the Community and provide a basis for the realistic projection of the future population. The quantity and location of social and economic features play an important role in shaping the details of various development plans to meet the Community's needs. The Community should continue to promote the development of new businesses, industries and housing for individuals and families, in areas of the Community with the appropriate zoning designation, during the 10-year planning period. The population trends and projections for the years 2000 through 2033 were studied and forecasted, utilizing a process of both trend analysis and U.S. Census population estimates. A complete **"Table Profile"** is included in **"Appendix IV"** of this **Comprehensive Plan.**

- The population from the 2000 and 2010 Decennial Censuses recorded an increase in population for Waverly, increasing from 2,452, in 2000, to 3,277, in 2010, or by 33.6 percent. The rate of population growth in Waverly remained consistent by the 2020 Census, which documented a population of 4,279, or an increase of 30.6 percent from the 2010 Census. **The current (2023) estimated population for Waverly is 4,532, representing an increase of 5.7 percent since 2020.**

- **Currently, the Waverly One-Mile Planning Jurisdiction maintains an estimated population of 91. Continued population growth in Waverly, as well as surrounding Communities, will contribute to additional population increases in the Jurisdiction through 2033.**

- By 2033, the population of the City of Waverly is projected to increase between 18.5 and 49.8 percent, or ranging from 5,371 to 6,778. A "medium" population projection of 5,520 was utilized for this **Comprehensive Plan.** Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033.

- In 2023, the City of Waverly is experiencing an estimated median age of 34.7 years, an increase from the 2020 estimated median age of 34.3 years. **Median age is projected to continue to increase to 34.9 years by 2033.**

- The "19 and Under" and "35 to 54" age cohorts were the largest population cohorts in Waverly, as per the 2000 and 2010 Censuses as well as the 2020 Estimate and remain the largest in the Community, today. This trend is projected to continue through 2028 and 2033.

- **The Waverly 55+ population is projected to increase by 2028, with the "55-64" age group projected to experience the largest population increase.** It is important that a range of elderly services, amenities and appropriate housing be made available in Waverly to **encourage senior/elderly populations to remain in their respective housing situations and, ultimately, remain a resident of the City of Waverly.**

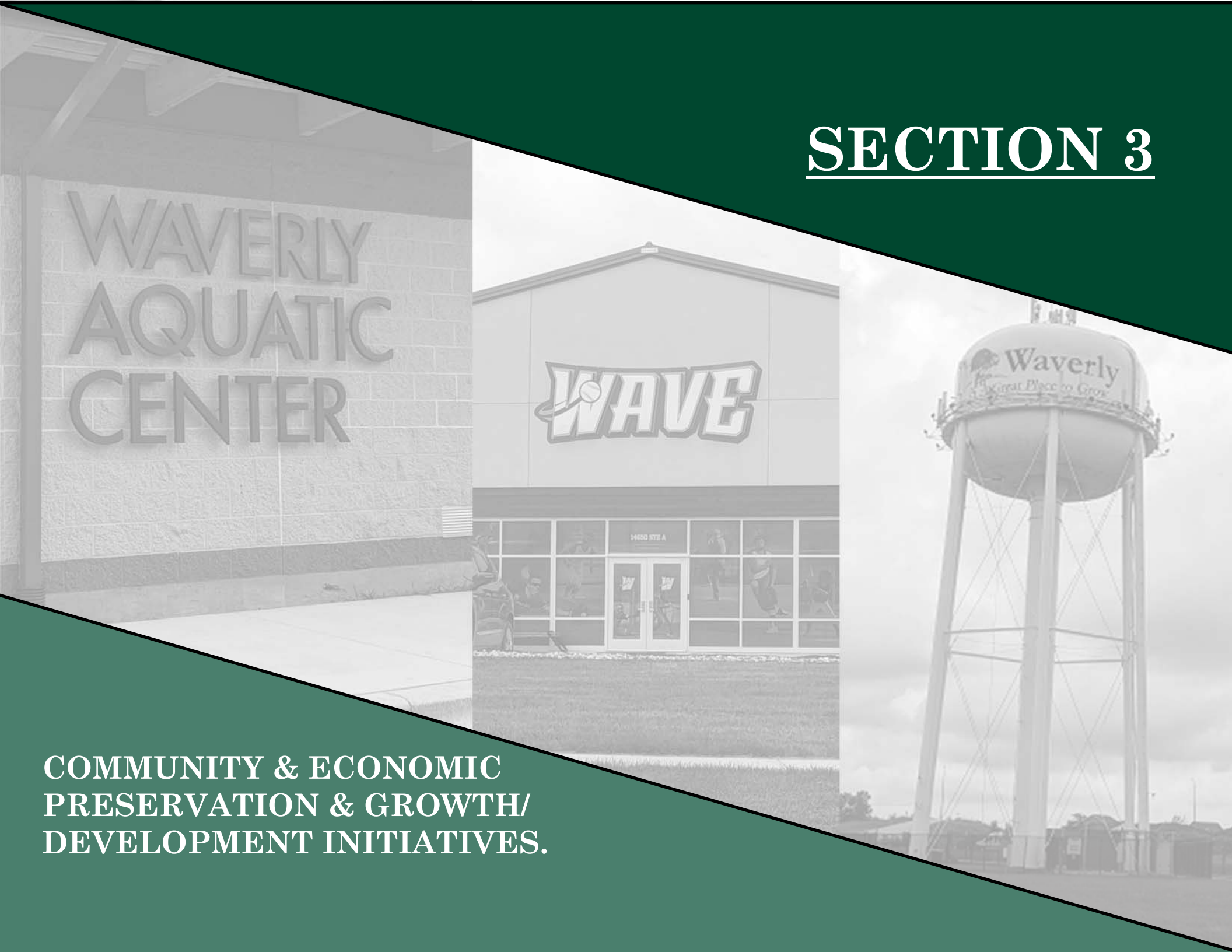
- The **median income** for all households in Waverly, in **2023,** is estimated to be **$87,694. By 2033, median income in Waverly will increase an estimated 12.7 percent, to $98,874. The CGI projection estimates a total household income of $101,336 by 2033.** The majority of Community residents are projected to have incomes at or above $75,000**.**

- **In 2023,** an estimated **128 owner households** in Waverly, or 10 percent of all owner households, **are cost burdened or have housing problems. By 2033, this number is expected to increase, slightly, to 133 households.** Currently, an estimated **89 renter households** in the Community of Waverly, or 30.6 percent of all renter households, **are cost burdened or have housing problems.**

- **By 2033, an estimated 120 renter households will be of cost-burden status. Cost burdened households are projected to increase due to the rising costs associated with owning, renting and/or maintaining a place of residency in Waverly.**

- Between 2010 and 2022, the **unemployment rate** in Lancaster County ranged from a high of 4.2 percent to a low of 1.8 percent. During this period, the total number of **employed persons** increased by 23,215. By 2033, an estimated 198,277 persons will be employed in the County, with an unemployment rate maintaining 3.1 percent.

SECTION 3



COMMUNITY & ECONOMIC PRESERVATION & GROWTH/ DEVELOPMENT INITIATIVES.

SECTION 3
COMMUNITY & ECONOMIC PRESERVATION & GROWTH/DEVELOPMENT INITIATIVES.

INTRODUCTION

This **Section** provides proposed **Community & Economic Preservation and Growth/Development Initiatives for the City of Waverly, Nebraska, including the Community's One-Mile Planning Jurisdiction**.

The **Initiatives** address a wide spectrum of land use and development topics, including but not limited to housing development and rehabilitation, business and industrial development; public facility, infrastructure and utility needs and improvements, transportation and park/recreation needs. The end goal is to create "balance" in the Community through all levels of planning and project implementation, all in an effort to address the health, safety and overall general welfare of all Waverly residents.

The following **Community & Economic Preservation and Growth/Development Initiatives** are the product of both **qualitative and quantitative research activities** conducted for the **Comprehensive Planning Program. Additional supportive information is documented in the 2023 Waverly, Nebraska Community Housing Study and the 2023 City of Waverly Economic Development Strategy & Action Plan.**

A **qualitative research** process included meetings with the Waverly Planning Commission, as well as a **"Planning Steering Committee"** and an **"Economic Development Advisory Committee,"** all grassroots-based. An important activity of the **qualitative research** process was the implementation of a **Community Opinion Survey.** The **Survey** allowed the local **Citizenry** to provide their opinion of future land use activities in **Waverly.** A total of **267 residents** of the Community completed the **Survey. A "Workforce Housing Needs Survey"** was implemented to target selected local major employers regarding their housing needs and desires, as well as identifying barriers and/or impediments to obtaining affordable housing in Waverly. A total of **128 employees** completed the **Survey.** The results of the two **Surveys** are included in **"Appendix II"** of this **Plan.**

Quantitative research activities included the collection, analysis and projection of pertinent population, income, economic and agricultural data from local, State and National sources, all in an effort to understand both past and present demographic and land use development trends in **Waverly**. An important statistical analysis of land use in Waverly was the preparation of **Existing** and **Future Land Use Matrices,** presenting both the current and projected land use requirements in the Community, which were based on on-site field observations and utilizing parcel data from the Lancaster County Assessor and GIS information. The **Matrices** are highlighted in **Section 4** of this **Comprehensive Plan.**

In essence, the Community & Economic Preservation and Growth/Development Initiatives address the important components of planning implementation. The Initiatives are separated into three categories including **"preservation"** of existing Community operations and development patterns, **"growth/ development"** through supporting new business, industry, housing and public recreation opportunities to enhance an already thriving Community and **"funding/implementation and Plan maintenance".**

The three categories of the Preservation & Growth/Development Initiatives for Waverly are identified, below.

1. Community & Economic "Preservation" Initiatives.
Agricultural Land Areas & Associated Farmsteads.
Existing Parks/Recreation & Other Public Amenities.
Existing Health & Wellness Amenities.
Road Network & Other Transportation Systems.
Commercial & Industrial Development.
Housing Rehabilitation.
Public Facilities/Services, Utilities & Infrastructure.
Education Facilities & Programs.

2. Community & Economic "Growth/Development" Initiatives.
Land Use Planning & Zoning.
Future Parks/Recreation & Other Public Amenities.
Future Health & Wellness Amenities.
Residential Development & Critical Housing Needs.
Commercial & Industrial Development.
Public Facilities, Utilities & Infrastructure.
Future Transportation System Needs.
Alternative Energy Practices.

3. Project Funding/Implementation & Plan Maintenance/Review
Project Funding/Implementation.
Plan Maintenance/Review.

1. COMMUNITY & ECONOMIC "PRESERVATION" INITIATIVES.

Agricultural Land Areas & Associated Farmsteads.

As the City of Waverly is poised for growth in several Community indicators, traditional agricultural activities continue to exist in the One-Mile Planning Jurisdiction. Local leadership should be cognizant of the existing **agricultural industry around Waverly** and preserve sensitive agricultural lands in areas where land annexation by the City is not anticipated during this 10-year planning period.

Partnerships with agricultural and farming operations within the Planning Jurisdiction are important in creating an understanding of the Community of Waverly's desires to become a growing and thriving Community, while allowing traditional farming operations to continue. Targeted agricultural land areas are generally located south of the Interstate 80 Corridor, as well as in the extreme eastern and northeastern portions of the Planning Jurisdiction.

Non-agricultural, both large lot and planned residential subdivisions could be planned, with development having little or no impact on the operation of existing general and traditional agricultural activities.

Create and foster relationships with land owners in the One-Mile Planning Jurisdiction, especially those who own land adjacent the Waverly Corporate Limits. These land areas are critical to the continued growth and expansion of the Community. Areas of high importance to Waverly for future growth are located east and north of the City.

Protecting agricultural land areas should also include **protecting existing natural resources,** especially those along Salt Creek in the northwestern portion of the Waverly Planning Jurisdiction. This is accomplished by controlling and prohibiting, in specific regions, large scale intensive agricultural and livestock/confinement facilities in areas deemed inappropriate for such activities.

Existing Parks/Recreation & Other Public Amenities.

A total of 193 participants, or 73 percent of all 267 participants of the Waverly Community Opinion Survey identified "good" or "excellent" quality of existing park and recreation amenities in Waverly. An estimated 75 acres of park and recreation land exist in four public parks in Waverly. These parks should be maintained by the City to ensure continued safe use by all sectors of the population, which could include replacement of existing playground features and shelters (as needed), enhanced park accessibility and parking areas and improved connectivity with existing local trails and sidewalks. Additional park spaces are located in northern Waverly, owned by the Anderson North Park and Aspen Park Homeowners Associations (HOAs). The HOAs are encouraged By City staff to maintain this park space and all associated equipment.

The new Waverly Aquatic Center was completed in July, 2023. This new Aquatic Center, located in Wayne Park, replaces the existing swimming pool located in the same park. Retaining necessary resources to keep the new Aquatic Center fully staffed and operational will be necessary throughout the 10-year planning period. The City will need to conduct and monitor safety procedures relating to the demolition and removal of all components of the former swimming pool.

Two parks in Waverly (Wayne and Lawson Parks) contain athletic fields (baseball and softball) that are used by a wide variety of local organizations for practices, games and tournaments. These fields will need to continue having proper maintenance during the 10-year planning period. Maintenance activities include dugout, fence and gate maintenance, infield dirt raking, field lighting and maintenance and/or enhancements to bleachers and concession areas.

Existing Health & Wellness Amenities.

Maintaining a high quality of life in Waverly should be a top priority for all City Staff, public organizations and residents. Existing facilities in Waverly provide walk-in care, pediatrics, acute injury evaluation and treatment, immunizations, preventive care, screening, health management and dental hygiene services. To remain a viable, healthy Community, residents of the City of Waverly are encouraged to utilize these operations when needed. The City should maintain a strong relationship with local health providers to ensure these amenities remain in operation to serve the Waverly citizenry. Expansion of the existing health services will most likely be required as the Community continues to increase in population.

A long-term care and rehabilitation facility for senior citizens and families is also located in Waverly. The facility consists of 54 private and semi-private units and provides residents with hospice care, transportation and specialized services which include, but are not limited to, recreational activities, discharge planning, speech language pathology, physical therapy and case management. This facility will remain a significant operation in regards to maintaining a population of seniors in the Community. Support should be given to the expansion and enhancement of existing health care services through new care technologies, when available.

Walking trails provide a means of outdoor exercise and movement in Waverly. A strong system of sidewalk connectivity exists throughout the Community and throughout the City's park system. Segments of sidewalk, especially in older neighborhoods, are in need of either rehabilitation or replacement to ensure the safe movement of all pedestrians in Waverly. The City should continue to replace sidewalks, as needed, and improve the safety and well-being of pedestrians at intersections, with large amounts of vehicular traffic, with streetlights and painted/signed crosswalks. Special attention should be given to plans and procedures to ensure the safe movement of children attending District 145-Waverly Public Schools.

Pedestrian connectivity over the Burlington Northern Santa Fe Railroad Corridor and the Highway 6 Corridor has been a critical need in the Community and will continue to be so, until resolved. A pedestrian bridge near Sharp Park is currently being discussed and considered.

Walking trails at City parks should also be monitored for sidewalk/trail rehabilitation needs and, potentially, include additional amenities along their respective trails such as lighting, benches, landscaping, outdoor fitness equipment and a "storybook walk" for kids along existing and future trail systems.

Road Network & Other Transportation Systems.

Both the Highway 6 Corridor and the Burlington Northern Santa Fe Railroad Corridor bisect the Community of Waverly in a northeast/southwest direction. Highway 6 consists of a two-lane highway entering the Community from the northeast at North 148th Street before becoming a three-lane highway westward. This three-lane highway continues southwest until Deer Park Road, where the Highway becomes a four-lane expressway to Lincoln. Speed limits of 45 and 55 miles per hour are posted along various segments of Highway 6. While a number of safety enhancements have been implemented, additional enhancements may be needed during the next 10 years, including but not limited to improved street and traffic lighting, pedestrian crossings, turn lanes and reduced speed limits. Additional safety measures at the North 141st Street intersection with both the Highway 6 Corridor and the Burlington Northern Santa Fe Railroad Corridor may also be needed.

A paving project at Oldfield from 141st Street to Canongate Road is recommended. The current surfacing for Oldfield Street is gravel. This project would pave a three lane concrete section and also include the construction of a side path from Lawson Park to Canongate Road and Kenilworth Street. This project will improve access to Lawson Park and reduce road dust for residents living in the area.

North 148th Street is a north/south two lane arterial street, located along the western portion of Waverly, providing a direct connection to major highway corridors, including Highway 6, 34 and 2. This Street has been experiencing a steady increase in traffic in recent years, due to increased housing development in the Community and the provision of a direct connection to the eastern portions of the City of Lincoln. As both eastern Lincoln and the City of Waverly grow in population, this Street will become increasingly busy and require safety measures to be implemented, including street lighting, turning lanes onto local streets, pedestrian walkways and crosswalk signals and a potential widening of the Street within the Waverly Corporate Limits. The City will need to continue to monitor traffic patterns and flow along 148th during the 10-year planning period.

An additional segment of street in need of monitoring is North 141st Street, from the Highway 6 Corridor to Waverly Road. Northward development of residential subdivision will continue to increase the amount of traffic utilizing this stretch of Road into and out of Waverly.

The condition of local streets should continue to be monitored and, when and where necessary, rehabilitated or resurfaced with new pavement. Currently, street segments in need of rehabilitation or resurfacing exist in the older and established neighborhoods of the Community.

The desire to create safe routes to school for kids is greatly needed in Waverly. Both the Highway 6 Corridor and Burlington Northern Santa Fe Railroad Corridor, as well as the Canongate overpass, present unsafe conditions for the efficient movements of kids from northern portions of the Community to any of the local public school facilities. As the City continues to grow and District enrollment increases, the need for safety enhancements will continue. A pedestrian overpass for the Highway and Railroad Corridors is the most pressing need in the Community. Other improvements will, over time, include analyzing the flow of vehicular traffic and consider the need for modern crosswalks and traffic signals along North 134th Street, Amberly Road and Canongate Road. Traffic volumes have increased in areas around Waverly High School and Waverly Middle School, specifically during the morning drop-off and afternoon pickup times.

Commercial & Industrial Development.

Future commercial and industrial developments in Waverly, Nebraska should be guided by the recently completed **Waverly Economic Development Strategy & Action Plan.** The **Strategy/Plan** is included as **Appendix I** of this **Comprehensive Plan.** The **Strategy/Plan** provides a listing of priority economic and community development activities for Waverly during the next 10 years. An important component of the **Strategy/Plan** is the recommendation for the City to foster a partnership of support with both local business owners/franchisees and small, locally-based business owners in an effort to support business industry retention and development in Waverly.

Three distinct areas of commercial development exist in Waverly, including the original Downtown, the Highway 6 Corridor and a shopping mall area, south of the Corridor. Downtown Waverly should be targeted for redevelopment and transformed into a business/entertainment point of destination, consisting of shops and venues for dining and social gathering. Current vacant land parcels along the Highway 6 Corridor should be targeted for continued development of goods-based businesses, including restaurants, convenience stores and other automotive-oriented businesses. The shopping mall area should be targeted for improvements to enhance redevelopment activities to include additional local based businesses and services.

Waverly is home to several large employers, including, but not limited to, the Tractor Supply Company's Waverly Distribution Center, Tecumseh Poultry/Smart Chicken, Millard Lumber, District 145-Waverly Public Schools, Matheson Gas and Commercial Plastics. The City, with the assistance of economic development leaders in the Community, should work to maintain a strong industrial sector, including assisting those existing industries with both maintaining a stable employment base and production goals, as well as expansion opportunities, and securing new light industrial/commercial enterprises for land areas currently available in the Waverly for development.

Housing Rehabilitation.

Despite the recent significant increase in new housing construction, homes in need of moderate- to substantial rehabilitation continue to exist in Waverly. An estimated nine structures were rated by the Lancaster County Assessor as being in "fair" or "poor" condition. An additional 746 structures were rated in "Average-" condition. In an effort to preserve the existing housing stock in the Community, the **Waverly, Nebraska Community Housing Study** identified the following housing rehabilitation and demolition expectations of the Community by 2033:

> *Up to **30 units by 2033 could be targeted for moderate rehabilitation in Waverly.***
> *Moderate rehabilitation generally includes cosmetic improvements to a housing unit, including but not limited to paint, doors, windows, landscaping, etc.*
>
> *Up to **14 units by 2033 could be targeted for substantial rehabilitation in Waverly.***
> *Substantial rehabilitation focuses on the same elements of moderate rehabilitation, but also includes structural elements to a home that are in need of replacement, including bowing and/or sagging walls and roof lines and foundation issues.*
>
> ***Up to 10 housing units by 2033 should be demolished and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate.*** *Cost will depend on property acquisition and unit replacement potential.*

The City of Waverly should continue to acquire funding to preserve and upgrade the housing stock in greatest need of rehabilitation during the next 10 years. Housing units that are severely deteriorated or dilapidated should be targeted for substantial rehabilitation or, in extreme cases, demolition and replacement.

Public Facilities/Services, Utilities & Infrastructure.

The City of Waverly maintains modern public facilities and services traditional to many First and Second Class Cities in Nebraska. These include a City hall/government, fire protection, (County) law enforcement, a library, parks, ballfields and new Aquatic Center, public schools, churches and modern water and sewer systems. These operations and their respective facilities will need to be cognizant of the rate of growth in the Community and expand services and capacity as needed. This would include any necessary technology, as well as vehicular and pedestrian street and sidewalk upgrades.

The City of Waverly has experienced significantly decreased municipal well water pumping levels in 2023, due to the extended drought in eastern Nebraska. The engineering firm, Olsson, was hired to complete a Water Distribution Study and a Wellfield Hydrogeologic Analysis Report, with further research to locate areas for additional wells, coming soon. The Reports provide detailed information on the current water system and recommended improvements to make the water system more resilient to both regional water level declines and increased demand due to growth. The City is also evaluating other options for alternate water sources.

As the Community continues to grow, maintenance of existing public utilities and infrastructure components will be critical to the sustainability of the existing neighborhoods. The City of Waverly has recently completed a Water Distribution Study that identifies priority projects and associated timeline. Water projects include hydrant installation, water main upsizing and looping existing water mains across the Community. A Community Street Study will be conducted in the near future.

The original sanitary sewer system, installed in 1955, is adequately sized and in good condition. The oldest segments of the sewer system were constructed with vitrified clay pipe and have deteriorated. The sewer system should be continuously monitored for breakages and needed replacement, especially with older segments that exist around Waverly.

Lincoln Electric System supplies power to the City of Waverly. The electrical system capacity consists of two 115-12 kilovolt transformers at a substation location near North 134th Street and Highway 6. Other transformers are located at nearby substations that provide capacity during contingency situations. Transformer 1 has a capacity of 22.4 megavolt amperes (MVA) and Transformer 2 has a capacity of 39 MVA. This capacity is deemed appropriate for the City of Waverly. A project is planned to move the overhead facilities on North 141st Street from Oldfield to Mansfield to underground in the next few years. Another project is planned for Oldfield west of North 141st Street to move the overhead facilities underground when the paving project is scheduled. General maintenance of all other electrical systems will be required during the 10-year planning period.

Educational Facilities & Programs.

Waverly is home to the administrative offices and educational facilities supporting **District 145 Public Schools.** Facilities include Hamlow Elementary and Waverly Intermediate, Middle and High Schools. District enrollment has steadily increased in recent years. The 2021-2022 total enrollment, as recorded by the Nebraska Department of Education, was 2,180. This represents an increase from the 2020-2021 student enrollment of 2,138 and an increase from the 2019-2020 student enrollment of 2,142. The four facilities in Waverly have a combined maximum student capacity of 2,935. Currently, no major facility improvements, additions or expansions are planned for any District 145 Public School facilities, but the growing number of students attending school within the District will increase the need for classroom and activity space. The Public School District should be prepared for an **increase in student enrollment** by providing necessary building/classroom space and additional multimedia and learning resources. Continued growth of the School District will ultimately depend on the future housing development in Waverly. With the anticipated growth in student enrollment, a **sufficient amount of teachers, faculty staff and additional education support and facility maintenance** must be secured.

Several **school programs,** such as homework assistance, athletics and extra-curricular academic programs, etc. are provided to students of District 145-Waverly Public Schools and should continue to be an important role in the development of education in school children of all ages. It would be beneficial for the City of Waverly to partner with the Public School District in providing programs that address Community leadership, betterment and training opportunities.

Planning initiatives are also being implemented at District 145-Waverly Public Schools as part of the District's recently completed Strategic Plan, which highlights master facilities planning, academic assessments, student and faculty support services, instructional modeling and technology planning initiatives. City leadership should play a supportive role in assisting District 145-Waverly Public Schools in achieving these initiatives, where necessary, either administratively or financially. This also includes supporting the efforts of the District 145-Waverly Public Schools Foundation. Doing so will ensure a strong connection between the two entities in achieving a high standard of education and Community awareness in Waverly.

2. COMMUNITY & ECONOMIC "GROWTH/DEVELOPMENT" INITIATIVES.

Land Use Planning & Zoning.

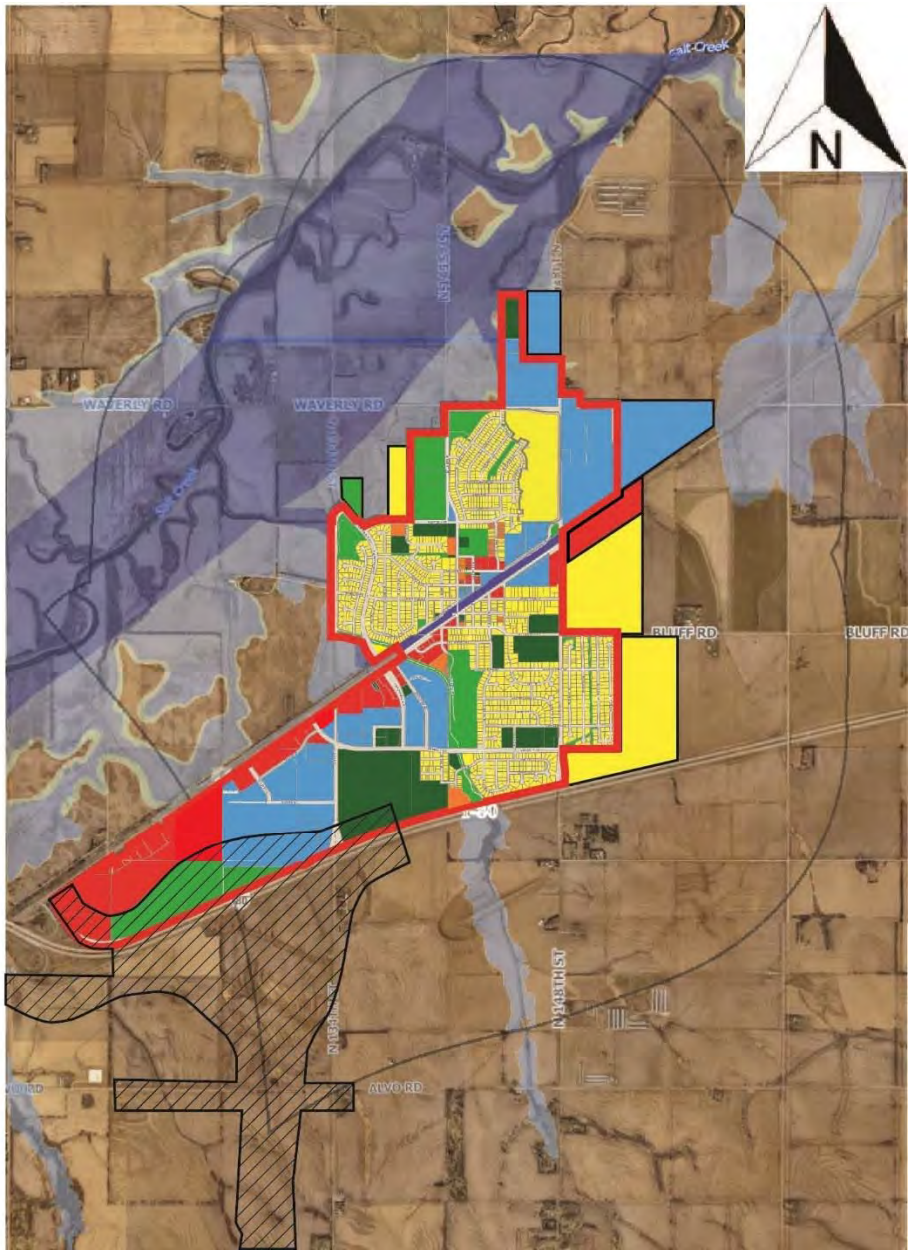
By 2033, the population of the City of Waverly is projected to increase between 18.5 and 49.8 percent, or ranging from 5,371 to 6,778. Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033. Proper land use practices will ensure efficient growth of the Community throughout the 10-year planning period. This includes utilizing and understanding both the existing and future land use capacity matrices in designating specific land uses to undeveloped tracts of land in an effort to maintain current City and National Planning Standards and having land "set aside" for future developments.

A series of **Future Land Use Maps, each one linked to a "Medium," "High" and "Community Growth Initiative"** population projection, are presented on **Pages 3.14** through **3.16.**

Adhering to the growth and development patterns projected in this **Comprehensive Plan,** the Community will need to utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Waverly. Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope.

Maintain and amend, when needed, the local **zoning and subdivision regulations** and maintain appropriate **building codes,** which support the efficient implementation of the **Land Use Plan.** Establish new provisions within these Regulations that support mixed use, sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards.

ILLUSTRATION 3.1
FUTURE LAND USE MAP
"MEDIUM" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

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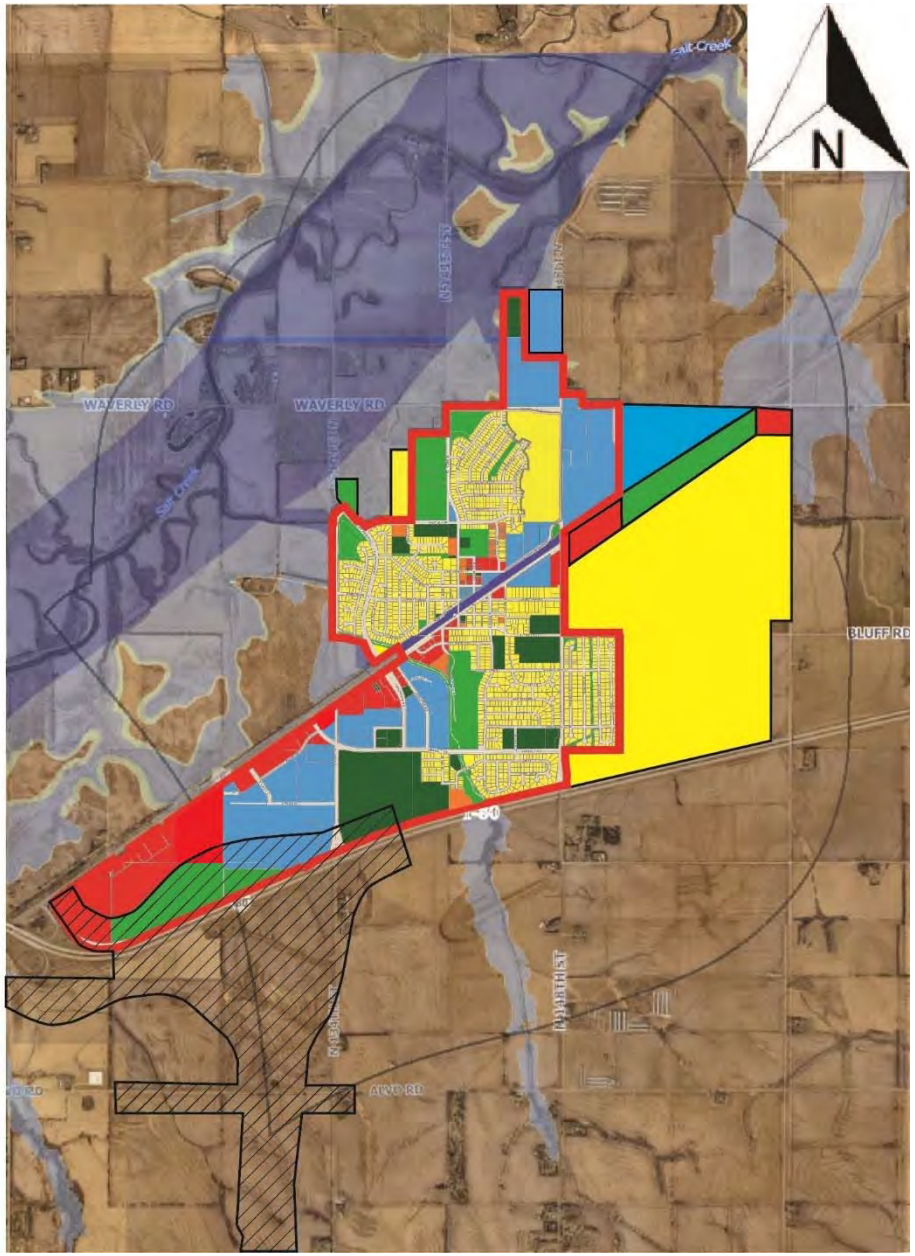
ILLUSTRATION 3.2
FUTURE LAND USE MAP
"HIGH" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

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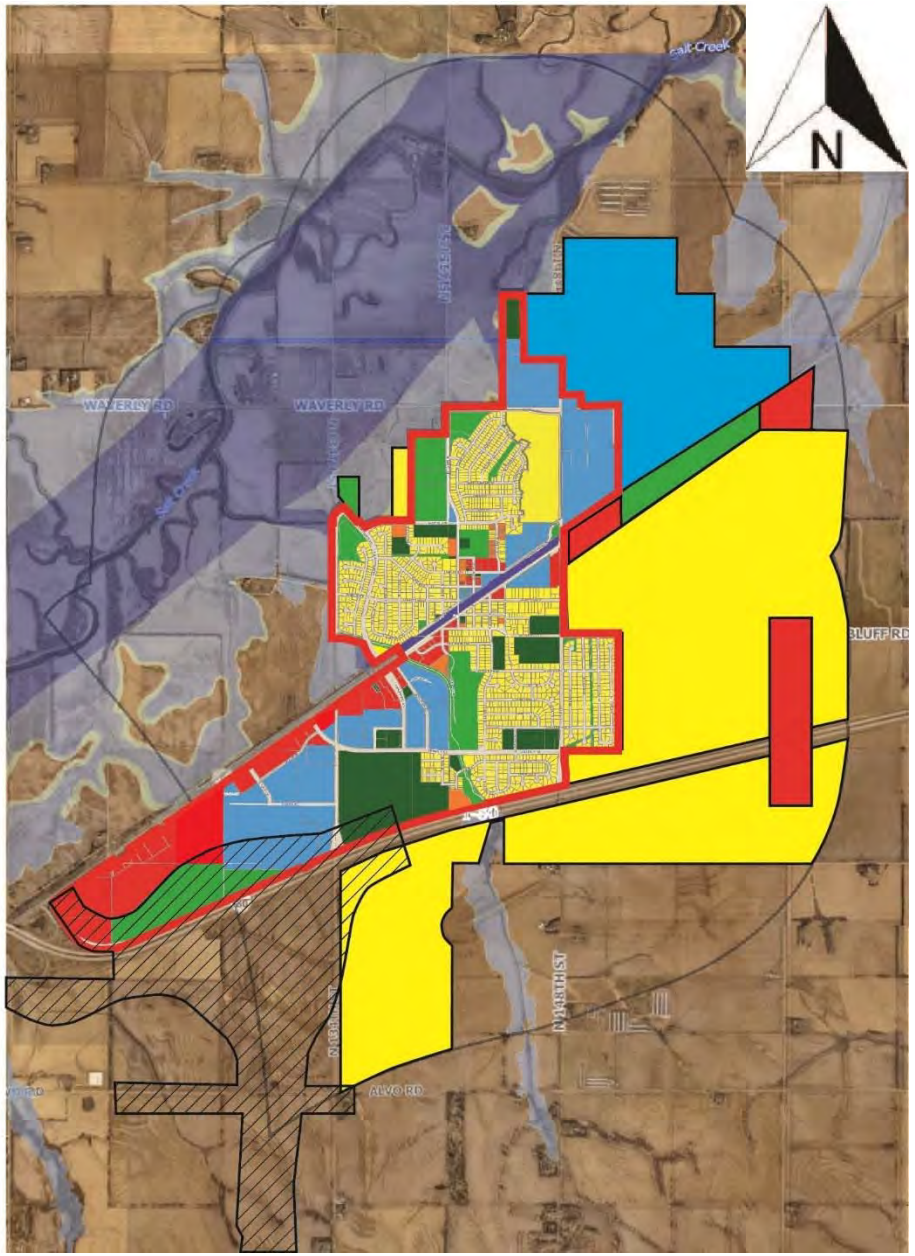
ILLUSTRATION 3.3
FUTURE LAND USE MAP
"CGI" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033



Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

Future Parks/Recreation & Other Public Amenities.

Currently, an estimated 75.3 acres of land in Waverly is used for park and recreation purposes. By 2033, an estimated 118.8 acres should be planned for future park and recreation land uses, totaling 194.1 acres of park and recreation land in Waverly. As new residential neighborhoods continue to be platted, developed and established in the Community, land should be set aside for the provision of trails, playground equipment, athletic fields and natural greenspace purposes.

The Community of Waverly has recently completed a 5 year program of planning and building a new Aquatic Center. The new facility is state of the art and being well received by the citizens of Waverly.

Existing parks and public facilities/amenities in Waverly should be connected by local sidewalks, a City-wide trail loop and a pedestrian bridge over the Highway 6 and Burlington Northern Santa Fe Railroad Corridors. There were 166 Community Opinion Survey participants, or 65 percent of all participants who either agreed or strongly agreed that the sustainability of the City of Waverly could be improved by new and improved park, recreation and trail amenities. The development of "all-inclusive" park spaces and equipment should be considered within the 10-year planning period. Connections to newly platted and developing neighborhoods will be critical to the safe movement of pedestrians and the appeal and visitability of the neighborhood, overall.

The City should consider the development of a full service Community Recreation Center during the 10-year planning period, complete with all modern amenities.

Future Health & Wellness Amenities.

Members of the Economic Development Advisory Committee expressed interest in researching expanding the City's capacity regarding medical provisions, potentially developing into a locally-based, full care medical center. Partnerships with local health providers, health and large-scale medical/hospital organizations could make this project a reality. Proper site location, accessibility, service population and staffing will need to be determined.

Multiple organizations and local leadership in Waverly have expressed interest in the development of an assisted living facility, providing specialized services to senior citizens in Waverly. An assisted living facility, developed as either a group home or apartment-style units, would greatly enhance the continuum of care provisions Waverly current has to offer. Partnership with a local health organization and guidance from Aging Partners, Inc. could assist in the development of an assisted living facility in Waverly.

Residential Housing Development & Critical Housing Needs.

Recent housing development in the City of Waverly has largely consisted of single family residential units for moderate to upper income. **While development and construction of these types of units and price points should continue, it is important to be cognizant of the significant need for other housing types, such as multifamily housing, senior supportive and independent living housing and workforce housing.**

The Future Land Use Maps developed for this Comprehensive Plan identify areas within the Community of Waverly for new housing construction. The **2023 Waverly Community Housing Study** highlights the following housing information, including current tenure and projected housing unit target demand requirements for the next 10 years:

Currently, an estimated 1,574 households reside in Waverly, consisting of an estimated 1,282 owner and 292 renter households. *By 2033, owner households will account for an estimated 79.6 percent of all households in the Community.*

> *Based on the 2033 "Medium" population projection, the total estimated* ***housing unit "target" demand*** *for Waverly, from 2023 to 2033, includes a total of* ***420 housing units, including 300 owner and 120 rental units,*** *at an estimated development cost of* ***$122.3 Million*** *should be constructed in Waverly.* ***By 2033, the "high" population will require the development of 592 housing units (402 owner, 190 rental), while the "CGI" population projection of 6,761 will require the development of 902 housing units (594 owner, 308 rental).***

Additional information regarding target population sectors, price points (products) and land use projections by housing type are presented in the 2023 Waverly Community Housing Study.

The Future Land Use Maps also identify residential growth areas adjacent and beyond the Waverly Corporate Limits for development and eventual annexation into the Community. All residential land needs (acres) would support the housing unit target demand statistics presented in the Community Housing Study.

A **Future land Use Capacity Matrix,** prepared for this Comprehensive Plan, identifies a slight excess in the number of acres developed for single family housing in Waverly, when compared to National Planning Standards (number of acres developed per 100 population). This includes an estimated 347.3 acres of land currently supporting single family housing. By 2033, a range between 76.7 and 173.3 additional acres of land (424 to 520.6 total developed acres) should be developed with single family housing and additional 346.6 to 519.9 acres planned for new single family residential development; a total of 867.2 acres both developed and planned. This will ensure the Community is consistent in both maintaining its current planning standard and planning for future growth.

For multifamily housing, **the Community of Waverly is experiencing a critical shortfall,** supporting an estimated nine acres for multifamily housing. National Planning Standards recommends an estimated 90.4 acres of land for a Community similar in size to Waverly. By 2033, a range between two and 4.5 additional acres of land (11 to 13.5 total developed acres) should be developed with single family housing and additional 6.4 to 10.9 acres planned for new multifamily residential development; a total of 19.9 acres both developed and planned. Additionally, 65 percent of Community Opinion Survey participants identified multifamily housing as being either "somewhat" or "greatly" needed in the City of Waverly.

Commercial & Industrial Development.

The **Waverly Economic Development Strategy & Action Plan** recommends the formation of a nonprofit 501(c)(3) corporation, including the creation of an Economic Development Director position and associated "Board of Directors". The locally-based Economic Development Corporation will work to create relationships with existing and prospective businesses and industries and create relationships with other community and economic development funding entities in Waverly. As the City grows in population, employment needs will also increase the desire for new and expanded existing employers.

It was also recommended in the Strategy/Plan to replace the existing Waverly Community Development Agency (currently the City Council) with a **Community Redevelopment Authority**, comprised of five economic development leaders in the Community, appointed by the Mayor.

Top responses to new businesses desired in Waverly, as identified by participants of the Community Opinion Survey included restaurants/convenience store, discount/department stores and a new grocery store. Similar responses were also provided by the Planning Steering Committee and the Economic Development Advisory Committee. All facets of local leadership and community and economic development should strive to target these operations for locations in the Community to serve the local population. The most desired location for Commercial growth areas within the Corporate Limits are located along the Highway 6 Corridor in southwestern Waverly.

A more than sufficient amount of land has been developed in Waverly for industrial land uses, though a majority are developed to support a single industrial entity. The City will want to consider establishing, via local Zoning Regulations, additional industrial land for new both clean and light manufacturing industries. Access to the Burlington Northern Santa Fe Railroad Corridor will provide an extra benefit to new industries in the transport of goods.

Public Facilities, Utilities & Infrastructure.

The City of Waverly is in the planning stages of developing a new facility to house City offices and serve as a central location for all functions of the City. This facility would also house a new Waverly Volunteer Fire Department. Conceptual plans have placed the new facility at the northwest corner of Canongate and Amberly Road. This new facility will be critical to the future growth and development of the Community as growth and expansion in multiple facets of Waverly is projected. **A new "City Shop" will, also, likely be needed within the duration of the 10-year planning period.**

The expansion of public water, sewer and electrical capacity will promote growth and development in Waverly, especially in newly platted subdivisions in close proximity to the Waverly Corporate Limits. Specific projects have been documented in the City's recently completed Water Distribution Study that will not only serve the current population, but also serve new developments throughout the Community in the wake of annexation and expansion.

Future Transportation System Needs.

A project to improve the Highway 6 Corridor east of Waverly would expand capacity of the Highway in the form of an extended three-lane corridor. The benefits would include greater access for developments east of Waverly and a safer section for vehicles turning left out of the through lane. This project would include improvements to a state highway and preliminary plan improvements would include reconstruction of a three-lane concrete section.

The City of Waverly has considered a possible interchange located near 162nd Street on Interstate 80. These improvements are in the conceptual stage at this time and an interchange justification study would be necessary to continue developing plans for this interchange. Access to the interstate on the east side of Waverly would provide a second access point to the City and a more direct route for trucks looking to access the manufacturing tracts on the east side of Waverly.

The Nebraska Department of Transportation and the City of Lincoln have developed a conceptual plan for an East Beltway around the City of Lincoln connecting Nebraska Highway 2 and Interstate 80. The north terminus for this project would connect the City of Waverly with these improvements. This project would provide a more direct link for vehicles and trucks to a highway system and a bypass route for the City of Lincoln. Preliminary planning and a corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project.

Alternative Energy Practices.

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as "**Net Metering**." This Law allows individual residences and businesses to supplement their standard electric service with one, or combinations of multiple alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal. By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Waverly Planning Commission can choose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Conditional Use Permit,** if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations.** Additional initiatives relating to alternative energy policies are discussed in the **"Energy Element"** section of this Comprehensive Plan.

3. PROJECT FUNDING/IMPLEMENTATION & PLAN MAINTENANCE/REVIEW.

Project Funding/Implementation.

The preservation and growth/development initiatives highlighted in this section all have one common goal; to create a Community that operates in the best interests of health, safety and overall quality of life of both new and existing residents. All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2033 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

Plan Maintenance & Review

The City of Waverly leadership, including City Council, Planning Commission and staff, in conjunction with the Economic Development Advisory Committee and local development and funding entities, community development stakeholders and other public entities should regularly review this **Comprehensive Plan,** in an effort to continue efficient, sustainable community development and track progress of meeting specific goals. This can be done by establishing an **annual review process of the Comprehensive Plan.** The **Comprehensive Plan** should be made available to allow for public and private sector review and input. Encourage public participation and involvement in the review process.

SECTION 4

EXISTING & FUTURE LAND USE PLANNING.

SECTION 4
EXISTING & FUTURE LAND USE PLANNING.

INTRODUCTION.

The identification of land use development patterns, which have occurred in Waverly since the adoption of the last Comprehensive Plan in 2013, consists of examining both **existing and future utilization of land** in and around the Community, with the intent of **identifying growth and development areas** in close proximity to the City of Waverly. A discussion of the **environmental** and **physical characteristics** of Waverly precedes a description and analyses of **existing** and **future land use** conditions in the City.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In Waverly, the major development constraints are associated with the soil conditions and associated floodplains of Salt Creek and the steep slopes of the upper elevations of the river valley.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

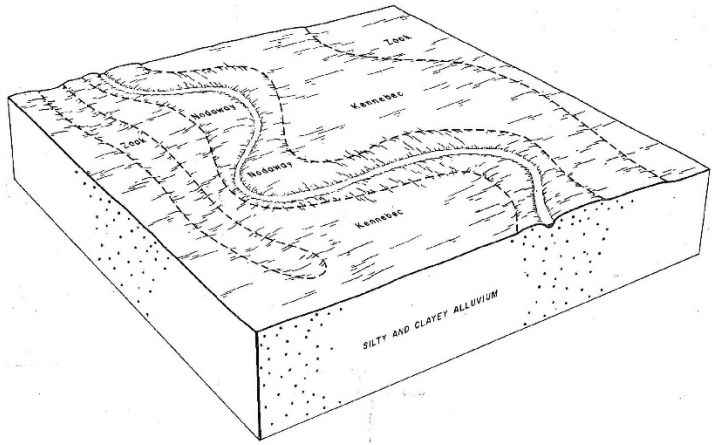
The soils in and around Waverly are classified into three soil groups, or associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the City of Waverly and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on the **Illustration.**

The three soil associations depicted in **Illustration 4.1** are the Kennebec-Nodaway-Zook; Crete-Sharpsburg and the Sharpsburg-Judson **Associations.**

The majority of the lands throughout the Waverly Planning Jurisdiction are associated with Salt Creek. The City is situated along the southern bank and upper terraces of the Salt Creek, which afforded the Community access to drinking water and suitable land that was fairly level for development purposes.

❖ KENNEBC-NODAWAY-ZOOK ASSOCIATION.

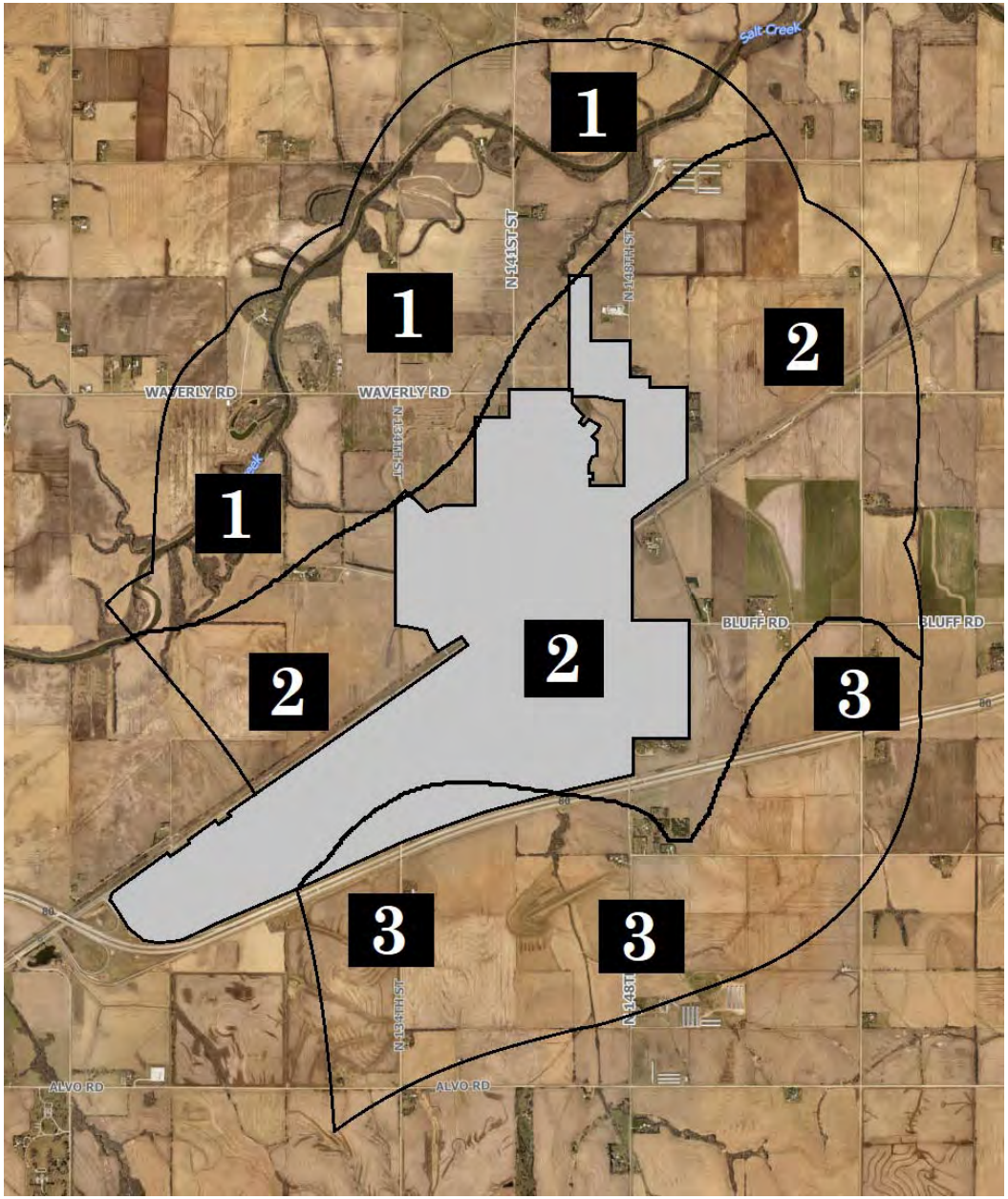
This Association is concentrated in the northern third of the One-Mile Planning Jurisdiction of the City of Waverly. Land included in the Association are comprised of the bottom land and upper stream terraces of the Salt Creek. Soils of this Association are described as, *"Deep, nearly level and very gently sloping, moderately well drained to poorly drained, silty soils that formed in alluvium; on flood plains."* Flooding is the primary hazard. Nearly all lands within the Association are included in 100 or 500-year floodplains.



Soils in this Association are severely limited for roads and streets, sanitary facilities and building sites due to flooding hazards and frost action.

SOIL ASSOCIATIONS
WAVERLY, NEBRASKA
2023

ILLUSTRATION 4.1



LEGEND

1 - KENNEBEC-NODAWAY-ZOOK ASSOCIATION
2 - CRETE-SHARPSBURG ASSOCIATION
3 - SHARPSBURG-JUDSON ASSOCIATION

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❖ CRETE-SHARPSBURG ASSOCIATION.

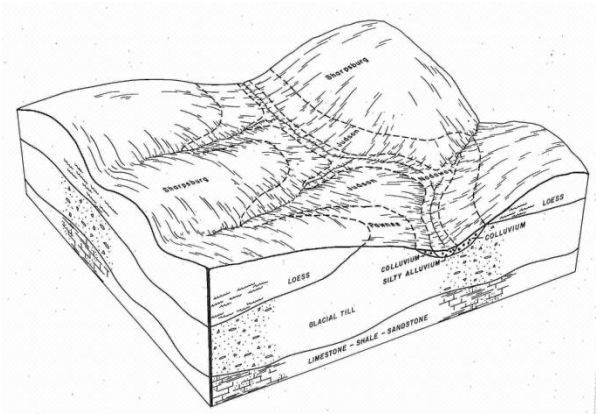
The Crete-Sharpsburg Association is located in the central portion of the Waverly One-Mile Planning Jurisdiction and includes nearly all of the incorporated areas of the City. Soils throughout the region area described as, *"Deep, nearly level to gently sloping, moderately well drained, silty soils that formed in loess; on stream terraces."* Crops in this Association have sufficient access to ground water for irrigation.

Soils in this Association are severely limited for septic tank absorption fields due to slow permeability. Sewage lagoons are suited to these soils when not limited by slope. Severe limitations for buildings, roads and streets exist because of high shrink-swell potential. These limitations can be overcome by structurally securing building foundations and sufficient compaction and preparation of the road beds of streets.

❖ SHARPSBURG-JUDSON ASSOCIATION.

The southern third of the Waverly One-Mile Planning Jurisdiction, the area generally south of Interstate 80, is located in the Sharpsburg-Judson Association. Moderate to steep hills comprise this region. The Associations is characterized as, "*Deep, nearly level to moderately steep, moderately well drained, silty soils that formed in loess and colluvium; on uplands and foot slopes."*

Water erosion of soils on hill crests and side slopes are the main hazard. In some years, inadequate rainfall limits the production of dryland crops and ground water supplies are generally insufficient for irrigation. Soils are moderately limited for septic tank absorption field and sewage lagoons due to slow permeability and slope. Building sites, roads and streets are limited by high shrink-swell and high frost action.



WATERSHEDS.

The topography and terrain of Waverly and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of nearly level lands on stream terraces. The natural topography of Waverly is nearly level to gently sloping. Rolling hills south of Interstate 80 slope to the north/northeast down to the nearly level developed areas of Waverly and continue to the north and northeast of the City along drainage ways and tributaries to Salt Creek.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Waverly Planning Jurisdiction. The City of Waverly relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells.

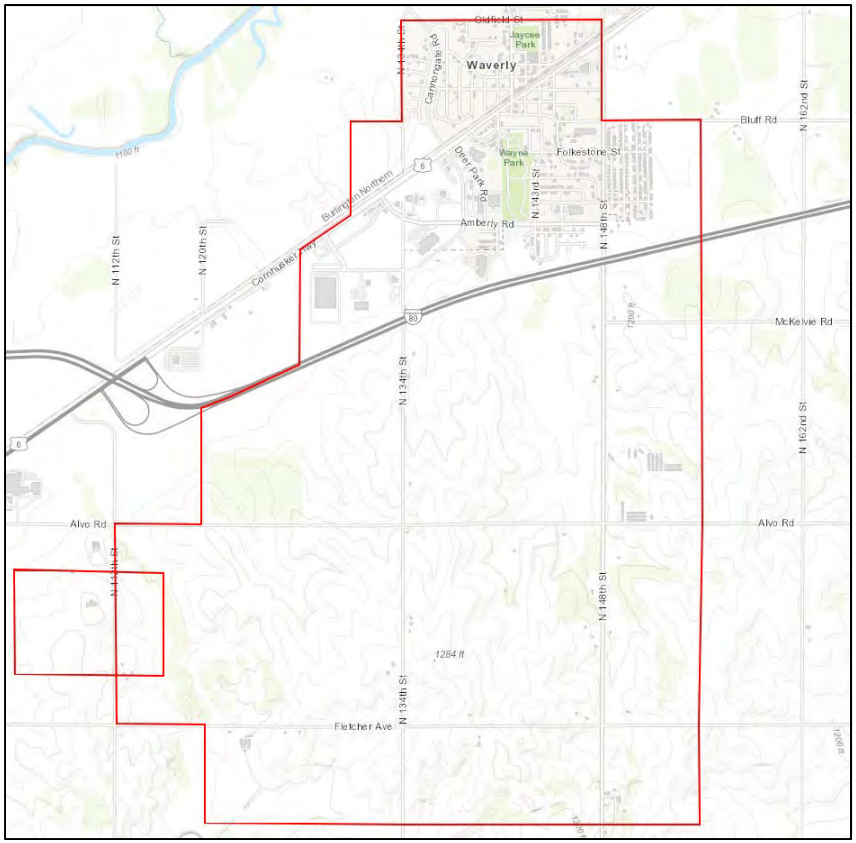
The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Waverly One-Mile Planning Jurisdiction is very important. A minimum lot size of 20 acres is utilized in the "AG Agriculture" District and two acres in the "RR Rural Residential" District for residences in the Planning Jurisdiction. This standard generally ensures that adjacent households do not contaminate one another's drinking water.

WELLHEAD PROTECTION PROGRAM.

The Nebraska Department of Environment and Energy (NDEE) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEE has developed the **Nebraska Wellhead Protection (WHP) Program.** The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public. The approaches of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring.

The **Wellhead Protection Area (WHPA)** in the Waverly One-Mile Planning Jurisdiction is highlighted, below.



CLIMATE.

The climate of the Waverly area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 17°F in January and maximum of 86°F in July. The total annual precipitation is 29.9 inches, including an annual average snowfall of 28.3 inches. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

THE BUILT ENVIRONMENT.

The built environment of Waverly is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens of Waverly. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Table 4.1, Page 4.8, highlights an Existing Land Use Capacity Matrix for the City of Waverly. Existing land use for both the Community of Waverly and the One-Mile Planning Jurisdiction are highlighted in **Illustrations 4.2 (Page 4.9)** and **4.3 (Page 4.10),** respectively. Total land acreage in Waverly is an estimated 1,545.4 acres and consists of a variety of land uses. The acreage for each land use is divided by 1/100 of the total estimated 2023 population for Waverly (4,532) to determine the amount of acres per 100 persons in the Community, known as the "Waverly Planning Standard." This is then compared to the "National Planning Standard" to determine excess or shortfall of required land use designation in the Community.

Currently, the Community of Waverly has a shortage of land developed to support Park & Recreation, Multifamily Residential and Commercial land uses.

TABLE 4.1
EXISTING LAND USE CAPACITY MATRIX
WAVERLY, NEBRASKA

2023 ESTIMATED POPULATION - 4,532

	2023 ACRES	2023 PERCENT	WAVERLY PLANNING STANDARD	NATIONAL PLANNING STANDARD
Parks & Recreation	**75.3**	**4.9 %**	**1.7**	**2.0**
Public/Quasi-Public	**163.5**	**10.6 %**	**3.6**	**2.8**
Residential	**357.6**	**23.1 %**	**7.9**	**10.0**
Single & Two-Family	*347.3*	*97.1 %*	*7.7*	*7.5*
Multifamily	*10.3*	*2.9 %*	*0.2*	*2.0*
Mobile Home	*0.0*	*- %*	*0.0*	*0.5*
Commercial	**65.2**	**4.2 %**	**1.4**	**2.4**
Industrial	**231.4**	**15.0 %**	**5.1**	**2.3**
Streets/Alleys/RR Corridor	**337.7**	**21.9 %**	**7.5**	**9.0**
Total Developed	**1,230.7**	**79.6 %**	**27.2**	**28.5**
Total Vacant	**314.7**	**20.4 %**	**6.9**	**6.5**
*Developable**	*242.7*	*77.1 %*	*5.3*	*6.5*
Not Developable	*72.0*	*22.9 %*	*1.6*	*NA*
Total Acreage	**1,545.4**	**100.0 %**	**34.1**	**35.0**

^Based on Net Area Acreage.

Note 1: Waverly and National Planning Standards identify number of acres per 100 persons.

*Vacant Land Capable of Development.

Source: Hanna:Keelan Associates, 2023.

EXISTING LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS
ILLUSTRATION 4.2

LEGEND

- CITY OF WAVERLY CORPORATE LIMITS
- VACANT
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR

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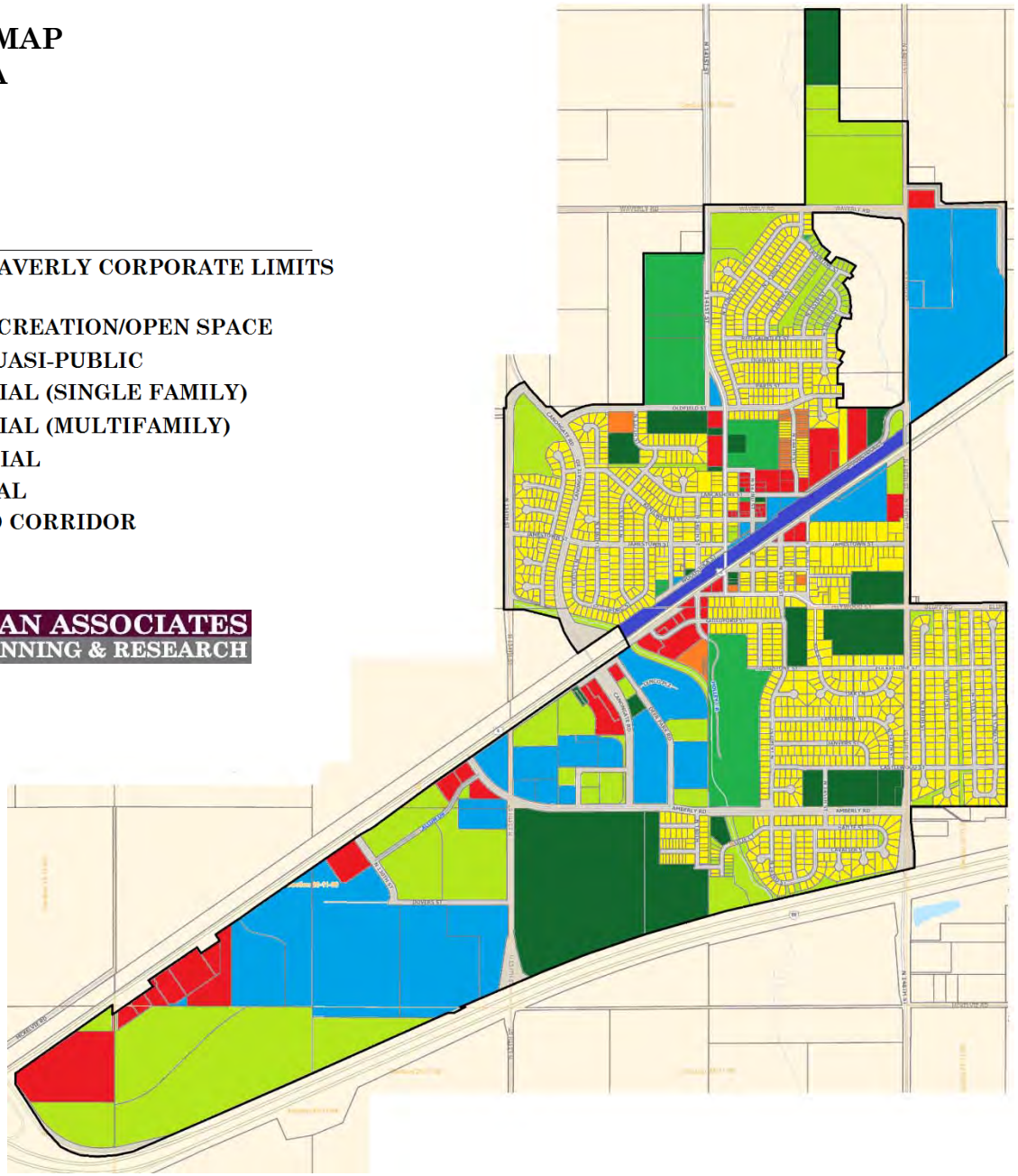
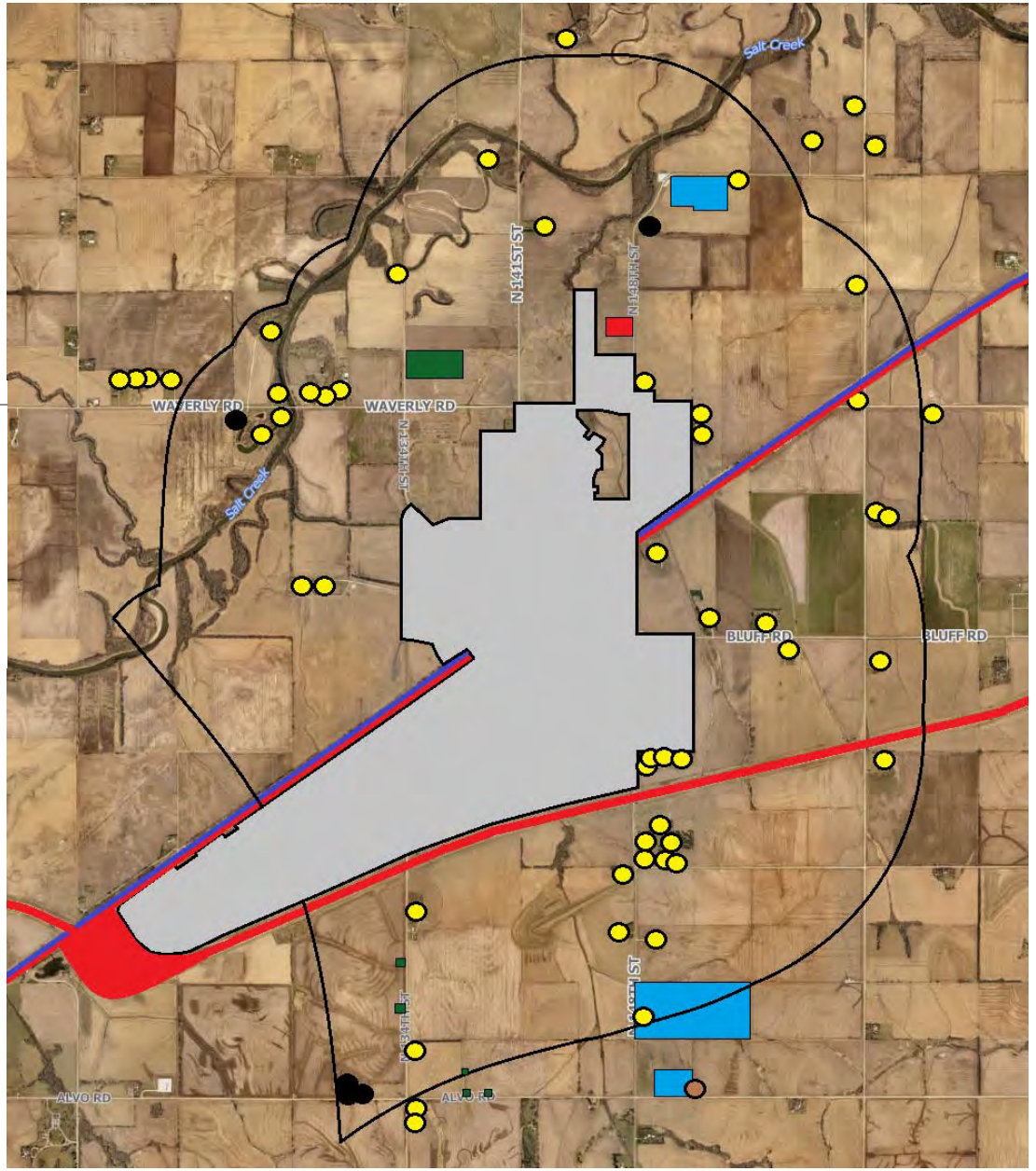


EXISTING LAND USE MAP
WAVERLY, NEBRASKA
PLANNING JURISDICTION
ILLUSTRATION 4.3



LEGEND

- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- OUTBUILDING/OTHER STRUCTURE
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- INTERSTATE/HIGHWAY CORRIDOR
- CITY OF WAVERLY CORPORATE LIMITS & ONE-MILE PLANNING JURISDICTION

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EXISTING LAND USE OBSERVATIONS.

Parks & Recreation.

The major park and recreation land uses in Waverly include Lawson Park, Wayne Park, Jaycee Park and Sharp Park. An estimated 75.3 acres of land within the Waverly Corporate Limits are designated as park and recreation land uses. Additional information regarding park amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan.**

Public/Quasi-Public.

The City of Waverly maintains public and quasi-public land uses that are scattered throughout the Community. Services include but are not limited to City government and public safety offices, education facilities churches, Waverly Post Office and Waverly Library. Currently, an estimated 163.5 acres of land are designated for public/quasi-public land uses. Additional information regarding public/quasi-public amenities and future needs are highlighted in **Section 5** of this **Comprehensive Plan.**

Residential.

Residential development is the most prevalent land use in the City of Waverly, comprising an estimated 357.6 acres, nearly one-quarter of total land area inside the Waverly Corporate Limits. Single family housing units have been the dominant development type in Waverly, comprising an estimated 97 percent of all residential land uses with a large portion of new homes being constructed in newly-platted subdivisions in northern Waverly. Additional new single and two-family residential housing units have also been built in southern Waverly, generally south of Amberly Road.

The remaining residential land uses in Waverly are designated for multifamily residential developments. A total of three multifamily apartment complexes exist in Waverly, utilizing an estimated 0.2 acres of land, well short of the recommended 2 acers with the National Planning Standard.

Commercial.

Downtown Waverly is home to most of the City's locally-based commercial businesses and professional offices, while the Highway 6 Corridor, in south central and southwestern Waverly, comprises many of the Community's highway commercial businesses including convenience stores, restaurants and department/grocery stores. These highway commercial uses are scattered along the Highway 6 Corridor consisting of the Wayfair Second Addition along Guildford Street, as well as the Day Commercial Park Third and Fourth Addition. Combined, all commercial uses in Waverly utilize an estimated 65.2 acres of land within the Waverly Corporate Limits.

Industrial.

Industrial land uses comprise an estimated 231.4 acres of land within the Waverly Corporate Limits. Industrial operations include but are not limited to light manufacturing production, food processing, gravel extraction, agricultural-based operations and lumber/building material production. Waverly's industrial operations are generally located in the southwestern portion of the Community along the Highway 6 Corridor, or in close proximity to the Burlington Northern Santa Fe Railroad Corridor in central and northeastern Waverly.

While land designated for Industrial land uses in Waverly is significantly higher than the National Planning Standard recommendation, much of this is due to a few major operations with very high land requirements for operation. In terms of land use requirement, Waverly's three largest operations (Tractor Supply Company-Waverly Distribution Center, Millard Lumber and Pavers LLC) comprise an estimated 144.5 acres, or 62.4 percent of all industrial land uses in the Community.

Vacant/Undeveloped.

Vacant/undeveloped land in the City of Waverly totals an estimated 314.7 acres. Much of this vacant land is zoned for either commercial or industrial land uses in the southwestern portion of Waverly, along the Highway 6 Corridor. Additional vacant/undeveloped land areas for residential development are located in newly-platted subdivisions in the northern portion of the Community.

FUTURE LAND USE & ANNEXATION.

The City of Waverly, has proposed a goal of implementing appropriate community and economic development initiatives to sustain a "medium" population growth of **988 people through 2033** and potentially **2,257 persons by 2033,** via a local **"Community Growth Initiative"**. If met, this growth will require the creation of jobs, housing and the availability of vacant land for development.

Table 4.2, Page 4.15, highlights the **"Future Land Use Capacity Matrix"** for the City of Waverly, determining necessary land acreage to both maintain the existing "Waverly Planning Standard" and achieve the "National Planning Standard". Based on the 2033 medium population projection (5,520), a range between 332.2 acres and 381.6 acres is required to be annexed and developed to support new development consisting of a variety of land uses. The 2033 "Community Growth Initiative" population projection (6,778) will require a range from 760.1 to 821 acres.

Proper comprehensive planning practice encourages any community to both develop existing vacant/undeveloped tracts of land while planning and designating for future land uses within its respective corporate limits. By 2033, the City of Waverly is required to have an estimated 3,055.6 acres supporting both new and existing development, as well as land planned and designated for future development projects within its Corporate Limits to meet the anticipated CGI population projection. Based on the existing total land acreage in Waverly, an estimated 1,545.4 acres (including 314.7 total vacant land acres) the City will need an additional 1,510.2 acres of land to meet this requirement. Thus, the City of Waverly is experiencing a shortage of vacant, developable land areas to meet 2033 population projections.

The infill of vacant land within the Corporate Limits of Waverly is already designated, as highlighted in the Future Land Use Map for the City of Waverly, **Illustration 4.4, Page 4.16.** Land adjacent but outside the Corporate Limits of Waverly, specifically east and south of the Community, are designated as "growth areas," depending on the achieved 2033 population. These growth areas/scenarios are highlighted in **Illustrations 4.5A, B and C, Pages 4.17, 4.18** and **4.19.**

TABLE 4.2
FUTURE LAND USE CAPACITY MATRIX
WAVERLY, NEBRASKA

2023 ESTIMATED POPULATION - 4,532
2033 PROJECTED (MEDIUM) POPULATION - 5,520
2033 PROJECTED (CGI) POPULATION - 6,778

	TOTAL ACRES NEEDED (Waverly / National)			Future Land Use Map Waverly Adjusted
	2023	2033**	2033***	(Per Note 2)
Parks & Rec./Open Space	**75.3 / 90.4**	**93.6 / 110.1**	**114.9 / 135.2**	**194.1 Acres**
Public/Quasi-Public	**163.5 / 126.6**	**198.2 / 154.2**	**243.4 / 189.3**	**403.2 Acres**
Residential	**357.6 / 452.0**	**435.0 / 550.6**	**534.1 / 676.1**	**887.1 Acres**
Single & Two-Family	*347.3 / 339.0*	*424.0 / 413.0*	*520.6 / 507.1*	*867.2 Acres*
Multifamily	*9.0 / 90.4*	*11.0 / 110.1*	*13.5 / 135.2*	*19.9 Acres*
Mobile Home	*0.0 / 22.6*	*0.0 / 27.5*	*0.0 / 33.8*	*0.0 Acres*
Commercial	**65.2 / 108.5**	**77.1 / 132.1**	**94.7 / 162.3**	**153.7 Acres**
Industrial	**231.4 / 104.0**	**280.8 / 126.6**	**344.8 / 155.5**	**571.6 Acres**
Streets/Alleys/RR Corridor	**337.7 / 406.8**	**413.0 / 495.5**	**507.1 / 608.5**	**845.9 Acres**
Total Developed	**1,230.7 / 1,288.3**	**1,497.7 / 1,569.1**	**1,839.0 / 1,926.9**	**3,055.6 Acres**
Total Vacant	**314.7 / 293.8**	**379.9 / 357.9**	**466.5 / 439.5**	**(-1,510.2) Acres**
*Developable**	*242.7 / 293.8*	*291.8 / 357.9*	*358.3 / 439.5*	*(-1,329.6) Acres*
Not Developable	*72.0 / NA*	*88.1 / NA*	*108.2 / NA*	*180.6 Acres*
Total Acreage	**1,545.4 / 1,582.1**	**1,877.6 / 1,927.0**	**2,305.5 / 2,366.4**	**1,545.4 Acres**

^Based on Net Area Acreage.

Note 1: Waverly and National Planning Standards identify number of acres per 100 persons.

Note 2: Designated Land Requirements (Future Needs) should include 3x 2023 to 2033 CGI Estimates.

*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on Population Projection for "Community Growth Initiative" (CGI).

Source: Hanna:Keelan Associates, 2023.

FUTURE LAND USE MAP
WAVERLY, NEBRASKA
CORPORATE LIMITS
ILLUSTRATION 4.4

LEGEND

- CITY OF WAVERLY CORPORATE LIMITS
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

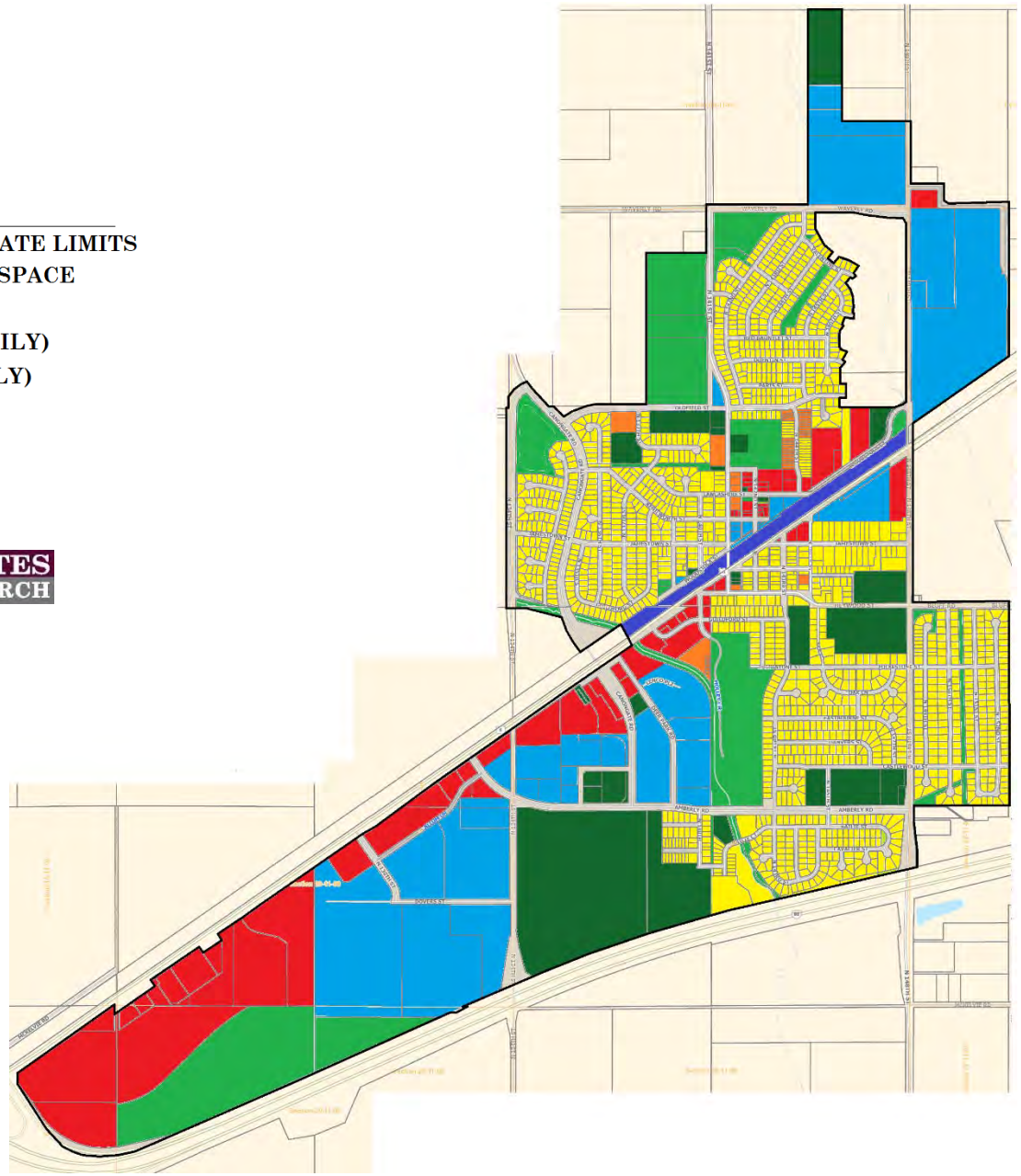


ILLUSTRATION 4.5A
FUTURE LAND USE MAP
"MEDIUM" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033

Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

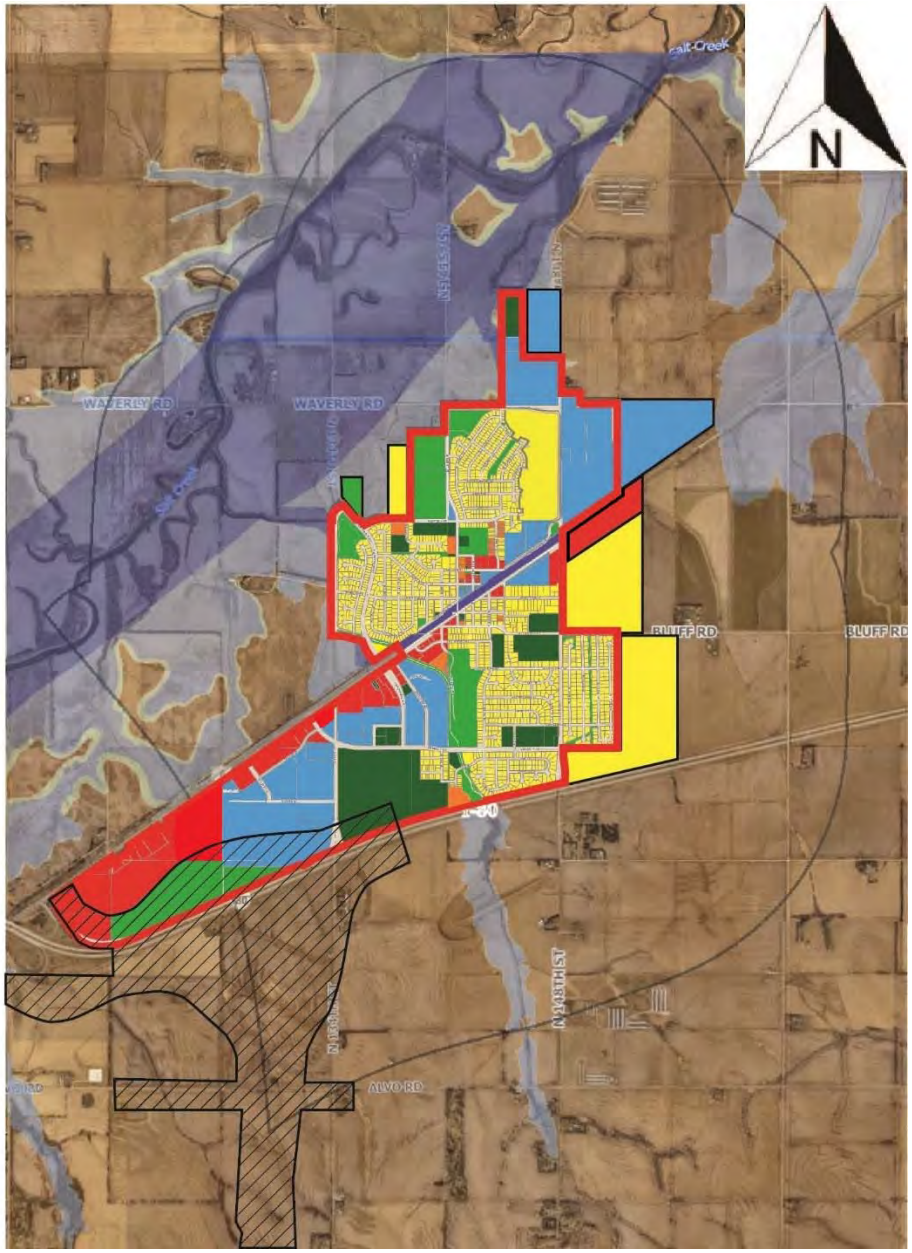


ILLUSTRATION 4.5B
FUTURE LAND USE MAP
"HIGH" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033

Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

0 0.5 1 Miles

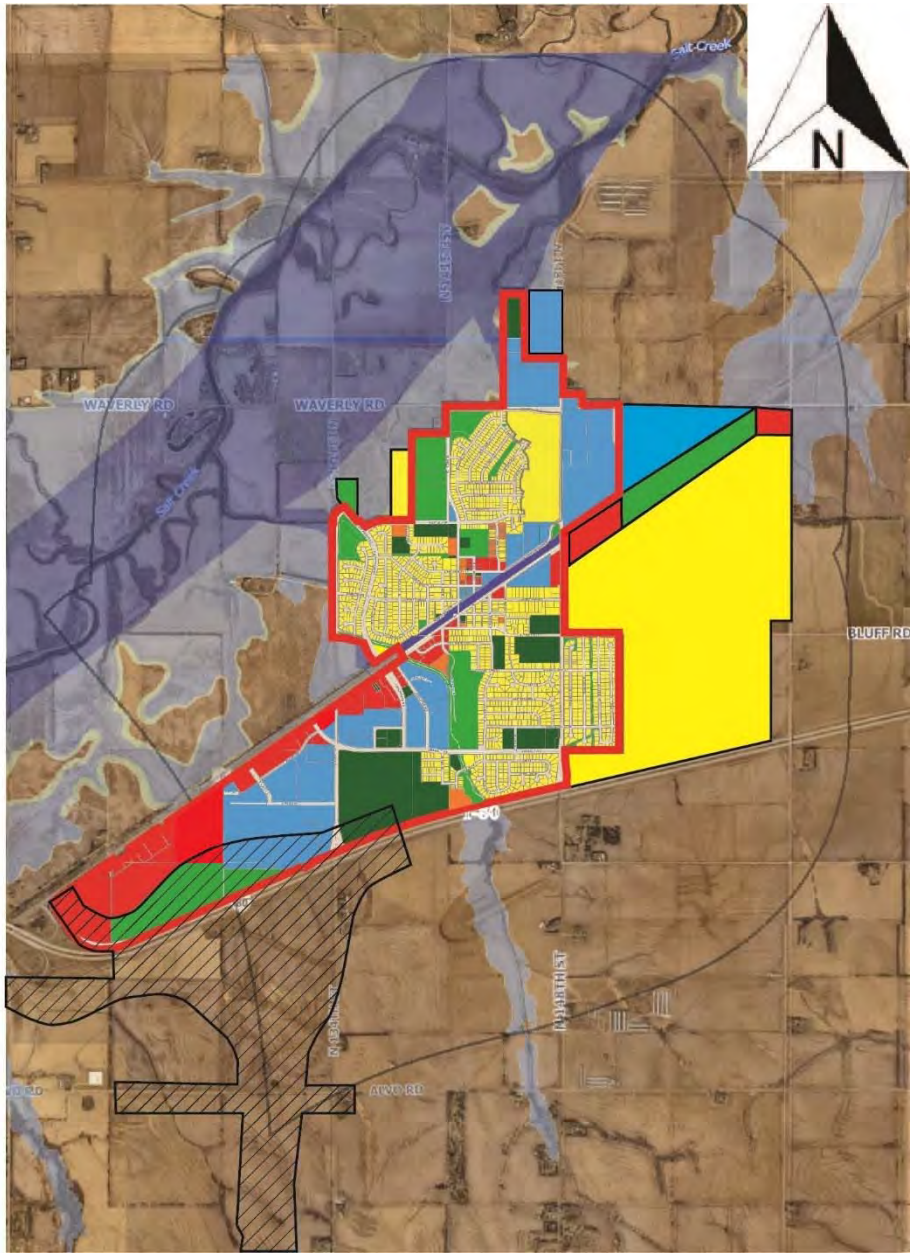


ILLUSTRATION 4.5C
FUTURE LAND USE MAP
"CGI" POPULATION PROJECTION
WAVERLY, NEBRASKA
2033

Legend

- City of Waverly Corporate Limits
- One-Mile Planning Jurisdiction
- East Beltway Corridor Protection Areas

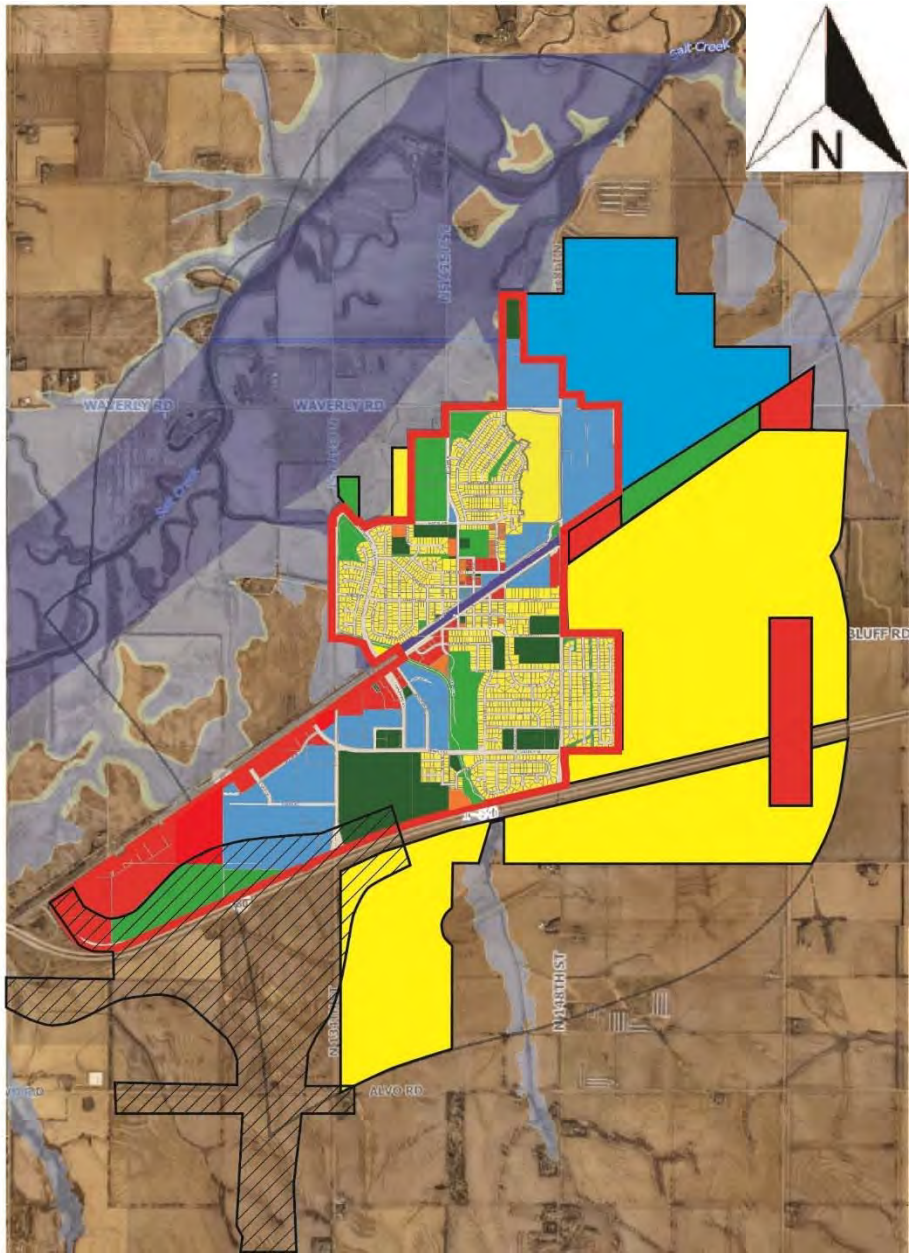
FEMA Legend

- 500-Year Floodplain
- 100-Year Floodplain
- Floodway

Future Land Use Plan

- Parks/Open Space
- Public/Quasi-Public
- Urban Density Residential
- Multi-Family Residential
- Commercial
- Industrial
- Railroad Corridor

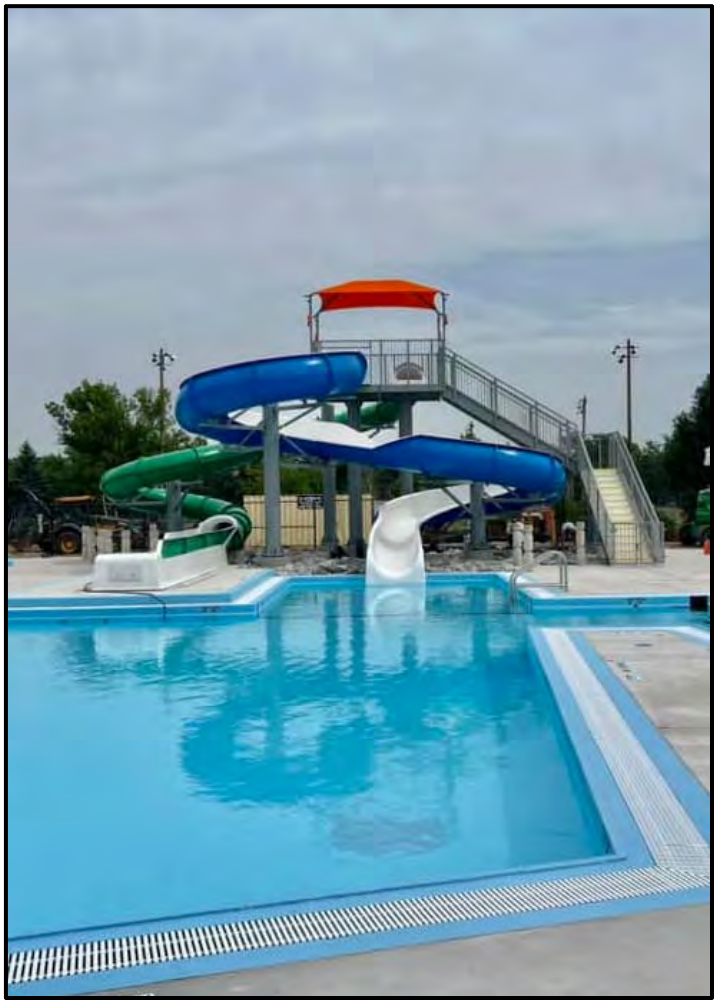
0 0.5 1 Miles



Parks & Recreation.

The City of Waverly should have an estimated 93.6 to 114.9 acres of land developed to support future park and recreation land uses while maintaining the Waverly Planning Standard. A range between 110.1 and 135.2 acres will be needed to achieve the National Planning Standard requirement. A total of 194.1 acres should be both developed and planned for future development. Newly-platted residential subdivisions and planned multifamily rental housing programs in Waverly should include dedicated park spaces/amenities for use by the Community.

A significant number of participants of the Waverly Community Opinion Survey expressed the desire for a City-wide trails system. This would consist of trails both circling and connecting points of interest within the Community and potentially connecting to existing trails in Lancaster County and eastern Nebraska. The future trails system is highlighted in **Section 5** of this **Comprehensive Plan.**



Public/Quasi-Public.

An estimated 198.2 to 243.4 acres of land developed to support future public and quasi-public land uses to maintain the Waverly Planning Standard and 154.2 to 189.3 acres will be needed to achieve the National Planning Standard requirement. A total of 403.2 acres should be both developed and planned for future development.

The City of Waverly should consistently monitor the capacity of its public facilities and services provided to Waverly residents. A growing population will require new and modern technologies and facilities to better serve the Community. The most significant change to public/quasi-public land uses/amenities through 2033 will be the anticipated construction of the new Waverly Fire Station facility at the intersection of Amberly Road and Canongate Road, as the current facility has become obsolete to effectively serve the existing population. Other public facilities/buildings are planned to remain in their current locations through the 10-year planning period. A new City Office and Shop facility should also be considered during this 10-year planning period.

Residential.

Residential land uses have rapidly increased their capacity in the City of Waverly, specifically single family residential developments. The Waverly Community Housing Study identifies an estimated 1,583 housing units currently exist in Waverly, an increase from the 2012 American Community Survey estimate of 1,162 housing units. The Anderson North Park and Riley Subdivisions, in northern and southern Waverly respectively, are the newest and fastest developing residential subdivisions in the Community, mainly supporting single family housing unit development.

Multifamily housing is considered a critical need in Waverly, as the current acreage of such development is significantly lower than what is required by the National Planning Standard. An estimated 11 to 13.5 acres of land developed to support future multifamily residential uses to maintain the Waverly Planning Standard, but 110.1 to 135.2 acres will be needed to achieve the National Planning Standard requirement. A total of 19.9 acres should be both developed and planned in Waverly by 2033. Multifamily residential developments would be best suited in close proximity to existing residential neighborhoods and services. A multifamily housing program is currently in the planning stages for development in the eastern portion of the Community.

Additionally, the Housing Unit Target Demand for Waverly includes 300 owner and 120 rental housing units, by 2033, to meet the medium population projection.

Commercial.

Most of Waverly's new commercial development will occur along the Highway 6 Corridor in the southwestern portion of the Community. The Day Commercial Park will be the prime location for expanded highway commercial services. A very limited amount of developable lots and vacant buildings exist in Downtown Waverly, thus, the Community should continue to support the existing businesses and professional offices that are located in the Downtown.

The City should, at a maximum, maintain 94.7 acres of developed commercial land uses to maintain the Waverly Planning Standard and 162.3 to achieve the National Planning Standard requirement. A total of 153.7 acres should be both developed and planned in Waverly by 2033.

Industrial.

The City of Waverly maintains more than double the National Planning Standard for industrial land uses, with most of the acreage dedicated to large-scale operations. While industrial development should continue to occur in the Community, a focus on small to medium scale operations would be beneficial to diversify local industry types and provide broad employment opportunities in a variety of professions. The Day Commercial Park, as well as land along the Burlington Northern Santa Fe Railroad Corridor northeast of Waverly and north of Waverly by near the existing wastewater treatment plant would be prime locations for new industrial operations.

At a maximum, an estimated 280.8 acres of land should be maintained, or be developed to support industrial land uses to maintain the Waverly Planning Standard (medium population projection). Regarding the CGI population projection, an estimated 344.8 acres should be maintained/developed. A total of 571.6 acres should be both developed and planned in Waverly by 2033.

INTENSIVE AGRICULTURAL USES.

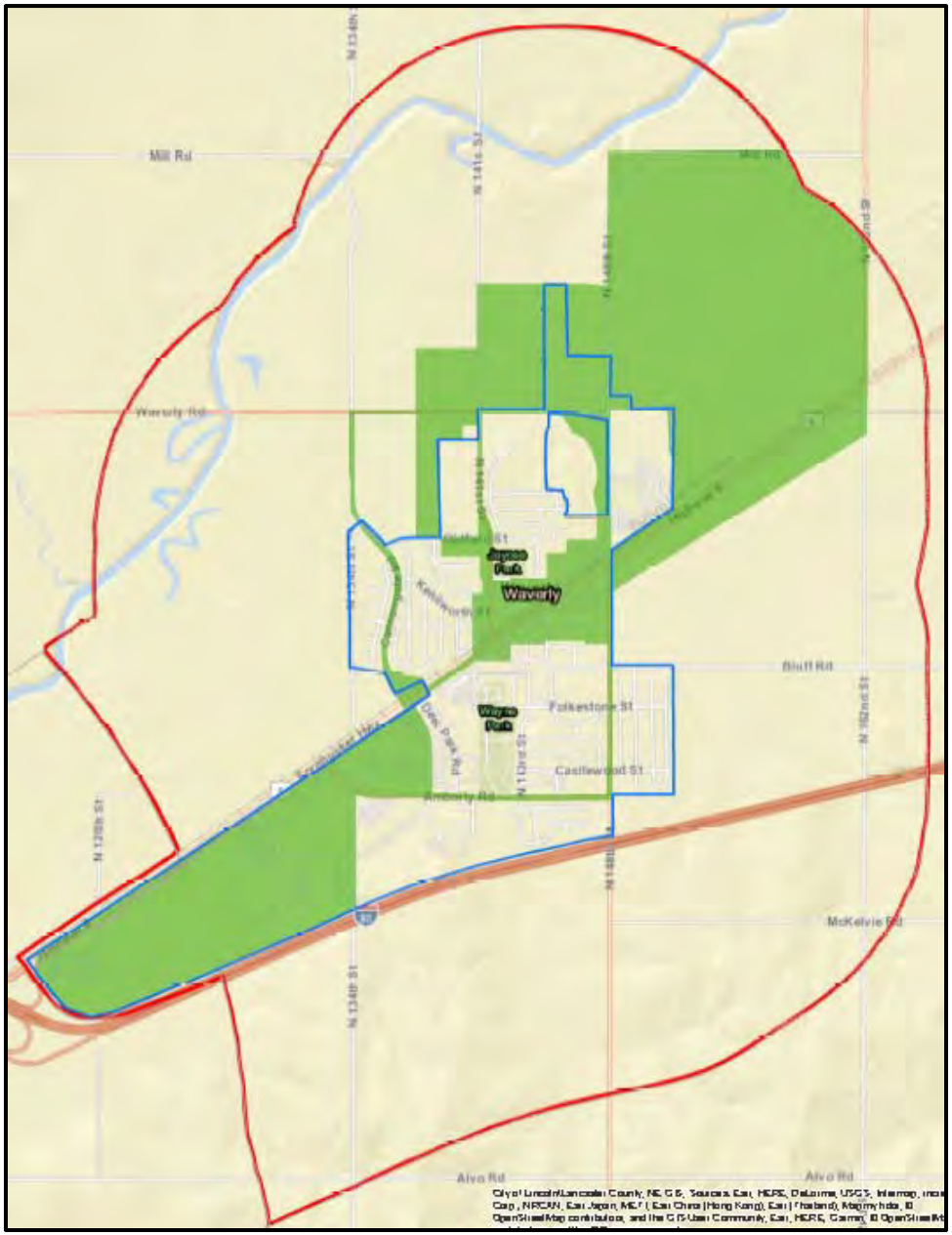
The Waverly Planning Commission recognizes the importance of agricultural practices, including livestock facilities, to the economy of the Community. The expansion of existing livestock confinement operations within the Planning Jurisdiction of the City of Waverly should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited from the Planning Jurisdiction of the City. Floodplains associated with Salt Creek prohibit the development of the City beyond its current Corporate Limits to the north/northwest. Therefore, the remaining portions of the One-Mile Planning Jurisdiction to the northeast and east of the City are vital to the continued growth and development of Waverly. **Livestock confinement operations are best suited for locations within rural Lancaster County.**

LAND USE PLAN IMPLEMENTATION.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of Development and Redevelopment Planning and use of TIF as an incentive for future projects.

A total of 1,697.1 acres of land are within a designated **"Redevelopment Area"** within the Waverly One-Mile Planning Jurisdiction. Of this, 674.5 acres are located within the Corporate Limits of Waverly. This encompasses 43.6 percent of the total land area inside Waverly. The **Waverly Redevelopment Area** is highlighted in **Illustration 4.6.**

REDEVELOPMENT AREA MAP
WAVERLY, NEBRASKA
ILLUSTRATION 4.6



LEGEND

- WAVERLY REDEVELOPMENT AREA
- WAVERLY ONE-MILE PLANNING JURISDICTION
- WAVERLY CORPORATE LIMITS

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COMMUNITY PLANNING & RESEARCH

ANNEXATION.

Future annexation activities in the City of Waverly, both **voluntary and involuntary,** should occur in the non-agricultural land use areas identified in **Illustrations 4.5A, B and C.** Land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§16-117). Specifically, if such land, lots, tracts, streets, or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are "rural in character" are not included under such authority. The terms "adjacent" or "contiguous" under §16-118, states that *"contiguous may be present even though a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the targeted land and the corporate limits of the city."*

The City of Waverly should conduct any annexation procedures set forth in Nebraska Revised Statutes 17-405.01 to 17-405.05.

Documenting that the character of the land proposed for annexation is **"urban or suburban in character" and not "agricultural in nature"** has no clear definitions or thresholds established by State Statues. Although court cases have found that the use of land for agricultural purposes is not *"dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character."*

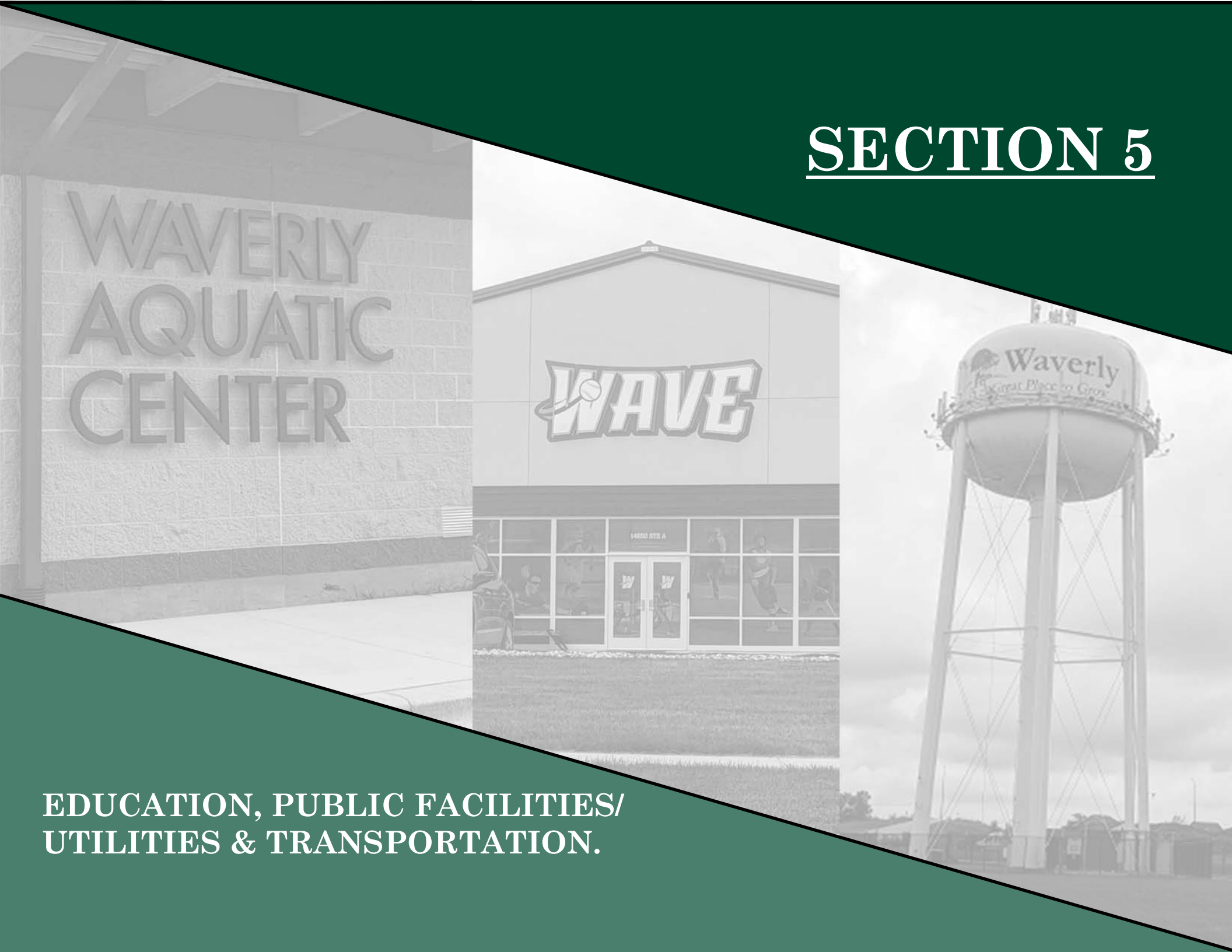
Standard planning methodology also advocates:

1. Lands that are planned for the growth of the City are best identified in the Comprehensive Plan of the City, specifically the "Future Land Use Maps." Lands are identified to support future growth needs for residential, commercial, industrial, parks/recreation and open space.

2. Also, planning practice dictates that if the land is bound on two sides by the Corporate Limits of a City it should be considered for annexation. If it also has municipal water, but not sewer access; or municipal sewer, but not water access, a stronger case for the land being **"urban or suburban in nature"** is made.

3. If the land is bound on three sides by the Corporate Limits of the City and has access to municipal water and sewer service, general planning practice dictates that the land should be annexed.

SECTION 5



EDUCATION, PUBLIC FACILITIES/ UTILITIES & TRANSPORTATION.

SECTION 5
EDUCATION, PUBLIC FACILITIES/UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Waverly, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Waverly.

Public Facilities identify existing public facilities in Waverly and determine future needs of and desires for pertinent public facilities during the planning period, 2023 to 2033. Public Facilities provide citizens with social, cultural and educational opportunities in Waverly. Facilities in Waverly include, but are not limited to health care, law enforcement, fire protection and recreational facilities such as parks and athletic fields. The locations of these public facilities are identified in the **Waverly Public Facilities Map, Illustration 5.1.**

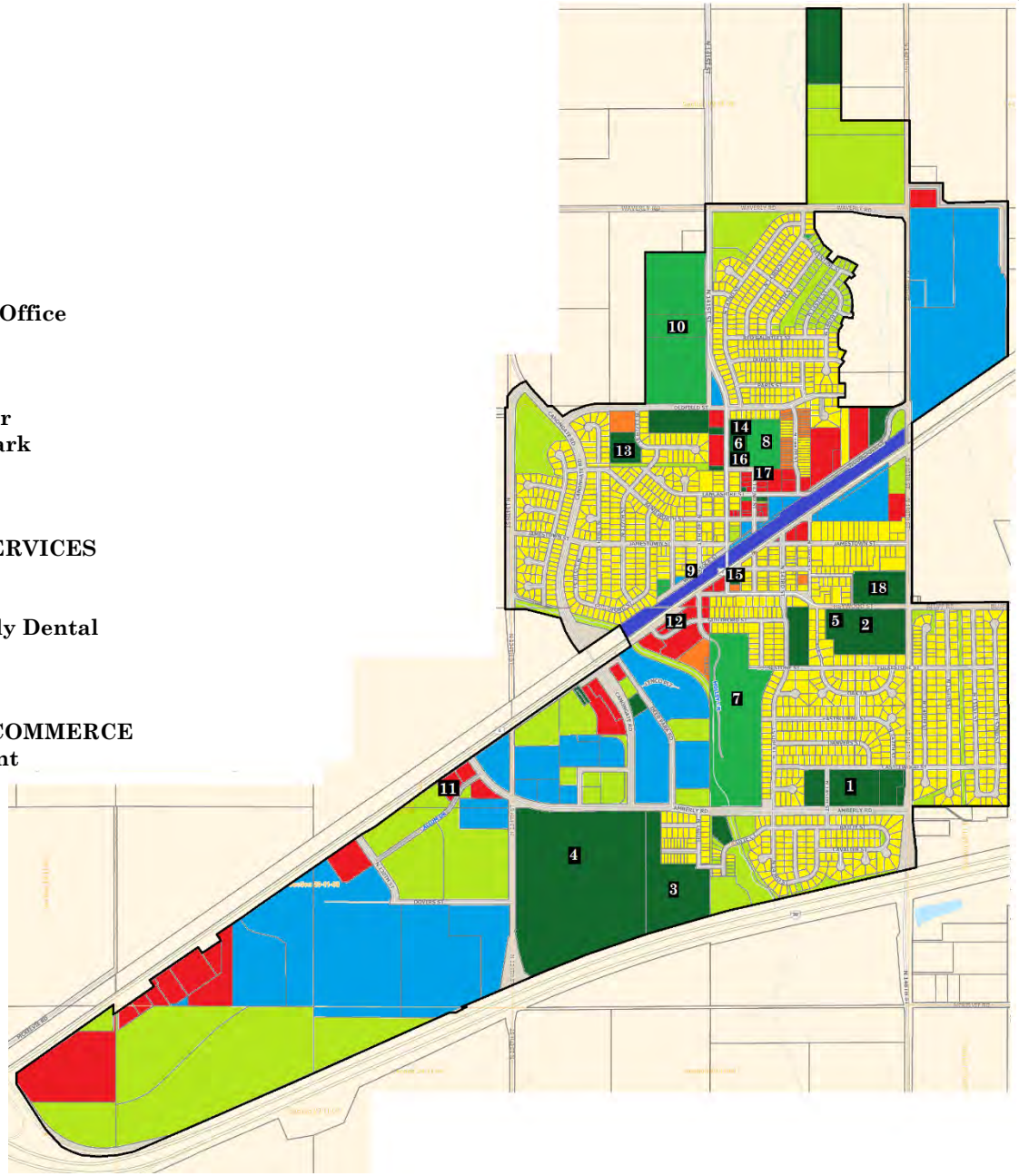
PUBLIC FACILITIES MAP
WAVERLY, NEBRASKA
ILLUSTRATION 5.1

SCHOOLS/EDUCATION
1. Hamlow Elementary School
2. Waverly Intermediate School
3. Waverly Middle School
4. Waverly High School/Football Field
5. District 145 Public Schools Central Office
6. Waverly Community Library

PARKS & RECREATION
7. Wayne Park/Waverly Aquatic Center
8. Jaycee (Community Foundation) Park
9. Sharp Park
10. Lawson Park

HEALTH, WELLNESS & ELDERLY SERVICES
11. Waverly Health Care/Urgent Care/ Amberly Dental
12. Family Practice of Waverly/Waverly Dental
13. Azria Health Waverly
14. Waverly Community Center

PUBLIC SAFETY, GOVERNMENT & COMMERCE
15. Waverly Volunteer Fire Department
16. Waverly City Hall
17. Waverly Post Office
18. Rose Hill Cemetery



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

EDUCATION - DISTRICT 145 (WAVERLY) PUBLIC SCHOOLS.

Public school education is a major factor in the quality of life for families that reside in the communities that fall within the boundaries of this education district. District 145, in partnership with the Waverly community, prepares students for a successful future by continually creating relevant learning experiences and focusing on all students' needs. The quality of the education provided by these schools has been attractive to many families relocating to the City of Waverly. It will be important that public schools that fall within District 145 continue to adapt to the potential growth anticipated within the borders of this community.

District 145 Public Schools is a Class B school district, as identified by the Nebraska School Activities Association. This district serves the communities of Alvo, Eagle, Prairie Home, Walton, and Waverly. Currently the district educates more than 1,920 students in grades K-12 and employs over 270 staff members. The district vision statement, "Inspire Our Students to Seek Excellence in Their Lives," can be seen in action every day school is in session. The physical boundaries of District 145 (Waverly) Public Schools encompass approximately 300 square miles with district property in four counties: Lancaster, Cass, Otoe, and Saunders. The district is governed by a six-member board of education, elected by wards. District #145 (Waverly) Public Schools is a Class III school district accredited by the Nebraska Department of Education.

In the 2021-2022 school year, District 145 employed over 300 staff member including 179 certified staff. The instructional staff in District 145 averages 15.79 year of teaching experience with 63% having a master's degree. Persons employed with District 145 (Waverly) Public Schools include the following:

- 144 certificated teachers and specialists.
- 15 certificated administrators.
- 7 Certified Counselors.
- 4 Specialists.
- 10 School Secretaries.
- 5 Librarians.
- 40 Paraprofessionals.
- 7 District system Admin support.
- 21 food service staff.

The District 145 Foundation For Education provides funding for educational opportunities that allow prospective students to continue their education through the District's extended education programs and community outreach. It is the mission of the FFE to enrich the educational experience in our schools by providing financial resources to support creative endeavors that will promote the achievement and success of our students. The Foundation was organized exclusively for educational and charitable purposes within the meaning of Section 501(c)3 of the Internal Revenue Code. The entire initial Board of Directors was selected by the Board of Education of District 145 (Waverly) Public Schools. The members consist of a program director and 25 officers and representatives. A total of seven committees represent the Foundation, including Finance, Resources, Awards and Grants, Nominating, Public Information, Executive and Before & After School programs. Our goals are to:

- Identify and provide funding for educational opportunities beyond the scope of existing programs and District 145 (Waverly) Public Schools's funding sources.
- Recognize excellence and outstanding contributions to the educational programs throughout District 145 (Waverly) Public Schools.
- Increase participation and involvement from every sector of our community in the educational programs of District 145 (Waverly) Public Schools.

❖ DISTRICT FACILITIES.

District 145 Public Schools maintains an elementary school and one intermediate school in Waverly with a second elementary school in the Community of Eagle. Middle and High School facilities, along with all athletic fields and facilities are located in Waverly. Information associated with the District 145 Public Schools facilities was cited from the District Administration and Superintendent's offices, as well as the District's 2022 Waverly School District Master Plan prepared by DLR.

Hamlow Elementary School – Located in Waverly, at 14541 Castlewood Street in southeast Waverly, Hamlow Elementary serves grades Kindergarten through second, as well as a Community preschool. The School was constructed in 1974 as a 65,000 square foot facility. A 6,800 square foot addition was completed in 2000 for Kindergarten classroom use. Classroom doors and walls, and a sprinkler system were added to the facility in 2003. In 2013, Hamlow Elementary School installed a geothermal heating and cooling system for the school. A year later, Hamlow Elementary School, replaced the Kal-Wall Panel skylight in the media center.

The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Playground Equipment needs replacing, currently hazardous and aging.
- The kindergarten would like to be co-located within the building for collaboration & synergy.
- A desire and need to make the building more accessible and better universal design.
- Staff need a dedicated breakroom and more staff restrooms.
- Would like to have more break-out space and an outdoor classroom.

Eagle Elementary School – A second elementary school is located in the nearby Community of Eagle, at 600 South First Street. The School building was originally constructed in 1918 and served as the main facility for the Eagle-Union School District. This building was later replaced in 2001 with a 43,800 square foot elementary school facility. In 2012, improvements to the building included HVAC improvements, interior fire doors and replacement of exterior entry doors. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Staff would like to see more break-out space for group work and collaboration
- There is a desire for a better display system for student work to create a sense of pride and make the building more inviting
- Special Education does not have a dedicated space
- Concern over focus of curriculum only and less focus on child development as a whole
- Eagle ES has a strong sense of community and would like to remain a PK-5 facility as the district grows

Waverly Intermediate School – The Waverly Intermediate School is located at 14621 Heywood and is currently home to classes from third through fifth grade. The building was constructed in 1958 and originally served as Waverly High School, until the construction of the new facility in 1998. In 2007, several upgrades and renovations were made to classrooms, offices and the commons area to support intermediate grade levels. There have been no further improvements to the facility since 2007. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- The facility does not reflect an elementary school, lacks color and age-appropriate furniture.
- Staff would like dedicated plan spaces to collaborate and spaces that allow for team teaching.
- Environmental comfort is poor in various areas of the building.
- Educational spaces are inconsistent and lacking equity within the building.
- A considerable amount of space is underutilized.

Waverly Middle School – The Waverly Middle School serves grades sixth through eighth in a facility located at 13801 Amberly Road. Built in 2006, the current building replaced the former junior high building which was constructed in 1910. The Middle School is a 108,000 square foot facility consisting of modern classrooms, library, cafeteria and administrative office amenities. There have been no further improvements to the building since it was built in 2006. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- There is need for another gym space.
- Classroom size is an issue with increased enrollment, furniture could be part of the problem.
- Pods are used often but could be better set-up for more functional educational space.
- Grade level team configurations enhances their ability to deliver curriculum.
- Have a desire to do more project-based learning but require the proper space.

Waverly High School – The High School facility for grades ninth through twelfth is located at 13401 Amberly Road. The High School was constructed in 1998 and originally consisted of 124,000 square feet. A 24,000 square foot expansion was constructed in 2006 and consisted of additional classrooms, an auxiliary gym and health training room. The High School gymnasium is also used for City basketball and volleyball leagues throughout the year. In 2010, Waverly High School installed a drain tile system around the exterior of the building and under the gym floor. In 2014, Waverly High School removed the commons area skylight and replaced it with a rubber membrane roof. The 2022 facilities master plan identified five takeaways related to necessary improvements or recommendations for the facility. They are listed below:

- Building is running out of space for both academic and extra-curricular activities.
- The "L" shaped classroom is not very functional.
- The theater has safety and water drainage issues.
- Pod areas are used often but could be set up better for more functional education space.
- Would like to advance the course offerings to students but the building is holding them back.

Administration Building (Central Office) – Located at 14511 Heywood, the Administrative building contains the central offices of District 145 Public Schools, including the Superintendent, Accounts and Payroll offices, Special Education and a meeting room for Board of Education members. The facility was constructed in 1992, adjacent to the Waverly Intermediate School.

Bus Barn/Athletic Fields – The District Bus Barn is located along Deer Park Road, south of Highway 6 in Waverly. The facility was constructed in 1982 and consists of bus parking spaces, along with mechanical and wash bays. The Waverly athletic fields for District 145 (Waverly) Public Schools are all located in the City of Waverly.

❖ DISTRICT ENROLLMENT.

District enrollment, from 2013 to the 2021-2022 school year, is highlighted in **Table 5.1.** Current 2021-2022 school year enrollment at District 145 (Waverly) Public Schools is an estimated 2,138. District officials estimate a consistent growth in enrollment of approximately 25 to 30 students per year. The following table highlights District 145's enrollment growth during the past 10 years. Since 2013, enrollment has increased by an estimated 15 percent. District officials project this trend to continue during the 10 year planning period.

TABLE 5.1
DISTRICT ENROLLMENT
DISTRICT 145 (WAVERLY) PUBLIC SCHOOLS
2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Hamlow Elementary School	303	302	311	315	301	293	326	335	314	322
Eagle Elementary School	263	262	264	274	284	283	269	261	255	262
Waverly Intermediate School	270	301	328	326	313	338	350	341	333	342
Waverly Middle School	432	445	461	461	485	479	484	496	533	547
Waverly High School	559	557	562	587	592	610	640	637	653	670
Total Enrollment	**1,827**	**1,867**	**1,926**	**1,963**	**1,975**	**2,003**	**2,069**	**2,070**	**2,088**	**2,143**

Source: Waverly School District Master Plan, 2022.

❖ FUTURE DISTRICT PROJECT & PROGRAM RECOMMENDATIONS.

Leadership with District 145 (Waverly) Public Schools identified general maintenance of existing facilities as their priority during the 20-year planning period, but have identified current, unused building space and vacant land adjacent the Middle and High Schools as their primary objectives for any building or facility expansions. All current facilities are in "good" to "excellent condition and have the ability to support current enrollment. Expansion of these facilities will need to be considered when student enrollment increases and nears the target enrollment for each school building.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and additions to the School District's educational facilities. According to this Study, growth of student populations begins to exceed capacity at Waverly Middle School and Waverly High School in the 2026-2027 school year. Total capacity for the entire district is exceeded in 2032-2033 based on these growth projections.

❖ DISTRICT STRATEGIC PLANNING

The following six goals were developed by district 145 staff and summarize the objectives that staff deemed critical to maximize the success and progress of the students attending District 145 schools.

Goal 1: By May 2024, 80% of students will demonstrate proficiency on local and state academic assessments.
Included in this goal would be vertically aligning curriculum, developing an assessment system that includes common assessments, proposing a staff development model that includes time, focus and structure for developing teacher practice and implementing a collaboration model to support professional learning communities, including a defined process and time to support collaboration.

Goal 2: By 2022 District 145 (Waverly) Public Schools will enact a comprehensive, multi-year Master Facilities Plan.
Included in this goal is creating a process for maintaining existing facilities, projecting how future student growth impacts our facilities, preparing facility plans based on enrollment and delivery of instruction, creating budgets and option timelines and communication of plans to the board of education and community.

Goal 3: By 2023, District 145 (Waverly) Public Schools will implement systems and services that supports staff and students socially, emotionally and behaviorally.
Included in this goal would be to establish a multidisciplinary K-12 team to implement systems that support staff and students social, emotionally and behaviorally, integrating social emotional learning/social emotional wellness PK-12 instructional practices into classrooms, establish systems of support and partnerships for staff and students and develop a long term plan to ensure ongoing professional development in SEL and SEW/Mental health for all faculty and staff.

Goal 4: By 2023, District 145 (Waverly) Public Schools will implement a comprehensive technology plan.
Included in this goal would be to define the use of technology for classroom instruction, evaluate student data utilizing a comprehensive information system to support student learning, provide the necessary infrastructure, hardware and staff to continuously support technology in the district and utilizing technology for the safety and security of staff and students.

Goal 5: By May 2022, Implement a District 145 Instructional Model.

Included in this goal would be that District 145 would adopt an instructional model to define and describe expectations for classroom practice across the district, build the knowledge and understanding of the instructional model through ongoing professional development and leadership development and to integrate the instructional model into the evaluation and appraisal process

Goal 6: By 2022, District 145 will implement an inclusive communications plan.

Included in this goal would be to establish an effective communication plan with internal audiences to improve communication and engagement, establishing an effective communication plan with external audiences to develop and maintain positive, collaborative relationships and to utilize a variety of media to maximize awareness and support of the district's goals, objectives and programs.

The following section highlights recommended projects and programs to be implemented throughout District 145 Public Schools. These recommendations are a summary of different studies completed recently and input from district 145 staff.

1) Review potential growth trends for students and identify schools which will need improvements to classrooms to address classroom size and utility of the space. Each of the schools that reside in the City of Waverly identified classroom size or utility constraints as issues which would need to be addressed in order for the school to function more efficiently.

2) Additional space for extracurricular activities including a new gym for the Waverly Middle School was a recommendation from the DLR study on Waverly School District Master Plan. Hamlow Elementary would like an addition to the school to accommodate the request to locate the kindergarten classroom within the building.

3) General facility maintenance to Public School grounds and buildings should continue to provide a safe and clean environment for all persons employed with or attending District 145 Public Schools. One area recommended to improve safety is the replacement of playground equipment at Hamlow Elementary School.

4) With the anticipated growth in student enrollment, a sufficient number of teachers, faculty staff, additional education support and facility maintenance must be secured.

5) As was mentioned in the previous planning document, support any and all efforts to provide safe routes to and from each school facility in Waverly. A "crosstown" busing system is currently implemented in the Community, but the need for a pedestrian overpass, as well as crossing signals at major intersections in Waverly, has been significantly stressed as a priority. A pedestrian overpass over Highway 6 and the BNSF Rail corridor, along with Rapid Rectangular Flashing Beacons (RRFB's) at the intersections of 148th & Folkestone Streets and 148th & Castlewood Streets to go along with the recently constructed RRFB at 140th Street and Amberly Road, would provide safe routes to school for children of all ages. These intersections should be monitored for child safety precautions, with crossing guards installed when needed.

6) With increased student traffic at the Waverly High School and Middle School, an intersection improvement project at the intersection of Amberly Road and Canongate Road needs to be considered to improve efficiency and safety for the vehicles using this intersection in the morning and afternoon peak times. Recent traffic studies have shown this intersection does not currently meet any traffic signal warrants for intersection control. The recommendation here is the same as the previous planning document and the pedestrian study completed by Iteris which is to construct a roundabout.

❖ OTHER AREA EDUCATIONAL FACILITIES.

Several Colleges and Universities are located within a short distance of Waverly, many of which accept high school credits from District 145 Public Schools. These Colleges and Universities include the following:

- Midland University – Fremont, NE
- Bellevue University – Bellevue, NE
- University of Nebraska Omaha– Omaha, NE
- Nebraska Methodist College – Omaha, NE
- College of Saint Mary – Omaha, NE
- Clarkson College – Omaha, NE
- University of Nebraska Lincoln – Lincoln, NE
- Union College – Lincoln, NE
- Southeast Community College – Lincoln, NE
- Metropolitan Community College – Elkhorn, NE
- Nebraska Wesleyan University – Lincoln, NE

❖ LIBRARY.

The Waverly Library is located at the Waverly Community Center, north of Downtown Waverly. The Library first opened in 2012 with the remodeling of several rooms within the Community Center. All books and materials are donated by the general public. The Library consists of one part-time librarian and a group of volunteers. A summer reading program is provided at the Library by the Lincoln City Library System. Waverly volunteers assist with writer's workshops, homework help and story time. The Library has an estimated 5,000 volumes and has a catalog of the average annual circulation.

The City of Waverly has identified the need to complete a concept study to consider the location and construction of a recreation center within the city limits. This center would provide another option for health and wellness activities as well as a larger space for the library. This multi-purpose facility is likely to be constructed within the 10 year planning time period covered by this planning document.

PUBLIC FACILITIES

❖ PARKS AND RECREATION

The City of Waverly has excellent parks and recreation offerings for the size of the community. There are currently 82.5 acres of designated park and recreation sites within the community plus a number of playground locations at various school properties. Many of these parks are located near accessible hiker/ biker trails and have recently seen many improvements and recently constructed amenities as part of the recreation experience of the community.

❖ CITY PARKS

Wayne Park – This 30-acre park is located at the south terminus of South 140th Street and south of Highway 6. The park contains two playground areas, picnic shelters, 3 baseball and softball fields, soccer fields, basketball and tennis courts, lighted trails and restrooms. The park also features a nine-hole Frisbee golf course.

Wayne Park is also home to the new Waverly Aquatic Center located at 11160 Holly Drive. The pool has two water slides, a splash pad and a current channel. There are trail connections between Wayne Park and the recently constructed trail system along Amberly Road.

Lawson Park – This 36.5 acre park has grown tremendously since the previous planning document was published. This park is located north of Oldfield Street and west of 141st Street. The park contains the official use baseball field by District 145 public schools and has added three additional baseball/softball fields to the facility. It contains shelters, concession stands, additional multi-use fields for soccer and flag football, restrooms and additional parking off of Oldfield Street. There is also a trail connection from the north parking area across to 141st Street and additional plans for trail connections to future Oldfield Street construction.

Jaycee (Community Foundation) Park – Jaycee Park is the location of the Waverly Community Center which is home to the Waverly Community Foundation. The park consists of 10 acres of land and provides a milled surface walking trail that connects to a paved trail system along Mansfield Street. The complex has two baseball/softball fields, three sand volleyball courts, a playground, a gazebo, and horseshoe pits. The reconstruction of Mansfield Street has provided parking for the playground and sand volleyball courts.

Sharp Park – Sharp Park is located at the intersection of North 139th street and Woodstock Boulevard. The Park consists of approximately 0.7 acres and features a basketball court, picnic shelter, and playground area. Future plans for a pedestrian crossing of the BNSF Railroad corridor and Highway 6 have looked at this location as a starting point for this structure.

❖ FUTURE PARK AND RECREATION RECOMMENDATIONS

- Expand park and recreation facilities to supplement the projected increase in population during the next 10 years. This would include the construction of a park on the east side of the community to serve residents on this side of the city.
- Continue to support the development of sports fields for youth activities. The City of Waverly should consider opportunities to acquire land for additional soccer, baseball, and softball fields.
- Provide more pedestrian friendly connections from the residential developments to parks throughout the community.
- Continue to provide general maintenance for park equipment to continue to provide a variety of recreational opportunities for the population of the community.
- **A Recreation/wellness Center should be planned and developed to provide an enclosed space for fitness and sproting activities.**

❖ GOVERNMENT BUILDINGS

City Hall – The current City Hall of Waverly is located at 14130 Lancashire Street in the northern part of Downtown Waverly. All city offices are located at the City Hall. The City of Waverly Planning Commission and the City Council hold their bi-weekly meetings at this facility.

The City of Waverly has begun the process of designing a new facility which will house the new City Hall as well as all office staff and expandable meeting rooms. The location of this proposed facility is the northeast corner of Amberly Road and 135th Street. This building will also be the new home for Waverly Fire and Rescue. The plan would triple that amount of square footage of the current fire hall from 6,500 sq ft. to 20,000 sq ft. Construction for this building is planned to occur within the planning period of the next comprehensive planning document.

New Recreation Facility (Future) – This potential recreation facility would be the new location of the Library as well as accommodate additional office and meeting space. This facility will provide opportunities for health and wellness activities and feature a kitchen and athletic facilities. There are no current plans or locations determined for this site but planning is anticipated to begin within the early years of the next planning period.

Post Office – The U.S. Post Office is located at 10850 North 142nd Street in downtown Waverly. The Post office employs seven employees and manages three rural routes. They offer the following services at this branch location: Bulk Mail Acceptance, Duck Stamps, General Delivery, Money Orders (Domestic and International), Online PO Box, Pickup Hold Mail, Street Parking

Rose Hill Cemetery – The Rose Hill Cemetery is located at the northwest corner of North 148th Street and Heywood Street across from the Waverly Intermediate School. The City has managed the 6.9-acre cemetery since 1992 and has consistently maintained the property. General maintenance including lawn and headstone care are the only planned improvements during the next planning period.

❖ PUBLIC SAFETY, GOVERNMENT & COMMERCE

Public administration facilities are building centers which provide critical services for the efficient functioning of the community and conduct the business of the government. The critical nature of these services makes the centrally located nature of these buildings an important factor in the health and well-being of the community members who rely on these services.

Public Safety.

Police – The City of Waverly is policed by the Lancaster County Sheriff's Office, located in Lincoln, Nebraska. The patrol division of the Sheriff's Office consists of 115 employees and 84 commissioned deputies sergeants and captains that respond to service calls, traffic regulation and enforcement, issued warrants and general citizen assistance throughout Lancaster County.

Fire Department / Ambulance – The City of Waverly Volunteer Fire Department consists of 27 active members as of May 2023. In 2022 the volunteers responded to 409 fire and rescue calls. The department serves both the City of Waverly and 100 square miles within the Waverly Fire District. The Waverly Fire/Rescue Department provides fire protection and emergency response services to the Waverly community. The Fire Department's mission is to prevent the loss of life and property. In addition to responding to fires, the Waverly Fire And Rescue also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials.

Fire and rescue equipment is stored in the Waverly Fire Department located at 10530 North 141st Street south of downtown Waverly. In 1988, the building was solely dedicated to the fire department. Current equipment being used by the volunteer fire department consists of nine vehicles, including an ambulance, two pumping trucks, two grass rigs, three tankers and one suburban for personnel transportation.

The City of Waverly provides ambulance service within the Community's designated fire district. Waverly Rescue consists of 16 EMT-trained staff members and uses two modular ambulance rescue trucks for emergency situations.

The City of Waverly is working to plan and design a new public use facility that would serve as a city hall as well as fire station at the northwest corner of Canongate Road and Amberly Road. This building would triple the amount of square footage available for equipment storage as well as increase the amount of meeting space available. There is no timetable for this construction but it is anticipated that it will be constructed within the next planning period.

❖ PUBLIC HEALTH

Medical and elderly services are available to residents of Waverly within a reasonable distance of the Community. The City of Lincoln also provides modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices.

Waverly Health Care Urgent Care – The Waverly Health Care Urgent Care facility is located at 13220 Callum Drive, Suite 4. The providers care for the entire family from newborn infants to adults, including acute and chronic conditions as well as routine checkups. The urgent care has an on-call service on evenings and weekends for emergencies and are always able to see established patients on the same day they call in with an acute problem.

Family Practice of Waverly – This facility is located at 13851 Guildford Street and is affiliated with the Bryan Physician Network. General family care is also practiced at this location.

The following services at these locations include, but are not limited to:

- Walk-in Care.
- Preventive Care & screening.
- Men's Health & Wellness, Testosterone Therapy.
- Well Woman Examinations & Wellness.
- Geriatric Care.
- Dermatological and orthopedic care.
- Mental Health diagnosis & referral.
- Immunizations.
- Pediatrics.
- Well child visits.
- School/Sport Physicals.
- Acute Visits (cough, sore throat, UTI, etc.).
- Flu and Pneumonia Vaccines.
- STD Screening
- EKG and Spirometry/Pulmonary Function Test.
- Acute injury evaluation and treatment.
- Management of Diabetes Mellitus.
- Management of Hypertension.
- Management of High Cholesterol.
- Pre-operative Clearance.
- Post-Hospital Care.
- In-Office Procedures.
- Mole Removal.
- Wart Freezing/Removal.
- Joint Injections.

Amberly Dental - Since its opening in 2009 at 13220 Callum Drive, Amberly Dental has provided a wide range of dental services to Waverly and surrounding communities.

Waverly Dental – Waverly Dental is located at 13810 Guildford Street and has practiced in Waverly since 2003.

Combined, the following services are provided to Waverly residents:

- Preventive dentistry.
- Restorative dentistry.
- Dental Implants.
- Cosmetic dentistry.
- Emergency dentistry.
- TMJ Therapy.
- Sedation dentistry.
- Dental technology.
- Periodontal therapy.
- Sleep Apnea therapy.

Azria Health Waverly - The Azria Health in Waverly is located at 11401 N. 137th Street and provides adult and long-term care and rehabilitation to elderly persons and families. Azria Health Waverly is a 54 unit complex that provides excellence at every level, delivering exceptional service to each individual – from the inviting welcome program to the individualized care plans – they are with you every step of the way.

The staff considers every detail in making patients feel at home, providing a high level of personal attention. The entire Azria Health experience is designed to encourage social activity and maintain regimens that foster health and well-being. Azria Health provides the following specialized care services:

- Neurological and Stroke Care.
- Post Cardiac Care.
- Orthopedic Care.
- Pulmonary Care.
- Wound Care.
- Prosthetic Training.
- Back Injuries.

Waverly Community Center – The Waverly Community Center, located at 11120 North 141st Street, provides an enclosed facility that is available for rent to the general public for meetings and gatherings. The Center plays host to several public services and educational and social activities. The facility has a maximum capacity of 300 with tables and chairs to seat up to 225 people. The Community Center is also home to the Waverly Library and Community Foundation offices.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens as well as to provide for anticipated growth. Therefore, it is important to coordinate the improvements to public utility systems with the anticipated expansion of this community. This section describes the existing condition of the public utilities found in the City of Waverly and the potential improvements needed during the planning period for this document.

The city employs a full-time utilities systems and maintenance supervisor to review operations and maintenance of the water distribution system and waste-water distribution system. The city has purchased and maintained equipment for the activities performed by the city to maintain the public owned systems necessary for the well-being of the residents of the community.

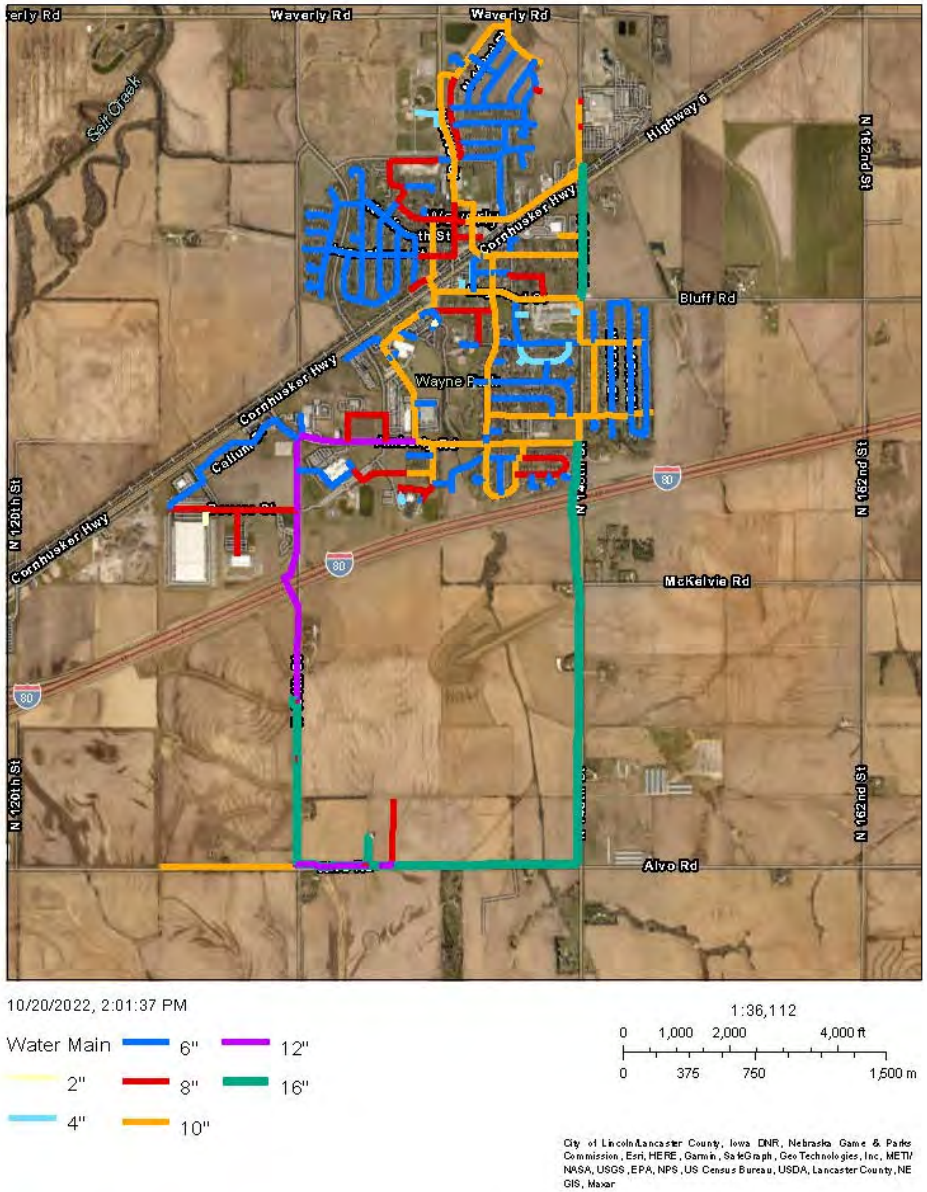
❖ WATER DISTRIBUTION SYSTEM.

The municipal water system, as highlighted in **Illustration 5.2, Page 5.23,** is maintained by the City of Waverly. The existing system has eight active producing wells providing water for the community and residents that fall within its jurisdiction. Two municipal water wells are located in town and the other six are located in the rural portion of the One-Mile Planning Jurisdiction at approximately 134th Street and Alvo Road. The oldest well was completed in 1982.

Water in Nebraska tends to have higher hardness levels due to the increased presence of calcium and lime in the area groundwater. This water also has a lower pH which means it is slightly acidic. These two factors result in small amounts of copper being removed from the pipes and added to the water. In order to keep the pipes from corroding and adding copper to the water, a chemical called orthophosphate is added. It significantly lowers the amount of copper in the water, but as a result, the water hast to be chlorinated slightly due to the potential for bacteria in the phosphate. By using this treatment technique, the copper levels have been reduced to meet levels required under the Copper Action Level instituted by the E.P.A. in 1999.

The City of Waverly constructed a 500,000-gallon elevated water tank in 1975. This structure is located at the northwest corner of Amberly Road and 148th Street. More recently, the City of Waverly constructed an additional 500,000-gallon storage tank to hold more water in reserve for peak day demands. The eight municipal wells produce 165 gallons per capita. The average daily demand for water is 400,000 gallons per day. During the summer, with increased use by lawn sprinklers, usage goes up to around 1.5 million gallons per day.

WATER DISTRIBUTION SYSTEM
WAVERLY, NEBRASKA
ILLUSTRAION 5.2



The City of Waverly has completed a number of improvements to the distribution system in the most recent planning period to provide a more efficient municipal system. These projects include:

- Two new wells were constructed in the rural One-Mile Planning Jurisdiction.
- A new chemical injection building for water treatment was constructed.
- An additional 500,000-gallon tank for storage was built near Alvo Road.
- New 16" watermain trunk was installed along Alvo Road and 148th Street from Alvo Road to Amberly Road.
- New watermain installed along North 142nd Street from Highway 6 to Heywood Street.
- Watermain extensions along North 141st Street from Saint Ronan Street to Paris Street.
- Replacement of old water mains at North 142nd Street from Kenilworth to Lancashire Street, Kenilworth from North 141st Street to North 143rd Street.

There are a number of improvements to the water distribution system that were discussed throughout this planning process. These improvements are intended to address future growth in the coming years and replace deficient facilities within the community.

- Due to potential growth of residential developments on the east side of the community, additional wells and storage facilities may need to be constructed.

- An extension of 16" water main along 148th Street from Amberly Road to Bluff Road.
- New 16" water main along Bluff Road from North 148th Street to North 162nd Street.
- New 16" water main along Mckelvie Road from North 148th Street to North 162nd Street.
- New 16" water main along North 162nd Street from Mckelvie Road to Bluff Road.
- New 16" water main along North 162nd Street from Bluff Road to Mill Road.
- New 16" water main along Mill Road from North 148th Street to North 162nd Street.
- New 16" water main along North 148th Street from Mill Road to Highway 6.
- Replacement of old water mains at Eastbourne and North 147th Street, Oak Lane, North 142nd Street and Highway 6 and Lancashire Street from North 141st Street to North 137th Street.

❖ WASTEWATER SYSTEM.

Illustration 5.3, Page 5.26 highlights the **wastewater distribution system** in Waverly. The initial sewer system in the City of Waverly was constructed in 1955. The wastewater treatment facility consisted of one lagoon and was located at the northwest corner of the city near the Intersection of Canongate and Oldfield Streets. A second wastewater treatment plant was constructed in 1975 and the original lagoon was abandoned.

The newest wastewater treatment plant was constructed in 2008 adjacent to the 1975 plant. The new treatment plant has a peak capacity of One Million gallons per day and can sustain service for a Waverly population of up to 10,000 people. The current facility will have the ability to expand processing to support a peak future demand of up to Two Million gallons per day.

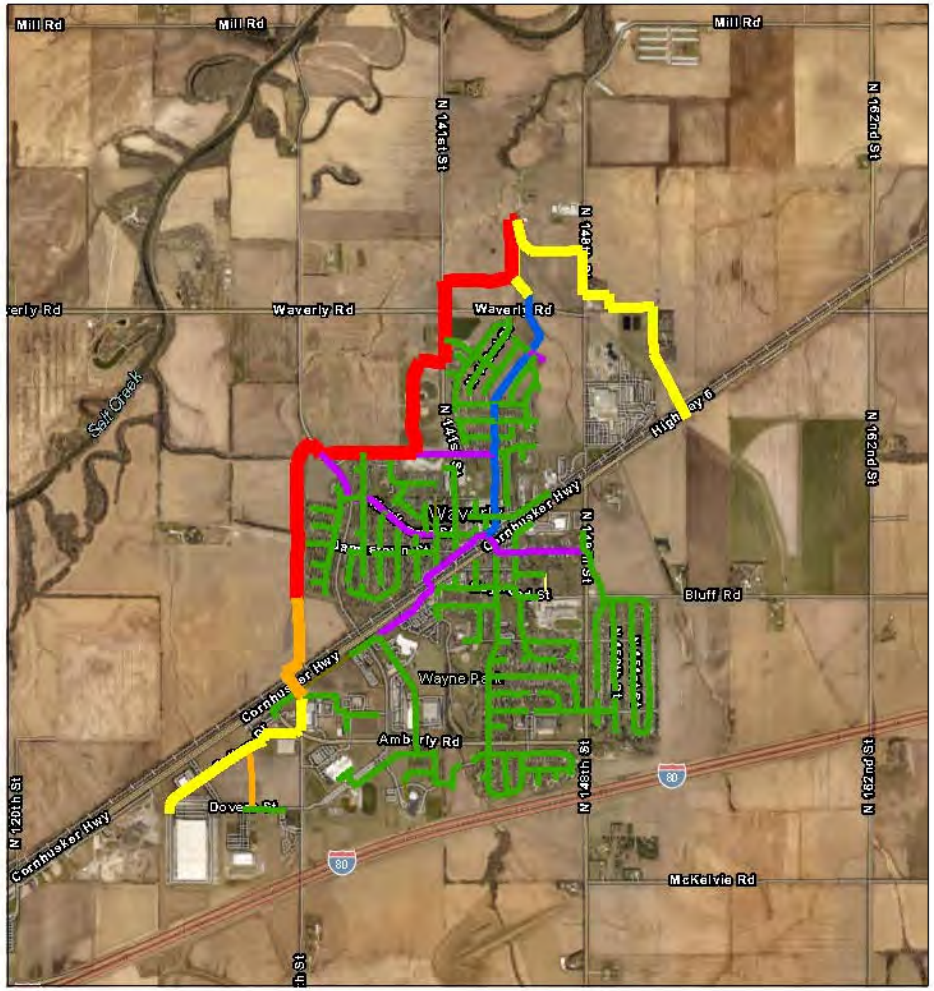
The current facility consists of several buildings and tanks that serve specific purposes. Several of the tanks are open air tanks to prevent odors from accumulating in the system. The treated end product of the wastewater treatment facility is clean water that meets Federal guidelines to be released into the Salt Creek. The solid waste from the plant becomes a black, dry material which is well suited for fertilizer on agricultural fields in the area.

Future improvements to the wastewater collection system include the construction of wastewater storm sewer system replacement of old or deficient mains. The oldest sewer mains are approximately 70 years old. Typical maintenance activities are critical to the efficient operation of the wastewater system. There are also private developments planned for the east and south portions of the community that will need access to the sanitary sewer system as part of the construction of these residences.

The City of Waverly has identified additional improvement projects in addition to the typical maintenance activities for the system.

- Extend sanitary sewer service to the west of North 128th Street.
- Extend sanitary sewer east trunk main from the Highway 6 Corridor to McKelvie Road.
- Complete expansion project on the new treatment facility once daily flows exceed one million gallons or around 10,000 population.
- Complete lining projects for all remaining clay tile sewer mains.

WASTEWATER DISTRIBUTION SYSTEM
WAVERLY, NEBRASKA
ILLUSTRAION 5.3



❖ STORMWATER DRAINAGE SYSTEM.

The City of Waverly in cooperation with the Lower Platte South Natural Resources District hired Alfred Benesch & Company to complete "The City of Waverly Watershed Master Plan" in October of 2010 that was later revised in February of 2011. This plan identified four tributaries that drain through the city limits and the one-mile extraterritorial jurisdiction:

- 148th Street Tributary.
- West Tributary.
- East Tributary.
- Ash Hollow Tributary.

In 2008, the FEMA preliminary FIS and FIRM panels were released incorporating updated hydrologic and hydraulic modeling for the Ash Hollow basin as well as new modeling for a portion of the 148th Street Tributary basin. The new modeling showed a significant increase in the Ash Hollow flows which placed the city within the FEMA 100 year floodplain. These revisions to the floodplain for the City of Waverly were the driving force behind developing a watershed master plan for the community.

One of the major goals of this master plan was the desire to analyze the existing drainage conditions of each basin. The analysis of these existing drainage basins provided information on identifying local flooding issues as well as providing improvement strategies to reduce or eliminate local flooding during small storm events. Through this plan a number of priority projects were developed to address potential flooding concerns throughout the community.

In 2017 the City of Waverly completed construction of the Ash Hollow earthen dam. This 32' high dam was designed to hold back runoff from a 500-year storm. This structure will reduce peak flows along Ash Hollow to be more in line with original flows along this tributary. With the construction of this dam, the City was able to complete a Certificated Letter of Map Revision (CLOMR) and reduce the limits of the FEMA 100 year floodplain.

The watershed master plan identified four additional priority projects to be completed to address local flooding issues within the community. Those projects are:

- Oldfield road local drainage improvements.
- Highway 6 and 144th Street local drainage improvements.
- Oldfield Road Culvert Improvements.
- Channel work and easements on Waverly Tributaries.

In addition to these priority projects, the City identified the following improvements to the storm water drainage system.

- Implement storm water drainage improvements along Highway 6 between 144th Street and 148th Street as well as along 144th Street south of Highway 6.
- Implement storm water drainage improvements on the west side of 148th Street from the north side of Rose Hill Cemetery to Highway 6.

The Master Plan has provided the City of Waverly with storm water design standards to be used for all projects built within the city. These standards will supplement the municipal floodplain regulations.

The Waverly Watershed Master Plan provides the necessary planning tools and capital improvement projects necessary to reduce flooding impacts to the city. This plan has also prevented development from occurring in areas that would be detrimental to collecting and passing storm water to the drainage system throughout the City of Waverly.

❖ ELECTRIC DISTRIBUTION SYSTEM.

Lincoln Electric Systems owns and operates the electrical distribution system throughout the city of Waverly. Many of the distribution lines are overhead distribution but the city would like to transition to an underground transmission system. Electric generation and consumption are covered in greater detail in **Section 6** of this **Comprehensive Plan.**

❖ INTERNET.

The internet service providers for the City of Waverly are Kinetic high speed internet by Windstream, Allo and Spectrum Communications.

❖ NATURAL GAS.

The City of Waverly currently uses Black Hills Energy provider as the source for natural gas for the residents of the community.

❖ CABLE TV.

Spectrum Communications is the designated provider of cable TV service to the City. Internet and phone services can potentially be bundled with cable service. Both Dish network as well as Direct TV are available for residents who would like to get Satellite Television for their household. Kinetic by Windstream and Allo are also local Cable TV Providers.

❖ TELEPHONE.

Telephone service is officially provided by Windstream, although Spectrum Communications and a variety of internet providers may offer Voice-Over Internet Protocol (VOIP) services.

❖ SOLID WASTE PICKUP.

Solid waste collection is available from three different companies to residents and businesses in the City, including Uribe Refuse Services, Industrial Services and Quik Dump Refuse Inc.

TRANSPORTATION.

❖ EXISTING CONDITIONS.

The City of Waverly Planning Commission, in coordination with Hanna:Keelan Associates and Schemmer Associates, has conducted plan workshops to define the elements of the planning process and gather input through a citizen participation process. Through these workshops, Schemmer Associates received comments from City of Waverly staff and citizen planning committee members to help define what the community would like to emphasize with a capital improvement program that covers the timeline for this Comprehensive Planning Document. This section covers the Transportation Element of this Comprehensive Plan.

During the previous comprehensive plan timeline, a number of capital improvement projects identified in the most recent document were designed and constructed throughout the City of Waverly. The following is a list of projects completed within that timeframe:

- Ash Hollow Dry Dam – Construction of a 32-foot-high dam to hold back runoff from a 500-year storm along the Ash Hollow Tributary.

- Amberly Road Improvements from 141st Street to 148th Street – Amberly Road was widened to a three-lane section with truck radius returns developed at 148th Street. This project included the design of an urban storm sewer drainage system and a trail along the north side of Amberly Road.

- Traffic Signal Construction at Highway 6 and Amberly Road – After performing a traffic signal analysis, this intersection met the conditions necessary to warrant the construction of a traffic signal. This signal was built with state aid dollars and constructed in 2020.

- Folkestone Street Improvements – This project includes the reconstruction of a residential street from 145th Street to 148th Street. Improvements include pavement reconstruction, ADA ramp construction and driveway apron reconstruction.

- Mill and Overlay of 141st Street from Mansfield Street north – This project completed base pavement repairs for sections of road that had suffered severe damage and then completed construction improvements with an overlay of the corridor.

- 143rd Street Residential Rehabilitation Project – This project included a 2" mill and overlay of 143rd Street from Amberly Road to Jamestown Street. This project also included base repair and the construction of ADA ramps along the corridor.

- Mansfield Street from 141st Street to 143rd Street – Street improvements included pavement reconstruction, parking stall construction for access to Jaycee Park, trail construction, and ADA ramp construction.

- Lawson Park Trail – This trail was constructed to link Lawson Park to the Anderson North Park neighborhood.

- Downtown ADA Ramp Construction – The City of Waverly identified a number of intersections where curb ramps did not meet ADA standards in and around the downtown area of Waverly. This project reconstructed curb ramps along 139th Street, 140th Street, 141st Street, 142nd Street, Jamestown Street, Kenilworth Street and Lancashire Street.

- Annual ADA ramp compliance/improvement checks throughout Waverly in order to become compliant with standards.

Many of these projects were listed in the previous Comprehensive Plan and were prioritized as critical improvements for the city during the previous planning period.

❖ STREET NETWORK

The City of Waverly is divided into a north and south sections by Highway 6, a major arterial. The location of the City of Waverly lies along Interstate 80 just north and east of the City of Lincoln. Access from I-80 to the City of Waverly is at an interchange at the intersection of I-80 and Highway 6. There are other arterials that provide north-south and east-west routes through the City of Waverly. The following roads are considered other arterials;

- 141st Street – from Heywood Street north to the north limits of the study area.
- 148th Street – from Heywood Street/Bluff Road south to the south limits of the study area.
- Heywood Street/Bluff Road – from 141st Street to the east limits of the study area.
- Waverly Road – from 148th Street to the west limits of the study area.

All other roads located within the study area are considered local roads.
One major aspect influencing travel throughout the City of Waverly is the BNSF rail line that runs parallel to Highway 6. Roadways from the north side of Waverly to the south side of Waverly cross the railroad at either at-grade intersections or via an overpass. Overpasses of the BNSF railroad are located at Canongate Road and I-80. At-grade crossings of the BNSF railroad are located at 141st Street and 148th Street. There is currently not one pedestrian overpass of the BNSF railroad within the study limits.

❖ EXISTING PEDESTRIAN ANALYSIS

In 2018 The City of Waverly commissioned a traffic study completed by Iteris called "Traffic *Analysis for the City of Waverly. Pedestrian Study on Amberly Road and N. 148th Street"* to analyze existing traffic volumes and pedestrian activity within the City of Waverly. A total of 12 intersections in the vicinity of the project study area were analyzed. The study area is identified in the traffic study and shows the location of the four schools found within the study area and the location of the following 12 intersections.

- Highway 6 & Amberly Road.
- N. 134th Street & Amberly Road.
- Canongate Road & Amberly Road.
- N. 140th Street & Amberly Road.

- N. 143rd Street & Amberly Road.
- N. 145th Street & Amberly Road.
- N. 148th Street & Amberly Road.
- N. 148th Street & Folkestone Street.
- N. 148th Street & Heywood Street.
- N. 148th Street & Highway 6.
- N. 145th Street & Heywood Street.

❖ **TRAFFIC OPERATIONAL ANALYSIS.**

Existing traffic volume data was collected for both 24-hour average daily traffic as well as peak hour turning movements at intersections. Average daily traffic data was used as part of a signal warrant analysis for the intersections studied. Peak hour count data was used for both level of service analysis and signal warrant analysis. **Table 5.2, Page 5.34,** shows the existing 2018 peak hour traffic volumes.

Level of service (LOS) analysis was evaluated for the existing intersection operations during the A.M. and P.M. peak hours at the 12 study intersections. **Table 5.2** summarizes the existing LOS at the study intersections.

As shown in the Table, all intersections analyzed are operating at satisfactory levels of service (LOS D or bettor) during the A.M. and P.M. peak hours.

TABLE 5.2
EXISTING INTERSECTION PEAK HOUR LEVEL OF SERVICE
2018

		A.M. Peak Hour		P.M. Peak Hour	
Intersection	**Control Type**	**V/C**	**LOS**	**V/C**	**LOS**
Highway 6 & Amberly Road	Signal Controlled *	0.39	A	0.28	A
N. 134th Street & Amberly Road	Two-way Stop Controlled	0.11	A	0.13	B
Canongate Road & Amberly Road	Two-way Stop Controlled	0.41	A	0.19	A
N. 140th Street & Amberly Road	One-way Stop Controlled	0.16	A	0.17	A
N. 143rd Street & Amberly Road	Two-way Stop Controlled	0.21	A	0.15	A
N. 145th Street & Amberly Road	Two-way Stop Controlled	0.18	A	0.12	A
N. 148th Street & Amberly Road	Two-way Stop Controlled	0.16	A	0.22	A
N. 148th Street & Castlewood Street	Two-way Stop Controlled	0.27	A	0.12	A
N. 148th Street & Folkestone Street	Two-way Stop Controlled	0.11	A	0.10	A
N. 148th Street & Heywood Street	Two-way Stop Controlled	0.22	A	0.15	A
N. 148th Street & Highway 6	Two-way Stop Controlled	0.39	A	0.31	A
N. 145th Street & Heywood Street	Two-way Stop Controlled	0.07	A	0.06	A
N. 140th Street & Amberly Road	One-way Stop Controlled	0.16	A	0.17	A

*Traffic signal at Highway 6 and Amberly Road was built in 2020.
Source: Schemmer Associates, 2023.

❖ SIGNAL WARRANT ANALYSIS.

At the time of the study completion, the only studied intersection that met traffic signal warrants for construction was Highway 6 and Amberly Road. A traffic signal was constructed there in 2020. No other analyzed intersection met any of the 9 traffic signal warrants as outlined in the 2009 MUTCD Chapter 4C traffic control signal needs studies (pages 436 – 448).

❖ TRAFFIC ANALYSIS STUDY RECOMMENDATIONS.

Several recommendations were developed through this traffic study. While the traffic study is useful in analyzing data, it is also recommended that the primary focus of the City moving forward related to engineering, education, and enforcement of pedestrian related safety issues.

- **Engineering**: Recommendations related to the design and safety of pedestrian facilities.
  - Analysis shows that the current traffic volumes do not satisfy signal warrants at the majority of study area intersections. The one exception is the intersection of Highway 6 and Amberly Road which had a traffic signal constructed at that intersection in 2020.
  - The gap analysis included several findings:
    - There are not enough gaps along the 148th Street and Amberly Road corridors to serve the 30-minute peak period for pedestrians in the A.M.
    - There are select crossings that exceed 20 pedestrians during the 30-minute peak period to consider additional traffic control.
  - Due to the location of existing crosswalks near unsignalized intersections and without intersections meeting traffic signal warrants, design of Rectangular Rapid Flashing Beacon (RRFB) deployment is recommended. Two locations along Amberly Road and two locations along 148th Street. One location at 140th Street and Amberly Road has already constructed an RRFB.
  - No pavement marking or signing changes are necessary along Heywood Street.
  - Data collection included inspection of signing and striping for pedestrian facilities, which resulted in following recommendations:
    - Traffic signing along the corridor is inconsistent with good signing practices and should be changed to better accommodate future crossing enhancements.

- Some signs need replaced as they are no longer compliant with the latest MUTCD.
- Some signs need to be relocated as the location, the mounting height and the overlap of signs is inconsistent with MUTCD.

- A plan should be prepared for the construction of the remaining recommended RRFB's which includes signing and pavement marking updates for Amberly Road and 148th Street.

- **Education:**
  - Develop a specific School Campaign to begin before the school year starts, including information spread among social media tools and the local press.
  - Implement a program similar to other states or cities that have an annual campaign on safety. It is likely that this program could be City-wide and potentially linked with initiatives from the city of Lincoln or Lancaster County.
  - Place Dynamic Message Boards with PSA messages before start of school and first weeks.

- **Enforcement:**
  - Establish a trained crossing patrol program during the peak student crossing times.
  - New concepts for enforcement, including a crosswalk or pedestrian decoy program.
  - Increase enforcement prior to school starting and recurrent events.

- **Future Planning:**
  - Construct Round-about at Canongate and Amberly Road.
  - Redefine truck routes and move trucks off Amberly Road.
  - Reclassify Amberly Road from Canongate Road to N. 148th Street as a Minor Collector.
  - Set school zone speed limit to 20 mph.
  - Reclassify Amberly Road from Canongate Road to Highway 6 as a Major Collector.
  - Reclassify Heywood Street west of 148th Street as a Minor Collector.

❖ FUTURE NEEDS ANALYSIS

City of Waverly staff met with Schemmer and Hanna:Keelan on January 12, 2023, to discuss Capital Improvement projects identified for the near term and other projects anticipated on a much longer time frame. From this meeting, a number of projects were discussed and prioritized based on internal staff direction and public input. The following projects were identified as near-term projects with time frames for construction in the next six years:

- Oldfield Street from Canongate to North 141st Street.
- Guildford Street from North 140th Street to Highway 6
- Woodstock Boulevard from North 139th Street to North 140th Street.
- Energy Way from Canongate Road to the west.
- Danvers Street from North 143rd Street to Castlewood.
- North 141st Street from Mansfield to City Limits.
- Deerpark Road mill and overlay.
- Heywood Street from North 140th Street to North 141st Street.
- Folkestone Street from North 143rd Street to Park Entrance.
- Jamestown Street from North 137th Street to North 141st Street.
- Lancashire Street from North 141st Street to North 142nd Street, North 142nd from Lancashire Street to Kenilworth Street, Kenilworth Street from N. 140th Street to N. 142nd Street.
- Eastbourne Street North 143rd Street to North 147th Street Eastbourne Circle, North 147th Street Eastbourne Circle to Castlewood, North 146th Street Oak Lane to Eastbourne Street.

Staff also discussed projects that are outside of the most recent 1 and 6 year Capital Improvement Plan due to high impacts to the community or prohibitive cost estimates for construction. These projects are as follows:

- North 148th Street Overpass at Highway 6.
- North 162nd Street Overpass at Highway 6.
- North 148th Street from Alvo Road to Mill Road.
- North 148th Street from Mill Road to Waverly Road.
- McKelvie Road from North 148th Street to North 162nd Street.
- North 162nd Street from McKelvie Road to Bluff Road.
- North 162nd Street from Bluff Road to Mill Road.

- Mill Road from North 162nd Street to North 148th Street.
- North 148th Street from Highway 6 to Waverly Road.
- North 148th Street from Mill Road to Waverly Road.
- Waverly Road from North 141st Street to North 148th Street.
- Waverly Road from North 148th Street to North 162nd Street.
- I-80 Interchange at 162nd Street.

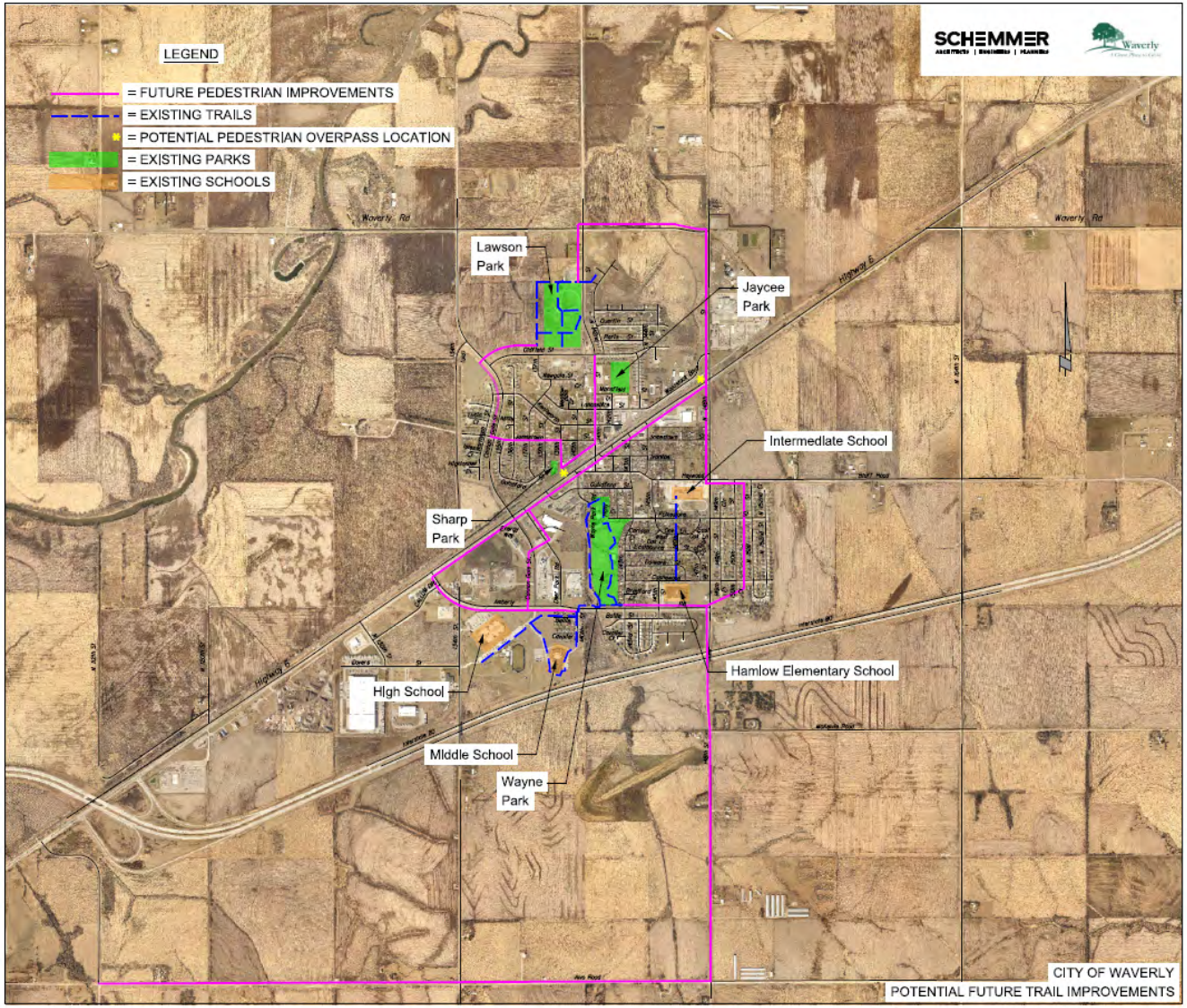
The planning commission meeting with Hanna Keelan and Schemmer occurred on January 23, 2023. Schemmer prepared a display outlining typical improvements to the future transportation network anticipated to be completed in the upcoming planning document window. Schemmer presented to the group projects that were identified in previous meetings and through research of desired improvements for the community. Through these conversations, the following prioritized projects were discussed:

- Pedestrian Bridge over the BNSF Rail corridor.
- Walkable community Trail projects around the City.
- Trail connections to Northeast Lincoln and the Murdock Trail.
- 148th Street Improvements.
- Intersection improvements @ 143th Street and Highway 6.
- 162nd Street Improvements .
- Intersection improvements @ 148th Street and Highway 6.

❖ **SIDEWALK AND TRAILS.**

Throughout the planning process, both the City of Waverly and members of the planning commission have emphasized the importance of making the city a more walkable community. The last planning document identified a loop trail system surrounding the city and connecting many of the city's landmarks as part of a larger trail network. Aspects of the trail system have been completed recently as parts of other capital improvement projects. The trail along the north side of Amberly Road, the trail construction along Lawson Park and planned trail projects along Oldfield Street and Canongate Road would be integral parts of a loop system around the town. The **Future Trails System Map** is highlighted in **Illustration 5.4, Page 5.39.**

FUTURE TRAILS SYSTEM MAP
WAVERLY, NEBRASKA
ILLUSTRATION 5.4



There are a number of landmarks that would be linked to each other through this trail system. Waverly High School, Waverly Middle School, Hamlow Elementary School, Wayne Park, Jaycee Park, Lawson Park, and other pedestrian friendly destinations throughout the city. Future trail connections should extend to Northeast Lincoln and the Murdock Trail. The loop areas should extend to the east around potential future residential developments and along Highway 6 to provide access locations to the greatest number of residents possible living within the city limits.

One of the main barriers for providing a loop system around the City of Waverly is the BNSF railroad and Highway 6 corridor. Plans for crossing pedestrians across this barrier were proposed as part of an elevated structure located near Sharp Park and 139th Street. A stand-alone structure must be considered as a part of a strategy to get pedestrians from the north side of Waverly to the south side of Waverly and vice versa. The Canongate Road viaduct was constructed nearly 35 years ago and at the time it was constructed, pedestrian activity was not high enough to warrant provisions for a separated walkway along the Canongate Road viaduct. Extensions to the south should also include some accommodation of pedestrians along 148th Street to cross I-80 and provide a pedestrian path to the south side of the interstate.

❖ CAPITAL IMPROVEMENT PROJECTS.

The City of Waverly, through meetings held between the Comprehensive Planning Committee and the consultants developing the document, have identified a plan for capital improvements in and around the City of Waverly. These projects fall under two categories: preservation and growth. Preservation projects are intended to maintain and prolong the life of infrastructure facilities in and around the city of Waverly. Growth projects are intended to provide or expand services and facilities to areas where sufficient infrastructure is lacking.

As part of this task, Schemmer has been asked to classify projects identified previously in one of these two groups and what timeframe these projects could be constructed.

Group 1 – Short Term Preservation Projects.

Projects identified in this group are projects intended to be constructed within the current planning period and accomplish the objective outlined above for preservation projects.

Intersection Improvements at Amberly Road and Canongate Road – This project looks at improving traffic operations at the intersection of Amberly Road and Canongate Road. Traffic volumes have increased with student enrollment increases at Waverly High School and Waverly Middle School. Traffic operations through this intersection are impacted by school traffic during the morning drop-off and afternoon pickup times.

The previous planning document completed in 2013 and the pedestrian study completed in 2018 both recommend a roundabout for this intersection. The signal warrant analysis for this intersection does not justify a traffic signal being placed at this intersection. Roundabouts have been shown to provide a safer and more efficient means of controlling traffic than a traditional traffic signal. The approach travel speeds and severity of crashes are also significantly reduced with roundabouts.

Oldfield Paving Improvements – This project will pave Oldfield from 141st Street to Canongate Road. The current surfacing for Oldfield Street is gravel. This project would pave a three lane concrete section and also include the construction of a sidepath from Lawson Park to Canongate Road and Kenilworth Street. This project will improve access to Lawson Park and reduce dust for residents living in the area.

Plans for this improvement have been developed and are ready to be constructed once funding becomes available. The intersection of Oldfield Street and 141st Street was constructed with earlier improvements.

Intersection Improvements along US-6 at 120th Street, 130th Street, 144th Street and 148th Street – These projects would improve access and traffic operations at intersections along US-6. As existing traffic volumes increase, improvements will be necessary to address potential safety concerns and delay for vehicles turning onto US-6. Improvements could include a traffic signal or geometric improvements at the intersection. Improvements may also include developing an access management plan for side road access points to US-Highway 6 and developing improved intersection geometrics at selected locations and closing access to the highway at other locations.

Group 2 – Short Term Growth Projects.

Projects listed in this group are to be constructed within the current planning period and help encourage growth within the community.

Loop Trail around City of Waverly – This group of projects would identify and construct a pedestrian trail around the city. This trail would connect residents to destinations within the city that are high traffic areas for pedestrians. These group of projects would encourage more pedestrians and bicycle usage throughout the community. Projects in this group can be stand-alone projects similar to the trail at the north end of Lawson Park or bundled with other street improvements like the trail along Amberly Road.

Pedestrian Bridge over US-6 and BNSF – This project would build a pedestrian bridge over US-6 connecting the north side of Waverly and the south side of Waverly. One potential location for this structure would be near Sharp Park connecting near the Casey's on Highway 6. This project would provide a pedestrian connection across US-6 and the BNSF Railway that does not exist today.

148th Street Improvements – This project will expand 148th Street to a four-lane section south of Highway 6 and a three-lane section north of US-6. These improvements will provide greater access for residents living and travelling on the east side of Waverly.

148th Street serves as a primary route for industrial traffic generated by businesses located on the east side of Waverly. Traffic north of Highway 6 use 148th Street and Waverly Road as primary routes for semi-truck traffic. The existing pavement condition is deteriorating and may require reconstruction in the next planning time period. Preliminary plans for some of these improvements have been started in recent years. As development grows along this corridor, improvements for 148th Street and the intersection at Highway 6 will need to be considered.

Group 3 – Long Term Preservation Projects.

Miscellaneous Pavement Rehabilitation Projects – These projects are intended to address pavement failure issues related to residential streets within the City of Waverly. There are a number of identified projects that fall within this group. These projects will need to be prioritized and constructed in future years by city staff.

Miscellaneous ADA Ramp Projects – These projects will improve handicap ramps that do not meet current standards found at residential intersections. Projects in this group will be added as money and priorities are developed as part of future Capital Improvement Project programs.

125th Street and Highway 6 – This intersection improvement will likely be a signalized intersection created to have access to the potential development of a large fuel / convenience store with the intent of capturing interstate traffic. This traffic signal would be necessary to safely convey semi-truck traffic into and out of this facility. The timeline for this project will depend on the progress made in constructing the development and the traffic that is generated from that property.

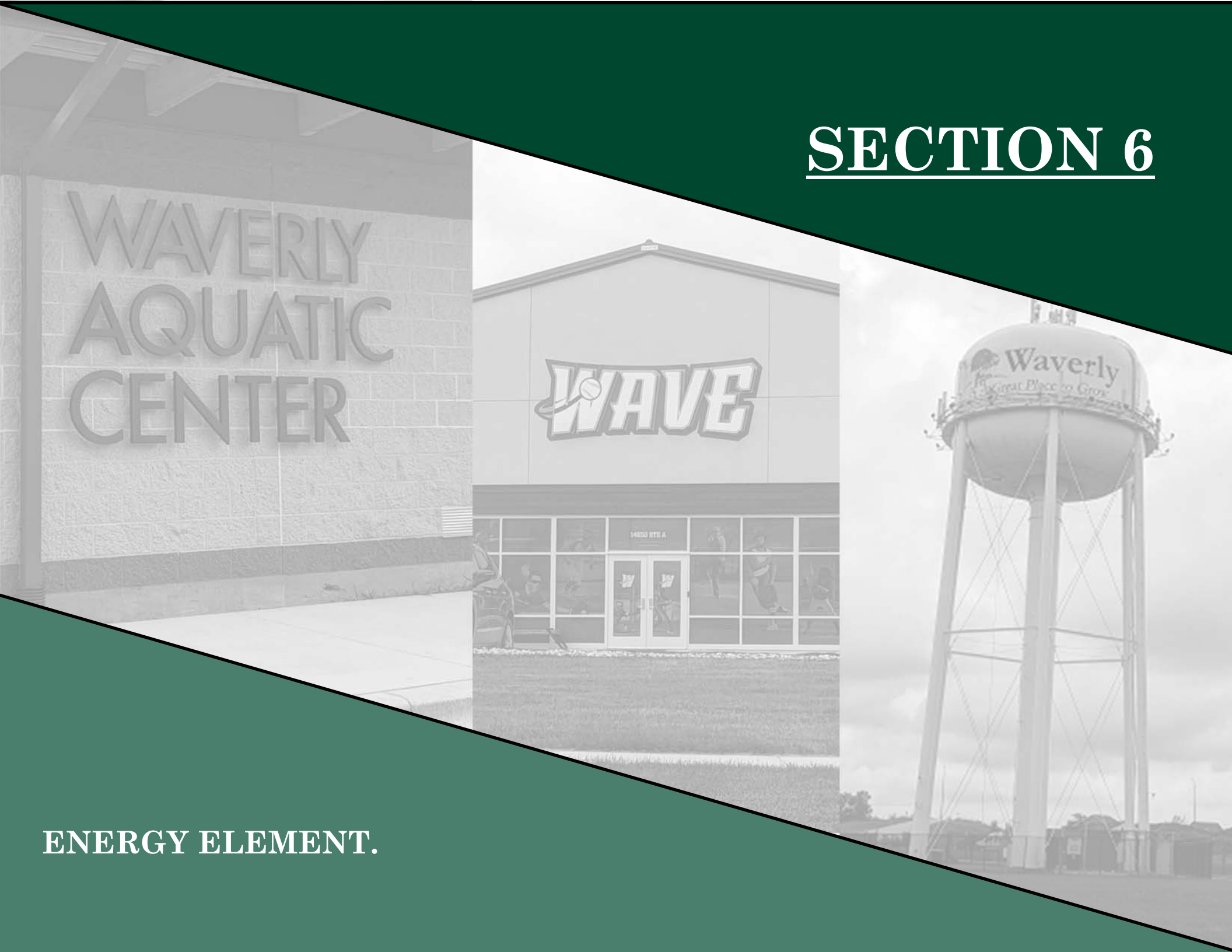
Group 4 – Long Term Growth Projects.

US-6 Improvements East of Waverly – This project would expand capacity for Highway 6 east of the Waverly City limits. The benefits would include greater access for developments east of Waverly and a safer section for vehicles turning left out of the through lane. This project would include improvements to a state highway and preliminary plan improvements would include reconstruction of a three-lane concrete section. This project is not identified in the State's 1- and 6-year plan.

I-80 Interchange at 162nd Street – The City of Waverly has considered a possible interchange located near 162nd Street on I-80. These improvements are in the planning stage at this time and an interchange justification study would be necessary to continue developing plans for this interchange. Access to the interstate on the east side of Waverly would provide a second access point to the City and a more direct route for trucks looking to access the manufacturing tracts on the east side of Waverly.

East Beltway (North Terminus) – The Nebraska Department of Transportation and the City of Lincoln have developed a conceptual plan for an East Beltway around the City of Lincoln connecting Nebraska Highway 2 and Interstate 80. The north terminus for this project would connect the City of Waverly with these improvements. This project would provide a more direct link for vehicles and trucks to a highway system and a bypass route for the City of Lincoln. Preliminary planning and a corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project. Construction, if this project moves forward, will be outside the planning period for this document.

SECTION 6



ENERGY ELEMENT.

SECTION 6
ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Waverly Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statues 23-114.02, requiring an **"Energy Element"** with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Waverly. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

Energy usage and consumption throughout the City of Waverly has followed the trends prevalent in the State of Nebraska. Electrical power is distributed throughout the City of Waverly by the **Lincoln Electric System (LES)** and to a portion of the One-Mile Planning Jurisdiction by **Norris Public Power District (NORRIS)**.

LES and NORRIS have a formal Joint Planning and Service Area Adjustment Agreement, which established a "Joint Use Area." The Joint Use Area results in NORRIS providing electrical service in the eastern portion of the One-Mile Planning Jurisdiction, one-half mile east of 148th Street and beyond, while LES covers the remainder of the area. LES provides all the electric power and NORRIS distributes the power.

The LES was established in 1966, as the first sole electricity provider in the City of Lincoln's history. Today, LES has a service area of approximately 200 square miles within Lancaster County, including Waverly, the City of Lincoln and the Villages of Walton, Prairie Home and Emerald.

Information regarding LES energy consumption and sources of energy production are included in the **LES Annual Report.**

ELECTRIC INFRASTRUCTURE, CONSUMPTION & REVENUE IN WAVERLY

The Waverly electrical infrastructure consists of two 115-12 kilovolt (kV) transformers at a substation located at 134th Street and the Highway 6 Corridor that serve the City of Waverly, as well as other transformers at substations nearby that provide capacity during contingency situations. "Transformer 1" has a capacity of 22.4 mega volt amp (MVA) and Transformer 2 has a capacity of 39 MVA. The electrical system in Waverly also consists of 12kV circuits that are evaluated to maintain adequate normal and N-1 contingency capacity to serve the current and anticipated loads. Both overhead and underground facilities are in place.

No specific issues with the existing electrical system in Waverly are known other than normal ongoing maintenance and asset life evaluation and replacement as needed. A project is planned to move the overhead facilities on 141st Street from Oldfield Street to Mansfield Street to underground in the next few years. A project is planned for Oldfield Street west of 141st Street to move the overhead facilities underground when the paving project is scheduled. Transformer 1 is also approaching the need for replacement based on age. Currently the replacement is scheduled for completion in 2031.

Table 6.1, Page 6.3, identifies **electricity consumption by sector,** for the City of Waverly, Nebraska. Overall, total electricity usage in Waverly has declined, slightly, from 2017 to 2022, or from 103,825,633 kilowatt hours in 2017 to 103,258,901 kilowatt hours in 2022. General service demand for medium-sized businesses has increase an estimated 29 percent between 2017 and 2022, from 7,393,636 kilowatt hours to 9,536,607 kilowatt hours in 2022. Residential electricity consumption has averaged a five percent annual increase in consumption between 2017 and 2022.

TABLE 6.1
ELECTRICITY CONSUMPTION BY SECTOR
WAVERLY, NEBRASKA
2017-2022

	Total kWhs / Year						PERCENT CHANGE
	2017	**2018**	**2019**	**2020**	**2021**	**2022**	**2017-2022**
Residential	15,178,988	16,977,016	17,195,128	17,559,423	18,299,423	18,978,277	**+25%**
Residential ***All Electric***	835,366	988,630	959,387	864,166	864,166	877,114	**+5%**
General Services ***Small Businesses***	5,351,401	5,995,111	6,395,622	6,122,863	6,325,626	6,344,949	**+19%**
General Service Demand Medium Businesses*	7,393,636	7,483,280	7,844,862	7,845,463	9,405,324	9,536,607	**+29%**
Large Light & Power ***Large Business****	22,519,752	20,669,434	18,623,624	16,791,042	16,814,579	17,118,048	**-24%**
Large Power Contract	52,118,400	51,496,858	52,115,142	51,025,759	52,551,310	50,008,466	**-4%**
4MW of Load or More							
Heating Service ***Separate Heating Meter***	428,092	455,854	383,779	359,406	372,207	395,440	**-8%**
TOTAL ELECTRIC USE	**103,825,633**	**104,066,183**	**103,517,545**	**100,597,552**	**104,632,635**	**103,258,901**	**-1%**

* Medium Businesses have either a summer peak demand of 100KW or six consecutive months of at least 25,000kWh of usage.
**Large Businesses have either a summer peak of 400KW or six consecutive months of 100,000kWh of usage.

Source: Lincoln Electric System, 2023.

NEBRASKA ENERGY CONSUMPTION.

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. Trends in the Total Energy Consumption for the State of Nebraska, published in the ***"2021 Annual State Energy Report"*** of the Nebraska Department of Environment and Energy, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each energy type is detailed between 1960 and 2019, as follows:

- **Coal** consumption has increased from 20 trillion British Thermal Units (BTUs) in 1960 to 240.4 trillion BTUs in 2019. Peak use of coal was reached in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity.

- **Natural Gas** consumption has risen and fallen during the 58-year period between 1960 and 2019, beginning at 140.4 trillion BTUs, peaking in 1973 at 230.8 trillion BTUs and, by 2019, declining to 198.8 trillion BTUs.

- **Diesel Fuel** consumption nearly doubled in Nebraska between 1960 and 2019. Gasoline consumption increased by nearly 29 percent, from 78.8 to 102.4 trillion BTUs, as of 2019, and peaked in 1978 at 116 trillion BTUs.

- **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTUs. Usage has since increased to 72.6 trillion BTUs as of 2019. The peak use of nuclear power was in 2007 at 115.8 trillion BTUs.

Renewable energy consumption has grown, beginning in 1960 at 13.4, and peaking in 2019 at 199.3 trillion BTUs. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels, or ethanol production, began equaling hydropower in 1995. As of 2019, 58.2 percent of all renewable energy produced came from biofuels, 6 percent from hydroelectric, 32.2 percent from wind and 2.8 percent from wood products. Minor amounts came from geothermal and solar energy.

ENERGY CONSUMPTION BY SECTOR.

Commercial Sector: The commercial sector includes non-manufacturing business establishments, including energy use by local, state and federal governments. Energy use in the commercial sector closely parallels consumer energy use and economic activity in the State of Nebraska. More than 90 percent of all fuel used in the commercial sector was supplied by natural gas and electricity. Although natural gas has historically been the dominant fuel type, recent trends suggest a period of near parity between the two fuel types is likely into the near future. In 2018, a total of 148.3 trillion BTUs were consumed in the commercial sector.

Residential Sector: The residential sector consumed 169.2 trillion BTUs in 2019. Natural gas and electricity accounted for 87.3 percent of the total energy use in the residential sector.

Industrial Sector: The industrial sector includes manufacturing, construction, mining, forestry and agricultural operations. Energy use in the industrial is more diverse, with natural gas, renewable energy, electricity, coal and a variety of petroleum products all being utilized. The industrial sector consumes more energy than any other sector in the State. In 2019, it accounted for 42 percent, or 376.1 trillion BTUs, of the State's total energy consumption.

Transportation Sector: Public and private vehicles, railroads, aircraft and boats are all included in the transportation sector. Motor gasoline and diesel fuel products accounted for 93 percent of the energy use in the transportation sector in 2019. Approximately 206.9 trillion BTUs were used in the transportation sector in 2019.

Agricultural Sector: As per the U.S. Department of Agriculture National Agricultural Statistics Service, there were 47,400 farms and ranches on 45.2 million acres in Nebraska in 2017, encompassing 91 percent of the State's total land area. Energy demand information in this sector is not available on a consistent or annual basis. However, energy needs in the agricultural sector is mainly due to irrigation demand. In Nebraska, 3.1 million acres were irrigated in 1966 and has increased to 9.4 million acres in 2020.

ENERGY CONSERVATION POLICIES.

The most effective means for the City of Waverly to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate. The following is a list of policies to guide energy practices throughout the City:

- **Promote the use of "Net Metering" or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
  - Utilize the Waverly Zoning Regulations to control the placement and operation of alternative energy systems.
  - Require compliance with the Conditional Use permit process so that established conditions are met by the applicant.
  - Utilize the NPPD net metering service it established to assist the City in complying with Nebraska's Net Metering Law.
  - Promote the development of vocational education opportunities in the District 145 (Waverly) Public Schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**
  - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the City of Waverly One-Mile Planning Jurisdiction.

- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or "green building" materials in conformance to the "LEED" Certified Building techniques.

- Implement conservation programs supported by NPPD for its member communities. For example, the ENERGYSMART Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.

❖ **Increase Building Efficiency.**

- Lighting — transition City street lighting to a Light Emanating Diode (LED) system.

- Retrofit Residential Buildings — provide incentives and construction advice to the public to expand the restoration of homes including windows, doors, attic ventilation, insulation and alternative energy systems such as solar panels.

- Retrofit Old Public and Commercial Buildings — provide incentives and construction advice to the public for Restoration Best Management Practices for windows, doors, attic ventilation, insulation, solar panels, lighting.

- New Construction Codes Implement Best Management Practices (BMPs) to city codes and educate homeowners and realtors.

❖ **Increase Transportation Efficiency.**

- Seek out funding sources to establish an "Electric / Natural Gas" City Fleet of Vehicles to replace existing older vehicles.

- Promote Pedestrian Uses — sidewalks, crossing guards.

- Increase and encourage bicycling; carpooling.

- Increase residential development density- with parking requirements.

- Redevelop vacant parcels and/or dilapidated structures.

- Redevelop older existing neighborhoods by establishing architectural design standards as an overlay district within residential districts of the Waverly Zoning Regulations.

❖ **Plant Urban Forests.**

- Trees / Urban Forests — provide incentives for city rebate programs to replant new trees. Shade from trees reduce peak electric demands during the summer and provide wind breaks during the winter.

- Compost brush and trimmings — utilize the Best Management Practices utilized by other communities to provide a public deposit site to compost brush and trimmings.

- Create a waste wood recycling/composting/energy generation program.

- Establish and maintain a dead-tree wood recovery and re-use program.

❖ **Support Low Impact Development (LID) and Green Infrastructure Programs.**

- Specify LID design options in engineering services contracts for subdivision development, storm water and parking lot improvements.

- Provide continuous education to the City Planning/Zoning Staff, City Administrator and Public Works Staff in the new LID designs and BMPs (Best Management Practices) for operation and maintenance of LID projects.

- Calculate and track the public and private construction and life cycle cost savings for LID projects.

- Promote Water Conservation through use of low impact lawn care, rain barrels, alternatives to paved driveways, gray water & potable water systems and xeriscraping.

- Require LID and Green Infrastructure Storm Water Detention and urban forestry practices in Subdivision Agreements.

- Provide incentives to the public and developers to expand energy efficiency, LID and Green Infrastructure, within the annual City Budget.

❖ **Create a Zero Waste Community.**

- Reduce waste disposal with a 10-year Zero Waste strategy in support of achieving 90% resource recovery (recycling, reuse, repair, composting, redesign).

- Provide universal access to curbside recycling services for all residential dwellings and businesses.

- Gather annual data on waste disposal and resource recovery by volume.

- Provide access to recycling in public areas and major Community events.

- Establish designated public drop-off sites and promote the benefits of recycling facilities and develop the most efficient collection and transport of recycled materials possible.

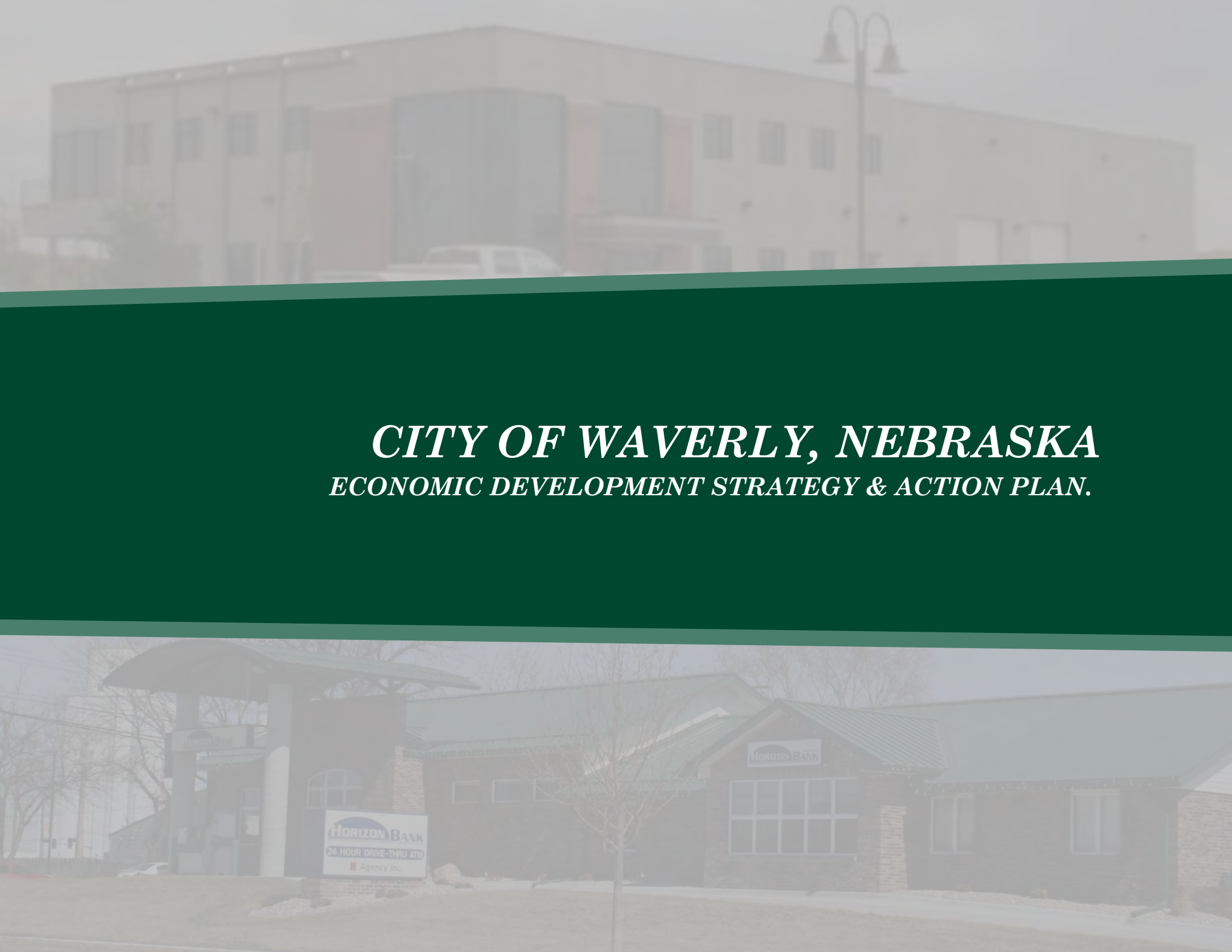
- Support creation of publicly owned Zero Waste facilities, including contracting approaches for private operations, or explore public-private partnership opportunities for Zero Waste infrastructure and services.

- Provide Community Gardens & Composting — divert organic compost to a local compost operation.

- Establish education and awareness campaigns promoting the benefits of Zero Waste for the local economy, the environment and public health.

APPENDIX A

CITY OF WAVERLY, NEBRASKA
ECONOMIC DEVELOPMENT
STRATEGY & ACTION PLAN.



CITY OF WAVERLY, NEBRASKA

ECONOMIC DEVELOPMENT STRATEGY & ACTION PLAN.

CITY OF WAVERLY, NEBRASKA

ECONOMIC DEVELOPMENT STRATEGY & ACTION PLAN.

Prepared by: Waverly Economic Development Advisory Committee (WEDAC).

May 24, 2023

Strategy 1: Define and implement a future role for the WEDAC.

Action 1. Name change: Waverly Economic Development ACTION CORPORATION.

Action 2. Officially organize as a not-for-profit, 501(C3) entity.

Action 3. Secure a full-time Economic Development Director, to work under the guidance and direction of the WEDAC.

Action 4. Create working relationships with primary both public and private community and economic development entities.

Action 5. Establish an annual increase Community Growth Objective of 2 to 2.5 percent. This selected Growth Objective will directly impact economic development efforts in Waverly, including, but not limited to housing, local and highway commercial, industrial and public/quasi-public development. A commitment from both the private sector and the City to assist in financing economic development projects will be needed.

Strategy 2: WEDAC to secure important community and economic development certifications, to increase Waverly's value with funding entities.

Action 1. WEDAC secure Leadership Certified Community status.

Action 2. WEDAC secure Economic Development Certified Community status.

Strategy 3: Continue a progressive mode of funding and conducting Local Community Planning Initiatives/Projects.

Action 1. WEDAC to consult and work with City Council, Community Development Agency (CDA) and Planning Commission to define and implement important local planning activities, both of community and economic development importance.

Strategy 4: Maintain an active, participatory CDA in Waverly.

Action 1. Consider the future role of the CDA as a Community Redevelopment Authority (CRA), with the powers and authority as defined in Neb. Rev. Stat. 18-2101 to 18-2144. Consider the hiring of a director for the CRA, to, also, serve in a similar, dual capacity with the WEDAC.

Action 2. Continuously evaluate the provision of Tax Increment Financing (TIF) in Waverly, to ensure that TIF is an incentive for development, but also remains a "but-for" subsidy, to protect the Community's tax base.

Action 3. TIF and other tools of public and private funding should be considered for needed commercial, industrial and housing development activities, as defined in Local Planning Initiatives, on a case-by-case basis.

Action 4: Continue the process of urging land owners in the Redevelopment Area to produce a Redevelopment Plan, with consideration of removing selected properties from the Area and/or the CDA/CRA purchasing and pursuing developer(s) for said properties.

Action 5: The WEDAC and CDA/CRA to prepare a Redevelopment Planning/TIF informational piece, by defining and detailing acceptable uses of TIF, as determined by the City Council, with an associated application form, all in an effort to educate both the Community and potential developers on the availability and use and process for obtaining TIF in Waverly.

Action 6: Expand the Redevelopment Area in Waverly to include selected properties along the HWY 6 Corridor, Wayne Park and the vacant Methodist Church property at 143rd & Folkestone. This could provide TIF assistance in redevelopment efforts of the former Honey Creek Restaurant building, the Park (reclamation associated with the existing pool and other selected amenities) and the potential development of a senior housing program at the Methodist Church site.

Action 7: Create a Downtown Revitalization Plan with an associated Plan of Implementation.

Purpose 1: To create a designated social/entertainment zone in Waverly.

Purpose 2: To provide TIF (and other public/private funding assistance in refurbishing the existing Downtown by rehabilitating/(possibly) repurposing existing buildings, infill developments and (possibly) the improvement/repurposing of the existing City Hall.

Strategy 5: Major Economic Development Specifics.

Action 1. Land Use & Zoning.

- **Re-evaluate the existing land use designation for selected undeveloped land parcels in the Redevelopment Area.**

  Purpose: Reclassify such properties to an alternative land use and appropriate zoning paring to better enhance development opportunities to meet the local needs of the Community.

Action 2. Housing Specific.

- **Focus on the development of both Senior and Family Housing, both owner and rental, for selected, appropriate price points. This would include housing for person with special needs.**

  Purpose: Approach housing development in a "comprehensive manner", ensuring that the City of Waverly has the capacity to meet the housing needs of those desiring to reside in the Community in safe and decent housing.

- **Explore the potential for a "Workforce" specific housing program.**

  Purpose: *To begin to match housing needs with the increase of employees/workers in Waverly. "Target" populations would include employees of local industries, businesses and the school.*

- **Seek out and secure all available, both private funding sources and public tools of intervention.**

  Purpose: *To expedite the development of new housing and the rehabilitation of the existing housing stock in Waverly.*

Action 3. Commercial Specific.

- **Implement a Commercial Development Initiative in Waverly to meet the needs and wants of the citizenry and local leadership.**

  Purpose 1: *To provide a diversity of commercial retail types, as recommended by the Community.*

  Purpose 2: *To provide the development of the following priority businesses and services in the Community; family restaurant, multi-product grocery store, lodging facility, discount store and medical and vision clinic.*

- **Implement a program to assist existing businesses and services to expand, while retaining and/or increasing employees.**

  Purpose: *To maintain a commitment to the businesses currently serving the Community.*

- **Involve the Sandhills Global Event Center (SGEC) in selected economic development projects in the City of Waverly.**

  Purpose: *To create a working relationship/partnership with the SGEC, creating projects that benefit both parties.*

Action 4. Industrial Specific.

- **Define and seek out those light industries most appropriate for the Community of Waverly.**

  Purpose: *To ensure that any new industry "fits" with the expectations and wants of the Community, including type and operational style of the company. The relocating of existing industries should be investigated, as an overall improvement and attraction to the Community.*

- **Ensure any new industry accepts the role of a being a "community partner" and commits to making a buy-in with the Community of Waverly.**

  Purpose: *A commitment to be involved in the social/economic affairs of Waverly and provide monetary investment/contribution to proposed community and economic development projects, including, but not limited to being an active partner in a planned workforce housing program.*

Action 5. Public/Quasi-Public Specific.

- **Meet the challenge of providing the Community of Waverly with modern, appropriate public/quasi-public projects.**

  Purpose 1: *To enhance the attraction of Waverly, a continuous effort of identifying, planning and implementation of public projects and events should be a priority of the local leadership.*

  Purpose 2: *The following public services should be given development priority; completion of the aquatic center and associated amenities, reclamation/rejuvenation of Wayne Park, new City Hall, new maintenance facility, new fire station, senior center and library, expansion of school facilities, park improvements/additions, including a new pavilion/gather place, trail development, dog park and community/civic center with fitness/recreational amenities.*

Action 6. Transportation/Public Utilities.

- **Maintain a transportation and public utility system that is modern and meets the future land use growth expectations of the City.**

  Purpose 1: *A transportation/public utilities system that attracts and allows for the potential expansion/growth of new and existing new commercial and industrial businesses.*

  Purpose 2: *The following transportation system components should be given priority in the future development of Waverly; safe vehicular roadways, safe pedestrian routes/trail system, the public schools environs, pedestrian overpass for Highway 6/railroad tracks, upgraded improvements along Highway 6 (to enhance the entry into Waverly), the widening of 148th Street, to include turn lanes and sidewalks, a potential, future second Interstate 80 interchange at 162nd Street and the support for the proposed East Beltway.*

Waverly Economic Development Advisory Committee:

Abbey Pascoe, Waverly City Council President, WEDAC Chair
Bill Gerdes, Mayor, City of Waverly
Stephanie Fisher, City Administrator
Kris Bohac, Chair, Waverly Planning Commission
Mike Palm, City Building Inspector/Zoning Administrator
Cody Mosel, Branch Manager, First State Bank
Dave Watts, Vice President, Watts Electric
Greg Dunlap, President, Horizon Bank
Natasha Hoyer, Owner, Patina Joe Boutique & Coffee
Rusty Wellman, Branch Owner, Farm Bureau Financial Services
Ryan Meston, Financial Analyst, Magnit Global
Bill Schellpeper, President, Smart Chicken
Hanna:Keelan Associates

APPENDIX B

CITY OF WAVERLY, NEBRASKA
COMMUNITY HOUSING STUDY

WAVERLY, NEBRASKA

COMMUNITY HOUSING STUDY - 2033.

MAY, 2023

Waverly
A Great Place to Grow

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www.hannakeelan.com

WAVERLY, NEBRASKA
COMMUNITY HOUSING STUDY - 2033.

MAYOR
Bill Gerdes

CITY ADMINISTRATOR
Stephanie Fisher

WAVERLY CITY COUNCIL
Abbey Pascoe, President
Dave Nielson
Aaron Hummel
David Jespersen

WAVERLY PLANNING COMMISSION
Kris Bohac, Chair
Lindsay Erickson
Nicole Nuss
Tyson Ritz
George Yesilcimen
Ryan Carlson
Allison Stark

WAVERLY BUILDING INSPECTOR/ZONING ADMINISTRATOR
Mike Palm

WAVERLY PLANNING STEERING COMMITTEE

Ryan Carlson	**Abbey Pascoe**	**Emily Wilcox**	**Daryl Dubas**
Tyson Ritz	**George Yesilcimen**	**Mike Palm**	**Mark Cordes**
Cory Worrell	**Cheri Kaiser**	**Murleen Bellinger**	**Nicole Nuss**
Sue Spence	**Diane Sullivan**	**Terry Spoon**	**Haley Larson**
	Chelsea Klein	**Kris Bohac**	

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH
*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES * DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING * CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**
Lincoln, Nebraska 402.464.5383 *
Becky Hanna, Tim Keelan, Keith Carl & Ember Batelaan

The **Waverly, Nebraska Community Housing Study** was prepared as a component of the **Waverly Comprehensive Planning Program,** funded by the **Nebraska Investment Finance Authority** and the **City of Waverly.** The **Study** was completed with the guidance and direction of the **Waverly Planning Commission** and **Planning Steering Committee.** The **Study** addresses the requirements set forth in ***Nebraska Legislative Bill 866 (Table 7).***

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SECTION 1:

RESEARCH APPROACH & PLAN OBJECTIVES.

Waverly
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SECTION 1
RESEARCH APPROACH & PLAN OBJECTIVES.

INTRODUCTION.

This **Community Housing Study** provides statistical data identifying past, present and projected demographics, local housing needs/demand and specific initiatives for the promotion and development of affordable housing in the **City of Waverly, Nebraska,** for all population and income sectors. The **Waverly, Nebraska Community Housing Study** was conducted for the **City of Waverly, Nebraska,** by **Hanna:Keelan Associates, P.C.,** a Nebraska based community planning and research consulting firm.

The Waverly, Nebraska Community Housing Study adheres to the guidelines presented in *Nebraska Legislative Bill 866,* requiring all Cities less than 50,000 population to prepare an "Affordable Housing Action Plan" on or before January 1, 2024, that promote the development of local affordable housing concepts/projects.

RESEARCH APPROACH.

The **Waverly Community Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the Community were derived from the U.S. Census and the 2016-2020 American Community Survey. 2020 Census "Redistricting Data" is also documented. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources. **A 10-year projection of affordable housing "target" demand is included in this Plan.**

To facilitate effective planning and implementation activities, housing demand projections were developed for five and 10 year periods. The implementation period for this Housing Study will be May, 2023, to May, 2033.

This **Housing Study** included both quantitative and qualitative research activities. The **qualitative activities** included a **comprehensive citizen participation program** consisting of Surveys, meetings with a locally-organized **"Planning Steering Committee,"** all in an effort to understand the issues and needs of Waverly residents. **Quantitative research activities** included the gathering of multiple sets of statistical and field data for the Community. The collection and analysis of this data allowed for the projection of the Community population and household base, income capacity and housing profile and demand.

PLAN OBJECTIVES.

"The purpose of the Waverly Community Housing Study is to establish a 'housing vision' and provide a 'vehicle to implement' housing development programs with appropriate public and private funding sources for the City of Waverly, Nebraska. This will ensure that proper guidance is observed in the development of various affordable housing types for persons and families of all income sectors."

The **Objectives** of this **Waverly Community Housing Study** include:

(1) **analyze past and present housing trends** in Waverly, with emphasis on determining the 10-year demand for affordable housing for specific population groups, income sectors and price points (products);

(2) **provide a process** for **educating and energizing the leadership** of Waverly to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;

(3) identify program-specific affordable housing programs to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs by introducing new and innovative housing programs** that are a **"fit"** for Waverly residents, to address both **immediate** and **long-term housing needs, with Place-Based Development Components;**

(4) match housing development efforts with jobs created via commercial and industrial development efforts;

(5) identify future **land use needs/projections** associated with affordable housing needs, as well as demands for affordable housing in Waverly, in conjunction with the determination of residential land use designation in the **Waverly, Nebraska Comprehensive Plan;**

(6) determine the effectiveness of local **Zoning Regulations,** including recommended amendments/revisions that support housing development in Waverly; and

(7) identify **local, State and Federal funding sources** with the potential to support affordable housing development in Waverly, Nebraska.

This **Waverly Community Housing Study** is prepared in a manner that thoroughly addresses all of the preceding **Objectives.** Public opinion, population and economic trends and projections and future housing needs are detailed in the following **Sections** of this **Plan:**

- **Citizen Participation Program.**
- **Waverly Community Profile.**
- **Housing Unit Target Demand & Land Use Analysis.**
- **Housing Development & Preservation Initiatives.**
- **10-Year Affordable Housing Action Plan.**

This **Community Housing Study** should be utilized by City staff and elected leadership, Waverly Planning Commission, Greater Waverly Area Foundation Fund, Waverly Chamber of Commerce, District 145-Waverly Public Schools, Community Action partnership of Lancaster and Saunders Counties, housing development corporations and other important for-profit and non-profit groups and organizations in Waverly and Lancaster County. This **Study** will also make the use of housing funds more effective and encourage investors to make better informed decisions that target the Community's needs and desires for new housing types. All of this will result in stability and growth for the **City of Waverly, Nebraska**.

SECTION 2:

CITIZEN PARTICIPATION PROGRAM.

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SECTION 2
CITIZEN PARTICIPATION PROGRAM.

INTRODUCTION.

The **Waverly Community Housing Study** included both qualitative and quantitative research activities. Discussed in this **Section** is the comprehensive **citizen participation program** that was implemented to gather the opinions of the Waverly citizenry, as well as local major employers regarding local housing issues, needs and opportunities. ***Planning for the Community's future, as it relates to affordable housing for all income sectors, is most effective when it includes opinions from as many citizens as possible.***

WAVERLY PLANNING COMMISSION & STEERING COMMITTEE.

Preparation of this **Community Housing Study** included the input of the **Waverly Planning Commission** and a locally-based **"Planning Steering Committee,"** comprised of City staff, elected officials, representatives of major employers and non-profit organizations and local citizenry representing the Community. The collaboration of the Planning Commission and Steering Committee provided the Consultant with a foundation of knowledge to create **housing development and preservation initiatives** and a plan to implement recommended **Housing Development Programs** that addressed the housing interests of Waverly. The following housing issues were identified by Steering Committee members and will need to be addressed during the next 10 years, in conjunction with the Community goals set forth in the **Waverly, Nebraska Comprehensive Plan.**

The following documents housing issues, strengths, weaknesses and opportunities, as identified by the Waverly Planning Commission and Planning Steering Committee.

- *Waverly residents identified a need for a maintenance-free senior retirement community.*

- *Affordable rental housing options, specifically apartment style housing, are scarce in Waverly. Teachers, both new and existing, at District 145-Waverly Public Schools were identified as having the most difficult time finding housing in the Community.*

- *Both the Waverly Planning Commission and Planning Steering Committee agree that an assisted living facility supporting 36+ units would easily be supported by residents of the Waverly Community.*

- *City leadership should be cognizant of the risks and rewards regarding the speed that development, especially housing, is occurring in Waverly. Residential growth needs to involve multiple areas of housing need and not solely focus on single family housing.*

- *New housing developments in Waverly have generally occurred in the northern and southern portions of the Community. New housing sale prices are generally $325,000 or higher.*

- *Waverly's oldest housing stock is generally located south and west of the Downtown. Evidence of moderate- to substantial rehabilitation is present in these neighborhoods.*

- *Local efforts are underway to address residential growth areas for Waverly, generally located east of the existing Community limits. This land is generally free of environmental barriers, but will need the support of public infrastructure.*

COMMUNITY OPINION SURVEY.

A Community-Wide **"Opinion Survey"** was made available to households in Waverly on pertinent local websites and social media outlets. A total of **201 Surveys** were completed and returned, providing valuable public input. **Survey** participants were asked to provide their opinion about a variety of Community issues, needs and opportunities, including barriers to obtaining affordable owner or rental housing and specific housing types greatly needed throughout the Community. The following summarizes the results of the housing portion of the **Survey.** The complete results of the **Survey,** including community growth, land use, zoning and community development opportunities are highlighted in the **Waverly, Nebraska Comprehensive Plan and "Appendix I" of this Study.**

- Utilizing a scale from 1 ("not needed") to 3 ("greatly needed") the following were identified by participants as the greatest housing needs in Waverly.
    - Single family housing (2.22).
    - Housing choices for first time homebuyers (2.22).
    - Senior independent living housing (2.08).
    - General rental housing (2.07).

- Participants were largely in support of utilizing local, State and/or Federal grant funds/dollars for the following programs:
    - Owner Housing Rehabilitation Program (74% support).
    - Renter Housing Rehabilitation Program (59% support).
    - Purchase, Demolition & Replacement of existing deteriorated housing (79% support).
    - Purchase-Rehab-Resale of vacant housing (75% support).
    - Down Payment Assistance to first-time homebuyers (53% support).

- A total of 72 participants, or 37 percent, identified a willingness to contribute or donate money to support a local community, economic or housing development activity.

WORKFORCE HOUSING NEEDS SURVEY.

The City of Waverly, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Area's workforce. A total of **208 Surveys** were returned.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in where participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey.** The complete **Survey** results are available in "**Appendix I"** of this **Housing Study.**

DEMOGRAPHICS.

- Participating employers included but were not limited to Waverly-District 145 Public Schools, Millard Lumber, and Smart Chicken.

- A total of 60, or 47 percent of all 128 participants lived inside the Corporate Limits of Waverly. An estimated 42 percent reside in the City of Lincoln.
    - Commute time to work:
        - 10 to 20 minutes (45 participants).
        - Less than 10 minutes (34 participants).

INCOME.

- Household income: (128 total participants).
    - $100,000 to $149,000 - 42 participants (32%).
    - $75,000 to $99,000 - 27 participants (21%).

- Monthly rent:
    - $601 to $1,250 - 12 participants (20%).

- Monthly mortgage:
    - $1,001 to $1,750 - 55 participants (48%).

BARRIERS TO AFFORDABLE HOUSING.

- For renters, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
    - Cost of rent (83%).
    - Lack of availability of decent rental units in your price range (55%).
    - Condition of existing rental housing (22%).

- For owners, the top issues or barriers experienced with obtaining affordable, suitable housing include the following:
    - Housing purchase prices/cost to own (67%).
    - Lack of sufficient homes for sale (46%).
    - Cost of utilities (23%).

- When asked what the most was that their family could afford for a home, 32 percent, or 25 participants identified a home purchase price between $201,000 and $300,000.

- When asked what the most was that their family could afford for monthly rent, 32 percent or 20 participants identified a range between $1,101 and $1,500.

- When asked what amenities would make Waverly a more attractive place to live or relocate, participants selected the following:
    - Restaurants - 81 participants (84%).
    - Retail/Shopping - 57 participants (59%).
    - Housing Choices - 47 participants (48%).

SECTION 3:

WAVERLY COMMUNITY PROFILE.

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SECTION 3
WAVERLY COMMUNITY PROFILE.

INTRODUCTION.

This **Section** of the **Waverly, Nebraska Community Housing Study** provides a population, income, economic and housing profile of the Community. Presented are both trend and projection analysis. Emphasis is placed on 10-year projections of change from **May, 2023, to May, 2033.** This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

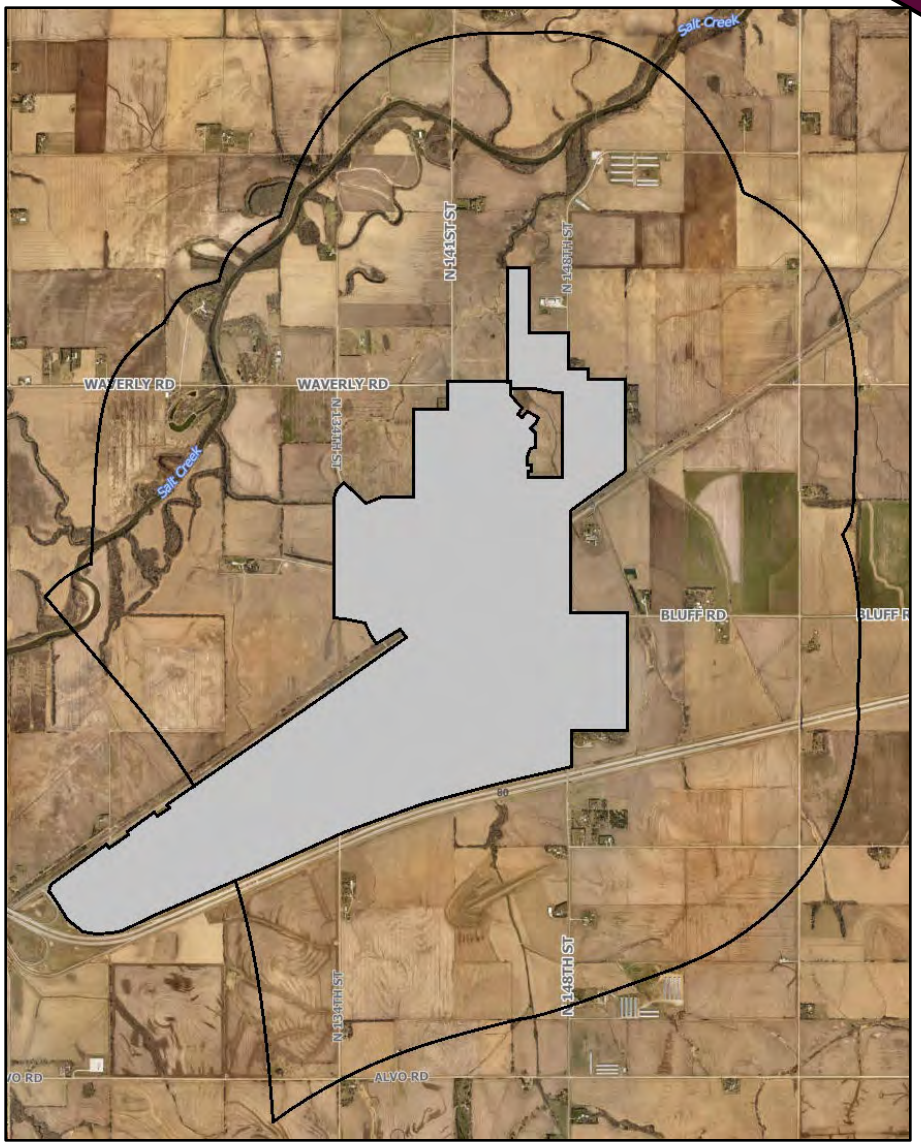
Population, income, economic and housing projections are critical in the determination of both housing demand and need in Waverly and are the foundation of all major planning decisions. A variety of data sources, including 2000 and 2010 U.S. Census data, 2020 Census "Redistricting Data," the 2016-2020 American Community Survey, Nebraska Department of Labor and the Bureaus of Economic Analysis & Labor Statistics were documented. On-site field work and analysis of Community development and preservation activities also provided insight to quality of life and living conditions in **Waverly**. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community with a future housing stock capable of meeting the needs of its citizens.

All statistical Tables are included in "Appendix II" of this Housing Study.

HOUSING MARKET AREA.

The **Housing Market Area** for the **City of Waverly** is divided into two geographic areas: a **Primary** and a **Secondary Housing Market Area.** The **Primary Housing Market Area (purple)** for **Waverly** includes the entire Community and its respective "One-Mile Planning Jurisdiction". The **Secondary Housing Market Area** includes the entirety of the Lincoln Metropolitan Statistical Area (Lancaster and Seward Counties).

This **Secondary Market Area** provides additional support to the **City of Waverly's** housing market area, as well as enhancing local economic development opportunities. In order for **Waverly** to continue to attract residents from the **Secondary Market Area**, the Community will need to provide a variety of housing types, owner and renter, at various price ranges, for all income levels and age groups with an emphasis on housing that is affordable for established income ranges.



POPULATION PROFILE.

The analysis and projection of local demographics are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur from 2023 to 2033. Estimating population is critical to a community planning process, especially as it relates to the provision of housing. Further, projecting population growth and/or decline of a community is extremely complex. Projections are based upon various assumptions about the future and must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of the community.

Population Trends and Projections.

The **City of Waverly** is a rapidly growing Community in northeast Lancaster County and is home to some of the County's largest employers. This includes, but is not limited to Tractor Supply Company-Waverly Distribution Center, Smart Chicken, Millard Lumber, District 145-Waverly Public Schools, Kamterter Products and Matheson Tri-Gas. These major employers, combined with aggressive housing development projects and leadership determined to maintain a high quality of life in **Waverly**, contribute significantly to the desirability to live within, or in close proximity to the Community.

The population from the 2000 and 2010 Decennial Censuses recorded an increase in population for the **City of Waverly**, increasing from 2,452, in 2000, to 3,277, in 2010, or by 33.6 percent. The rate of population growth in **Waverly** remained consistent by the 2020 Census, which documented a population of 4,279, or an increase of 30.6 percent from the 2010 Census. Local leadership attributes this increase to the large number of residential subdivisions being platted and developed, in both the northern and southern portions of **Waverly**, combined with a demand from young professionals and families in Lincoln to reside in a smaller Community, away from the City. A significant amount of housing construction involved single family homes, generally owned by persons of moderate to upper incomes. **The current (2023) estimated population for the City of Waverly is 4,532, representing an increase of 5.7 percent since 2020.**

Currently, the Waverly One-Mile Planning Jurisdiction maintains an estimated population of 91. Continued population growth in Waverly, as well as surrounding Communities, will contribute to additional population increases in the Jurisdiction through 2033.

The 10-year population projections identify continued population growth in Waverly. Three scenarios that take into account both total jobs created and employment secured via in-migration are presented and defined, below:

- **Low:** minimal engagement from City leadership, housing stakeholders and major employers; ultimately, letting the "free market" dictate community growth and development.
- **Medium:** continued regular activity from City leadership, housing stakeholders and major employers, including standard annexation procedures. This projection closely represents the current trend of development and growth in **Waverly** and is utilized in the projections documented in this **Housing Study.**
- **High:** increased activity from City leadership and housing stakeholders, including standard annexation procedures, the creation of new jobs and an increase in the amount of in-migration securing employment. This also includes collaboration with local, state and federal funding sources and existing major employers in implementing community, economic and housing development activities.
- **Community Growth Initiative (CGI):** high activity by **City of Waverly** leadership and housing stakeholders, including aggressive annexation procedures, the creation of new employment opportunities and capturing 20 percent of current commuter employees. This also includes collaboration with both public and private funding sources and major employers of **Waverly** and Lancaster County.

TABLE 3.1
POPULATION TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033

			Total		Annual	
	Year	Population	Change	Percent	Change	Percent
	2000	2,452	--	--	--	--
	2010	3,277	+825	+33.6%	+82.5	+3.4%
	2020	**4,279**	**+1,002**	**+30.6%**	**+100.2**	**+3.1%**
	2023	**4,532**	**+251**	**+5.7%**	**+83.6**	**+1.9%**
Low	**2033**	**5,371**	**+850**	**+18.5%**	**+85.0**	**+1.8%**
Medium	**2033**	**5,520**	**+999**	**+21.8%**	**+99.9**	**+2.2%**
High	**2033**	**5,667**	**+1,146**	**+25.3%**	**+114.6**	**+2.5%**
CGI*	**2033**	**6,778**	**+2,257**	**+49.8%**	**+225.7**	**+4.9%**

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 20% of the current Commuter Employee Population.

By 2033, the population of the City of Waverly is projected to increase between 18.5 and 49.8 percent, or ranging from 5,371 to 6,778. A "medium" population projection of 5,520 was utilized for this **Housing Study** for the projection of pertinent housing development objectives**.** Additionally, the population within the One-Mile Planning Jurisdiction is also projected to increase, ranging from 108 to 140 persons by 2033.

Age.

In 2023, the **City of Waverly** is experiencing an estimated median age of 34.7 years, a slight increase from the 2020 estimated median age of 34.3 years. **Median age is projected to continue to increase to 34.9 years by 2033.**

The "19 and Under" and "35 to 54" age cohorts were the largest population cohorts in **Waverly**, as per the 2000 and 2010 Censuses as well as the 2020 Estimate and remain the largest cohorts in the Community, today. This trend is projected to continue through 2028 and 2033.

The Waverly 55+ population is projected to increase by 2028, with the "55-64" age group projected to experience the largest population increase. It is important that a range of elderly services, amenities and appropriate housing be made available in Waverly to **encourage senior/elderly populations to remain in their respective housing situations and, ultimately, remaining a resident of the City of Waverly.**

Persons Per Household.

Persons per household remained stable in the **City of Waverly**, from 2000 to 2010, ranging between 2.87 and 2.90. The 2020 Census recorded an estimated 2.88 persons per household in **Waverly**. The average of 2.88 persons per household exist, today, in **Waverly**. This number is projected to continue to remain stable through 2023, at an estimated 2.86 persons per household.

INCOME PROFILE.

Information presented in the **Income Profile** of this **Housing Study** assists in determining the number of households within **Waverly** (and Lancaster County) having the financial capacity to occupy affordable housing. In addition, the analysis of household incomes assist in determining the size, type and style of housing needed in the Community, in the future. Low cost and government subsidized housing are subject to Federal regulations, such as size and type, whereas upper income housing has few limitations.

Per Capita Income.

Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally by the number of residents residing in the subject area. In 2023, per capita income in Lancaster County is an estimated $58,046, an increase of approximately 49.1 percent from the 2010 per capita income of $38,928. **By 2033, per capita income in the County will increase an estimated 34 percent, to $77,782.** By comparison, the State of Nebraska maintains a current estimated per capita income of $64,517, with a projected 2033 per capita income of $89,679.

The **median income** for all households in the **City of Waverly**, in **2023,** is estimated to be **$87,694. By 2033, median income in Waverly will increase an estimated 12.7 percent, to $89,874. The CGI projection estimates a total household income of $101,336 by 2033.** The majority of Community residents are projected to have incomes at or above $75,000.

Cost Burdened/Housing Problems.

A portion of households throughout the **City of Waverly** are considered to be **"Cost Burdened"** and/or experiencing various **"Housing Problems",** as defined by the Department of Housing and Urban Development. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

In 2023, an estimated **128 owner households** in **Waverly**, or 10 percent of all owner households, **are cost burdened or have housing problems. By 2033, this number is expected to increase, slightly, to 133 households.** Currently, an estimated **89 renter households** in the **Community of Waverly**, or 30.6 percent of all renter households, **are cost burdened or have housing problems. By 2033, an estimated 120 renter households will be of cost-burden status. Cost burdened households are projected to increase due to the rising costs associated with owning, renting and/or maintaining a place of residency in Waverly.**

The increase in cost burdened renter households may be attributed to a lack of affordable rental housing, especially for those of low- to moderate incomes, being constructed in the Community, combined with an absence of existing affordable rental housing, a lack of developer participation in local voucher programs for their prospective tenants and housing that is available for purchase or rent being either severely deteriorating or dilapidated and in extreme cases, experiencing health and safety issues such as mold, inadequate utilities, and deferred maintenance.

ECONOMIC PROFILE.

The following provides a general **Economic Profile** of the City of **Waverly**. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

The **City of Waverly** enjoys economic development benefits, in part, due to its location along the Interstate 80 Corridor and close proximity to the City of Lincoln. City Government and the Greater Waverly Area Foundation Fund has been instrumental in providing funding to a number of community and economic development activities that enhance the quality of life in the Community. **The largest employers in Waverly include District 145 Public Schools, Tractor Supply Company Distribution Warehouse, Smart Chicken, Matheson Linweld, Valmont, Millard Lumber and the Waverly Care Center. A high percentage of the employees at these industries reside outside of Waverly and commute to work each day.** The following provides a general **Economic Profile** of **Waverly**.

Employment Trends.

Between 2010 and 2023, the **unemployment rate** in Lancaster County ranged from a high of 4.2 percent to a low of 1.8 percent. During this period, the total number of **employed persons** increased by 23,215. By 2033, an estimated 198,277 persons will be employed in the County, with an unemployment rate maintaining 3.1 percent.

Employment By Type.

In 2023, an estimated 182,585 persons work in Lancaster County in a non-farm place of employment. The largest concentration of workers are employed in the Health Care & Social Assistance and State Government sectors, with an estimated 25.6 percent, or 46,785 total employees maintaining employment in these two sectors.

HOUSING PROFILE.

Households.

Currently, an estimated 1,570 households reside in the City of Waverly, consisting of an estimated 1,279 owner and 291 renter households. By 2033, owner households will account for an estimated 79.6 percent of all households in the Community. **Waverly** has experienced steady increase in the percentage of owner households in the Community since the 2000 Census.

Group quarters include both "institutionalized housing" such as skilled nursing centers and correctional facilities, as well as "non-institutionalized housing" including military barracks and college dormitories. Currently, the **City of Waverly** maintains a group quarters population of 46, at a local nursing home, a slight increase from the 2020 estimated of 43 persons. The population in group quarters is projected to increase to 97 by 2028, which takes into account the Community's desire to not only continue to build housing, but create more opportunities for senior and elderly populations.

Housing Units/Vacancy & Occupancy.

In 2023, the City of Waverly consists of an estimated 1,579 housing units, consisting of approximately 1,286 owner and 293 rental units. Of these 1,579 units, less than 10 are vacant, resulting in an overall, estimated housing vacancy rate of 0.5 percent. The overall housing vacancy rate accounts for all vacant housing units in the Community, including units for sale, for rent, rented/sold but not currently occupied, seasonal/vacation housing, temporary housing for construction workers, and housing vacant due to other situations (used as storage, vacant and not actively being sold, owner temporarily residing in a group quarter housing program, etc.). The existing vacant housing units consist of an estimated seven owner and two to three rental units, equaling an owner housing vacancy rate of 0.5 percent and a rental housing vacancy rate of 0.7 percent. **This concludes that the Community of Waverly has a deficiency of appropriate housing stock.**

The City of Waverly should take a position to upgrade the housing stock during the next 10 years. This can be accomplished by, both, building new homes and rehabilitating (economically feasible) existing housing units. Housing units that are severely deteriorated or dilapidated could be targeted for substantial rehabilitation or, in extreme cases, demolition and replacement.

Housing Values & Gross Rent.

The cost of housing in any community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. The **City of Waverly** is challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources. A continued effort to upgrade wages, at both existing and new employment settings, should be a top priority.

The **City of Waverly** maintains a current estimated median owner-occupied housing value of **$230,286,** representing an increase of 11 percent from the 2020 estimated median value of $207,400 and a 133.5 percent increase from the 2000 estimated median value of $98,600. Median housing values are projected to increase by an estimated 55.1 percent **by 2033** to **$357,343.**

In 2023, the estimated **median gross rent** for the **City of Waverly** is **$881.** This represents an increase of 6.1 percent from the 2020 estimated median rent of $830 and a 71.7 percent increase from the 2000 estimated median rent of $513. **The estimated median gross rent in Waverly is expected to increase by 124.5 percent, by 2033, to $1,152.**

SECTION 4:

HOUSING UNIT "TARGET" DEMAND & LAND USE ANALYSIS.

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SECTION 4
HOUSING UNIT "TARGET" DEMAND & LAND USE ANALYSIS.

INTRODUCTION.

This **Section** of the **Waverly, Nebraska Community Housing Study** provides a **Housing Unit "Target" Demand and Land Use Needs Analysis.** The analysis includes the identification of **housing demand** for both **new housing development** and **housing rehabilitation activities.**

HOUSING DEMAND POTENTIAL.

Community leadership and local housing stakeholders and providers need to be focused on this housing demand and achieving reasonable goals that will effectively increase the quantity and quality of housing in the City of Waverly. **To effectively determine housing unit demand for Waverly, seven separate components were reviewed. These included;**

(1) housing demand based upon expected new population/households, during the next five years, including new housing construction and annexation of residential properties,

(2) need for affordable housing units for persons/families considered to be "cost burdened,"

(3) replacement of occupied housing in a "deteriorated to dilapidated" condition,

(4) address the owner and rental housing "vacancy deficiency" in the Community of Waverly,

(5) development of affordable housing to secure current commuter workforce population,

(6) determination of the local "pent-up" housing demand for existing residents,

(7) determination of local housing development capacity in the City of Waverly, during the next 10 years.

A determination of **housing unit rehabilitation and demolition demand for Waverly,** during the next 10 years, including moderate and substantial housing rehabilitation and demolition and replacement, was also included in the determination of housing unit target demand. Statistical tables regarding **Housing Unit "Target" Demand** are included in **"Appendix II"** of this **Plan.**

New Households.

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular community.

The **Waverly** population is projected to increase during the next 10 years, due to the Community's association with the Lincoln Metropolitan Statistical Area, recent housing development activity, expanding employment opportunities both within and in close proximity to the Community and primary transportation corridors.

Currently (2023), the estimated population for the Community of Waverly is 4,521 and is projected to increase to 5,506 by 2033. The potential exists for the Waverly population to increase to 6,761 by 2033, associated with a Community Growth Initiative via increased Full-Time Employment opportunities and the capture of up to 20 percent of the current Commuter Employee Population.

Overall, total households in Waverly are projected to increase by an estimated 321 households by 2033. Household increases are projected for both owner and renter households.

Cost Burdened Households.

According to HUD standards, a housing unit is considered to have problems if overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

In 2023, an estimated **128 owner households** in the City of Waverly, or 10 percent of all owner households, **are cost burdened or have housing problems. By 2033, this number is expected to increase, slightly, to 133 households. Currently,** an estimated **89 renter households** in **Waverly**, or 30.6 percent of all renter households, **are cost burdened or have housing problems. By 2033, an estimated 120 renter households will be of cost-burden status. Cost Burdened households are projected to increase due to the rising costs associated with owning, renting and/or maintaining a place of residency in Waverly.**

Substandard Units/Overcrowded Conditions.

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2010 Census and Lancaster County Assessor produced data identifying substandard housing units and housing units having overcrowded conditions.

- Housing structural conditions, provided by the County Assessor, identified **nine housing units in either "Fair" or "Poor" condition** in the **City of Waverly.** An additional 746 housing units were identified to be in "Average-" condition. During the next 10 years, these structures should be targeted for moderate to substantial rehabilitation or demolition and replacement. Units targeted to be demolished should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.

- As per the 2016-2020 American Community Survey, 27 housing units in **Waverly** had overcrowded conditions and 14 units lacked complete plumbing.

Housing Vacancy Deficiency (Demand).

Housing vacancy deficiency is defined as the number of vacant units lacking in a Community, whereby the total percentage of vacant, year-round and code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 6 percent is the minimum rate recommended for the **City of Waverly**, to have sufficient housing available for new and existing residents.

An **adjusted housing vacancy rate** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities. Currently, the adjusted vacancy rate for Waverly is 0.5 percent, including a 0.5 percent adjusted vacancy rate for owner housing units and 0.7 percent adjusted vacancy rate for rental housing units. **The City of Waverly is experiencing a housing vacancy deficiency of both owner and rental housing.**

Current Commuter Workforce Population.

A large concentration of employees working in Waverly commute from other nearby communities. A variety of available housing options, both for purchase and for rent, would provide the Community the ability to capture a portion of commuting employees currently working in **Waverly**.

"Pent-Up" Housing Demand.

The **"Pent-Up" housing demand** is defined as those current residents of the Community needing and/or wanting to secure a different and/or affordable housing type during the next five and 10 years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.

Housing Development Capacity.

After the careful determination of housing need for each of the housing targets identified above, a local housing development capacity is calculated for the **City of Waverly** during the next 10 years. The calculation is based on the Community's ability to organize for housing development, land availability, accessibility to general contractors and other building trades and building supply/materials.

HOUSING UNIT "TARGET" DEMAND.

Table 4.1 on **Page 4.6** identifies the estimated **Housing Unit "Target" Demand,** for **Waverly, Nebraska** by 2033.

The total estimated **Housing Unit "Target" Demand** for the **City of Waverly**, from 2023 to 2033, includes a total of **420 housing units, including 300 owner and 120 rental units,** at an estimated development cost of **$122.3 Million,** should be constructed in **Waverly**. An estimated 312 acres of land should be designated for new housing growth and development. Of the 2033 housing unit "target" demand of 420 total housing units, an estimated **296 units (240 owner, 86 rental)** should be targeted as part of a local initiative to promote the development of workforce housing.

An estimated **5 to 8 percent** of the total housing unit target demand, for 2033, should focus on **purchase-rehab-resale and/or re-rent housing activities.** This involves local entities purchasing existing housing that is in a deteriorating or dilapidated condition, utilizing local resources to rehabilitate the housing unit up to local development standards and codes and, finally, placing the rehabilitated unit on the market to be purchased or rented. Housing rehabilitation efforts in the **City of Waverly** could create housing opportunities at a more affordable cost, with minimal risk to both developers and prospective property owners. Target demand for housing rehabilitation and demolition/replacement is identified in this Section.

The "High" and "CGI" growth scenarios for the City of Waverly provide additional housing development opportunity. By 2033, the High population projection of 5,653 will require the development of an estimated 592 housing units (402 owner, 190 rental), while the CGI population projection of 6,761 will require the development of an estimated 902 housing units (594 owner, 308 rental).

TABLE 4.1
HOUSING UNIT "TARGET" DEMAND
WAVERLY, NEBRASKA
2033

	Owner	Rental	Est. Total Housing Unit "Target" Demand*	Est. Required Housing Unit Target Demand Budget (Millions)
Medium (Pop. Projection):	**300**	**120**	**420** [1 & 4]	**$122.3**
High (Pop. Projection):	**402**	**190**	**592** [2 & 5]	**$170.4**
CGI (Pop. Projection):	**594**	**308**	**902** [3 & 6]	**$254.7**

***Housing Unit "Target" Demand, based on:**
- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied "Deteriorated to Dilapidated" Housing Units.
- Owner & Rental Housing Vacancy Deficiency.
- Secure Current Commuter Employment.
- "Pent Up" Housing Demand.
- **10-Year Housing Development Capacity.**

Housing Unit "Target" Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 5% to 8% of the Total Housing Demand).

1 - Estimated Workforce Housing Unit Demand: 296 Total Units (240 Owner, 86 Rental).
2 - Estimated Workforce Housing Unit Demand: 473 Total Units (325 Owner, 148 Rental).
3 - Estimated Workforce Housing Unit Demand: 721 Total Units (481 Owner, 240 Rental).
4 - Estimated Land Designation (New Construction) Requirement (x3): 312 acres.
5 - Estimated Land Designation (New Construction) Requirement (x3): 439 acres.
6 - Estimated Land Designation (New Construction) Requirement (x3): 670 acres.

Source: Hanna:Keelan Associates, P.C., 2023.

Table 4.2 identifies **Housing Unit "Target" Demand,** in relation to **affordable housing needs (persons and families with an area median income of 80 percent or less)** in the **City of Waverly**, by 2033. During the next 10 years, an estimated **420 housing units** should be targeted in the **Community of Waverly**, of which **93 housing units (35 owner, 58 rental)** should be designated as "affordable" housing units. This includes **33 owner** and **55 rental units** of **new construction** and **two owner** and **three rental housing units** as a component of a **purchase-rehab-resale/re-rent program.**

A population sector breakdown of the Affordable Housing Unit "Target" Demand highlights a need for 37 total elderly housing units, 40 total family housing units and 16 total units for persons with special needs by 2033.

TABLE 4.2
AFFORDABLE* HOUSING UNIT "TARGET" DEMAND
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	Owner	Rental
TOTAL UNITS:	**35**	**58**
New Construction:	**33**	**55**
Purchase-Rehab-Resale/Rent:	**2**	**3**
SECTOR:		
Elderly (55+):	**9**	**28**
Family:	**19**	**21**
Special Populations:	**7**	**9**

*Affordable Housing Units = < 80% Household AMI.
Source: Hanna:Keelan Associates, P.C., 2023.

HOUSING DEMAND BY INCOME SECTOR.

Table 4.3 identifies the current **Area Median Income (AMI)** for varied levels of AMI percentages, for households in the Lincoln Metropolitan Statistical Area (including the **City of Waverly**), up to eight person households (PHH), as per HUD. AMI is determined by finding the "100 percent" median income of households in a given geographic area, ranging in household size from one- to eight persons. That "median" amount of income is considered to be "100 percent" for a geographic area for each household size category. For example, in the Table below, a four-person family in the Lincoln MSA, with an annual family income of $90,600 is considered to be making "100 percent of the local AMI". This information allows for the eventual determination of **"affordability"** and associated **housing price points/products** for households of varied sizes.

TABLE 4.3
AREA HOUSEHOLD INCOME (AMI)
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA
(INCLUDING CITY OF WAVERLY)
2023

	1PHH	2PHH	3PHH	4PHH	5PHH	6PHH	7PHH	8PHH
30% AMI	$19,050	$21,800	$24,500	$27,200	$29,400	$31,600	$33,750	$35,950
50% AMI	$31,750	$36,250	$40,800	$45,300	$48,950	$52,550	$56,200	$59,800
60% AMI	$38,100	$43,500	$48,960	$54,360	$58,740	$60,360	$67,440	$71,760
80% AMI	$50,750	$58,000	$65,250	$72,500	$78,300	$84,100	$89,900	$95,700
100%AMI	$63,500	$72,500	$81,600	$90,600	$97,900	$105,100	$112,400	$119,600
125%AMI	$79,375	$90,625	$102,000	$113,250	$122,375	$131,375	$140,500	$149,500

Source: U.S. Department of Housing and Urban Development, 2023.

Table 4.4 identifies the **estimated Housing Unit "Target" Demand by income sector** for the **City of Waverly** by 2033. Up to **45 housing units (10 owner, 35 rental) by 2033** should be built for households of very low- and low- income, or **between 0 and 60 percent AMI.** Typically, rental housing units for these income groups are developed with the assistance of Local, State and Federal subsidies, such as Low-Income Housing Tax Credits (LIHTC), HUD Section 8 and State-wide housing trust funds, and can include purchase-rehab-resale or re-rent program. An additional activity could include rehabilitating existing low- to moderate income housing for increased marketability and safety of local tenants.

A total of **182 housing units (115 owner, 67 rental) by 2033** should be constructed for households of low- to moderate income, or **between 61 and 125 percent AMI.** This income bracket represents much of the housing development product, considered to be in the highest demand among young professionals and workforce populations, but also in the smallest supply due to a lack of supportive funding availability, land and development costs, etc.

For the 126%+ AMI category, a total of **175 owner** and **18 rental housing units** should be built by **2033.** This category represents moderate- to upper income housing; generally, households with the financial capacity to purchase a lot and build a house on their own or rent a unit at local market rate.

TABLE 4.4
ESTIMATED HOUSING UNIT "TARGET" DEMAND BY AMI (MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	Income Range					
	0-30% AMI	31-60% AMI	61-80% AMI	81-125% AMI	126%+ AMI	Totals
Owner:	**0**	**10**	**25**	**90**	**175**	**300**
Rental:	**4**	**31**	**23**	**44**	**18**	**120**

NOTE: Includes New Construction & Purchase-Rehab-Resale or Re-Rent.
Source: Hanna:Keelan Associates, P.C., 2023.

HOUSING DEMAND POTENTIAL FOR TARGET POPULATIONS & PRICE POINTS/HOUSING TYPES.

Target populations include elderly, family and special needs populations, per **Area Median Income (AMI).** The housing products in the **City of Waverly** include both owner and rental units of varied types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the right population sector. The majority of new housing options in Waverly should be directed towards family populations, especially the local workforce.

Table 4.5, Page 4.11, identifies **Housing Unit "Target" demand** in the **City of Waverly, for specific population groups** by 2033. An estimated total of **72 owner** and **43 rental units** should be constructed by **2033** for local **elderly (55+) populations.** This could include, but is not limited to single family housing, duplexes/triplexes and townhomes for purchase/rent, an assisted living facility, and a senior independent living community with maintenance-free living situations.

By **2033,** a total of **219 owner** and **66 rental housing units** should be developed for **family households.** Family housing includes a wide range of development concepts and generally includes all types.

A total of **nine owner** and **11 rental units** should be built by 2033 to meet the housing needs of local **special needs populations** or those with a cognitive and/or physical disability(ies). Unit development could potentially include an assisted living facility and group home housing for special needs populations striving to maintain a level of independence.

A majority portion of the housing demand totals for each of the above-mentioned population sectors should focus on housing that meets the needs of the local workforce in the City of Waverly. This includes an estimated 326 of the total 420 housing unit demand by 2033. A majority of workforce housing units should be designated towards family households.

TABLE 4.5
HOUSING UNIT "TARGET" DEMAND – POPULATION SECTORS BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

OWNER	HOUSEHOLD AREA MEDIAN INCOME (AMI)						Workforce
UNITS	0%-30%	31%-60%	61%-80%	81%-125%	126%+	Totals	Sector
Elderly (55+)	0	2	7	23	40	**72**	**24**
Family	0	4	15	65	135	**219**	**213**
Special Populations[1]	0	4	3	2	0	**9**	**3**
Subtotals	**0**	**10**	**25**	**90**	**175**	**30**	**240**
RENTAL UNITS*							
Elderly (55+)	0	18	10	10	5	**43**	**18**
Family	0	10	11	32	13	**66**	**63**
Special Populations[1]	4	3	2	2	0	**11**	**5**
Subtotals	**4**	**31**	**23**	**44**	**18**	**120**	**86**
Totals	**4**	**41**	**48**	**130**	**197**	**420**	**326**

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

* Includes lease- or credit-to-own units.
[1] Any person with a special housing need due to a cognitive and/or mobility disability.
Source: Hanna:Keelan Associates, P.C., 2023.

Table 4.6, Page 4.13 highlights proposed **housing types by price product** for the given **AMI** for the **City of Waverly**, by 2033. By 2033, the owner housing type in highest demand in the **Community of Waverly** is projected to be units with three+ bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price at or above $441,200, with a total target demand for 155 owner housing units. Two- and three+-bedroom rental units (38 total) with an average affordable monthly rent between $1,035 and $1,559, present the greatest demand in the City. **Three+-bedroom units at an average purchase price at or above $252,800 and an estimated average monthly rent cost at or above $765 are the most needed housing types for the workforce population in Waverly.**

TABLE 4.6
HOUSING UNIT "TARGET" DEMAND – SPECIFIC TYPES
BY PRICE POINT (PRODUCT) RANGE BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

PRICE – PURCHASE COST RANGE (Area Median Income)

	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)			
OWNER	**$0 to**	**$128,200 to**	**$214,500 to**	**$326,000 to**	(126%+)		**Workforce**
UNITS*	**$124,100***	**$210,200***	**$306,500***	**$434,000***	**$441,200*+**	**Totals**	**$252,800*+**
2 Bedroom	0	3	7	15	25	**50**	**10**
3+ Bedroom	0	7	18	70	155	**250**	**230**
Totals	**0**	**10**	**25**	**90**	**175**	**300**	**240**

PRICE – RENT COST RANGE (Area Median Income)

	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)			
RENTAL	**$0 to**	**$531 to**	**$945 to**	**$1,035 to**	(126%+)		**Workforce**
UNITS**	**$525****	**$914****	**$1,025****	**$1,559****	**$1,568**+**	**Totals**	**$765+****
1 Bedroom	1	4	4	6	5	**20**	**4**
2 Bedroom	1	12	8	16	6	**43**	**30**
3+ Bedroom	2	15	11	22	7	**57**	**52**
Totals	**4**	**31**	**23**	**44**	**18**	**120**	**86**

Note: Includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

*Average Affordable Purchase Price, 3.0 PPHH,
(25% Income/90% Debt Coverage, 30 years @ 6.5%), with Market Adjustment.

**Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment.

Source: Hanna:Keelan Associates, P.C., 2023.

HOUSING REHABILITATION/DEMOLITION DEMAND.

Table 4.7 identifies **target rehabilitation and demolition needs** in the **City of Waverly** by **2033.** Up to **30 units by 2033 could be targeted for moderate rehabilitation in Waverly at an estimated cost of $840,000.** Moderate rehabilitation generally includes cosmetic improvements to a housing unit, including but not limited to paint, doors, windows, landscaping, etc.

Up to **14 units by 2033 could be targeted for substantial rehabilitation in Waverly at an estimated cost of $ 476,000.** Substantial rehabilitation focuses on the same elements of moderate rehabilitation, but also includes structural elements to a home that are in need of replacement, including bowing and/or sagging walls and roof lines and foundation issues.

Up to 10 housing units should be demolished by 2033 and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate. The estimated cost of this housing development process will range between $210,000 and $3.85 Million by 2033, depending on property acquisition and unit replacement potential.

TABLE 4.7
HOUSING UNIT REHABILITATION &
DEMOLITION "TARGET" DEMAND & ESTIMATED COSTS
WAVERLY, NEBRASKA
2033

	# Units / Est. Costs
- Moderate Rehabilitation	**30 / $840,000***
- Substantial Rehabilitation	**14 / $476,000***
- Demolition (Occupied/Replacement)	**10 / $210,000****
	$650,000***
	$3,850,000^

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.
^Estimated Cost with Replacement.

Source: Hanna:Keelan Associates, P.C., 2023.

HOUSING LAND USE NEEDS.

It is imperative for any community to designate the appropriate amount of land to support new housing development projects, both within and adjacent, but outside a community's corporate limits. Residential development projects generally encompass three types: (1) infill development in older, existing residential neighborhoods, (2) acquisition and development of large tracts of vacant land inside a community's corporate limits for "large scale" development, and (3) acquisition and development of land as part of a designated future residential "growth area"

Infill housing development projects have the advantage of utilizing existing infrastructure and utilities, but may be challenged by the lot dimensions and setback requirements of local development code. Concepts including "narrow housing" and "stacked housing" may be the most appropriate housing type for infill development projects.

"Large scale" development projects involve the acquisition of tracts of undeveloped land and can be utilized for multiple residential related projects, including single family residential subdivisions, apartment complexes and senior housing "continuum of care" campuses. The appropriate zoning classification and future land use designation must be in place for these projects to occur. Additionally, these types of projects could have a more significant impact on a community's tax base and have a greater ability to encourage the development of both traditional and unique housing concepts and prototypes, potentially satisfying multiple community housing needs at once.

Residential "Growth Areas" identifies land outside, but adjacent a community's corporate limits, and being specifically designated for residential development. Land areas in this location may be the most affordable to purchase, but may not have appropriate utilities and infrastructure in place. Residential developments in growth areas typically include large lot subdivisions and acreages. **"Build-through" subdivisions** are encouraged, so as to be in conformance with local development code in the event of annexation.

The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent to historic districts, buildings or archeological sites, which may result in expensive building modifications to conform to historic preservation requirements and a longer review process.
- Sites near airports, railroads or high volume traffic arteries, which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.
- Sites with steep slopes or other undesirable access conditions which may make them undesirable for use.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

> **"Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment."**

Table 4.8, Page 4.18, identifies the estimated **land use projections and housing types per age sector** for the **City of Waverly, Nebraska,** by 2033. Popular housing types in **Waverly** will include single family units, town homes, duplexes/triplexes and apartment units. By **2028,** for persons age 18 to 54 years, a total of **228 owner** and **77 rental housing units** should be targeted to accommodate young professionals and workforce families, special needs populations, existing/new employees and persons of low-, moderate- and upper-income. An estimated **78 acres** will be needed for new and/or improved housing developments. An estimated **72 owner** and **43 rental housing units** should be designated for retirees, seniors and elderly populations by **2033.**

To meet the "new" construction housing unit demand, by 2033, the City will need to designate up to 312 acres of land and meet the expectation of developing 104 of the 312 acres. A total of 297 acres should be designated for new housing construction with a goal to develop 99 of these acres with new housing. An estimated 195 acres should be designated for the new construction of workforce housing, with 65 acres being developed by 2033. Affordable housing designation should comprise 63 acres, with a development goal of 21 acres. These housing land use designation and development requirements can be interchangeable.

TABLE 4.8
HOUSING UNIT "TARGET" DEMAND –
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

Age Sector	Type of Unit	#Owner / #Rental	Est. Land Requirements (Acres)^
18 to 54 Years**	Single Family Unit	160 / 8*	58
	Town Home Unit	36 / 10	9
	Duplex/Triplex Unit	24 / 35	9
	Apartment - 4+ Units***	0 / 24	2
Totals		**228 / 77**	**78**
55+ Years	Single Family Unit	28 / 10	10
	Patio Home Unit	12 / 0	3
	Town Home Unit	24 / 10	7
	Duplex/Triplex Unit	8 / 33	6
	Apartment - 4+ Units***	0 / 0	0
Totals		**72 / 43**	**26**
TOTAL UNITS / ACRES		**300 / 20**	**104 / 312^^**
TOTAL UNITS / ACRES FOR NEW CONSTRUCTION, ONLY.		**276 / 114**	**99 / 297^^**
TOTAL WORKFORCE UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		**230 / 82**	**65 / 195^^**
TOTAL AFFORDABLE^^^ UNITS/ACRES FOR NEW CONSTRUCTION, ONLY.		**33 / 55**	**21 / 63^^**

***Includes Credit-To-Own Units.**
****Includes Housing for Families, Students and Persons with a Disability.**
^Includes Public Right-of-Way.
^^Residential Land Use Plan Designation for New Construction, 3.0x Total Acres.
^^^Affordable Housing Units = <80% Household AMI.
Source: Hanna:Keelan Associates, P.C., 2023.

SECTION 5:

HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.

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SECTION 5
HOUSING DEVELOPMENT & PRESERVATION INTITIATIVES.

INTRODUCTION.

The following **Housing Development & Preservation Initiatives,** for the **City of Waverly, Nebraska**, address the housing issues, opportunities and needs of the Community and define the necessary housing activities for the successful implementation of selected both market rate and affordable housing programs or projects. These **Initiatives** are needed for the implementation of specific, both new housing development and existing housing preservation programs and are the product of both **qualitative and quantitative research activities** performed on the local level.

A **qualitative research** process provided important information for the formation of these **Housing Development & Preservation Initiatives.** A citizen participation and public input process included meetings with the **Waverly Planning Commission** and a local **Planning Steering Committee**, comprised of elected leadership, major employers and pertinent, local housing stakeholders, both public and private, and the implementation of a **Community "Opinion Survey"** for the general population and a **"Workforce Housing Needs Survey"** for employees of major employers.

Quantitative research included the analysis and projection of pertinent population, income, economic and housing data from local, State and National sources, all in an effort to understand past and present statistical trends and the projected **Housing Unit "Target" Demand** for the individuals and families of Waverly.

The combined qualitative and quantitative research efforts allowed the Consultant, Planning Commission and the Planning Steering Committee to prepare an "Affordable Housing Action Plan" that both identifies housing development projects that are a "fit" for the local market and adheres to the requirements set forth in *Nebraska Legislative Bill 866.*

Local leadership, housing stakeholders and Governmental entities have implemented a variety of housing initiatives that have been a significant benefit to the housing development in **Waverly**. Much of this new housing was driven by new and expanded economic development activities, annexation of undeveloped land areas for residential development and the implementation of existing housing development programs. It is recommended that all local, State and Federal housing development, rehabilitation, preservation and funding entities continue to provide housing choice and opportunity for both existing and prospective citizens of the Community**.**

Housing Development & Preservation Initiatives address the important components of housing program implementation. The following identifies three primary categories in addressing housing issues in Waverly.

1. **Housing Development Partnerships & Education.**
   - **Housing Development Partnerships.**
   - **Housing Education.**

2. **Housing Development, Rehabilitation & Preservation.**
   - **Housing Unit Target Demand & Budget.**
   - **Demand for Housing Types, Households & Income Sectors.**
   - **Residential Land Requirements.**
   - **Zoning Regulations for the Development of Innovative/Alternative/Reform Considerations.**
   - **Workforce Housing Demand.**
   - **Housing Rehabilitation & Preservation.**
   - **Elderly/Senior Affordable Housing.**
   - **Special Needs Housing.**
   - **Emergency Housing & Natural Disaster Preparedness.**
   - **Housing & Alternative Energy.**
   - **Impediments to Fair Housing Choice.**

3. **Housing Study Implementation & Review.**
   - **Financing Activities for Housing Development in Waverly.**
   - **Housing Study Maintenance.**

AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.

1. HOUSING DEVELOPMENT PARTNERSHIPS & HOUSING EDUCATION.

Housing Development Partnerships.

The creation and organization of both public and private **Housing Development & Preservation Partnerships (HDPPs)** in the **City of Waverly** is key to the successful production and improvement of the local housing stock and maximizing the opportunity to develop affordable housing for all price points for families and households at all income levels. Partnerships with **Southeast Nebraska Development District (SENDD), Southeast Nebraska Affordable Housing Council (SENAHC), local housing developers, general contractors, major employers** and other local housing-related organizations and stakeholders will expand the capacity and ability to create housing in **Waverly**. This process should be continued and refined to produce additional partners, such as major employers and foundations, to maximize the potential for both building new housing and preserving the existing housing stock throughout the Community**.**

The following are important Steps in producing an effective HDPPs program and process in the Community.

- Create a **"mission statement"** that meets the overall housing cause or purpose, as it relates to the identified housing of needs and demands of the Community. Recruit local persons and organizations (both public and private) that match the **"mission statement".**

- Based upon selected **HDPPs** and associated **"mission statements",** each **HDPPs** will select and prioritize housing programs for both new construction and housing preservation (rehabilitation), with an accompanying timeline for implementation and identify "most appropriate" funding tools for the completion of each selected housing.

  Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services. Housing for special populations should also be targeted to support populations with mental or physical disabilities.

- Train selected **HDPPs** to serve as local **"housing advocates"** in meeting the local housing needs and, specially, serve as caseworkers for individuals and families unable to have the either the income and/or knowledge to help themselves in securing safe, affordable housing.

- Consider the development of a locally-based **municipal land bank program** to create an inventory of vacant, developable land for future residential development, including infill lot developments.

Housing Education.

Elevating the **"housing intelligence"** of local **HDPPs** will be beneficial to the success of any housing program in the **City of Waverly**. Housing intelligence will be supplemented by providing the appropriate learning systems for educating **HDPPs** and their members on the processes of housing financing and development, including appropriate methods for prioritizing both new construction and housing rehabilitation programs in **Waverly**. The following Steps for providing "housing intelligence" are recommended.

- Utilize existing **"Housing Development Education Programs"** for **HDPPs**, with **SENDD** and **SENAHC,** complete with certification of pertinent housing development topics, including, but limited to housing need recognition, housing advocacy, housing financial planning and housing development.

- Train **HDPPs** to monitor and understand Local, State and Federal housing legislative proposals and policies that could impact both existing and future housing programs in the Community**.**

- **HDPPs** will need to fully understand the working connection between this **Housing Study** and other, current, local planning initiatives that will, in some capacity, have an impact on the future development, rehabilitation and preservation of both the current and future housing stock in the Community. These other planning initiatives typically include the Comprehensive Plan and Zoning Regulations, Capital Improvement Plans, Public Facility/Utility Plans, Downtown Revitalization Studies, Hazard Mitigation Plans, etc.

2. HOUSING DEVELOPMENT, REHABILITATION & PRESERVATION.

Future affordable housing development in the **Community of Waverly** will need to be directed at meeting the housing needs and wants of all household and income sectors, including families, the elderly or retiree, the local workforce, minority groups and populations with special needs, from the very-low to the upper income family. Such an effort will require housing programs to be planned and implemented for new construction, housing rehabilitation and the preservation and/or replacement of housing for families residing in substandard/dilapidated housing.

Future affordable housing development efforts should serve to address health, safety and social issues, as well as provide economic development opportunities. It should be the right of all persons and families in **Waverly** to live in safe, decent and affordable housing. The results of new housing developments and the moderate- to substantial rehabilitation of existing housing will elevate the quality of life in the Community.

Housing Unit Target Demand & Budget.

- **Section 4 of this Housing Study identifies an estimated Housing Unit "Target" Demand of 420 housing units, based on the 2033 medium population projection, including 300 owner and 120 rental housing units, requiring an estimated budget of $122.3 Million.**
    - **Housing Unit "Target" Demand, based on the "High" and Community Growth Initiative" population projections, will require the development of 592 housing units (402 owner, 190 rental) and 902 housing units (594 owner, 308 rental), respectively.**

Demand for Housing Types, Households & Income Sectors.

- Housing construction in the **City of Waverly** will need to include the development of **up to 45 affordable housing units in Waverly (10 owner, 35 rental)** for persons of low income, or **between 0 and 60 percent AMI. The recommended price product for this AMI range would be a purchase price less than $124,100 and an affordable monthly rent less than $914.**

- For low to moderate income households, a total of **182 housing units (115 owner, 67 rental)** for persons/families, or **between 61 and 125 percent AMI** should be targeted for construction throughout the Community by 2033. **An affordable price product for this AMI range would be an approximate purchase price range between $214,500 and $434,000. An affordable monthly rent, by 2033, should range from $945 to $1,559.**

- A total of **193 housing units (175 owner, 18 rental)** for persons/families of moderate to upper income, or **at or above 126 percent AMI** should be targeted for construction throughout the Community by 2033. **Price products will be at or above $441,200 for owner housing units and at or above $1,568 for rental housing units.**

- In an effort to satisfy an **immediate housing need** in **Waverly**, consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units (for the purpose of housing availability for new major employers or temporary housing in the event of a natural disaster), accessory dwellings and developing homes specifically designed for lots typically not sized to local and/or national building and development codes. This could include the development of housing concepts and prototypes that include mixed use residential/commercial developments and single structure housing projects to increase housing density. Consider infill housing and accessory housing development programs including in-law suites, granny flats, conversion housing, single room occupancy housing and tiny homes as a means of creating more density in developed and older neighborhoods.

Residential Land Requirements.

- The **City of Waverly** will need to identify up to **312 acres by 2033** for the future development of "new" housing units. Of the 312 acres, an estimated 104 acres should be developed with new owner and rental housing units. This also includes up to 63 acres for affordable housing units and 195 acres for workforce-related housing. This land use demand is consistent with the residential land development recommendations set forth in the **Waverly, Nebraska Comprehensive Plan**. The Community should utilize existing **Zoning Regulations** to identify future residential land use needs.

Consideration of Zoning Reform-Housing.

The **City of Waverly** should review and consider, if deemed appropriate, the adoption of **Zoning Reforms,** currently being studied and adopted by American cities, in an effort to enhance and maximize the economics of housing developments, while producing additional housing units. The following summarizes the various Zoning Reforms being considered, all of which would require the official adoption of City policy to implement such.

- **Eliminating Single Family Housing, only, Zoning Districts,** to allow for properly planned duplex and triplex housing developments, within traditional Single Family Zoning Districts, to maximize the use of vacant residential sites or development of a larger parcel of land.

- **Reducing parking requirements for multi-family housing developments,** to maximize the use of the site, to, possibly, provide additional units or common areas for the tenants.

- **Addressing the "missing middle" housing issue,** by allowing Communities to reduce minimum lot sizes in selected areas, primarily, with vacant lots, to maximize, or increase the number of units per acre when developing infill housing.

- **Allowing ADUs,** whereby a Community allows homeowners to add an accessory dwelling unit in their backyard or in their unused garage, attic or basement.

- **Zoning for Adoptive Use.** Allowing existing commercial building rehabilitation activities to include adaptive use concepts, such as housing on above ground floor commercial and/or office space use. Includes encouraging "live/work" situations for local business owners and/or incubator businesses.

- **Tiny Houses,** a residential development concept currently being considered in many communities, today, is an inexpensive affordable housing option. Tiny Houses, constructed as small as 200 sq. ft., are being built in both open, vacant lots and planned subdivisions, equipped with all amenities necessary to meet local Building/Housing Code requirements.

- **Single Room Occupancy (SRO) Housing,** typically developed as expanded dormitory-style housing, consisting of six, eight or more units per building. SRO housing is a suitable housing type for young professionals entering the workforce, as well as families in transitional housing.

- **"Work/Live" Residential Campus,"** consisting of workforce housing, of varied types and price points developed in close proximity to one or several major employers in a "walkable" campus setting.

Workforce Housing Demand.

- **The City of Waverly should develop an estimated 240 owner and 86 rental housing units for the local workforce, by 2033.** The successful implementation of workforce housing will depend on the creation of specific **HDPPs** to address specific work sectors. The involvement of **major employees as a participant in HDPPs** will be crucial in the successful implementation of various workforce housing programs. **The development of new workforce housing should target an owner workforce housing price product of $252,800+ and a monthly rent of $765+ by 2028.**

- The **City of Waverly** should consider the development of a **"Work/Live Residential Campus,"** consisting of workforce housing located in close proximity to one or several major employers.

Housing Rehabilitation & Preservation.

- Continue to implement comprehensive, community-wide program(s) of housing rehabilitation and preservation in the **City of Waverly**, including the demolition and replacement of dilapidated housing units. By 2033, an estimated **44 housing units,** both owner and rental, in **Waverly**, are in need of **moderate- to substantial rehabilitation.** An additional **10 housing units** are in a condition that may require **removal and replacement.**

- Identify housing units in need of **moderate rehabilitation.** This includes homes needing "cosmetic" and minor "structural" improvements such as new siding, windows, paint, roof surface, doors, etc.

- Identify housing units in need of **substantial rehabilitation** in **Waverly**. This includes homes needing the improvements identified above, but also includes repairs to structural and infrastructure elements of the house, such as foundation, baring walls and roof lines/ structural repairs and plumbing/electrical upgrades.

- Identify **occupied housing units** that should be **demolished and replaced** in **Waverly**. Housing not cost effective for rehabilitation should be demolished and, eventually, replaced with sound, safe and affordable housing to take advantage of existing infrastructure.

Elderly/Senior Affordable Housing.

- A **Continuum of (Housing) Residential Care Program,** directed at persons and families 55+ years of age will need to be implemented in the **Community of Waverly** to address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Partnerships should be created with the local senior/retirement Community including assisted living and senior independent living facilities.

  Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

- The **Community of Waverly** should target up to **115 elderly housing units** by 2028. This would include up to **72 owner and 43 rental units affordable to persons and families of 30+ percent AMI.** Local elderly housing providers should collaborate to address all facets of elderly housing and supportive service needs in **Waverly**, including the increasing need for in-home services, memory care, maintenance and repair of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, for elderly persons with and without supportive service needs.

- Continue to support programs and services regarding the benefits of safe and affordable senior housing. Develop a messaging platform and communications plan to highlight benefits and resident experiences. Promote programs and services designed to enhance emotional, physical and cognitive well-being, along with the benefits of recreation and leisure opportunities.

Special Needs Housing.

- Address the **housing needs of persons with a disability(ies)** in the **City of Waverly,** by planning and implementing fully accessible housing, both for rent and for sale. An estimated **nine owner** and **11 rental housing units** should be planned and developed for **persons of special needs** in **Waverly**, by 2033. Successful programs should include transitional housing and group homes that encourage resident safety and/or handicap accessibility. Include supportive services where necessary. It is recommended that, at a minimum, 10 percent of new housing added to the housing stock should be fully accessible for persons with a physical and/or sensory disability.

Emergency Housing & Natural Disaster Preparedness.

- Prepare an **emergency housing "plan of action"** in an effort to assist the **City of Waverly** in providing temporary, short-term shelter to those affected by natural disaster, including post-disaster housing repair, reconstruction and/or household relocation plans.

- Local, State, Federal "disaster housing partners" will play a critical role in ensuring the provision of housing for persons and families affected by catastrophic natural disaster. Partners should include local governments, the office of the Lancaster County Emergency Manager, Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Nebraska Emergency Management Agency, Federal Emergency Management Agency and U.S. Department of Housing and Urban Development.

- Create and monitor a list of residential properties in Waverly requiring housing repair/rehabilitation or replacement, due to the 2019 flooding incident and assist in securing needed funding, above and beyond insurance assistance to aid families.

- Develop a City of Waverly **"Emergency Operations Plan"** that includes initiatives for providing temporary housing for persons and families affected by natural disaster.

- Encourage local landlords to allow persons and families displaced by natural disaster to temporarily reside in vacant, non-occupied housing units.

- Review and revise comprehensive planning, land use, zoning and subdivision regulation documents as a means of limiting or eliminating housing development in areas where a natural disaster, such as flooding, could frequently occur.

Housing & Alternative Energy.

- Encourage housing developers in the **City of Waverly** to take advantage of **"tools of alternative energy implementation,"** such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.

- **Utilize local Zoning Regulations and building codes** to control the placement and operation of alternative energy systems. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.

- Promote the development of vocational **education opportunities** at **District 145-Waverly Public Schools** to educate the future workforce in alternative energy design, fabrication of equipment and maintenance.

- Promote the **expanded use of solar and geothermal exchange energy systems** for applications throughout the Community's **One-Mile Planning Jurisdiction.**

- Consider implementing a "**pilot" alternative energy program** at a developing residential subdivision in the Community**.** An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.

- Promote the **rehabilitation of residential buildings throughout the Community** utilizing weatherization methods and energy efficient or **"green building" materials** in conformance to the **"LEED" Certified Building techniques.**

- **Expand awareness of available incentives** that could assist in replacing old lighting fixtures, or heating and cooling systems in housing units with new energy efficient systems that reduce consumption and energy costs.

Impediments to Fair Housing Choice.

- The **Community of Waverly** should strive to eliminate **all barriers and impediments to fair housing choice.** Both public and private sectors of the Community should play a role in this process, including local government, schools, churches and the private sector.

- Address the **primary impediments to fair housing choice** throughout the Community**.** Respondents to both the **Housing Survey** and **Workforce Housing Needs Survey** identified impediments to fair housing for **homeowners** as housing prices and a lack of sufficient homes for sale. For **renter households,** impediments included the high cost of monthly rent and a lack of decent rental units at an affordable price range.

- The **Community of Waverly** should utilize existing **Fair Housing Policies** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.

3: HOUSING STUDY IMPLEMENTATION & REVIEW.

This **Housing Study** contains a variety of qualitative and quantitative information from local, State and Federal data sources and Survey implementation. Documented statistics and citizen input provide a clear and concise understanding of local housing needs that will assist local governments and organizations (public, private and non-profit) in creating and maintaining a resilient, sustainable Community.

Financing Activities for Housing Development.

- Housing developers doing business in the **City of Waverly** should consider both public and private funding sources when constructing new or improving the local housing stock and, thus, be encouraged to pursue securing any and all available tools of financing assistance to do so. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Midwest Housing Development Fund, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs.

- First and foremost, **HDPPs** in **Waverly** are encouraged to **establish or expand existing local, housing-related Foundations** for the purpose of financing housing development activities. Program concepts could include the following:

  - ✓ Investment funding for individual owner and rental housing rehabilitation programs.

  - ✓ Development of a community purchase-rehab-resale and re-rent program. Vacated housing on the real estate market in need of rehabilitation could be purchased by **HDPPs** or a local economic development entity, for the purpose of being rehabilitated into a viable, livable housing unit for persons and families generally of moderate income. The house is then put back on the market for sale by a local realtor or other housing-related agency.

  - ✓ Gap financing and/or developer incentives for the construction of new, affordable housing units.

  - ✓ Down payment and closing cost assistance via low- or no-interest loans for persons and families purchasing a home in **Waverly**. Housing purchase price maximums and household income thresholds can be determined by **HDPPs.**

  - ✓ First or second mortgage assistance for prospective or current homeowners, including reduced rate or deferred payment loans.

- Continue utilizing **Tax Increment Financing (TIF)** to assist developers in financing new housing developments, specifically for land purchase, preparation and public facility/utility requirements.

- Establish an **affordable housing fund** with TIF surplus provided by new commercial and industrial projects, to serve as gap financing for selected housing projects.

Housing Study Maintenance.

- This **Community Housing Study** should be reviewed annually by local housing providers and partnerships, including the **City of Waverly**, Waverly Chamber of Commerce, Greater Waverly Area Foundation Fund, local business leadership and school systems, local Foundations and other important for-profit and non-profit groups and organizations and local housing stakeholders.

- **Engaging local organizations and housing stakeholders** in the planning and implementation of new housing programs will make the use of housing funds more effective and encourage investors to make better informed decisions that target the Community's needs and desires for new and improved housing types. All of this will result in stability and growth for the Community**.**

- Establish an **annual review process of local Comprehensive Planning** and associated **Zoning and Subdivision Regulation documents.** The Waverly Planning Commission, City Council and local governmental volunteers and community and economic development groups should all be involved in this review. This will ensure a consistent vision for community and economic growth and development.

SECTION 6:

10-YEAR AFFORDABLE HOUSING ACTION PLAN.

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SECTION 6
10-YEAR AFFORDABLE HOUSING ACTION PLAN.

INTRODUCTION.

The greatest challenge for the **City of Waverly**, during the next **10 years, or by 2033,** will be to develop housing units for persons and families of all income sectors, including housing, both owner and rental for the elderly, young families and special needs households, with attention given to workforce households. **The housing programs listed in this Study have a specific focus on persons/families with incomes, both at or below 80 percent and 81 percent or more of Area Median Income.** The successful implementation of the **Action Plan** will involve a **five-step implementation process** including the following:

1) Coordination of local Housing Stakeholders, to create appropriate **Housing Development & Preservation Partnerships,** per specific affordable housing activities;

2) Plan and implement a variety of **community and economic development initiatives** to compliment a variety of new housing projects in **Waverly**, including highlighting housing development of a component of the **City's Economic Development Strategy & Action Plan**;

3) Secure **housing developers and contractors to work as a team** with local Housing Development & Preservation Partnerships in selecting, prioritizing and producing appropriate housing projects;

4) Secure both **public and private funding** to ensure both permanent housing and any required "gap", or subsidy dollars needed for **housing projects;** and

5) Coordinate **new housing activities** with infrastructure installation.

PLACE-BASED DEVELOPMENT COMPONENTS.

Each **Housing Program** identified in this **Action Plan** should incorporate **"Place-Based" Development Components,** as identified by the Nebraska Investment Finance Authority, whereby development supports each community's quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.

ACCESS AND LINKAGES:

- Does the housing program have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What is the program's proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the housing program?
- Is the housing program visible from other neighborhoods or parts of the City?
- Is public parking available for visitors to the housing program?

COMFORT AND IMAGE:

- Is the proposed housing program located in a safe neighborhood?
- Are there historic attributes to consider for the proposed housing program?
- Is the neighborhood of the proposed housing program clean and safe for all residents?
- Are there any environmental impacts that could hinder the development of a housing program?

USES AND ACTIVITIES:

- How will the proposed housing program be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby to the housing program that will keep local residents active, including parks and recreation opportunities?
- Does the housing program include a central gathering space for program residents, as well as Community residents?

SOCIABILITY:

- Will the housing program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed housing program?
- Are diverse populations encouraged to reside at the housing program?
- Does the housing program present a welcoming environment for both current and prospective residents?

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

1. Create Local Housing Investment Funding Programs.
Purpose: **The City of Waverly,** with assistance from **local housing and economic development stakeholders in the Community,** create a **"pool" or "bank" of funds to invest in needed "gap" financing** for local housing development and rehabilitation activities. This is coupled with encouraging the involvement of **major employers and local/regional housing developers** with assisting employees in obtaining affordable housing through first-time homebuyer and down payment assistance programs, as well as financial support to local developers constructing workforce housing.
Estimated Cost (annual fund drive): $1,300,000.

2. Establish an Area-Wide Housing Disaster/Pandemic Recovery Program.
Purpose: **The City of Waverly,** with the assistance of **Lancaster County Emergency Management** and **Local Housing Stakeholders,** create a locally-funded program designed to assist persons and families living in housing affected by natural disaster and/or COVID-19. In combination with State and Federal disaster grant programs, funding for this **Program** should include funding via local foundations, financial lending institutions and private donations.
Estimated Cost (annual): $450,000.

AFFORDABLE HOUSING REHABILITATION/PRESERVATION PROGRAMS.

3. Owner/Rental Housing Rehabilitation/Preservation Program.
Purpose: **The City of Waverly,** with the assistance of **Local Housing Contractors** and **Housing Stakeholders,** as well as personal investment among housing property owners/developers, should set a 2033 goal of **35 to 50 housing units** to receive moderate-to substantial rehabilitation. Identify Community block areas with excessive deterioration and dilapidation of housing units, especially areas where Tax Increment Financing can supplement a project.
Estimated Moderate Rehabilitation Cost: $32,000 to $42,000 per unit. **Estimated Substantial Rehabilitation Cost:** $43,000 to $60,000 per unit. **Estimated Cost Subsidy:** 40% to 80% per unit.

4. Owner/Rental Housing Demolition/Replacement Program.
Purpose: **The City of Waverly** and **Local Housing Stakeholders,** with the assistance of **Local Housing Contractors** and personal investment among housing property owners/developers, should set a 2033 goal of **10 to 15 housing units,** to be purchased/donated, demolished and replaced with new, innovative affordable housing types, for families/elderly.
Estimated Purchase/Demolition/Construction Cost: $265,000-$332,000 per unit. **Estimated Cost Subsidy:** 45% to 60% per unit.

AFFORDABLE & MARKET RATE HOUSING FOR ELDERLY/SENIOR POPULATIONS.

5. Elderly (55+ Years) Affordable Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living, duplex/triplex, or apartment units, standard amenities and the potential for maintenance-free living options,** to meet the affordable rental housing needs of low- to moderate income elderly households (0% to 80% AMI). This **Program** would include a minimum of **30 units in Waverly, by 2033,** and should feature a variety of living options and on-site amenities.

Total Estimated Cost: $5,350,000.
Estimated Cost Subsidy: 60% or $3,210,000.

6. Elderly (55+ Years) Market Rate Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living duplex/triplex, townhome or apartment units, standard amenities,** to meet the affordable rental housing needs of moderate- to upper income elderly households (81%+ AMI). This **Program** would include a minimum of **30 units in Waverly, by 2033,** and should feature a variety of living options and on-site amenities.

Total Estimated Cost: $5,790,000.
Estimated Cost Subsidy: 30% or $1,737,000.

7. Assisted Living Rental Housing Program.

Purpose:

Develop **one- and two-bedroom assisted living apartment units, standard amenities,** to meet the rental housing needs of moderate- to upper income elderly households (31%+ AMI). This **Program** would include a minimum of **30 units in Waverly, by 2033.**

Total Estimated Cost: $6,960,000.
Estimated Cost Subsidy: 40% or $2,784,000.

8. Elderly (55+ Years) Affordable Owner Housing Program.
Purpose: Develop a minimum of **20 two+-bedroom owner units, duplexes/townhomes,** scattered site or in a designated residential subdivision/retirement community, with standard amenities, to meet the housing needs of low- to moderate income elderly households (31% to 80% AMI).
Total Estimated Cost: $6,400,000. **Estimated Cost Subsidy:** 40% or $2,600,000.

9. Elderly (55+ Years) Market Rate Owner Housing Program.
Purpose: Develop a minimum of **70 two+-bedroom owner units, single family units/townhomes,** scattered site or in a designated residential subdivision, with standard amenities, to meet the housing needs of moderate- to upper income elderly households (81%+ AMI).
Total Estimated Cost: $21,350,000. **Estimated Cost Subsidy:** 15% or $3,200,000.

AFFORDABLE & MARKET RATE HOUSING FOR FAMILIES & SPECIAL NEEDS POPULATIONS.

10. Affordable/Market Rate Rental Housing Program.
Purpose: Develop a minimum of **70 one-, two- or three-bedroom rental housing units, including single-room-occupancy units, duplex/triplex, townhome or general rental apartment units,** Community-wide, with standard amenities, to meet the rental housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program.**
Estimated Cost: $12,300,000. **Estimated Cost Subsidy:** 40% or $12,760,000.

11. Affordable/Market Rate Homeownership Program.
Purpose: Develop a minimum of **250 two+-bedroom owner housing units, single family/townhomes,** Community-wide, scattered sites or in a residential subdivision, with standard amenities, to meet the housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program.**
Estimated Cost: $99,750,000. **Estimated Cost Subsidy:** 20% or $19,950,000.

APPENDIX I:

WAVERLY SURVEY RESULTS.

Waverly
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Waverly Citizen Survey

Survey Submits	267

1. How long have you lived in Waverly?

Answer Choice	Response Count	Response Percentage
Less than 1 Year	17	6%
1-5 Years	55	20%
6-10 Years	54	20%
11-20 Years	71	26%
21+ Years	63	23%
I do not live in Waverly	7	2%
Total Responses	267	

2. Including yourself, how many persons are there in your family/household?

Answer Choice	Response Count	Response Percentage
One	16	5%
Two	66	24%
Three	47	17%
Four	79	29%
Five	37	13%
Six or More	22	8%
Total Responses	267	

3. Which age groups are represented in your Household? Check all that apply.

Answer Choice	Response Count	Response Percentage
Less Than 18 Years	154	57%
18 to 24 Years	33	12%
25 to 34 Years	58	21%
35 to 44 Years	121	45%
45 to 54 Years	76	28%

55 to 64 Years	40	14%
65 to 74 Years	23	8%
75 to 81 Years	5	1%
82+ Years	1	0%
Total Responses	267	

Do you work in Waverly?

Answer Choice	Response Count	Response Percentage
Yes	73	27%
No	194	72%
Total Responses	267	

4. Check all that apply.

Answer Choice	Response Count	Response Percentage
I am a graduate of District 145-Waverly Public Schools.	57	24%
I have children attending District 145-Waverly Public Schools.	154	64%
Public Schools were a factor in my decision to locate in Waverly.	161	67%
Total Responses	237	

5. Are there sufficient and safe routes to School for children?

Answer Choice	Response Count	Response Percentage
Yes	125	48%
No	132	51%
Total Responses	257	

6. Would you recommend District 145-Waverly Public Schools to parents?

Answer Choice	Response Count	Response Percentage
Yes	238	91%
No	23	8%

Total Responses	261

7. What new public recreational opportunities should be considered for Waverly?

Connected trails allowing for easier access to get across town.
Pickleball courts
Dog park

Total Responses	189

8. What three new businesses would you like to see in Waverly?

Nicer food options
Drive-thru coffee shop
Not a new business, but a better Casey's
A good pizza place
A coffee shop
A full grocery store
Restaurant options, clothing, dollar general or family dollar

Total Responses	250

9. What three services would you like to see offered in the City of Waverly that are currently not available?

Nicer food options
Drive-thru coffee shop
Pet waste stations in parks
Eye doctor, Elderly living village, transport service.
Fiber optic internet
A noise barrier between residential and I80

Total Responses	161

Please rate the quality/availability of the following Community Services & Public Amenities in or around your Town (4=Excellent, 3=Good, 2=Fair, 1=Poor).

Church

Answer Choice		Response Count	Response Percentage
	1	12	4%
	2	43	17%
	3	101	41%
	4	87	35%
Mean		3.08	
Median		3	
Total Responses		243	

Grocery Store

Answer Choice		Response Count	Response Percentage
	1	16	6%
	2	63	23%
	3	131	49%
	4	55	20%
Mean		2.85	
Median		3	
Total Responses		265	

Pharmacy

Answer Choice		Response Count	Response Percentage
	1	12	4%
	2	48	18%
	3	118	45%
	4	83	31%
Mean		3.04	
Median		3	
Total Responses		261	

Fire Protection

Answer Choice		Response Count	Response Percentage
	1	7	2%
	2	42	16%
	3	94	36%
	4	118	45%
Mean		3.24	
Median		3	
Total Responses		261	

City Offices

Answer Choice		Response Count	Response Percentage
	1	16	6%
	2	65	25%
	3	123	47%
	4	53	20%
Mean		2.83	
Median		3	
Total Responses		257	

Parks/Recreation

Answer Choice		Response Count	Response Percentage
	1	6	2%
	2	62	23%
	3	115	44%
	4	78	29%
Mean		3.02	
Median		3	
Total Responses		261	

Appendix I: Waverly Survey Results.

Wellness/Fitness Center

Answer Choice		Response Count	Response Percentage
	1	69	27%
	2	99	39%
	3	58	23%
	4	23	9%
Mean		2.14	
Median		2	
Total Responses		249	

Garbage Collection

Answer Choice		Response Count	Response Percentage
	1	4	1%
	2	16	6%
	3	93	35%
	4	150	57%
Mean		3.48	
Median		4	
Total Responses		263	

Local Government

Answer Choice		Response Count	Response Percentage
	1	27	10%
	2	83	32%
	3	108	42%
	4	36	14%
Mean		2.6	
Median		3	
Total Responses		254	

Cable TV

Answer Choice		Response Count	Response Percentage
	1	62	25%
	2	93	38%
	3	55	22%
	4	33	13%
Mean		2.24	
Median		2	
Total Responses		243	

Public Transit

Answer Choice		Response Count	Response Percentage
	1	192	77%
	2	34	13%
	3	13	5%
	4	10	4%
Mean		1.36	
Median		1	
Total Responses		249	

Discount/Variety Store

Answer Choice		Response Count	Response Percentage
	1	205	80%
	2	33	12%
	3	10	3%
	4	7	2%
Mean		1.29	
Median		1	
Total Responses		255	

Appendix I: Waverly Survey Results.

Downtown Businesses

Answer Choice		Response Count	Response Percentage
	1	137	52%
	2	81	31%
	3	35	13%
	4	7	2%
Mean		1.66	
Median		1	
Total Responses		260	

Senior Center

Answer Choice		Response Count	Response Percentage
	1	100	44%
	2	67	29%
	3	50	22%
	4	10	4%
Mean		1.87	
Median		2	
Total Responses		227	

Post Office

Answer Choice		Response Count	Response Percentage
	1	23	8%
	2	71	26%
	3	106	40%
	4	63	23%
Mean		2.79	
Median		3	
Total Responses		263	

Restaurants/Cafes

Answer Choice		Response Count	Response Percentage
	1	95	36%
	2	113	42%
	3	39	14%
	4	16	6%
Mean		1.91	
Median		2	
Total Responses		263	

Convenience Stores

Answer Choice		Response Count	Response Percentage
	1	33	12%
	2	74	28%
	3	96	36%
	4	58	22%
Mean		2.69	
Median		3	
Total Responses		261	

Streets/Sidewalks

Answer Choice		Response Count	Response Percentage
	1	23	8%
	2	69	26%
	3	135	51%
	4	33	12%
Mean		2.68	
Median		3	
Total Responses		260	

Appendix I: Waverly Survey Results.

Utilities

Answer Choice		Response Count	Response Percentage
	1	38	14%
	2	60	23%
	3	117	45%
	4	41	16%
Mean		2.63	
Median		3	
Total Responses		256	

Retail Goods/Services

Answer Choice		Response Count	Response Percentage
	1	83	32%
	2	118	45%
	3	41	15%
	4	15	5%
Mean		1.95	
Median		2	
Total Responses		257	

Employment Opportunities

Answer Choice		Response Count	Response Percentage
	1	75	29%
	2	117	46%
	3	52	20%
	4	10	3%
Mean		1.99	
Median		2	
Total Responses		254	

Recycling/Garbage Service

Answer Choice		Response Count	Response Percentage
	1	34	13%
	2	43	16%
	3	80	31%
	4	98	38%
Mean		2.95	
Median		3	
Total Responses		255	

Repair Services

Answer Choice		Response Count	Response Percentage
	1	29	11%
	2	84	33%
	3	92	36%
	4	44	17%
Mean		2.61	
Median		3	
Total Responses		249	

Entertainment/Theater

Answer Choice		Response Count	Response Percentage
	1	222	86%
	2	23	8%
	3	5	1%
	4	6	2%
Mean		1.2	
Median		1	
Total Responses		256	

Library

Answer Choice		Response Count	Response Percentage
	1	73	29%
	2	113	45%
	3	48	19%
	4	17	6%
Mean		2.04	
Median		2	
Total Responses		251	

Medical Clinic

Answer Choice		Response Count	Response Percentage
	1	40	15%
	2	85	33%
	3	94	36%
	4	37	14%
Mean		2.5	
Median		3	
Total Responses		256	

Police Protection

Answer Choice		Response Count	Response Percentage
	1	78	30%
	2	83	32%
	3	65	25%
	4	31	12%
Mean		2.19	
Median		2	
Total Responses		257	

Appendix I: Waverly Survey Results.

Banks

Answer Choice		Response Count	Response Percentage
	1	10	3%
	2	50	19%
	3	112	43%
	4	85	33%
Mean		3.06	
Median		3	
Total Responses		257	

Schools

Answer Choice		Response Count	Response Percentage
	1	8	3%
	2	20	7%
	3	92	35%
	4	142	54%
Mean		3.4	
Median		4	
Total Responses		262	

Child Care Opportunities

Answer Choice		Response Count	Response Percentage
	1	7	2%
	2	53	20%
	3	102	40%
	4	93	36%
Mean		3.1	
Median		3	
Total Responses		255	

Internet/Telecommunications

Answer Choice		Response Count	Response Percentage
	1	68	26%
	2	95	36%
	3	64	24%
	4	32	12%
Mean		2.23	
Median		2	
Total Responses		259	

11. Please select the top three (3) most important business/industry sectors to the City of Waverly.

Answer Choice	Response Count	Response Percentage
Farming/Agriculture	112	45%
Food Processing	24	9%
Utilities	32	12%
Information	3	1%
Health	22	8%
Leisure/Hospitality/Tourism	18	7%
Government	15	6%
Medical/Emergency	63	25%
Automotive	18	7%
Retail	43	17%
Entertainment	31	12%
Financial Activities	7	2%
Professional & Business	28	11%
Education	150	60%
Home-Based Businesses	10	4%
Law Enforcement/Protection	71	28%
Fire Protection	70	28%
Other	7	2%
Total Responses	247	

Which Transportation items need to be addressed in Waverly?

Traffic Safety Improvements

Answer Choice		Response Count	Response Percentage
	1	28	10%
	2	125	48%
	3	107	41%
Mean		2.3	
Median		2	
Total Responses		260	

Pedestrian/Trails Connections

Answer Choice		Response Count	Response Percentage
	1	34	13%
	2	80	30%
	3	146	56%
Mean		2.43	
Median		3	
Total Responses		260	

School Traffic Circulation

Answer Choice		Response Count	Response Percentage
	1	33	12%
	2	82	31%
	3	144	55%
Mean		2.43	
Median		3	
Total Responses		259	

Improved Traffic Control Signals/Signage

Answer Choice		Response Count	Response Percentage
	1	49	19%
	2	101	39%
	3	104	40%
Mean		2.22	
Median		2	
Total Responses		254	

Improved Truck Routes

Answer Choice		Response Count	Response Percentage
	1	40	15%
	2	61	23%
	3	159	61%
Mean		2.46	
Median		3	
Total Responses		260	

Railroad Crossing Improvements

Answer Choice		Response Count	Response Percentage
	1	59	22%
	2	93	36%
	3	106	41%
Mean		2.18	
Median		2	
Total Responses		258	

Highway Corridor Enhancement			
Answer Choice		Response Count	Response Percentage
	1	56	21%
	2	116	45%
	3	83	32%
Mean		2.11	
Median		2	
Total Responses		255	

Access Management/Frontage Roads			
Answer Choice		Response Count	Response Percentage
	1	98	38%
	2	112	44%
	3	42	16%
Mean		1.78	
Median		2	
Total Responses		252	

More Parking			
Answer Choice		Response Count	Response Percentage
	1	147	57%
	2	80	31%
	3	29	11%
Mean		1.54	
Median		1	
Total Responses		256	

Congestion Reduction

Answer Choice		Response Count	Response Percentage
	1	135	53%
	2	81	31%
	3	38	14%
Mean		1.62	
Median		1	
Total Responses		254	

Public Transit

Answer Choice		Response Count	Response Percentage
	1	112	43%
	2	82	32%
	3	61	23%
Mean		1.8	
Median		2	
Total Responses		255	

The appearance of the City of Waverly can be improved with…

Street & Pedestrian Lighting

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	21	8%
Neutral/No Opinion	3	104	40%
	4	82	31%
Strongly Agree	5	37	14%
Mean		3.41	
Median		3	
Total Responses		259	

Special Sales, Events and Welcome Banners

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	32	12%
	2	30	11%
Neutral/No Opinion	3	91	35%
	4	77	29%
Strongly Agree	5	27	10%
Mean		3.14	
Median		3	
Total Responses		257	

Crosswalk Enhancements

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	24	9%
Neutral/No Opinion	3	90	35%
	4	64	25%
Strongly Agree	5	62	24%
Mean		3.53	
Median		3	
Total Responses		255	

Street Trees, Benches & Landscaping

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	17	6%
	2	31	12%
Neutral/No Opinion	3	72	28%
	4	86	33%
Strongly Agree	5	49	19%
Mean		3.47	
Median		4	
Total Responses		255	

Pedestrian Seating Areas and Sidewalk Cafes

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	16	6%
	2	21	8%
Neutral/No Opinion	3	77	29%
	4	88	34%
Strongly Agree	5	55	21%
Mean		3.56	
Median		4	
Total Responses		257	

Vehicular Traffic Safety

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	11	4%
	2	24	9%
Neutral/No Opinion	3	81	31%
	4	82	31%
Strongly Agree	5	59	22%
Mean		3.6	
Median		4	
Total Responses		257	

Coordinated Traffic Control Lighting

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	17	6%
	2	39	15%
Neutral/No Opinion	3	89	34%
	4	56	21%
Strongly Agree	5	55	21%
Mean		3.36	
Median		3	
Total Responses		256	

Directional Signage

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	23	9%
	2	49	19%
Neutral/No Opinion	3	119	46%
	4	33	12%
Strongly Agree	5	31	12%
Mean		3	
Median		3	
Total Responses		255	

Restoration/Preservation of Historic Buildings/Housing

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	35	13%
	2	37	14%
Neutral/No Opinion	3	101	39%
	4	41	16%
Strongly Agree	5	42	16%
Mean		3.07	
Median		3	
Total Responses		256	

Gateway Entrance Signage and Advertising

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	36	14%
	2	43	16%
Neutral/No Opinion	3	96	37%
	4	55	21%
Strongly Agree	5	26	10%
Mean		2.97	
Median		3	
Total Responses		256	

Design Guidelines for Facades, Awnings, etc.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	51	20%
	2	46	18%
Neutral/No Opinion	3	95	37%
	4	42	16%
Strongly Agree	5	20	7%
Mean		2.74	
Median		3	
Total Responses		254	

Nuisance Enforcement/Property clean-up.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	29	11%
Neutral/No Opinion	3	75	29%
	4	69	26%
Strongly Agree	5	62	24%
Mean		3.47	
Median		4	
Total Responses		257	

Housing Development/Rehabilitation

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	24	9%
	2	29	11%
Neutral/No Opinion	3	85	33%
	4	76	29%
Strongly Agree	5	43	16%
Mean		3.33	
Median		3	
Total Responses		257	

The sustainability of the City of Waverly can be improved with…
Water, Sewer & Utility Replacement

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	21	8%
	2	29	11%
Neutral/No Opinion	3	107	42%
	4	56	22%
Strongly Agree	5	41	16%
Mean		3.26	
Median		3	
Total Responses		254	

Improved Streets, Sidewalks & Alleys

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	15	5%
	2	35	13%
Neutral/No Opinion	3	91	35%
	4	70	27%
Strongly Agree	5	43	16%
Mean		3.36	
Median		3	
Total Responses		254	

Additional Pedestrian Safety Measures

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	9	3%
	2	12	4%
Neutral/No Opinion	3	66	26%
	4	77	30%
Strongly Agree	5	88	34%
Mean		3.88	
Median		4	
Total Responses		252	

Additional Parking for Businesses/in Downtown

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	39	15%
	2	55	21%
Neutral/No Opinion	3	104	41%
	4	37	14%
Strongly Agree	5	17	6%
Mean		2.75	
Median		3	
Total Responses		252	

Burying Overhead Utility Lines

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	23	9%
Neutral/No Opinion	3	90	36%
	4	72	28%
Strongly Agree	5	43	17%
Mean		3.36	
Median		3	
Total Responses		250	

Business Retention, Recruitment & Expansion

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	7	2%
	2	5	1%
Neutral/No Opinion	3	48	19%
	4	82	32%
Strongly Agree	5	109	43%
Mean		4.12	
Median		4	
Total Responses		251	

Marketing of Sales & Festivals

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	16	6%
	2	22	8%
Neutral/No Opinion	3	72	28%
	4	90	35%
Strongly Agree	5	54	21%
Mean		3.57	
Median		4	
Total Responses		254	

Coordinated Business Hours

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	28	11%
	2	23	9%
Neutral/No Opinion	3	116	45%
	4	56	22%
Strongly Agree	5	30	11%
Mean		3.15	
Median		3	
Total Responses		253	

Designation of a "Historic District"

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	50	19%
	2	41	16%
Neutral/No Opinion	3	91	36%
	4	38	15%
Strongly Agree	5	32	12%
Mean		2.85	
Median		3	
Total Responses		252	

Increased Marketing of Vacant Buildings

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	28	10%
	2	13	5%
Neutral/No Opinion	3	67	26%
	4	88	34%
Strongly Agree	5	59	23%
Mean		3.54	
Median		4	
Total Responses		255	

Development of an Incubator Business Program

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	23	9%
	2	27	10%
Neutral/No Opinion	3	111	44%
	4	57	22%
Strongly Agree	5	32	12%
Mean		3.19	
Median		3	
Total Responses		250	

Reducing utility costs with alternative energy sources

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	19	7%
	2	27	10%
Neutral/No Opinion	3	61	24%
	4	65	25%
Strongly Agree	5	82	32%
Mean		3.65	
Median		4	
Total Responses		254	

New/Improved Parks/Rec/Trails

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	16	6%
	2	23	9%
Neutral/No Opinion	3	48	18%
	4	68	26%
Strongly Agree	5	98	38%
Mean		3.83	
Median		4	
Total Responses		253	

Nuisance Enforcement/Property clean-up.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	18	7%
	2	24	9%
Neutral/No Opinion	3	80	31%
	4	67	26%
Strongly Agree	5	63	25%
Mean		3.53	
Median		4	
Total Responses		252	

Update of City Equipment & Vehicles.

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	51	20%
	2	47	18%
Neutral/No Opinion	3	109	43%
	4	33	13%
Strongly Agree	5	10	4%
Mean		2.62	
Median		3	
Total Responses		250	

Infrastructure Improvements (Hydrants, water meters, water wells, sewer scoping, street replacement, etc.)

Answer Choice		Response Count	Response Percentage
Strongly Disagree	1	22	8%
	2	32	12%
Neutral/No Opinion	3	109	43%
	4	57	22%
Strongly Agree	5	32	12%
Mean		3.18	
Median		3	
Total Responses		252	

15. Where should future residential growth in Waverly take place?

Answer Choice	Response Count	Response Percentage
North	60	25%
South	27	11%
East	120	51%
West	28	11%
Total Responses	235	

16. Should the Community of Waverly expand to include new commercial and entertainment facilities?

Answer Choice	Response Count	Response Percentage
Yes	214	83%
No	43	16%
Total Responses	257	

If Yes, where should future commercial and entertainment facilities be developed?

Off of 148th	
West	
West land by The dentist.	
Total Responses	134

17. Do you support stricter enforcement of ordinances regarding parking, junk vehicles and property maintenance?

Answer Choice	Response Count	Response Percentage
Yes	186	72%
No	69	27%
Total Responses	255	

18. Do you own or rent your place of residence?

Answer Choice	Response Count	Response Percentage
Own	249	95%
Rent	12	4%
Total Responses	261	

19. Describe the type of housing you currently reside in.

Answer Choice	Response Count	Response Percentage
House	250	95%
Mobile Home	0	0%
Apartment	2	0%
Town Home/Duplex	9	3%
Total Responses	261	

20. Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	241	92%
No	20	7%
Total Responses	261	

If No, why not?

With Lincoln so close we have no need for low income housing.

Upgrades would be nice

Not enough rental properties and those that are rentals are in very poor shape.

Total Responses 27

21. How would you rate the condition of your home or place of residence?

Answer Choice	Response Count	Response Percentage
Excellent	165	63%
Good	81	31%
Fair-Needs Minor Repair	13	5%
Poor-Needs Major Repair	0	0%
Total Responses	259	

Please rate the level of need for each housing type in Waverly.

Single Family Housing

Answer Choice		Response Count	Response Percentage
	Not Needed 1	50	19%
	Somewhat Needed 2	90	35%
	Greatly Needed 3	111	44%
Mean		2.24	
Median		2	
Total Responses		251	

Rental Housing (General)

Answer Choice		Response Count	Response Percentage
	Not Needed 1	78	30%
	Somewhat Needed 2	86	33%
	Greatly Needed 3	91	35%
Mean		2.05	
Median		2	
Total Responses		255	

Condominiums/Townhomes

Answer Choice		Response Count	Response Percentage
	Not Needed 1	84	33%
	Somewhat Needed 2	111	44%
	Greatly Needed 3	56	22%
Mean		1.89	
Median		2	
Total Responses		251	

Duplex/Triplex Housing

Answer Choice		Response Count	Response Percentage
	Not Needed 1	122	48%
	Somewhat Needed 2	87	34%
	Greatly Needed 3	40	16%
Mean		1.67	
Median		2	
Total Responses		249	

Rehabilitation of Owner-occupied Housing

Answer Choice		Response Count	Response Percentage
	Not Needed 1	68	27%
	Somewhat Needed 2	132	52%
	Greatly Needed 3	51	20%
Mean		1.93	
Median		2	
Total Responses		251	

Rehabilitation of Renter-occupied Housing

Answer Choice		Response Count	Response Percentage
	Not Needed 1	77	30%
	Somewhat Needed 2	119	47%
	Greatly Needed 3	55	21%
Mean		1.91	
Median		2	
Total Responses		251	

Housing Choices for First-Time Homebuyers

Answer Choice	Response Count	Response Percentage
Not Needed 1	50	19%
Somewhat Needed 2	92	36%
Greatly Needed 3	111	43%
Mean	2.24	
Median	2	
Total Responses	253	

Independent/Group Home Housing for Persons with a Mental/Physical Disability

Answer Choice	Response Count	Response Percentage
Not Needed 1	128	51%
Somewhat Needed 2	97	38%
Greatly Needed 3	25	10%
Mean	1.59	
Median	1	
Total Responses	250	

Senior Independent Living Housing â€“ Owner & Rental

Answer Choice	Response Count	Response Percentage
Not Needed 1	59	23%
Somewhat Needed 2	121	47%
Greatly Needed 3	75	29%
Mean	2.06	
Median	2	
Total Responses	255	

Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)

Answer Choice	Response Count	Response Percentage
Not Needed 1	75	29%
Somewhat Needed 2	119	47%
Greatly Needed 3	59	23%
Mean	1.94	
Median	2	
Total Responses	253	

23a. Would you support the City of Waverly using State or Federal grant funds to conduct an owner housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	187	73%
No	67	26%
Total Responses	254	

23b. Would you support the City of Waverly using State or Federal grant funds to conduct a renter housing rehabilitation program?

Answer Choice	Response Count	Response Percentage
Yes	148	58%
No	104	41%
Total Responses	252	

24. Would you support the City of Waverly establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?

Answer Choice	Response Count	Response Percentage
Yes	201	79%
No	51	20%
Total Responses	252	

25. Would you support the City of Waverly using grant dollars to purchase, rehabilitate and resell vacant housing in the Community?

Answer Choice	Response Count	Response Percentage
Yes	187	73%
No	66	26%
Total Responses	253	

26. Would you support the City of Waverly using State or Federal grant dollars to provide down payment assistance to first-time homebuyers?

Answer Choice	Response Count	Response Percentage
Yes	138	54%
No	117	45%
Total Responses	255	

27. As a Waverly resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity?

Answer Choice	Response Count	Response Percentage
Yes	83	33%
No	167	66%
Total Responses	250	

Appendix I: Waverly Survey Results.

Waverly Citizen Survey (267 total respondents)

Comments edited for clarity.

Are there sufficient and safe routes to School for children? If No, what could be done to improve the safety of children commuting to and from school?

- A better way to cross Highway 6 on foot/ bike.
- A crossing guard from Hamlow to Evendale.
- A crosswalk across Amberly by the MS & HS, a walkway across the overpass on Canongate, a walkway across Hwy 6.
- A light near the intersection at the High School on Amberly Rd/Cannongate.
- a path somewhere that goes over hwy 6.
- A pedestrian bridge or tunnel under Amberly road by the park would help kids avoid traffic.
- A pedestrian bridge over Hwy 6 would make it much safer for kids to cross. We don't allow our child to walk to school due to this but we do use the district 145 bus option.
- A pedestrian bridge over the tracks is needed.
- A pedestrian walk/bike path over 6 Highway. A walk/bike path to WIS and Hamlow.
- A pedestrian walking path on the bridge.
- A pedestrians bridge on canongate is necessary for me and my family to want to continue living where we do prior to our children starting school.
- A stop light OR 4 way stop at entrance to middle/High School (east driveway to the High School parking lot).
- A stop light or something similar on Highway 6 and 148th would help along with sidewalks on the west side of 148th.
- A walkable overpass over Hwy 6. More/better school bus options.
- A walking bridge over the train tracks. Reroute semi trucks off of Amberly.
- A walking path over the train tracks. Kids walking on the current overpass is extremely dangerous.
- A walking/biking overpass over the the tracks on Cannongate.
- A way for middle/High School students to safely cross Hwy 6.
- Add a walking path over the viaduct, place a stoplight at Cannongate.
- Amberly is dangerous for kids to walk along and drive on.
- Amberly Rd is a high traffic road. Not safe to cross 148th coming out of Evandale. Traffic needs patrolled better all throughout this community, kids and adults speed down Amberly, and in residential areas. Semis fly down 148th.
- Amberly road is an accident waiting to happen. Especially if coming over the overpass. I understand plans are in the works to improve this though.
- Amberly traffic during peak hours makes crossing to the schools dangerous. Rerouting truck traffic out of Waverly needs to be a priority.
- Better bike/walking paths from north side of town.
- Better crossing for Highway 6.
- Biggest issue is a safer crossing across the railroad tracks and Highway 6 - a pedestrian bridge would be ideal.
- Busses are too crowded.
- Canongate Road needs a safe walkway or alternate path for kids going to school.
- Crossing Amberly.
- Crossing amberly from the south is scary. Too many vehicles traveling too fast. Even w a light and crossing guard. Path over amberly would be safest and encouraging non local traffic to go to hwy 6 also best.
- Crossing guard at HWY 6 or dedicated pedestrian route from the north side of town.
- Crossing guards. High School intersection improvement.

- Crossing the Highway, Amberly and 148th needs to be safer.
- Crosswalk lights at every crossing. Walking bridge over the tracks. Solution for amberly and cannongate.
- Crosswalks need attention. Get trucks off Amberly. Slow down traffic on 148th. Enforce safe drop off and pick up from schools.
- Don't allow trucks on the road in front of school during the times of kids going to school and leaving school.
- Either put stop lights at amberly rd and cannon gate, plus amberly rd and 146th. Or putting a safe walkway for kids to get across amberly rd.
- From the Northside to the MS/HS, the path to walk or ride bikes over the bridge is unsafe. The intersection at Amberly & Cannongate is very unsafe at high traffic times. I've had to find alternate routes for my kids which are indirect.
- Have a walking overpass bridge that goes over the railroad tracks and Highway.
- Help with crossing 148th street from the East in Evandale.
- Hwy 6/railroad tracks come to mind for children crossing.
- I would like to see a sidewalk on the bridge over hwy 6.
- Improve shared entrance to the High School and middle school. Consider a roundabout.
- Increase pedestrian safety on Canongate and intersection of 141st/6. Also, a light at 148th/6 as I a lot of people taking unnecessary chances at that intersection.
- Intersection in front of middle/high.
- It would be great to incorporate shoulders and sidewalks on the busier streets, allowing safer, more direct routes for kids to walk.
- It would be nice to have a walking/bike ramp that extends over the tracks and Highway to allow kids from Anderson North to safely walk/bike to school instead of the bus when they want to.
- Keeping semi trucks off of Amberly road during school hours, putting a stop sign at 143rd and Bailey.
- Kids from north side of Highway don’t have safe way to walk or ride bikes.
- Kids from the north side have to cross HWY 6 and the train tracks.
- Light at 148th and Highway 6. Walkway on Cannongate.
- Many kids walk over the Canongate viaduct which has no walkway.
- More lights.
- More marking of school crossings on roads.
- More safety around railroad tracks, whistles, cross walkers available.
- More safety for all children walking to school. What’s been done is still not enough.
- More sidewalks, more crosswalks with crossing signals. Highway 6 at 141St Street needs a lower speed limit and more traffic enforcement. At least once a day, I see a semi or other large work vehicle run a red light.
- More stop lights.
- Move the truck route from passing by three of our four schools.
- My children don't have to walk across the overpass, but I have driven over it and there is no decent path (a shoulder even) for children to walk in.
- My son will have to go from Evandale to the middle school next year and I worry about him having to cross Amberly. So many people don’t stop at the crosswalks, even with the flashing lights.
- Need a safer alternative for children to cross hwy 6. A pedestrian overpass would be a great addition to Waverly.
- Need a walking bridge that connects to the overpass and goes over Amberly road.
- Need pedestrian overpasses.
- Need safer north-south pedestrian crossing over Highway 6 and the railroad.

- Need something to make cannongate safer. And the intersection at cannongate and Amberly is horribly unsafe.
- No direct pedestrian access to junior High School and High School from residential areas west of 140th Street and north of railroad tracks/Highway 6.
- No sidewalks on canongate or convenient way around to the schools.
- North side of the tracks has no real way for students to ride bikes or walk.
- Paying for bus services when there is no safe way for my children to get to school without it is ridiculous, they either have to cross a train track/hwy or walk on an overpass with no walkway. A ped bridge & a school zone on the Highway.
- Pedestrian bridge across hwy 6.
- Pedestrian bridge crossing Highway 6 and railroad tracks. Adding walkway on viaduct on Cannongate. Generally dangerous for students going to middle school and High School by walking or in a car.
- Pedestrian bridge over Highway 6 to allow safe crossing for children on the north side of Waverly.
- Pedestrian bridge over railroad tracks. Traffic circle at Amblerly and Canongate.
- Pedestrian bridge over the railroad on Cannongate. Traffic light at Cannongate and Amberly. More monitoring of school zone speed limits.
- Pedestrian bridge to connect North and South side of Waverly.
- Pedestrian overpass walkways to cross Hwy 6 and train tracks.
- Pedestrian walkway over the railroad and Highway.
- Pedestrian crosswalk over Highway six or address pedestrian crosswalk to the overpass.
- Possibly more lights or better painted crosswalks on the roads. Crossing guards on the busier roads. There are so many kids that walk to school all over, anything would help make kids safer.
- Pretty much every thoroughfare is now pedestrian friendly (and more difficult for drivers) and the City shouldn't have to do more. Children need to be taught by parents to WATCH, not to just trust lights and stop signs.
- Protected crossings for bicycles and pedestrians across the railroad racks and Highway 6. Crossing guards on 148th and Amberly have been beneficial. Traffic still ignores the flashing lights when crossing guards aren't present.
- Push-button crosswalk beacon at 143rd & Amberly. Pedestrian sidewalk on Cannongate overpass. Pedestrian overpass at 141st & Hwy 6. Crossing guards at more intersections between neighborhoods and Hamlow & WIS. Increase age of school permit drivers.
- Rail and Highway crossing.
- Real lights (red, yellow, green) at crosswalks. Ped Crossing over passes. Lower speed limits. Move the truck route!
- Redirect semi traffic on Amberly road. That road is way to busy. Having larger trucks makes it more dangerous.
- Round about at the entrance to the school off Amberley.
- Round about or signal operating between hours of 7:30am - 9am and 3:00-4:30pm...the rest of the time would be a stop sign and could be turned on for after football/basketball games.
- Roundabout at Amberly and Cannongate. Safer routes of travel across hwy 6 for children....mark paths clearly, walking bridges across in several location. Request railroad traffic to slow or not travel between 755-830am and 325-4pm.
- Safe walking alternative over the Highway.
- Safer passages over Highway 6. There aren't any sidewalks on the overpass. It's very unsafe.
- Safer walk/bike paths are needed.
- Sidewalk on Amberly that reaches all the way to the High School.
- Sidewalk on Canongate bridge.
- Signal in front of High School (amberly/cannon gate).
- stop light after overpass to Waverly High School/middle school.

-
- Stop light at 148th and hwy 6. More clearly marked cross walks on major streets so advise cars to slow and pay attention.
- Stop light at Cannongate & Amberly road. Walkway over Hwy 6.
- Stop light or better yet a round about on Cannongate and Amberley rd. Less car parked on 143rd st as it is a main drive to both hamlow and wis for the majority of parents.
- Stop light used during school drop off and pick up times at the intersection of cannongate and Amberly.
- The bussing helps from North to South but that is the only safe option if living on north side.
- The crossing at hwy 6 and 141 is terrible. They need a walking bridge.
- The crossings on Heywood are busy and is even hard for an adult to cross with children let alone children by themselves. There needs to be a crosswalk guard there.
- The intersection at 143rd and Amberly is dangerous and needs a light to STOP traffic! Cars currently run the flashing light at 145th and Amberly, it's extremely dangerous!! The intersection coming out of the middle school is a nightmare!
- The kids either have to ride over the overpass or through wayne park which they have to cross Highway 6.
- The overpass on cannon gate needs a sidewalk or something.
- There is no safe way for the kids to use the overpass to get to school. There is no sidewalk. Going to 141st also isn't safe or time effective with trains and traffic running the red light. And crossing Amberly at Cannongate isn't safe.
- There isn't an efficient and safe route from the middle/High Schools to the north side of town, i.e. Jaycee Park. You have to either walk the overpass, which is EXTREMELY unsafe, or walk all the way through town, which is not efficient.
- There needs to be a cross walk person on heywood, in front of wis.
- There needs to be a dedicated overpass that includes sidewalk / bike access separate from the driving lanes. The current cannon gate is unsafe. There needs to be a dedicated pedestrian bridge at 141st that spans both the railroad and HW6.
- There needs to be a pedestrian bridge that crosses Hwy 6 at the stop light.
- There needs to be a safe pedestrian walkway bridge across the Highway!
- There needs to be a stoplight at the corner by the High School. Especially in the morning.
- There needs to be pedestrian bridge over Highway 6. Kids & families walking/riding bikes have to cross 4 lanes of traffic plus multiple railroad tracks. Extremely dangerous.
- There's got to be some sort of supervision on HEYWOOD street. There are so many students walking home and with young drivers out driving around recklessly, something is going to end up happening and it will be too late.
- These is no walkway over the tracks on 141 and it is unsafe to walk on overpass. Build a pedestrian bridge or have crosswalk guards at 141st and hwy 6 for before and after school.
- Use the greenspace (utility easements) that have recently been decommissioned to build a major bikepath/sidewalk through the Evandale neigborhood, and future development, connecting it to the existing sidewalk to the SW of the elementary school.
- Walk over bridge on Amberly and a light at Amberly and 143rd st.
- Walk overpass over hwy 6 for children.
- Walk way over bridge. Better signs on Highway for crossing at 141st. Traffic is too fast. Need the warning lights for truckers that light is changing. See way too many trucks blow through this red light. Even cars blow through it. Slow it down to 35mph.
- Walking bridge for safe options to traverse HWY 6 and railroad tracks. Additional mechanisms to control traffic for students that must cross Amberly Road. Current warning lights are ok, but some traffic does not respond to them.

- Walking bridge over Canongate.
- walking bridge over Highway 6. have the police office watch the stoplight in the morning to help prevent people from running red-lights heading east and west. that happens a lot.
- Walking bridge over the overpass. And something done about the intersection of Amberly and Cannongate.
- Walking pass over railroad tracks from the north side towards the middle schools.
- Walkway over RR tracks and Hwy 6.
- Walkway over the tracks.
- Walkway over viaduct.
- We live in Aspen Park and it's not safe for kids to travel on canongate or crossing the railroad tracks/hwy 6. A walking path on Canongate would be amazing.
- We live in the Riley addition by Hamlow Elementary. The current crosswalk system across Ambely is still concerning as countless drivers do not pay attention to the crossing guard or the crosswalk lights and signs. It continues to be dangerous.
- We live just north of the overpass. I would love to see a safe walking path from there to the middle and High School.
- We live on the North side of 141st and there is no safe option for my kids to walk/bike to or from school. Crossing the Hwy is so dangerous as I see semi's run the red light daily. We need a walking overpass!
- We need a better way for kids to get across Highway 6 and the railroad tracks.
- We need a pedestrian bridge over the tracks and Hwy 6.
- We need a safe way for children to cross the tracks and Cornhusker.
- We need to lower the speed on Amberly. State law requires motorists to yield to pedestrians in or about to enter a crosswalk. With or without the flashers that were installed. I'd also suggest 4 way stops at 145th, 143th and Amberly.
- While there are safe routes, there are routes also not safe. The Hwy is so dangerous to cross during school and not. Cars are always running the red light and turning when they have crosswalk time.
- Would LOVE a bike route to the middle school. She wants to ride her bike which would take her 10 mins from our house.but not safe due to overpass.
- Yes and no. We live in Riley and while it's safer for our children to walk to school vs the people that live south of hwy 6. I still think could be safer with actual street lights that would stop traffic for the kids to walk across streets.

What new public recreational opportunities should be considered for Waverly?

- A bike path around town would be nice. We will need more ball fields soon as well.
- A bowling alley would be nice.
- A city pond stocked with fish to give kids something else to do other than play video games and the new pool if it ever gets built.
- A connection to the trails system that is closer than the 148th Street connection.
- A dog park.
- A dog run.
- A larger library.
- A new or bigger community center one with an indoor gym, a bigger and better library, and eventually we will need more schools.
- A skate park, safe updated park equipment.
- A soccer facility.
- A splash pad.

- A YMCA in Wayne Park in partnership with Lincoln Y. Indoor and outdoor pool for year round use instead of 2 months. The Y leagues could use our facilities and bring the people here. After school programs would be a benefit. Community center too.
- A YMCA or similar facility would be amazing so we don't have to drive to Lincoln. A youth center for middle school and High School students to go to after school would be nice.
- A YMCA or something similar.
- Actually completing the new pool project. A ton of upkeep to the current pool if it will be optional even for another year. It is falling apart and gross. Clean bathrooms at all the city parks.
- Adult Football.
- An actual library. New swimming pool.
- An aquatic center that will accommodate the public. The current plan does not even double the capacity of the old pool built in the 1970s, when the population of Waverly has more than doubled. More, unobstructed, mile(s) long biking/running paths.
- An indoor facility (pool, basketball, tennis) that can be used all year. Not an outdoor pool that will be open less than 3 months of the year.
- Anything to give people especially kids something to do in Waverly.
- Aquatic center.
- Aquatic center. Basketball courts.
- Aquatic center, improved library.
- Baseball softball complex that is better taken care of. Bike trails.
- Better and more community park shelters and areas to gather.
- Better public sports facility. Baseball is good. Everything else is poor. Honestly something like ymca is greatly needed.
- Bike and walking path 5 + miles long.
- Bike path along Waverly Rd.
- Bike paths, especially along Waverly Rd.
- Bike trail, indoor swimming pool.
- Bike trails.
- Bowling alley
- Public indoor basketball/volleyball facility.
- Bowling alley, movie theater, mini golf, arcade, ANYTHING!
- Build the new pool. Dog run/park.
- Build the pool!!!!
- Catholic church.
- Community center with a court.
- Community center with indoor pool.
- Connected trails allowing for easier access to get across town.
- Day camps in summer.
- Dog park.
- Dog park.
- Dog park.
- Dog park.

- Dog park.
- Dog Park.
- Dog park.
- Dog park and outdoor concert venue.
- Dog park.
- Dog Park.
- Dog park.
- Dog Park. YMCA Branch. Trail w/ integrated fitness stations.
- Dog park, bike trails.
- Dog park, walking/biking trails other than Wayne park, splash pad.
- Dog run.
- Drive in theatre.
- Expanding the community library.
- Extend the pathway to the north side of the tracks.
- Fenced-in dog park/run.
- Fitness center with the access to indoor pool/sauna, Basketball courts, etc.
- Fitness/body weight workout stations around Wayne Park.
- Get the new pool developed!
- Golf.
- Golf course.
- Golf course.
- Golf course.
- Golf course.
- Golf course.
- Golf course and Bowling alley.
- Golf course, Bowling alley and Movie theatre.
- Golf course, hike/bike trail.
- Golf course, overpriced water park.
- Golf course. Public fishing.
- Green space- improved trails.
- Gym that offers class only thing we have is snap and not cross fit, New business Catholic Church.
- Gym!! Library.
- Hiking trail.
- I feel that Waverly has a sufficient number of public recreational opportunities with Lawson Park and the Waverly Community Foundation facilities. Waverly is investing too much public money in a water park that is only used three months of the year.
- I know the there are plans for an improved swimming pool. This is a much-needed upgrade.
- I think the disc golf course should be expanded. My son, who lives here in town designed a course that would give an additional 9 holes.
- I think Waverly is pretty good at having recreational opportunities for our citizens.

- I'm pretty impressed with the parks and rec in Waverly. No suggestions.
- Indoor basketball.
- Indoor facility for kids to play when too cold.
- Indoor play center for kids and teens.
- Indoor pool.
- Indoor pool/workout center.
- Indoor Rec area.
- Indoor recreation that you don't need a membership for where kids can go during summer other than the pool that does activities and engagement.
- It would be nice to see the new pool get off the ground and perhaps more walking trails.
- It would be very cool to have a outdoor archery range. 10-60+ yards as there are not many places that you can go to do this and an opportunity for leagues ect if 3d targets could be incorporated.
- It's doesn't make sense to spend all this money on a pool that can only be open 2-1/2 months a year. An indoor pool would have made so much more sense. We need a dog park. We need a bike path into Lincoln to connect with 84th at path.
- Just keep pushing to get the pool/aquatic center finished.
- Just maintain what we have.
- Large community center with basketball and volleyball courts, indoor walking track (especially needed for aging generation), senior center or combo youth/senior center for activities - could be connected to a stand alone library.
- Larger library and community Rec center.
- Let's finish getting our swimming pool built.
- Major bike walkway. Make the new devel north of Bluff Rd build a path, connecting through the easements in Evandale, connecting to the existing sidewalk through Wayne park SW of Hamlow. This would create a major recreation path and safe walkway for kids.
- Making sports complex better so Waverly can host tournaments.
- Mini golf.
- Miniature golf, pickelball, and a community fitness center with a pool, gym, & gather place for community organizations.
- More options for the younger generation to do. Bowling alley, movie theatre, laser tag, YMCA, mini golf etc. Things that young people can do year round.
- More parks and outdoor recreation areas.
- More parks near rylies development.
- More parks with green/open space. Walking, Biking trails. More for adult population.
- More restaurants capable of home delivery. No such options are currently available.
- More running trails.
- More safe walk/run/bike paths throughout city.
- More stuff for kids instead of vandalizing parks.
- More tennis courts and walking paths.
- More theatre, arts, music + better library.
- More walking & bicycle paths.
- More walking trails, splash pad after the new aquatic center is done.
- Move forward with completing the new pool. Bowling? Mini golf? We're so close to Lincoln I'm not sure what we need here.

- Need a running/bike trail that goes around Waverly.
- New park at Wayne park or somewhere else with new equipment.
- new pool, splash pad in Lawson Park, more park shelters.
- New pool. Indoor basketball and volleyball gym.
- New pool. Splash pad and/or playground at Lawson Park to be used during baseball season.
- New updated pool and park area â€¦ does not need to be extravagant huge water parks . Just something new and updated (look at Stromsburg, Ne).
- No new public recreational opportunities are needed.
- None.
- None.
- None.
- Our family would love an area designated as a dog park. Also, bike trails would be great/bike park for jumps and tricks etc. A hotel with an indoor pool and conference rooms would do well here. Can we please find someone to open a sandwich shop?
- Outdoor workout equipment. Equipment and ground terrain designed for children with disabilities. Improve basketball courts. Add adjustable volleyball net on grassy terrain for children.
- Pedestrian trail system throughout community. Better indoor gym/recreational facilities for children and adults.
- Pickle ball.
- Pickle ball court.
- Pickle ball courts. Get the pool situation worked out.
- Pickleball courts.
- Pickleball courts updated.
- Pool.
- Pool.
- Pool.
- Public track for working out/running and walking. Dog park. Nice walking trail.
- Rec Center.
- Rec center.
- Rec Center for kids.
- Rec center, redevelopment of downtown, place for people to rent out for events, better tennis courts and pickle ball courts.
- Recreation center for teenagers, walking/running trails.
- Recreational building.
- Recreational center.
- Restaurants.
- Restaurants, shopping, bar. Weekend entertainment.
- Roller skating, basketball courts, bowling alley, movie theater anything!!
- Save the tax money and give us a rerun. Or just lower the taxes. We can engage in recreation on our own.
- Senior Citizen exercise classes.
- Skate park, water park.

- Skate/BMX park, Golf Course, bike trail that connects to Lincoln.
- Sledding hill for winter, pickle ball courts, skate park, park that has exercise equipment.
- Splash pad. Connected walking paths.
- Splash pad. Pool.
- Splash pad, pedestrian walking/biking area over canongate bridge, more trails.
- Splash park.
- Start new pool.
- Swimming.
- Swimming pool.
- Swimming pool.
- Swimming pool.
- The Pool.
- There are so many activities for kids but nothing for empty nesters. Seriously, between the school and city facilities/parks I think there is enough for kids.
- There is enough activities since we spent 6 million+ on a swimming pool that only is open 2-3 months a year.
- There needs to be better trail systems atriums town to link the parks for biking, walking, jogging. See comments above about needed safe pedestrian crossing to link north and south sides of town.
- Top golf, bowling alley or motorcycle flat track races.
- Trails, bowling alley, library (larger, more kids spaces).
- Walk paths, New pool and Updated parks and cleanliness.
- Walking paths around town. Bike trails round town. Golf course added to the town.
- Walking paths, some type of after school hangout for high-school aged kids.
- Walking trails that incorporate the entire city.
- Walking/biking trails around town.
- Water park, dog park.
- Waverly currently has everything my family would use.
- Waverly is in need of the new pool. My nieces and nephew live in Waverly, so I have frequented the pool throughout the summer.
- We need to concentrate on the water park. Maybe hire someone better to organize kids rec sports.
- We have a shortage of baseball/softball fields for multiple teams to practice on. Waverly needs new tennis courts. Hopefully the new aquatic center will happen sometime soon because the current pool is awful!!
- We should have a roller rink or a bowling alley or a drive in movie theater or putt putt golf.
- Well, take a look at Gretna. The population is not that much bigger than Waverly and yet the community came together to develop Gretna Crossing.
- Wider sidewalks for bike traffic and more bike trails.
- Winter men's basketball. Either league or some sort of pickup game. Would obviously have to work with the schools to get an open gym somewhere 1 night a week.
- Would be nice to get the new pool started and finished.
- Would love to see something for the kids to do. A YMCA? Karate? Hate driving to Lincoln for things. Only soccer option for middle school I hear is the expensive 400+ plus a year more select team. Would love a rec team.

- YMCA.
- YMCA. Indoor basketball courts.
- youth activities like splash pad, walking/biking trails.
- Youth basketball (elementary age) and better gym/workout facility.

What three new businesses would you like to see in Waverly?

- Dollar General.
- 1) more sit down types of restaurants, family type, no attached bar. 2) a general merchandise type of store such as a Dollar General or a Walmart. 3) a small hardware store such as Wolfe Hardware in Havelock.
- 1. I am excited for the new Mexican restaurant to fill the old Subway, although I do miss having a sandwich place. 2. I have always been surprised that Waverly does not have a Dollar General. It would be nice for quick things that you need to grab.
- 1. Winery or upscale eatery (an adult place to meet for drinks or food), 2. Hotel/event space, 3. Restaurant with healthy food options.
- A bakery/drink shop, a family resturant, a sandwich shop.
- A community center (similar to Hickman's), a sit-down restaurant to replace Honey Creek, a new True Value or other small hardware store like we used to have.
- A couple more sit down dining options. YMCA.
- A Dollar General, or similar store. A restaurant or bar, similar to the new Good Life bar in Gretna. Somewhere fun for kids to hang out/host birthday parties (like a bowling alley).
- a dollar store, another fast food place or restaurant, an upgraded/ bigger caseys.
- A full grocery store and more dining options.
- A full grocery store. Dollar tree. A decent restaurant.
- A full grocery store. Laundry mat. Cvs or walgreens. A bigger library for the kids.
- A good pizza place. A coffee shop. A full grocery store.
- A hardware or lumber store.
- A hardware store.
- A Hotel: along the interstate the options are N 27th or closer to Gretna. Another option close to Waverly is 84th and Holdrege. Tried to book for Waverly events and either full or rates increased to $300/night. More restaurants in town.
- A new restaurant/bar. A new & bigger gym. A hotel out by shakers.
- A nice dine in restaurant, a donut shop, and a movie theater.
- A nicer sit-down restaurant. Brewery/taproom. Florist - or really any small retail space.
- A real pizza place (dominos, pizza hut, ect). A diner. An ice cream place that is open evenings and weekends reliably.
- A replacement for Honey Creek.
- A sit-down breakfast place!
- Ace Hardware or similar hardware/lawn& garden center. Dollar General or similar store.
- Amigos, Scooters, Dollar tree.
- An actual restaurant. A better bar. A dollar general type store.
- Another bar and grill. Mexican restaurant. Hardware store.

- Another dining option, a better grocery store and a better gym.
- Another fast food option. Another sports bar. Variety store.
- Another option for sit down dining that's not fast food.
- Another restaurant would be great.
- Another restaurant, dollar store.
- Another sit down Restaurant. Scooters or Starbucks would be great! A lot of commuters would get coffee on their way out of town.
- Another sit down restaurant. Additional fast food. Dollar store equivalent.
- Another sit-down restaurant. A bar. A pizza place.
- Any food joints, dollar store and coffee place.
- Any new business would be welcome. Compared to other towns even those close to Lincoln we are lacking. Specifically restaurants and retail.
- At least one more bar. More food options.
- Authentic Mexican restaurant. A second bar.
- Auto Parts Store, Ace Hardware.
- Bakery, Mexican food, hardware store.
- bar with food, sit down dining, bigger grocery store and a dollar general.
- Bar, Family Restaurant, Commercial Shop Space.
- Bar/grill alternative to Trackside. Mexican restaurant.
- Better bar and restaurant. Good Mexican food. Breakfast place.
- Better hardware store ,Hotels , restaurants.
- Bowling Alley. Restaurants - finer dinning. YMCA.
- Bowling, arcade, family activities.
- Cafe for coffee/breakfast/brunch. Sit down restaurant.
- Cafe/diner with breakfast/lunch/dinner, hardware store, general store (sundry/cleaning supplies/personal).
- Coffee shop and bakery. Massage Therapist and Spa. Ace Hardware.
- Coffee shop and bakery. Steakhouse. Jimmy Johns.
- Coffee shop. Bar. Another food option - pizza, Mexican, etc.
- Coffee Shop. Steak house. Discount Store.
- Coffee shop, dollar general or equivalent, hardware store.
- Coffee shop, Mexican restaurant, convenience store.
- Coffee. Sports bar. Gas station/fast food open late (past 10pm).
- Culver's, Target, Scooters.
- Dine in restaurants. Better fast food options. Small town bar and grill.
- Dog day care, Goodcents, pizza place.
- Dollar General or something similar. More Restaurants.
- Dollar General type store.
- Dollar General. Ace Hardware. Restaurant options.
- Dollar General. Scooters. More Fast Food.

Appendix I: Waverly Survey Results.

- Dollar general. Walmart. Hyvee.
- Dollar general, ace hardware, bbq restaurant.
- Dollar general, dining options.
- Dollar general, hardware store, pizza restaurant.
- Dollar general. More restaurants.
- Dollar Store. Restaurants.
- Dollar Tree or Dollar General. Restaurants. Hotel.
- Dollar tree, pizza place, family restaurant.
- Drive through coffee, internet cafes/study places, bowling alley, miniature golf, horse boarding/riding.
- Drive thru coffee shop, Mexican restaurant, sandwich shop(Picklemans).
- Dunkin donuts, hardware and a nice sit down restaurant.
- Family dining. Super Saver. Super Target.
- Family Dollar. Jimmy Johns or Mr Goodcents. Taco Inn.
- Family restaurant, Bakery, Coffee shop.
- Family restaurant. Hardware store.
- Family restaurant. Dollar general.
- Family restaurants.
- Fareway Meats, dine in restaurant, dollar general.
- Fast Food. Large Indoor Kids Playground. Bigger grocery store.
- Food.
- Food – Restaurants. Escape Room.
- Food options.
- Full sized grocery store. Dry cleaner. Restaurant.
- Giant hardware store. Bigger grocery store with a lot more options. More fast food choices.
- Godfathers pizza, want Subway back, more retirement housing options.
- Grocery store. Pizza restaurant. Hardware store.
- hardware store.
- Hardware store. More sit down restaurant choices. Drug store open when people need it.
- Hardware store. More upscale family restaurant.
- Hardware store, Gift shop and home goods, Subway, Taco Bell, party store, card shop.
- Hardware store, more restaurants, dollar general.
- Hardware store, more sit-down family restaurants.
- HoneyCreek like restaurants or Mexican style and family dollar, pizza/ wings other than trackside.
- Hotel. Dollar General. Family Restaurants.
- Hotel, family restaurants.
- Hotel, restaurant, home improvement store.
- Hotel, restaurants, and dollar general.

- Hotels, more restaurants, shopping.
- Hyvee/Walmart Some type of sit down restaurant besides bar food. Chick-fil-a.
- I think everything that is currently here is being supported well. Anything more might have a hard time financially by a town the size of Waverly. Waverly does a great job for what it already has for population size.
- I would like to see restaurants a donut shop and a pizza place.
- Larger grocery store.
- Larger grocery store and a hardware store.
- Laundry, hardware store, restaurants.
- Lowes as there is not one on this side of town and they would have what tsc and others in town do not carry. A bicycle repair and sales shop to encourage bike use. Smoothie shop. Fitness area i.e.YMCA.
- Mexican food. Another sports bar. Hardware store.
- Mexican food. Sandwich shop. dollar store.
- Mexican food, Mr. Goodcents, a brewery.
- Mexican Restaurant.
- Mexican restaurant. Hardware store. Another sit down restaurant.
- Mexican restaurant. Hardware store. Somewhere to eat breakfast.
- Mexican Restaurant. Hotel.
- Mexican restaurant. More shopping clothing and gift type.
- Mexican Restaurant. Coffee shop. Quick oil change shop.
- Mexican Restaurant. Theater. Golf course.
- Mexican restaurant, hardware store, scooters coffee!
- Mexican restaurant, thrift/consignment store/Dollar Tree, plants/flowers store.
- Mexican restaurant. Breakfast /coffee cafe (dine in). Flower shop.
- Mexican restaurant. Convenience store on North side of tracks. Another sit down restaurant.
- Mexican restaurant. Domestic violence resource center. Dollar store.
- More bars & restaurants.
- More eating establishments, especially a sit down restaurant similar to Honey Creek. More fast food options. Perhaps a laundry facility for those who don't have laundry in their homes.
- More food choices. A good example would be the Main Street in Ashland they got shops several good food choices a winery. A hardware store when I want to buy something I do not need bulk.
- More food options- restaurant, it would be neat to open a cafe where people could go for coffee/breakfast/lunch foods. Another grocery store or to be able to get a bigger store?
- More food options, better hardware store (other than Tractor supply).
- More food options, especially sit down restaurant. Daycare and family activities (bowling alley).
- More food options, jet splash or similar car wash.
- More food places to eat and fast food.
- More restaurant choices. Bowling alley/fun center.

- More restaurant options (sit down & fast food), dollar general and coffee/donut shop.
- More restaurant options- it's a bummer that several have closed in the past couple of years. Expanded hours at the pharmacy. HyVee! A better gym option. Allo.
- More restaurant options, a nicer bar, hardware store, coffee shop/bakery. It's so exciting to hear the new aquatic center will be built. It is so needed and will really benefit our families here in Waverly.
- More restaurant options. Larger grocery store. More Retail (Hardware specifically).
- More restaurants.
- More restaurants.
- More restaurants. Hardware store.
- More restaurants. Hardware store. Arcade.
- More restaurants. Hotel.
- More restaurants and another bar.
- More restaurants and coffee shops.
- More restaurants variety. Dollar tree or dollar general. Hotel by the interstate.
- More restaurants! Dollar general. More fast food establishments and more restaurants to eat.
- More restaurants, and a gym with a pool and or Hotel with a pool.
- More restaurants, and an alternate grocery store.
- More restaurants, kum n go, target.
- More restaurants, urgent care open on weekends, hardware store like ace hardware.
- More restaurants. Don't care what. Just need more options that are open in the evenings.
- More restaurants. Cannot wait for the new mexican place to open.
- More Restaurants.
- More Sit-Down Restaurants such as a steakhouse. Fitness Center. Thrift Store.
- Motel. Plumbing. Heating, air. Appliance repair.
- Motel, restaurants, rec center.
- New business needs to be limited. There is already too much growth in this town. Too many new people, too much crime. Limit the growth. Keep Waverly a small town.
- New sit down restaurants.
- Nicer food options. Drive-thru coffee shop. Not a new business, but a better Casey's.
- None.
- None.
- None.
- Pizza place, crafting shop.
- Pizza restaurant. Sit down restaurant.
- Pizza restaurant, a salon/spa and Trader Joes.
- Pizza, pizza, pizza.
- Places to eat.

Appendix I: Waverly Survey Results.

- Places to eat. Restaurants.
- Plumbing. Well drilling. Steel fabricator.
- Putt putt golf, more diverse set of restaurants/fast food, shopping center (non grocery).
- Quality food. Hardware.
- Restaurant.
- Restaurant. Another bar. Hardware store.
- Restaurant. Dollar store. Fast food.
- Restaurant. Dollar Store. Bar/Restaurant.
- Restaurant. Hardware.
- Restaurant. Modern gas station.
- Restaurant. Retail stores. Auto parts store.
- Restaurant. Shopping other than boutiques. New bar.
- Restaurant options, clothing, dollar general or family dollar.
- Restaurant. Dollar General. Starbucks.
- Restaurant, dollar general, hardware store.
- Restaurant, dollar tree/dollar general, scooters.
- Restaurant, fast food, hardware.
- Restaurant, large box store (Walmart or target).
- Restaurants.
- Restaurants.
- Restaurants.
- Restaurants.
- Restaurants. Dollar Store. Drive thru coffee.
- Restaurants. Hardware store. Discount store. Bowling alley.
- restaurants (any, non fast food), bigger grocery store.
- Restaurants (not fast food). Bakery/coffee shop.
- Restaurants and additional fast food options.
- Restaurants coffee shops.
- Restaurants. Larger grocery store. Larger convenience store.
- Restaurants. Spa. Car wash (Jetsplash).
- Restaurants!
- restaurants! (Sit down dinner option, breakfast/brunch, another fast food option such as Good Scents or amigos), fun center like bowling and/or mini golf.
- Restaurants!!!! Food places, hotel, a Dollar General would be nice.
- Restaurants!!!!!! Drive through coffee shop.
- Restaurants (sit down and fast food), small hardware store.
- Restaurants, dollar tree, thrift store.
- Restaurants, bigger grocery store, hardware store.

- Restaurants, coffee shop, nice bar.
- Restaurants, coffee, donuts.
- Restaurants, Dollar General, ?
- Restaurants, hardware store and a ice cream shop which is open on a regular basis with evening hours.
- Restaurants, hardware store, another grocery/drug store.
- Restaurants, hardware store, auto parts store.
- Restaurants, hardware store, car parts.
- Restaurants, hardware store, discount store like a dollar general.
- restaurants, hotel.
- Restaurants, Quicklube/tire repair.
- Restaurants, shopping.
- Restaurants, shopping center, hardware store.
- Restaurants, would prefer additional sit down options as well as potentially fast food.
- Restaurants,bowling alley.
- Restaurants.
- Restaurants...
- Scooters.
- Scooters, Dairy Queen, Amigos.
- Scooters, Trader Joes, Target.
- Sit down (non-bar) dining options.
- Sit down family restaurant NOT A BAR. Coffee shop. GYMS.
- Sit down family restaurants. Dollar General. Bigger Caseys.
- Sit down non-fast food eating establishment, somewhere else to shop (ex dollar store etc), dog grooming/boarding.
- Sit down Restaurant. Dollar store.
- Sit down restaurant. Grocery. Convenience store.
- Sit down restaurant. Store. Dollar General? Maybe not Walmart but something better than our grocery store and U-Save so I wouldn't have to go to Lincoln. I don't see how I wouldn't have to go to Lincoln for meat though. Bar/Tavern/Wine-tasting.
- Sit down restaurant.
- Sit down restaurant, fast casual food, hotel.
- Sit down restaurants that are not fast food or bar food are non existent in this town. I can only assume that affordable space is limited as I have seen vacant space in the strip near Amberly and 6 for quite some time.
- Sit Down restaurants. Dollar general or family dollar. full service doctors office.
- Sit-down restaurant. Coffee shop. Tanning.
- Starbucks, indoor play center, 24 hr diner.
- Starbucks, or scooters. Somehwere to get coffee in the morning. Any cafe for breakfast, we loved honey creek.
- Steak house. Coffee shop. Discount/Variety store.
- steak house. orschlen. automotive store.

- Taco inn.
- Taco place. Italian place. Another bar.
- Target, Mexican food, Sushi.
- Valentinos, Amigos, Scooters.
- Walmart Neighborhood Market. Bank of the West.
- Walmart or Dollar General, Texas Roadhouse or Family Restaurants, Panera or healthier fast food. ANYTHING!
- We need a hotel with restaurant and flexible event space for weddings, gatherings, lodging, etc. New restaurants with brewery, and a real hardware store. We also need a real gym.
- We need a variety of business including dining. We go into Lincoln for most things due to lack of support in Waverly. We can go to plattsmouth and see such a big business area compared to Waverly with a short drive to Bellevue and Omaha.
- We need another choice for bar/restaurant. Better fast food options. A breakfast place like Honey Creek would be great.
- We need more options for food.
- Whichever ones would be attracted by lower taxes.
- would like to see more restauraunts, a new bar, and a place for teenagers to hang out - bowling alley, arcade - something along those lines.

What three services would you like to see offered in the City of Waverly that are currently not available?

- Drive in movie theater (which could bring in people from outside of town). Possibly other entertainment options.
- 1) small engine repair / mower blade sharpening. 2) television / electronics repair. 3) automobile dealer such as Sid Dillon.
- 1) We need a partially paid fire and EMS dept. 2) Trails, walking paths.
- 1. Better water. The water in the drinking fountains at the schools has a metallic taste. If the bottle fillers are used, they have filters, so the water has a better taste. 2. A round about at the intersection of Amberly and Cannon Gate.
- 1. Co-working space: I think there are a lot of people who work-from-home in Waverly - a space for them to connect might be appreciated. 2. Volunteer or Social Club: A way to connect with others in the community and give back. 3. Stronger downtown.
- 1.Recycling. 2.Sit down restaurant such as Mexican restaurant not a bar.
- A dedicated police department.
- A police department.
- A Police force.
- A police station!
- A post office.
- A senior center. A library that loans out tools, household items, etc. (things that you don't necessarily want to purchase for a one or two time use). A youth center (my kids grew up on military bases, this is something that all USAF bases have).
- Active city police.
- Activities for seniors.
- Actual bathrooms at the city parks....and the parks that do have bathrooms (wayne) the bathrooms need to be clean and updated. Bigger library!!!!
- Allo.
- Allo I know it is coming but the internet is unreliable. Also continuing up top we have no Healthy food options we have two fast food places anything after 5 pm your choices are the bar or fast food.

- Allo but that's coming!!
- Allo fiber internet. Security at parks.
- Allo fiber internet which sounds like is coming. Not sure right now what else.
- Allo, bigger grocery store, golf course.
- Allo, more cable options.
- Amazon drop for returns. Car maintenance/oil change. Recycling site.
- An actual library facility.
- Another church option than Lutheran or Methodist, town police force or more police presence.
- Another grocery store.
- Auto service.
- Better internet, expanded library.
- Better internet/fiber optics.
- Better library.
- Better medical and dental facilities.
- Better recycling plan.
- Bigger tree dump site. Better upkeep on public bathrooms.
- Bike trail.
- Bus transportation, community volunteer days, fireworks displays on the 4th.
- Butcher shop. Mexican food. Police department.
- Can't think of any. I don't want my taxes to keep increasing.
- Can't think of any.
- Can't think of any.
- Carpet cleaning. Merry Maids or some type of professional cleaning service. Massage therapy and spa.
- Catholic Church.
- Catholic Church. Indoor pool.
- CHEAPER SEWER RATES. Fiber Internet.
- Cheaper water and sewer rates.
- Cheaper water bill. Indoor swimming pool.
- City law enforcement, indoor gym/workout center.
- City Police force.
- City provided trash. Public library / online access to books.
- City take care of all the trees they planted between the sidewalk and curb. I've read through the ordinance and the way I read it that's what's supposed to happen but now the city wants the owner to pay for half of the removal and get bids to do it.
- Commuter train to Lincoln/ Omaha. Bus service to Lincoln/ Omaha. Safe bike trail to Lincoln.
- Custom bakery, apparel print shop, eye doctor, barber.
- Different water. Laundry mat. Bus route.
- Dog boarding/grooming, police department.

- Dollar store, theatre, mexican food.
- Dry Cleaner Drop-Off Site. Amazon/Fed-X/UPS Drop-Off Site. Printing/Copying Services.
- Dry cleaning, laundry mat.
- Eye doctor.
- Eye doctor, Elderly living village, transport service.
- Eye dr.
- Faster internet.
- Fiber internet.
- Fiber internet through the whole city, city golf course.
- fiber internet, 24 hour urgent care.
- Fiber internet, more businesses to provide competition for all services.
- Fiber internet, recycling.
- Fiber optic, cheaper water bill.
- Fitness Center with workout classes and space.
- Fitness such as Genesis with classes for adults. Yoga/Wellness studio.
- Free public recycling, similar to how it used to be behind honey creek.
- Full service fitness center with pool and group classes.
- Full time fire department, full time sheriff, cheaper water utilities.
- Full time police.
- Full time police. Full time fire.
- Get that pool done. Our own police department.
- GYMS. Tanning. Grocery stores.
- hardware store.
- Help for the homeless, retirement apartments.
- High speed internet.
- Hotel. A bowling alley. An arcade.
- Hotel, police, bigger grocery store.
- House Cleaning service. Carpet cleaning.
- I'm concerned about our level of capacity for the fire department. I'm noticing more and more medical calls that are require mutual aid and I've been told staffing is the issue. As Waverly continues to grow a full time police presence would be beneficial.
- I'm just glad ol mayor finally let Allo in.
- I'm not sure.
- Internet (our neighborhood does not have reliable services available (Spectrum, Kinetic, NextLink, etc are not consistent). No other services come to mind.
- Jazzercise or Zumba classes. ELCA Lutheran church.
- Law.
- Library. Revitalize our downtown!!!!!!!!

- Local Public Safety Officer.
- Localized law enforcement, mental health.
- Lower taxes.
- Lower Water bills. We pay almost double what other towns pay.
- Make the library an actual city library.
- Maybe local police for better safety and know eye to keep the bad out.
- Medical clinic.
- More activities for adults and kids ie disc golf leagues, tennis leagues, parkway tree trimming and better City Maintenance ie. ditch mowing, tree removal and trimming in the creek areas.
- More Child Care Service. More elderly/retired community services. retail services.
- More dining. Bigger grocery store. Better shelter for park.
- More fast food options. A fancier bar. Rec center.
- More interconnection of bike paths in town and out to the High School/ runza area and north/south. Recycling, I know we lost this, but it would be nice to have it back. Composting, possibly in the tree dump.
- More Senior Activities.
- More senior activities.
- More senior items.
- more walking trails and dog run Indoor track.
- n/a.
- N/A.
- Na.
- Nicer food options. Drive-thru coffee shop. Pet waste stations in parks.
- No.
- No new services are needed.
- None.
- None since Allo is coming finally.
- None. I like the size and feel of Waverly as it is.
- On site police and hired support for fire and ent.
- Opportunities for homeschool families without religious affiliation.
- Optical, bigger fitness center.
- Own police.
- Paid FD/Police department. Dump open more outside of business hours. I feel sometimes the schools and businesses forget some work 8-5!
- paid fire and rescue.
- paid full time police force. Paid paramedics or EMT's.
- Pizza place and Mexican food. Hotel. Catholic church.
- Police.
- Police.

- Police department. More food options.
- Police department. Recreation center. Senior center.
- Police Department.
- Police force and emergency workers that are stationed in Waverly.
- Police force, public transportation.
- Police officer.
- Police presence.
- Police. More trails for safe running and riding.
- Police, recreation center, restaurants.
- Police. Shooting range. Dog park.
- Post office.
- Public wifi at all city parks/lower income families.
- Public yard waste disposal site (I know that Waverly has a tree dump site already but the process to get keys and access to the site is more hassle than it's worth in most cases to use the site). Fiber internet.
- Recycling.
- Recycling.
- Recycling.
- Recycling.
- Recycling.
- Recycling center even if its just for cardboard, dog park.
- Recycling center. Dog park.
- Recycling, better parking for events.
- Recycling, community crops, dedicated police.
- Recycling, faster internet (Allo), more police presence.
- RECYCLING, RECYCLING, RECYCLING. Especially for glass; I pay to have my recycling picked up but still have to take glass in to Lincoln.
- Recycling, snow removal assistance for elderly, better support to Fire Dept.
- Motel. Plumbing. Heating, air.
- Scooters coffee shop.
- Senior center. Library supported by city. Retirement living facility.
- Shuttle to Lincoln. Neighborhood Watch programs.
- Sit down restaurant. Police.
- Something for young kids - activities/gym/somewhere to go on a rainy day. Better internet. Bar/keno/etc. More daycare.
- Swimming in High School.
- Take over HOAs.
- Uber.
- UPS/Fed EX. Longer Postal hours. Dry Cleaning.
- Water that is drinkable & not so expensive, a police department that is invested in our city & enforces ordinances other than speeding.
- Waverly police officers.

Appendix I: Waverly Survey Results.

Please provide additional comments regarding the future of Waverly, Nebraska:

- As Waverly grows, we need to look at developing our own police department and a permanent fire/emergency set up instead of volunteer.
- At the rate we are growing, we will definitely need more food, retail and entertainment options.
- Everybody wants to see Waverly grow grow grow. We moved out here 26 years ago because we wanted a small town and smaller school to send our children too. Do we need some improvements, yes. A couple more places to eat, a couple more shops but we don't need to become Lincoln.
- Fix the parking on the street situation. It is very bad in the town. Turns away younger generation home buyers.
- Growth needs be managed better...do not grow just to grow. Be smart and grow with purpose. Coordination with the school district should happen more regularly. Needs to be better at options other than building a pool that can be used for three months a year.
- I appreciate the businesses and individuals coming together for entertainment, i.e., Fire House, Camp Creek, Halloween with the businesses and tree lighting, etc.
- I believe most people reside in Waverly to escape the hustle and busy-ness of Lincoln and Omaha. I feel we need to keep the small town feel of Waverly and not focus overly on growth/expansion. Any costs associated with expansion shouldn't be the burden of current residents (ie the sewer line to nowhere). The majority of that burden should be covered by the developers and/or the new tenants.
- I don't feel the need to push growth. We are already growing!! We can't sustain too much growth in our utility systems, fire and police protection as is and our schools. All of those are already behind the growth that has happened. People choose Waverly because it isn't too big. Too Much growth without being able to support the infrastructure would result in diminished services and satisfaction.
- I don't think we need much housing growth as we are start g to lose the small town feel and connectivity of the community.
- I don't think it's the job of government to tell people what their house or property needs to look like, what they can have in their property if it is clean and orderly. Metal roofs should be an option for houses and garages due to the amount of storm damage we can get.
- I feel that as compared to other similarly sized local small towns such as Ashland and Gretna, Waverly falls behind.
- I love living in Waverly and truly think it's a great place to live. I've visited places like Hickman and Seward and love that they have more options in terms of stores and restaurants and they also have some nice walking trails. I would also love to see more options for community involvement or community activities. Advertise/post more for school and community events to get some town pride going! Update the downtown.
- I pay more than enough in taxes to the school. We pay so much we can't afford to also donate to the city. Something has to happen to lower these taxes so we can make our community better.
- I support adding a few businesses for those that live here but don't feel we need to continue to add more and more housing. The schools will not be able to keep up and we'll lose the quality education that everyone loves so much. We will lose the small town vibe which is why people are here.
- I wish we had a noise ordinance, I also think the 4th of July fireworks, days should be decreased.
- I would honestly like to see Waverly slow down on its growth as we moved her to be in a small town with a good educational experience. Due to how quickly the town is growing I feel it has caused the school to decline as its unable to keep up with the population demands.
- I would like to see the city doing more with the resources we have currently. While I understand the need for new equipment, infrastructure, etc., I would like to see a conscious effort to utilize the buildings, lots, equipment, vehicles, infrastructure, and people we already have. To me sustainability is about controlled growth and using the resources around you. Looking at modifying existing things or adding small changes instead of building and buying new. Creativity goes a long way.
- Improve amberly street and get rid of the junk yard at the gas station.
- I've lived in Waverly or just outside of Waverly for 48 years. I see no need to build the volume of housing that we are. Everyone that wants to live here doesn't need to live here.
- Keep us a smaller friendly town. As we've grown we're losing our neighborliness. Felt more personal 20 years ago. We really need affordable housing for the population that have aged in our community, so they have the option to stay and be here for grandkids, as they downsize in retirement. More buildings like the brick ones on north side in the cul-de-sac with the gazebo.

- More businesses!! GYMS, small business!
- More commercial businesses, more businesses equal more in town employment. Safer roads. Loosen up on regulations for improvements. Enforce school drop off and pick up locations. Fix the water/sewer costs. Full time EMT 24/7. More police presence. Make school crosswalks more prominent and lawful. It's always saddened me that Waverly has no courthouse, no downtown and no visible history.
- More funding for arts and music in school. Keep it even with athletics.
- More is not always better. Many folks chose Waverly because it is not Lincoln. Improvements should be made with that in mind.
- Need more restaurant options.
- Need to focus most on new single family housing, and recreational activities for Waverly residents. I feel like the new aquatic center will be enjoyed mostly by Lincoln residents. I would rather improve the quality of the parks we already have.
- Need to have better ways for the kids to get to and from that have to cross 6 Highway or the train tracks. Places to shop to bring people into the town. Have festivals! Be proud of the town and show the support. Get the park and Rex to communicate better about what is happening. Have more items to do in town.
- no more building. please please keep this the small town I grew up in. All of this growth is ruining the small town feel and we have absolutely nothing in this town to offer except housing. Invest in something the kids here can do and stop building more houses.
- No more half million dollar homes please.
- Our city government needs to be smart about growth. Growth just to grow, isn't always the smartest idea. If all we're going to do is keep adding houses without growing our businesses or public services (police), then we're failing. It's no wonder citizens tax dollars are going to Lincoln, we don't have any options to spend our money here in town. Our sales tax needs to stay here!
- Please build a pedestrian bridge on canongate.
- Please do something about the cost and quality of the water.
- Something needs to be done about kids driving golf carts and 4wheelers around town. Sheriff taking care of complaints from neighbors of not real nice people in rental homes.
- Stop with the taxes. We just had the Waverly School District raise taxes on us again and we can't afford it. We pay over $7000/year in property tax and are stuck sending our daughter to the public school system with no ability to pay to send her elsewhere. We can't breathe under the stifling taxation. The local government needs to downsize and leave development to the private sector.
- Thanks for all you do! We pray that you will have the wisdom to make the best decisions for the improvement our community.
- The city can not accommodate large housing increases. Build up businesses and parks before adding large capacity neighborhoods please.
- The city is growing that's a fact. We need more businesses, but the prices per square foot are higher here than in south Lincoln, which stops growth.
- The city of Waverly needs to do something to attract business owners to want to bring their businesses here to our community, especially restaurants!!
- The future growth of Waverly needs to facilitate government transparency with any tax levy that is specific to and identifies need. The government should be providing this information annually to the property owners in order to ensure what has historically been approved, to ensure that the citizens receive accountability for tax collected. Sales tax was approved for community improvements, continues to be collected, yet fire department facilities remain yet to be built.
- The golf carts and four wheelers are everywhere in this town. Some people let kids drive them and some don't have lights on them at night. We had a four wheeler drive on our sidewalk in front of our house. Looks to me that people can't be responsible and laws about golf carts/four wheelers need to change. Waverly also has many sidewalks but people choose to walk in the middle of the street.
- The interstate noise is a issue for homeowners living around the interstate. Please consider building a sound barrier along the interstate.
- The last thing we need in Waverly is more development. Waverly used to be a quaint agriculture based small town. Now it's full of city folk who are far more concerned with policing other people than they are themselves. Let people live their lives on their property as they see fit.

- The Water Bills are outrageous. water bills do not need to be raised now. We pay more here than most towns of the same size. It is getting pretty ridiculous here. They also need to get better police patrols. We have crime in the city, but they spend 90% of their time writing traffic tickets and ignore the 12 year olds, or the people driving golf carts while holding a baby and 3 kids in back not restrained.
- There already seems to be tremendous growth, but since we are part of that, having built and moved here last year, I support things that make it possible for others as well.
- Very much need a traffic light at 148th and Hwy 6.
- Water rates are way too high.
- Waverly has grown and the use of golf carts has increased a lot. Too many kids driving them, adults drinking and driving the golf carts around town, golf carts in use at night without lights and the rules are not enforced. Either enforce the rules or get rid of the golf carts.
- Waverly is an OK place to live if you have kids because of the quality and quantity of nearby schools. It's also good for church if you are Lutheran or Methodist. But if you are older, are of a different religious faith, would like to dine out or be entertained, it really has nothing to offer other than a reasonable proximity to both Lincoln and Omaha. We have lived here for a long time because of our granddaughters being in Omaha but now that they are adults we will move to Omaha or Lincoln.
- Waverly needs LESS industry and more retail. Waverly is a perfect bedroom community for people driving to Lincoln and Omaha for work. We do not need industry to run down housing values and attract people who want to live in trashy homes. Quit zoning for industry. We have far more than we need.
- Waverly needs to maintain a higher standard to keep the riff raff from Lincoln and Omaha out. As we grow I hope we don't sacrifice public safety to save a few bucks.
- We don't need a new pool in the Wayne Park. This should be built north of Waverly near the Lawson Ball fields. Way too congested for this size of pool in a park. And, this takes away open green park space.
- We have enough housing, we need to focus on growing our public services, schools, and business to accommodate the growth that has already occurred. We should not be adding more housing until other things are addressed to be able to gable growth.
- We love it here! Hoping to see more businesses and easy access to needed shopping and housing for our future senior years so that we do not need to go to Lincoln.
- We love Waverly. But knowing.how fast it's growing we have to catch up business wise ASAP.
- We need a Waverly police department since Waverly has and will continue to expand. Need more restaurants/food options. And the sidewalks need attention, especially on the north side of town.
- We need better fire and police force. We are moving away from being a small town and are moving toward a bigger town and need to keep residents safe. We need a paid fire department and a larger police presence.
- We need more community organization to bring in new volunteers from New residents. We need sound and safety barrier and better access to law enforcement, fire, and emts. It takes far too long for people to get help. Our volunteers do the best they can but they need help if we keep growing. School district has had a major culture shift with the new people moving in. Not necessarily positive. Keep our small town caring community intact.
- With Waverly growing so fast we need better city administrator and city council, A full time paid police force and a paid paramedics or EMT's. A new fire station since this building is too small and not to have city offices with fire department. Being truthful with the community as to where the tax money and such goes to not just one project(swimming pool)!Donation money and equipment fund be used for fire department only! These funds being used for fire department equipment.
- Would like to see more community support and try to keep more people from having to leave town for basic things. More healthcare options. Pediatrician office.

- Years ago, a sales tax was passed by the citizens of Waverly. Many times it was stated that these funds would be used for a new fire station as the city grows. No sales tax dollars have yet gone for a new fire station. Instead, sales tax dollars are going for recreation (aquatic center) instead of public safety. It is time to invest in public safety. Waverly is large enough and growing fast enough to invest in its own police force and paid paramedics for emergency medical services.

Workforce Housing Needs Survey

Survey Submits	128

Place of Employment (included, but not limited to…)

Waverly school district 145

Smart Chicken

Millard Lumber

Total Responses	118

Where do you reside?

Answer Choice	Response Count	Response Percentage
Inside the City of Waverly Corporate Limits	60	47%
Less than One Mile from Waverly	0	0%
1-5 Miles from Waverly	1	0%
City of Lincoln, Nebraska	54	42%
Rural/Unincorporated Lancaster County	2	1%
Other	10	7%
Total Responses	127	

If Other, where and why?

Alvo/Eagle area

Eagle, have been there 10 years

family farm

Total Responses	11

Number of persons in your household?

Answer Choice		Response Count	Response Percentage
	1	9	7%
	2	33	25%

3	22	17%
4	37	28%
5+	27	21%
Total Responses	128	

Do you commute into Waverly for work?

Answer Choice	Response Count	Response Percentage
Yes	70	54%
No	58	45%
Total Responses	128	

How far do you commute for work?

Answer Choice	Response Count	Response Percentage
No Commute/Work From Home	12	9%
Less Than 10 Minutes	34	27%
10-20 Minutes	45	36%
21-30 Minutes	24	19%
31-40 Minutes	8	6%
41-50 Minutes	2	1%
51-60 Minutes	0	0%
61+ Minutes	0	0%
Total Responses	125	

What is your current annual total household income?

Answer Choice	Response Count	Response Percentage
Less Than $50K	15	11%
$50K-$74K	15	11%
$75K-$99K	27	21%
$100K-$149K	42	32%

$150K-$199K	19	14%
$200K-$249K	6	4%
$250K-$299K	1	0%
$300K or More	3	2%
Total Responses	128	

Do you currently rent or own your home?

Answer Choice	Response Count	Response Percentage
Rent	19	14%
Own	109	85%
Total Responses	128	

If you are a RENTER, How much are you currently paying for your monthly rent?

Answer Choice	Response Count	Response Percentage
No Rent Payment	33	64%
Less Than $400	2	3%
$400-$600	2	3%
$601-$800	4	7%
$801-$950	1	1%
$951-$1,100	3	5%
$1,101-$1,250	4	7%
$1,251-$1,500	0	0%
$1,501-$1,750	1	1%
$1,751-$1,999	0	0%
$2,000+	1	1%
Total Responses	51	

If you are an OWNER, what is your monthly mortgage payment?

Answer Choice	Response Count	Response Percentage
Paid in Full	13	11%
Less Than $400	1	0%
$400-$600	1	0%
$601-$800	0	0%
$801-$1,000	12	10%
$1,001-$1,250	20	18%
$1,251-$1,500	21	18%
$1,501-$1,750	14	12%
$1,751-$2,000	10	9%
$2,001-$2,500	13	11%
$2,501-$2,999	3	2%
$3,000+	3	2%
Total Responses	111	

Are you satisfied with your current housing situation?

Answer Choice	Response Count	Response Percentage
Yes	110	85%
No	18	14%
Total Responses	128	

If No, please explain.

House is too small.
Looking for an acerage
looking to relocate closer to waverly, possibly more rural
Total Responses 18

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	0	0%
Lack of adequate public transportation	0	0%
Lack of knowledge of fair housing rights	2	11%
Cost of rent	15	83%
Restrictive zoning/building codes	0	0%
Job status	2	11%
Attitudes of landlords & neighbors	2	11%
Lack of availability of decent rental units in your price range	10	55%
Use of background checks	0	0%
Excessive application fees and/or rental deposits	3	16%
Cost of utilities	2	11%
Lack of educational resources about tenant responsibilities	0	0%
Age of existing rental housing	2	11%
Condition of existing rental housing	4	22%
Other	0	0%
Total Responses	18	

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	Response Count	Response Percentage
Lack of handicap accessible housing	2	2%
Lack of adequate public transportation	1	1%
Lack of knowledge of fair housing rights	2	2%
Housing purchase prices/cost to own	53	67%
Restrictive zoning/building codes	8	10%
Job status	6	7%
Attitudes of immediate neighbors	12	15%
Mortgage lending application requirements	5	6%
Excessive down payment/closing costs	17	21%
Cost of utilities	18	23%
Lack of educational resources about homeowner responsibilities	4	5%
Cost of homeowners insurance	7	8%
Lack of sufficient homes for sale	36	46%
Age of existing housing	8	10%
Condition of existing housing	8	10%
Inability to get a loan	2	2%
Other	6	7%
Total Responses	78	

Where would you like to rent or purchase a home?

Answer Choice	Response Count	Response Percentage
Inside the City of Waverly Corporate Limits	27	36%
Less than One Mile from Waverly	3	4%
1-5 Miles from Waverly	19	26%
City of Lincoln, Nebraska	7	9%
Rural/Unincorporated Lancaster County	11	15%
Other	6	8%
Total Responses	73	

Which one of the following housing types would you most like to purchase?

Answer Choice	Response Count	Response Percentage
Single Family	46	59%
Attached Townhouse or Duplex/Triplex Unit	4	5%
Residential Acreage	23	29%
Mobile Home	0	0%
Patio Home/Slab Home	2	2%
Tiny Home	0	0%
Upper Level/Downtown	0	0%
Apartment	0	0%
Senior Living Community	2	2%
Total Responses	77	

How many bedrooms would your family need?

Answer Choice		Response Count	Response Percentage
	1	1	1%
	2	3	3%
	3	37	47%
	4+	37	47%
Total Responses		78	

What is the most your family could afford for a home?

Answer Choice	Response Count	Response Percentage
Less Than $100K	4	5%
$100K-$200K	19	24%
$201K-$300K	25	32%
$301K-$400K	16	20%
$401K-$500K	10	12%
$501K+	4	5%
Total Responses	78	

What is the most your family could afford for monthly rent?

Answer Choice	Response Count	Response Percentage
Less Than $400	0	0%
$400-$600	3	5%
$601-$800	2	3%
$801-$950	8	13%
$951-$1,100	7	11%
$1,101-$1,250	10	16%
$1,251-$1,500	10	16%
$1,501-$1,750	6	10%
$1,751-$1,999	8	13%
$2,000+	6	10%
Total Responses	60	

What amenities would make Waverly a more attractive place to live or relocate?

Answer Choice	Response Count	Response Percentage
Child Care	24	25%
Education	22	22%
Retail/Shopping	57	59%
Restaurants	81	84%
Housing Choices	47	48%
Entertainment	41	42%
Leisure & Recreation Activities	45	46%
Medical Care Services	22	22%
Other	3	3%
Total Responses	96	

Waverly Workforce Survey (128 total respondents)

Comments edited for clarity.

Are you satisfied with your current housing situation? If No, please explain.

- House is too small.
- It's very affordable, but I would like to reside within the Waverly community.
- Living cost due to school and community projects.
- Looking for an acreage.
- looking to relocate closer to Waverly, possibly more rural.
- Not because I wanted my own house and one that was bigger and had a yard.
- Right now I am very lucky to have an affordable house to rent, but I know that is near impossible for most people. Rent is REALLY high in this town, and there are not many homes available for rent often.
- Speed limits need to be reduced on North 140th and electrical poles cause blindspots when backing out of my driveway.
- Taxes are too high.
- too far from my job, rent is way too high.
- Too small.
- We have 7 people in an apartment. We cannot afford the houses here in Waverly.
- We wanted to live in Waverly, but it is so expensive to move we will just make the best of it.
- Wish we could have found a home with a 3-car garage and one more bathroom, but we scooped up what we could get to get into Waverly... but other than that it's awesome and what we wanted.
- Would like something a little bigger but needs to be affordable.
- Would like to move outside of city limits.
- Would like to move to Waverly, but can't afford due to interest rates and pricing.
- Would like to move to Waverly.

APPENDIX III:

AFFORDABLE HOUSING FUNDING SOURCES/PARTNERSHIPS.

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APPENDIX III
AFFORDABLE HOUSING FUNDING SOURCES/PARTNERSHIPS.

INTRODUCTION.

Appendix III of this **Waverly, Nebraska Community Housing Study** provides a discussion of **affordable housing funding sources and partnerships** for the City of Waverly. Included is a discussion of various affordable housing development options, funding opportunities and important partnerships for the successful implementation of housing initiatives in Nebraska Communities, today. The City can consider these and other successful affordable housing models in the development of housing.

FUNDING SOURCE & PARTNERSHIPS.

To produce new and upgrade existing renter and owner-occupied housing in Waverly, a public/private partnership must occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in a County and the Communities. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS.

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (Village, City or County).

Local Tax Base.

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to Finance improvements within the boundaries of a designated Redevelopment Area. Utilizing the Nebraska Community Development Law, each community in Nebraska has the authority to create a Community Redevelopment Authority (CRA) or Community Development Agency (CDA).

A City or Village with a CRA or CDA has the authority to use TIF for commercial, industrial and residential redevelopment activities. The CRA/CDA can utilize TIF for public improvements and gain the revenue associated with these improvements. The tax increment is the difference between the taxes generated on an existing piece of property and the taxes generated after the redevelopment occurs. One hundred percent (100%) of the increment can be captured for up to 15 years, by the CRA and used for public improvements in a designated Redevelopment Area. Every Community in Nebraska is eligible to utilize TIF, after a CRA or CDA has been established and a Blight and Substandard Determination Study has been completed by the Community. TIF may be used for infrastructure improvements, public façade improvements in the Downtown and to purchase land for commercial or industrial development and for the development of workforce housing. **Additionally, "Nebraska Legislative Bill 496" allows for TIF funds to assist in funding the development of workforce housing.**

The City of Waverly has an established CDA and associated Redevelopment Areas. The CDA has experience in utilizing TIF for a variety of community and economic development projects, including affordable housing.

Other Local Options.

Local Major Employers and/or Community Foundation Assistance – This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements. These Foundations and/or major Employers could provide the following:

a) Direct grants;
b) Low interest loans;
c) Letter of Credit, for all or a percentage of loans;
d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to Finance housing development.

The previously described local funding options could be used separately or "pooled" together and utilized in equal proportions for the implementation of County-wide housing programs.

STATE PROGRAMS.

State programs available to assist in funding a community housing initiative include resources available from the **Department of Economic Development (NDED), Nebraska Investment Finance Authority (NIFA), Nebraska Department of Environment & Energy (NDEE) and Nebraska Department of Health and Human Services (NDHHS).** The following describes the primary housing funding programs provided by these State agencies.

Nebraska Department of Economic Development (NDED).

The **2022 Annual Action Plan,** prepared and administered by the NDED, has the following, approximate allocations of State and Federal funds available for housing activities.

$25.9 Million – Community Development Block Grant
$7.7 Million – HOME Investment Partnership Fund
$683,130 – Housing Opportunities for Persons with AIDS
$1.0 Million – Emergency Solutions Grant Program
$5.9 Million – Federal Housing Trust Fund
$12.7 Million – Nebraska Affordable Housing Trust Fund
$1.2 Million – Nebraska Homeless Shelter Assistance Trust Funds

NDED administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to local Community and County municipalities for financing housing, planning and public works projects. All Nebraska Counties and Communities are an eligible applicant for CDBG funds. **The City of Waverly receives an annual allocation of CDBG funds, from the Department of Housing and Urban Development, as an "entitlement community".** The remaining Nebraska Communities are classified as non-entitlement Communities and compete annually for CDBG funds for various community and economic development programs, including housing. Nebraska Communities, with a population of 5,000+ are eligible for multi-year CDBG funding from the Comprehensive Revitalization Category of funding.

NDED also administrates **HOME** Program funds. HOME funds are available to authorized, local or regional based **Community Housing Development Organizations (CHDOs)** for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME funds are also available to private developers, via a local non-profit as gap financing on affordable housing projects.

NDED is allocating **CDBG Disaster Recovery (CDBG-DR)** funds to support Nebraska's disaster relief, long-term recovery and restoration efforts as a result of the 2019 flooding disaster. HUD has allocated $108.9 million to the fund, which Nebraska local government will be able to apply for. NDED's CDBG-DR webpage will be continually updated to serve as an informational resource for potential grantees.

The primary goals of the **Housing Opportunities for Persons with AIDS (HOPWA) Program** is to help provide activities that serve persons with HIV/AIDS throughout the State of Nebraska. Activities of **HOPWA** include short-term rent/mortgage assistance, permanent housing replacement and supportive services.

The **Emergency Solutions Grant Program (ESG)** resources are allocated to non-profit agencies throughout Nebraska to provide ESG-eligible homeless and at-risk of homelessness services for the Nebraska Balance of State Continuum of Care (CoC) system.

Federal Housing Trust Fund (HTF) resources are primarily used for rental development and acquisition, rental rehabilitation and operating assistance and operating reserves for extremely low income persons at or below 30% AMI. As identified within the *AP-30: Methods of Distribution and the HTF Allocation Plan,* funds are distributed to projects through the following set-asides: LIHTC 9%, Targeted Needs and Permanent Housing.

Rural Workforce Housing Land Development Program provides funds for activities such as acquiring vacant properties, demolishing dilapidated structures, or installing water lines. The intent of the program is to help municipalisties prepare land for affordable housing construction.

DED awarded $10,000,000 in American Resucue Plan Act funds through the **Qualified Census Tract (QCT) Recovery Program** – Greater Nebraska.

Nebraska Affordable Housing Trust Fund (NAHTF) – The NAHTF is available to assist in funding affordable housing programs. The Trust Fund is administered by the NDED and is used to match with Low-Income Housing Tax Credit allocations, for new affordable rental housing, funding of non-profit operating assistance, financing distressed rental properties and the acquisition/rehabilitation of existing rental programs.

The City of Waverly is a member of the **Southeast Nebraska Development District (SENDD) and the Southeast Nebraska Affordable Housing Council,** which provides local affordable housing development planning coordination and development activities to southeast Nebraska, including the City of Waverly and Lancaster County. SENDD provides assistance to members on a variety of issues of regional significance, including transportation planning, strategic planning and needs assessments, grant assistance for economic development and planning efforts for environmental issues.

Middle Income Workforce Housing Investment Fund.

In 2020, the **"Middle Income Workforce Housing Investment Act"** (***Legislative Bill 866***) was adopted to supply matching grants to non-profit development entities with a background in housing development. This funding opportunity is only available to communities in Douglas, Lancaster and Sarpy Counties and must take place in a qualified Census Tract. Construction of new owner-occupied housing after-construction appraised value, or a housing rehabilitation project that exceeds 50 percent of a unit's before-construction assessed value, must range from $125,000 to $275,000. The housing project must not benefit from low-income housing tax credit or state or federal subsidy programs.

Nebraska Historic Tax Credit (NHTC).

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." Nebraska is now the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The NHTC establishes a $15,000,000 tax credit pool and the Nebraska State Historical Society (SHPO) handled the annual allocation of the credits for the 2015 through 2022 tax years. The NHTC ended in December 2022, but there are efforts to reinstate it.

The program encourages the preservation of the State's historic buildings for the following important outcomes:

- Incentives for redevelopment of historic properties and districts across the State.
- Private investment in historic buildings, downtowns and neighborhoods.
- New uses for underutilized and substandard buildings.
- Jobs and economic development in Nebraska communities, both rural and urban.
- Creation of housing units.
- Revitalized communities through preservation of historically significant buildings and districts.
- More heritage tourism in communities.

Basic provisions of the NHTC:

- Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- Maximum of $1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- Tax credits can be transferred with limitations.
- Rehabilitation work must meet generally accepted preservation standards.
- Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- Listed individually in the National Register of Historic Places or
- Located within a district listed in the National Register of Historic Places or
- Listed individually under a certified local preservation ordinance or
- Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- The greater of $25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln).
  $25,000 (for properties located elsewhere).

Nebraska Investment Finance Authority (NIFA).

NIFA is a major provider of funding for affordable housing development in Nebraska. The primary program is the **Section 42 Low Income Housing Tax Credits (LIHTC)** utilized to help finance both new construction and rehabilitation of existing rental projects. **LB 884-State Low-Income Housing Tax Credit** is another source of funding for affordable housing administered by NIFA in a process similar to that of the LIHTC process.

A popular LIHTC Program is the CROWN (Credit-to-Own). CROWN is a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing their neighborhoods. The objectives of the program are to:

1. Construct housing that is decent, safe and permanently affordable for low income residents;
2. Develop strong public/private partnerships to solve housing problems;
3. Offer renters a real plan to own a home; and
4. Restore unused, vacant, in-fill lots to become a neighborhood asset.

CROWN utilizes the LIHTC program as one financing tool. Other sources of financing may be HOME funds, NAHTF, Federal Home Loan Bank funding, local government grants and loans and traditional development financing sources. **CRANE** (Collaborative Resources Alliance for Nebraska) is a LIHTC set-a-side program for targeted resources, for community development and housing programs. NIFA also provides the Single Family Mortgage Program – This program provides a less than current market interest rate for First-time Homebuyers in Nebraska. Local lender participation is encouraged in this Program.

Community Housing Development Corporation (CHDO)/Community Action Partnership/Economic Development District.

The Community Action Partnership serving a particular Community or County can provide housing and weatherization programs in a specified service area. A Community Action Partnership (CAP) also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their CAP to provide safe, accessible, affordable housing to its residents.

The CHDO/Community Action Agency serving the Community of Waverly is the Community Action Partnership of Lancaster and Saunders Counties (CAPLSC). The Nebraska Housing Developers Association is a State-wide organization providing important housing capacity building and support for local housing development corporations. Community, Economic and Housing Development Grant administration is provided by both CAPLSC and SENDD.

Blueprint Nebraska.

A collaboration of State-wide business, industry and civic leaders, released a 2019 **'Blueprint Nebraska'** report to propel sustained economic prosperity for all Nebraskans. The Blueprint includes the creation of a Nebraska.

Housing Partnership, with five "Concurrent Tracks to Build Nebraska." These five tracks include:

1. Developing Model Codes/Practices for building/zoning administration, taxation, infrastructure development, etc.;
2. Reviewing and Revising State-Administered Program;
3. Establishing a Housing Health Index, to measure the housing stock in each community, for example;
4. Reviewing/Revising Regional and Local Programs; and
5. Formalizing curriculum for community leaders to elevate the Housing Intelligence of a community.

Nebraska Strategic Housing Framework.

In partnership with the Nebraska Department of Economic Development, the Nebraska Investment Finance Authority is completing a **Nebraska Strategic Housing Framework** report, addressing the State-wide affordable housing needs. The report is due for completion in December, 2022. The report identifies the need for 35,000 affordable housing units. The report is also driven by four "Pillars" to address affordable housing development goals and strategies:

Pillar 1) Financial Support & Incentives for Development.
Pillar 2) Education & Policy.
Pillar 3) Special Populations & Safety Net.
Pillar 4) Workforce & Community Capacity.

Nebraska Department of Environment and Energy.

Low-Income Weatherization Assistance Program – This Federally funded program assists people with low-incomes by making energy improvements to their homes. The program is a State-wide effort carried out primarily by Nebraska Community Action Partnerships.

The weatherization program concentrates on energy improvements which have the greatest impact on making recipient's homes more energy efficient, thereby lowering their energy consumption. Eligible weatherization measures include caulking, weather stripping, ceiling, wall and floor insulation and furnace repair.

Nebraska Department of Health and Human Services (NDHHS).

NDHHS administers the **Nebraska Homeless Shelter Assistance Trust Fund** and **Emergency Shelter Grant** to assist local or regional based groups in the provision of housing improvements for homeless and "at risk of homeless" persons and families.

Nebraska Realtors Association's Homebuyer's Assistance Foundation.

The **Home Buyer's Assistance Foundation** is a nonprofit organization dedicated to supporting first-time homebuyers in Nebraska, with an emphasis on low and moderate income individuals and communities. The Foundation also works to offer housing relief in times of natural disaster. Following the 2019 flooding disaster, the Foundation, in partnership with the National Association of Realtors, assisted families and individuals with mortgage payments and rental costs due to home displacement in Nebraska up to $1,000.

Nebraska Disaster Behavioral Health Project.

The goal of the Disaster Behavioral Health Project is to develop human infrastructure in Nebraska to effectively mitigate or respond to the psycho-social consequences of terrorism and disaster. The project aims to enhance state level capacity for a coordinated response to mental health and substance abuse service needs in the event of an emergency or disaster. Behavioral health training and educational opportunities are available to local emergency managers, volunteers and community leaders via conferences, webinars and online training materials.

Nebraska Department of Veterans' Affairs – Nebraska Veterans Aid (NVA).

Nebraska Veterans Aid (NVA) was established in 1921 to assist veterans and their dependents who experience a financial hardship, including those related to natural disasters. Following the 2019 flooding disaster, qualifying individuals were eligible to receive assistance with food, clothing, emergency housing and other eligible flood-related expenses.

Housing.ne.gov – Housing Listing and Locator Service Partnership.

Housing.NE.gov is a service created via collaboration and partnership between Assistive Technology Partnership (ATP), NDED, NIFA, NDHHS, Nebraska Rentwise, Region V Systems, HUD, USDA-RD, the Nebraska Chapter of the National Association of Housing and Redevelopment Officials (NAHRO), Omaha and Lincoln Housing Authorities and the Hotline for Disability Services, which allows Nebraskans to locate available housing that best fits their needs either through the website or via a toll-free number. Individuals can easily search for housing utilizing different criteria and access helpful websites. Tools for renters include an affordability calculator, a rental checklist and renter rights and responsibilities information.

Property owners and managers, including Housing Authorities, can use this service to manage their property listing free of charge. The organizing agencies involved in this partnership are encouraging all owners and onsite managers of rental housing to register and begin listing their properties on www.Housing.NE.Gov.

REGIONAL FUNDING.

Federal Home Loan Bank.

Affordable Housing Program – This program makes low-interest loans to Finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also Finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

Midwest Housing Equity Group (MHEG).

MHEG was created in 1993 to secure equity capital to invest into affordable rental housing throughout Nebraska, Kansas, Iowa and Oklahoma. MHEG is a privately-owned non-profit corporation with a nine-member board of Directors and receives no federal or state dollars. MHEG's income is derived from its ability to obtain equity capital and investing into affordable housing properties.

MHEG also provides equity financing for the federal low income housing tax credit program, as defined in Section 42 of the Internal Revenue Code. In addition to tax credit syndication, MHEG staff provides technical assistance to developers, owners and management companies on the development and management of tax credit properties.

Midwest Housing Development Fund (MHDF).

Founded in 2000, MHDF is a non-profit community development financial institution whose main goal is to provide "nontraditional financing needs" for affordable rental housing development, redevelopment and rehabilitation. As per the MHDF website, "The primary financing product of MHDF is predevelopment loans that are provided to borrowers prior to them having access to traditional construction and permanent financing." Types of loans available through MHDF include predevelopment, construction, gap financing, land/infrastructure and permanent (post construction) loans.

FEDERAL FUNDING.

A primary provider of Federal funding to Nebraska Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD).** Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing & Urban Development.

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.

- **Mortgage Insurance** – The HUD 221(d)(4) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit and non-profit developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

- **HUD 203(b)** provides mortgage insurance for a person to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution, such as a mortgage company, bank or savings and loan association and the mortgage is insured by HUD.

- **Section 203(k) Rehab Mortgage Insurance** enables homebuyers and homeowners to finance both the purchase or refinancing of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.

- **Section 811 Supportive Housing for Persons with Disabilities Program** – Through the Section 811 program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.

- **Section 202 Multifamily Health Care Program** – Helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc.

- **Single Family Homeownership/Housing Counseling Agencies** – HUD provides free assistance through local housing counseling agencies where consumers can access information and counseling in regards to buying a home, refinancing a mortgage, saving a home from foreclosure and more.

U.S.D.A. Rural Development (RD).

a) **Section 515 Program –** Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available**

b) **Section 502 Program –** Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program –** Provides for the rehabilitation of homes.

c) **Community Facilities Program –** Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for **"special populations."**

d) **Preservation Program –** Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**

e) **Business & Industry Program –** The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

Federal Emergency Management Agency (FEMA).

The State of Nebraska is part of FEMA's "Region VII" coverage area, which also includes the States of Iowa, Kansas and Missouri. FEMA Region VII works with local, State and Tribal emergency management officials and private sector entities to respond to natural disasters and project human life and property from any and all natural disasters and hazards. After a federal disaster declaration is made, information is delivered via website to those in the affected area. Region VII consists of five divisions:

a) **Response** – Established at a regional "watch center," awareness and analysis and the coordination and implementation of federal responses to major disaster areas is key. Preparation of an Incident Management Assistance Team to plan necessary operations and logistics to a disaster area ensures prompt response to help those in need.

b) **Recovery** – Provides federal assistance to individuals, households and public facilities located within a declared disaster area.

c) **Mitigation** – Reduces property loss due to flooding via outreach provision, including affordable flood insurance and other programs that encourage safe community development and reduction of loss of life and property due to natural disaster.

d) **National Preparedness** – Coordinates and develops tools necessary to prepare for hazards and natural disasters among all levels of government, as well as private non-governmental agencies and Communities.

e) **Mission Support** – Ensures functional efficiency among critical business operations, including functions with key partners and customer service to persons and families affected by natural disaster.

f) **Grants** – Oversees that disaster and non-disaster grants are in compliance with public law.

Federal Covid-19 Supplemental Appropriations-CARES Act.

The State of Nebraska received approximately $10.8 Billion of assistance for combatting economic distressed caused by the Coronavirus Pandemic. In June, 2020, a plan for the expenditure of these funds was announced, including the following:

- Community CARES program administered through the Department of Health and Human Services to provide food security, housing and behavioral health care: $85 million.
- Reimbursements to state and local government for coronavirus-related expenses: $180 million.
- Agriculture & businesses: $392 million.
- Small business stabilization: $230 million.
- Livestock producers stabilization: $100 million.
- Rural broadband remote access grant program: $40 million.
- Workforce retraining initiative: $16 million.
- Admin support to all business programs: $5 million.
- Gallup business stabilization and growth training: $1 million.
- Unemployment Trust Fund and potential General Fund Budget Flexibility: $427 million.

In February, 2021, the State of Nebraska approved $200 Million to support the State's "Emergency Rental Assistance Program." Eligible renter households of specified incomes will be those that are unable to pay past due or future rent and utilities as a result of the COVID-19 Pandemic. Funds will be paid to landlords on behalf of the tenants. Currently, $158 Million is available to assist Nebraska low-income households. Current funding was available through September, 2022, with another round currently being determined.

As of October, 2022, a total of $9.2 Million in award funding was dispersed throughout Sarpy County, benefitting a total of 4,130 recipients.

American Rescue Plan Act (ARPA).

The State of Nebraska has appropriated $111.2 Million for use by non-entitlement units of government to be used in a variety of methods as a means of combatting fiscal losses relating to the COVID-19 Pandemic. Local governments can utilize ARPA funds to replace lost public sector revenue in water, sewer and broadband infrastructure, which could ultimately support new housing development. Applications for grant funding are available on the State of Nebraska website.

Other Federal Funding.

Other funding products that may serve to be useful in the development of affordable housing include the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the (Historic) Rehabilitation Tax Credit, available via the Historic Preservation Act.

APPENDIX C

WAVERLY, NEBRASKA
WEST REDEVELOPMENT AREA.

Appendix V

City of Waverly, Nebraska.

Redevelopment Plan.

West Redevelopment Area.

December, 2024

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

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HANNA:KEELAN ASSOCIATES,
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Waverly, Nebraska West Redevelopment Area REDEVELOPMENT PLAN.

INTRODUCTION.

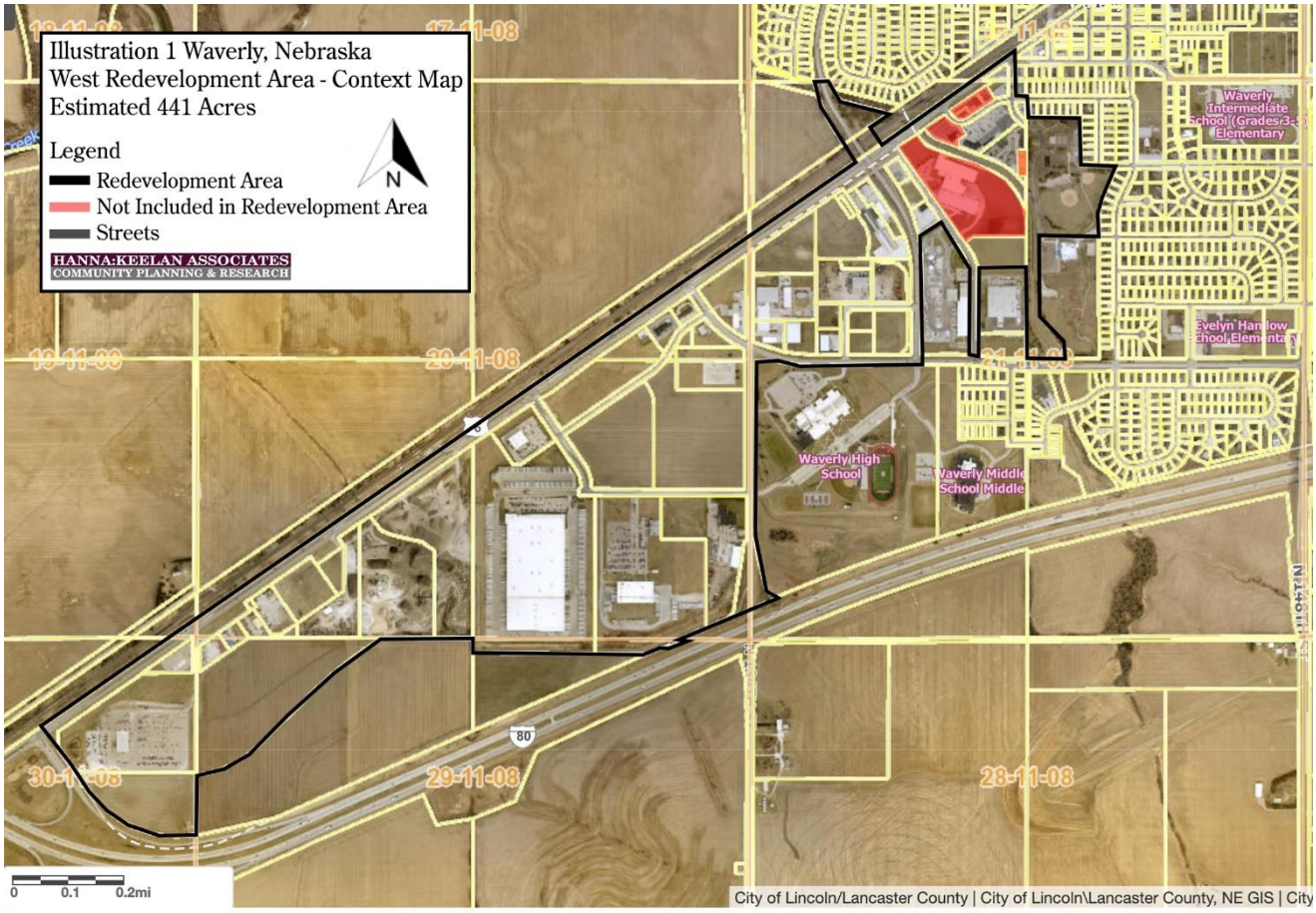
The **Waverly, Nebraska Redevelopment Plan** is a guide for redevelopment activities within the **West Redevelopment Area. Illustration 1, Page 2,** identifies the location of the **Area** within the context of the City of Waverly.

This **Redevelopment Plan** serves as an amendment to an original plan prepared in 2004 for the furthest western portion of the **Redevelopment Area** (or referred to as redevelopment area #1), less two parcels (**2429100006000 and 2420401004000)** totaling 71 acres**.** These parcels are located along the south boundary of the **Area**, adjacent one another. The reason for the parcel removal is the addition of the **East Beltway Corridor Protection Area** that will disallow any development within these parcels, set aside for the planned construction of the **I-80 East Beltway** around the eastern edge of Lincoln, Nebraska. The second change to the original **Redevelopment Area** is the addition of the **South Central Redevelopment Area**, that was determined to be **Blighted and Substandard** in December, 2024.

The **West Redevelopment Area** begins along I-80 Exit 409, continuing northeast along Highway 6 until the Canongate Road overpass, then northwest to encompass the approach to the Canongate Road overpass **(2421100999000)**, continuing along Highway 6 to N 140th Street, then south along N 140th Street, east along Guildford Street, then south to encompass parcel **(2421106001000)**.

Once intersecting the northern border of Wayne Park **(2421200012000)** the boundary of the **Redevelopment Area** follows the border of the parcel southeast until intersecting with Eastbourne Street. The boundary of the **Area** continues west through Wayne Park along Eastbourne Street slightly north of the new Waverly Aquatic Center until intersecting Holley Drive, following the roadway south until it ends. The **Area** boundary continues south along the concrete trail adjacent Holley Drive, then west along Amberly Road, until diverting north along the western boundary of the Wayne Park parcel, then west intersecting the southern boundary of parcel **2421104002000** until intersecting Deer Park Road, then following the right-of-way south, until intersecting with Amberly Road, then north on the west side of Deer Park Road. The boundary of the **West Redevelopment Area**, then diverts southwest along the southern border of parcel **(2421103001000)** until intersecting Canongate Road, following the right-of-way south, until diverting west on the south side of Amberly Road until intersecting N 134th Street, then south along the right-of-way until it diverts southwest to encompass the N 134th Street overpass approach, following the border of I-80.

The **Area** boundary continues west, following the northern boundary of parcels **2420401004000** and **2429100006000**, continuing south along the western boundary of parcel **2429100006000** until intersecting I-80 and following Exit 409, concluding at Highway 6.



Note: Includes all designated streets, roadways and associated right-of-ways

A complete list of all Parcels included within the West Redevelopment Area is as follows:

2430200003000	2420300007000	2420203006000	2421115002000	2421101004000
2430200008000	2420300008000	2420203004000	2421115001000	2421111001000
2430200007000	2420403004000	2420203003000	2421117003000	2421103001000
2429100004000	2420403001000	2420203002000	2421117005000	2421104002000
2420302001000	2420401002000	2420200007000	2421117004000	2421200012000
2420302002000	2420401003000	2421110004000	2421117006000	2421102003000
2420302003000	2420203007000	2421110003000	2421117002000	2421107010000
2420302004000	2420203008000	2421110002000	2421117001000	2421116002000
2420302005000	2420400005000	2421112002000	2421118003000	2421106001000
2420300004000	2420200002000	2421114002000	2421118002000	2421108001000
2420301003000	2420203001000	2421100007000	2421118001000	2416321001000
2420301001000	2420203005000	2421114004000	2421118004000	

EXISTING CONDITIONS.

The **Redevelopment Area** presents signs of ongoing decline during the last few decades. Many existing structures and public facilities and utilities are old and in need of updating/possible replacement. A **Blight and Substandard Determination Study** confirmed the number and degree of blighting and substandard factors in the **Area,** as per State Statutes. The **Studies** were completed in October 2004 for the western portion from Exit 409 to Canongate Road. The **South Central Blight and Substandard Determination Study** was completed in December 2024. The continuation of blight and deterioration is a threat to the stability and vitality of the **West Redevelopment Area.** Revitalization efforts are not likely to occur without public action. This **Redevelopment Plan** provides a guide for public and private partners as redevelopment efforts move forward in the **Area.**

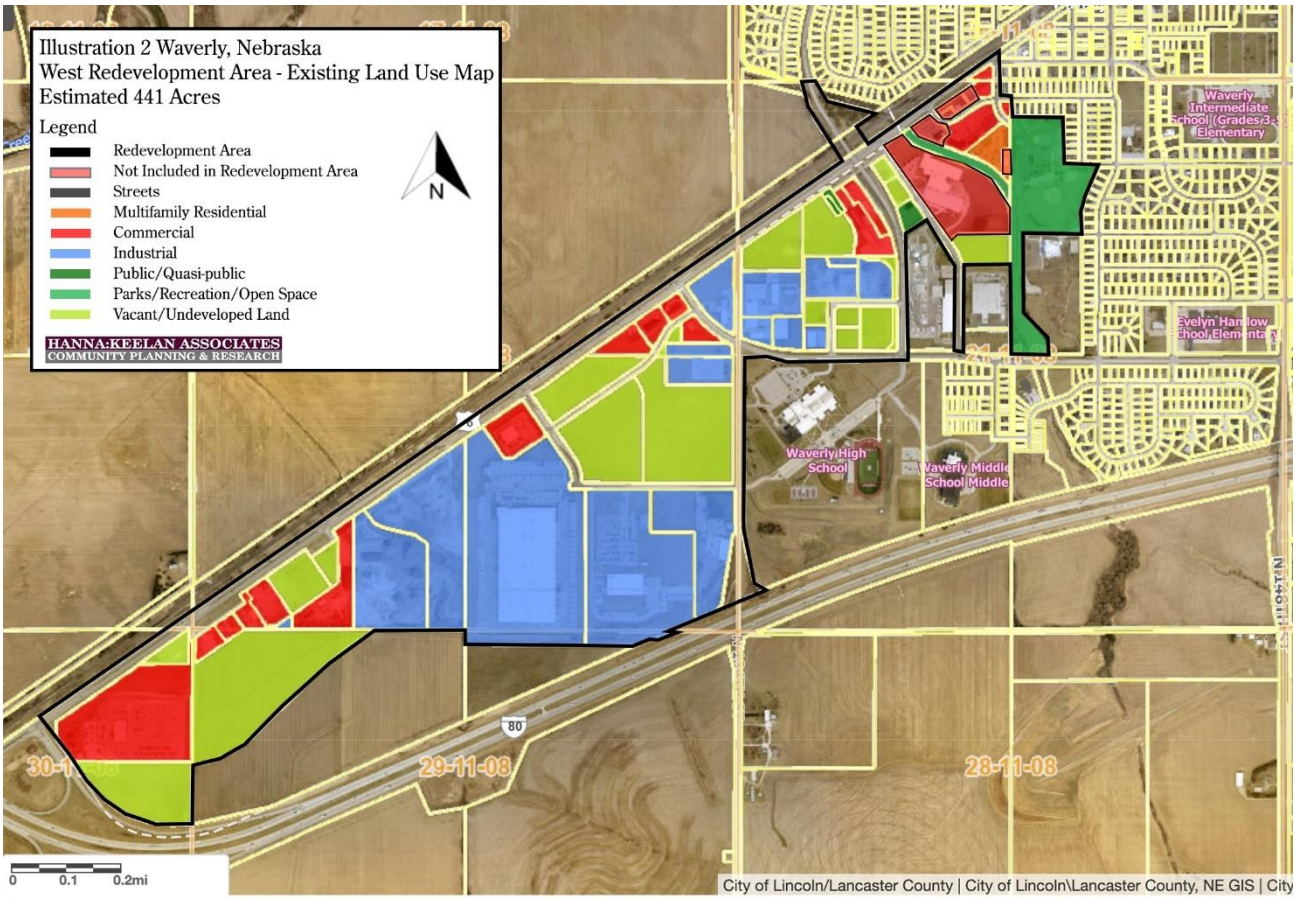
Land Use.

The **West Redevelopment Area** consists of approximately **441 acres. Table 1** presents the estimated existing land use within the **Redevelopment Area. Illustration 2, Page 4,** identifies the **Existing Land Use Map** of the **Redevelopment Area.** The **Redevelopment Area** includes a variety of land uses, including industrial, which comprise an estimated 160 acres, or 36.26 percent of the **Area** Excluding streets and alleys, which comprise an estimated 82 acres or 18.75 percent of the **Redevelopment Area**, vacant/undeveloped land and commercial land uses occupy the second and third largest sections of the **Area,** with estimated acreages of 113 and 57 respectively. Public/quasi-public uses in the **Redevelopment Area** are used for storm water management and other miscellaneous public uses. Parks and recreational facilities are mainly comprised of Wayne Park.

TABLE 1
EXISTING LAND USE
WEST REDEVELOPMENT AREA
WAVERLY, NEBRASKA

Land Use	Acres	Percent
Industrial	159.9	36.26%
Public Streets and Alleys	82.68	18.75%
Commercial	57.25	12.98%
Parks/Recreation/Open Space	23.26	05.27%
Multifamily Residential	2.67	00.61%
Public/Quasi-public	1.77	00.40%
Vacant/Undeveloped Land	113.47	25.73%
Totals	**441.00**	**100.0%**

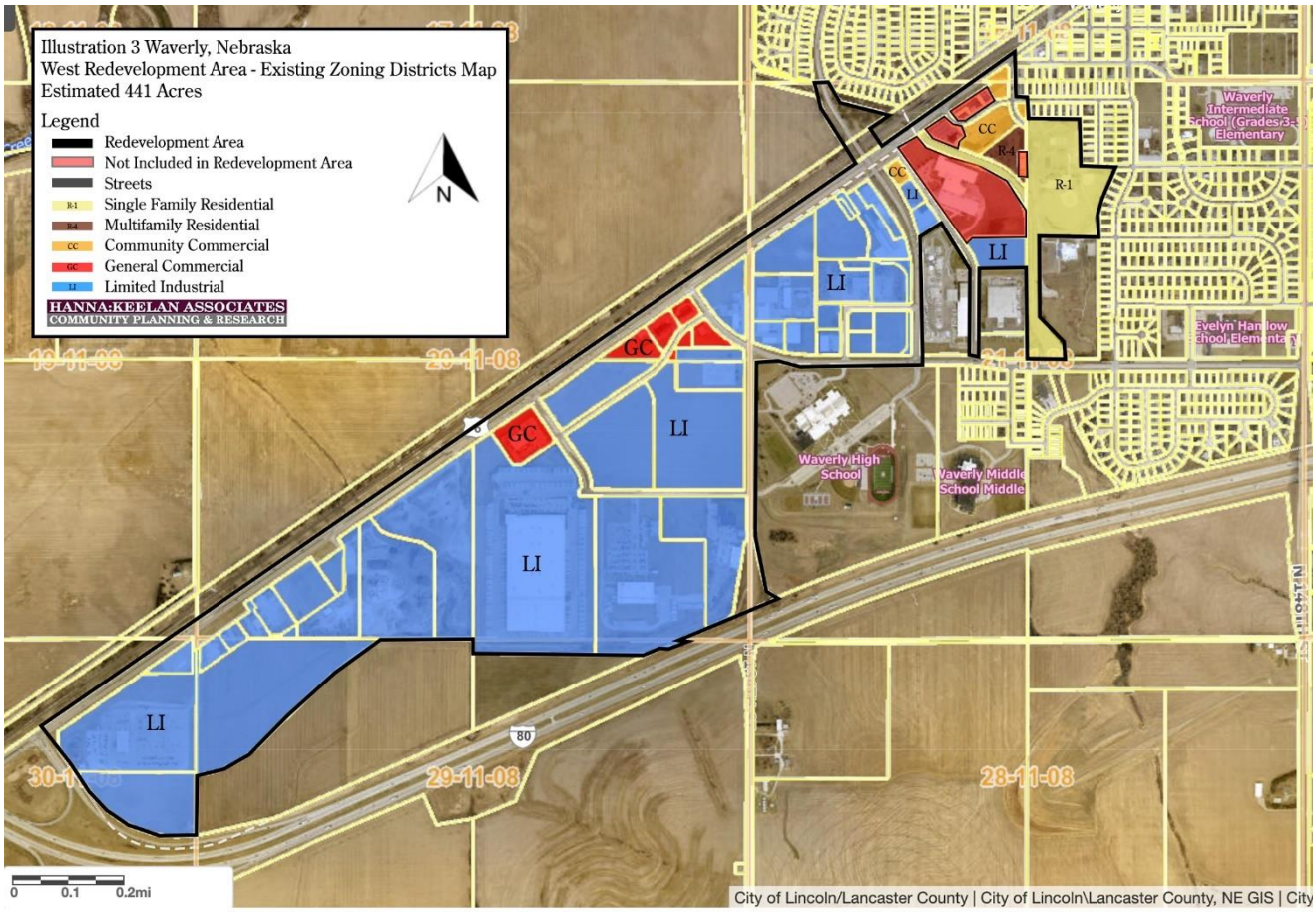
Source: Hanna:Keelan Associates, 2024.



Zoning.

Five **Zoning Districts** are present throughout the **Redevelopment Area: "**General Commercial (GC)", "Community Commercial (CC)", "Limited Light Industrial (LI)", Single Family Residential (R-1) and "Multifamily Residential (R-4)". The Majority of the **Area** is zoned light industrial (LI) with two isolated general commercial (GC) areas along Highway 6. All instances of multifamily residential (R-4) as well as community commercial (CC) are confined to the area east of Canongate Road. Wanye Park is the only land use within the Single Family Residential (R-1) **District**. **Illustration 3, Page 5,** identifies the **Existing Zoning Districts** in the **Redevelopment Area.** These **Districts** are described as:

General Commercial (GC): This **District** has a variety of commercial uses, some of which have significant traffic or visual effects. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities.



Community Commercial (CC): This **District** is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region.

Limited Light Industrial (LI): This **District** is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The **District** is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.

Single Family Residential (R-1): This **District** is intended to provide for residential neighborhoods, characterized by single-family dwellings on large lots with supporting community facilities and urban services. **(Wayne Park is the existing land use in this R-1 District.)**

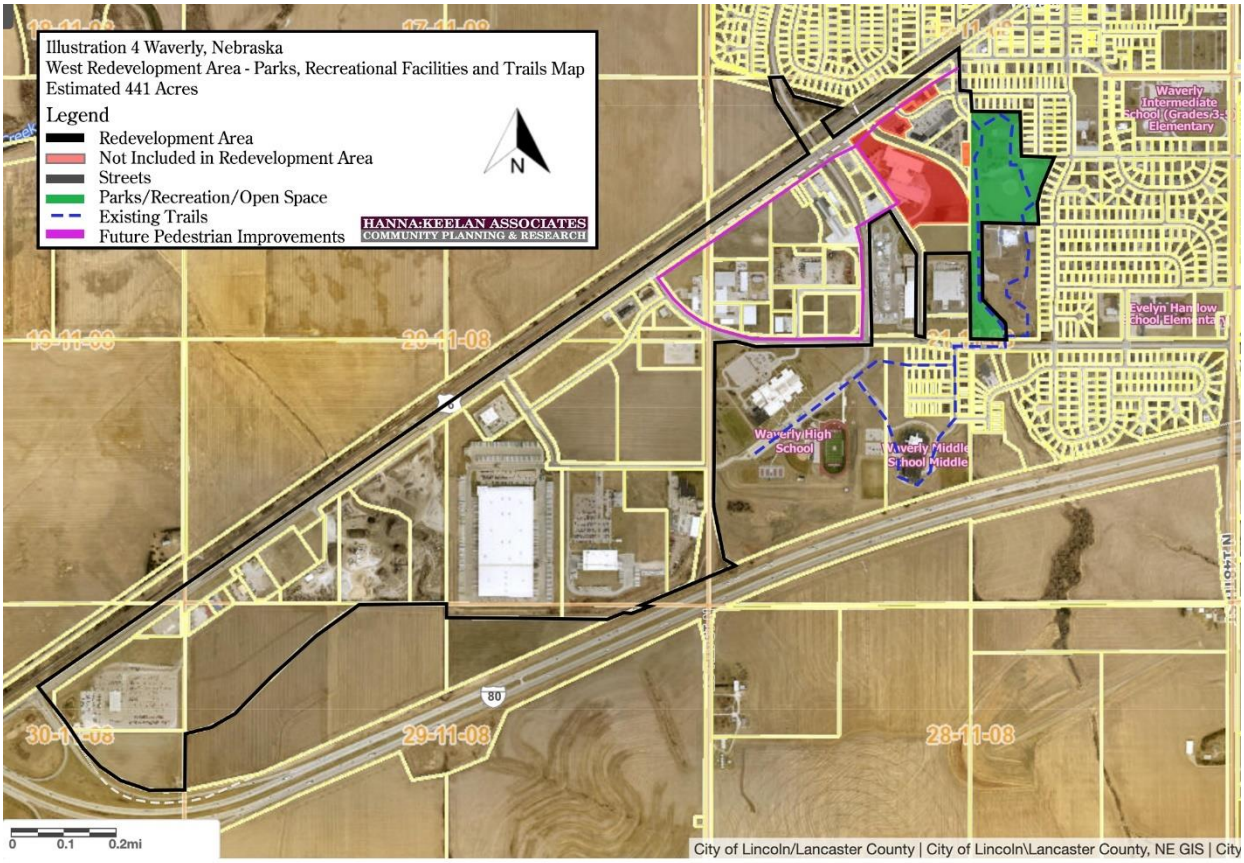
Multifamily Residential (R-4): This **District** is intended to provide for residential neighborhoods, characterized by single-family and duplex dwellings on relatively large lots with supporting community facilities and urban services.

Parks and Recreational Facilities and Trails.

- **Parks and Recreational Facilities: Wayne Park** is the only instance of parks and recreational facilities within the **West Redevelopment Area.** The Portion of **Wayne Park** within the **Area** includes playground equipment, ball fields and multipurpose courts for basketball, tennis and pickle ball, a recreation trail and other public accommodations.

- **Trails:** The only existing trail system within the **West Redevelopment Area** is a portion of the **Wayne Park Trail System** that connects to the intermediate, middle and high school within the surrounding area and offers protected connections to Several neighborhoods.

The general land use within the **West Redevelopment Area** discourages regular bike travel as it lacks residential populations and has a presence of heavy through traffic. Community growth and general wants of residents have necessitated a better network of walkable/bikeable infrastructure within the surrounding around and throughout the City of Waverly. There is currently a plan to extend existing trail systems and add additional trails to better connect the Community to essential services in the City. **Illustration 4** identifies the locations of parks, recreational facilities and trails in the **Area.**



Transportation.

- **Traffic:** There are two major roadways bordering the **West Redevelopment Area, Interstate 80 (I-80)** and **Highway 6**. These major roadways are high in traffic volume and offer the **Area** connectivity within Waverly and to surrounding cities like Lincoln and Omaha.

- **Public Transportation:** There is no widely available public transportation within the City of Waverly.

- **Street Layout:** The linear development pattern of properties that are located along the south side of **Highway 6** are currently accessed by frontage roads. However, these parcels were developed on lots abutting one another to the extent that few rights-of-way were established to provide access to land located to the south of these smaller developed tracks of land. Land locked parcels with no road access for future development exist. Due to the location of **I-80** along the southern boundary of the **Redevelopment Area**, there is no option for a right-of-way in the southern portion.

- **Access and Parking Issues:** Excluding the major roadways that border the **Redevelopment Area,** there are 10 roadways providing varying levels of access into the **Area. Access points** are located the **north off Highway 6:**
    - **N 120th Street**, which only provide access to Lincoln Auto Auction and the adjacent commercial park
    - **Two frontage roads** connecting to one another, which only provides access to the back industrial lots of Pavers.
    - **N 130th Street** fully connects to the City's roadway infrastructure.
    - **Amberly Road** fully connects to the City's roadway infrastructure.
    - **Canongate Road** fully connects to the City's roadway infrastructure via an overpass from the residential neighborhood north of the **Area**.
    - **Deer Park Road**, **Guildford Street and N 140th Street** fully connects to the City's roadway infrastructure.
    - **N 134th Street** provides access via an overpass from the south of the **Area**, but does not connect to Highway 6.

Public Utilities.

- **Water Sanitary Sewer Systems:** The portion of the **West Redevelopment Area** southwest of **130th Street** and **Dover Street** do not currently have access to the water distribution and sanitary system of the City. Parcels northeast of **130th** and **Dover Street** are relatively well connected, but undeveloped parcels may not have access that is conforming to the desired land use.

- **Watershed Management:** Salt Creek is approximately one mile north of the **Redevelopment Area**. The Creek's flood plain does not impact the **Area** directly, but there are two storm water drainage channels in and near the **Redevelopment Area**, one on the west side of **Canongate Road** and another generally between **Deer Park Road** and **Guildford Street** that follows into **Wayne Park**. This results in approximately 13 percent of **Area** in a floodway or "100-year flood plain".

  Future redevelopment in the **Area** will need to consider the floodplain. The area between **Amberly Road** and **Canongate Road** has a particularly high flood risk. Stormwater quality standards are in effect and any redevelopment that disturbs an acre or more ground must include facilities for stormwater quality standards.

- **Electrical/Street Lighting**: Lincoln Electric System supplies power to the City of Waverly. The electrical system capacity consists of two 115-12 kilovolt transformers at a substation location near **N 134th Street** and **Highway 6**. Other transformers are located at nearby substations that provide capacity during contingency situations. Transformer 1 has a capacity of 22.4 megavolt amperes (MVA) and Transformer 2 has a capacity of 39 MVA.

  This capacity is deemed appropriate for the City of Waverly. An underground project is planned to move the overhead facilities on **N 141st Street** from **Oldfield** to **Mansfield** in the next few years. Another project is planned for Oldfield west of **N 141st Street**, to move the overhead facilities underground when a planned paving project is underway.

Historical Significance.

There are no historic properties or areas of historic significance in the **West Redevelopment Area.**

PLAN REQUIREMENTS.

Redevelopment activities are guided by the Nebraska Community Development Law, Neb. Rev. Stat. Section 18-2101, et. seq., as amended (the "Act"). The statutes indicate the governing body must first declare the project area as substandard and blighted to prepare a redevelopment plan for the designated redevelopment area. The City of Waverly has authorized the Waverly Community Development Authority (WCRA) to act as the Authority under the Act. The City has contracted with Hanna:Keelan Associates to develop a Plan for guiding appropriate private and public resources to:

- Eliminate or prevent the spread of urban blight;
- Encourage urban rehabilitation;
- Provide for the redevelopment of substandard and blighted areas, including provision for the prevention of the spread of blight into areas of the municipality, which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
- Rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
- Clear and redevelop substandard and blighted areas or portions thereof.

Section 18-2111 of the Act defines the minimum requirements of a **Redevelopment Plan** as follows: "A **Redevelopment Plan** shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area…"

Section 18-2111 also outlines **six elements** that must be included in all Redevelopment Plans:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property in the **Redevelopment Area;**
2. A land use plan showing proposed uses of the **Area;**
3. Information showing the standards of population densities, land coverage, and building intensities in the **Area** after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances in the **Area**;
5. A site plan of the **Area;**
6. A statement as to the kind and number of additional public facilities or utilities, which will be required to support the new land uses in the **Area** after redevelopment.

In making the recommendation to approve this **Redevelopment Plan**, the Consultant has considered the land uses and building requirements of the **West Redevelopment Area** and determined conformance of such with the **Comprehensive Plan** for the **City of Waverly**, to represent a coordinated, adjusted, and harmonious development of the City and its environs.

These determinations are in accordance with:

- present and future needs to promote health, safety, morals, order, convenience, prosperity;
- the general welfare; and
- efficiency and economy in the process of development.

Factors considered in the determination included among other things:

- adequate provision for traffic and vehicular parking;
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- promotion of sound design and arrangement;
- efficient expenditure of public funds; and
- prevention of insanitary of unsafe dwelling accommodations or conditions blight.

REDEVELOPMENT PLAN.

Waverly Comprehensive Plan 2033 (WPlan 2033): Guiding Principles.

The **WPlan** embodies the Community of Waverly's shared vision for the future, to the year 2033. It outlines where, how and when the Community intends to grow, how to preserve and enhance the things that make Waverly special and strategies for implementing the vision for how people will live, work, play and get around in the future.

The relevant principles listed below are taken directly from **WPlan 2033** and will be used as a guide for redevelopment activities in combination with the concerns identified in this **Redevelopment Plan.**

Community and Economic "Preservation" Initiatives.

- Existing Park/Recreation and Other Public Amenities - Should be maintained by the City to ensure continued safe use by all sectors of the population, which could include replacement of existing playground features and shelters (as needed), enhanced park accessibility and parking areas and improved connectivity with existing local trails and sidewalks.

- Road Network and Other Transportation Systems - Additional enhancements may be needed during the next 10 years, including but not limited to improved street and traffic lighting, pedestrian crossings, turn lanes and reduced speed limits.

  The condition of local streets should continue to be monitored and, when and where necessary, rehabilitated or resurfaced with new pavement. Currently, street segments in need of rehabilitation or resurfacing exist in the older and established neighborhoods of the Community. The desire to create safe routes to school for kids is greatly needed in Waverly.

- Commercial and Industrial Development - Recommendation for the City to foster a partnership of support with both local business owners/franchisees and small, locally based business owners to support business industry retention and development in Waverly. Current vacant land parcels along the Highway 6 Corridor should be targeted for continued development of goods-based businesses, including restaurants, convenience stores and other automotive-oriented businesses.

  The existing shopping mall area should be targeted for improvements to enhance redevelopment activities to include additional local based businesses and services. The City, with the assistance of economic development leaders in the Community, should work to maintain a strong industrial sector, including assisting those existing industries with both maintaining a stable employment base and production goals, as well as expansion opportunities, and securing new light industrial/commercial enterprises for land areas currently available in the Waverly for development.

- Public Facilities/Services, Utilities and Infrastructure - The City of Waverly maintains modern public facilities and services traditional to many First- and Second-Class Cities in Nebraska.

These include a City hall/government, fire protection, (County) law enforcement, a library, parks, ballfields and new Aquatic Center, public schools, churches and modern water and sewer systems.

These operations and their respective facilities will need to be cognizant of the rate of growth in the Community and expand services and capacity as needed. This would include any necessary technology, as well as vehicular and pedestrian street and sidewalk upgrades. As the Community continues to grow, maintenance of existing public utilities and infrastructure components will be critical to the sustainability of the existing neighborhoods.

Community and Economic "Growth/Development" Initiatives.

- Land Use Planning and Zoning - This includes utilizing and understanding both the existing and future land use capacity matrices in designating specific land uses to undeveloped tracts of land to maintain current City and National Planning Standards and having land "set aside" for future developments.

  Maintain and amend, when needed, the local zoning and subdivision regulations and maintain appropriate building codes, which support the efficient implementation of the Land Use Plan. Establish new provisions within these Regulations that support mixed use, sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards.

- Future Parks/Recreation and Other Public Amenities - As new residential neighborhoods continue to be platted, developed and established in the Community, land should be set aside for the provision of trails, playground equipment, athletic fields and natural greenspace purposes.

- Commercial and Industrial Development - The locally based Economic Development Corporation will work to create relationships with existing and prospective businesses and industries and create relationships with other community and economic development funding entities in Waverly. As the City grows in population, employment needs will also increase the desire for new and expanded existing employers.

A local public opinion survey revealed responses to new businesses desired in Waverly included restaurants/convenience store, discount/department stores and a new grocery store. Similar responses were also provided by the Planning Steering Committee and the Economic Development Advisory Committee.

All facets of local leadership and community and economic development should strive to target these operations for locations in the Community to serve the local population. The most desired location for commercial growth areas within the Corporate Limits is located along the Highway 6 Corridor in southwestern Waverly. The City will want to consider establishing, via local Zoning Regulations, additional industrial land for new both clean and light manufacturing industries.

- Public Facilities, Utilities and Infrastructure - The City of Waverly is in the planning stages of developing a new facility to house City offices and serve as a central location for all functions of the City. This facility could also, possibly house a new Waverly Volunteer Fire Department and/or City recreational facilities. This new facility will be critical to the future growth and development of the Community as growth and expansion in multiple facets of Waverly is projected.

  A new "City Shop" will, also, likely be needed within the duration of the 10-year **WPlan**. The expansion of public water, sewer and electrical capacity will promote growth and development in Waverly, especially in newly platted subdivisions near the Waverly Corporate Limits. Specific projects have been documented in the City's recently completed Water Distribution Study that will not only serve the current population, but also serve new developments throughout the Community in the wake of annexation and expansion.

- Future Transportation System Needs - A project to improve the Highway 6 Corridor east of Waverly would expand the capacity of the Highway in the form of an extended three-lane corridor. The benefits would include greater access for developments east of Waverly and a safer section for vehicles turning left out of the through lane. This project would include improvements to a state highway and preliminary plan improvements would include reconstruction of a three-lane concrete section.

  The City of Waverly has considered a possible interchange located near 162nd Street on Interstate 80. These improvements are in the conceptual stage at this time and an interchange justification study would be necessary to continue developing plans for this interchange.

Access to the interstate on the east side of Waverly would provide a second access point to the City and a more direct route for trucks looking to access the manufacturing tracts on the east side of Waverly.

The Nebraska Department of Transportation and the City of Lincoln have developed a conceptual plan for an East Beltway around the City of Lincoln connecting Nebraska Highway 2 and Interstate 80. The north terminus for this project would connect the City of Waverly with these improvements. This project would provide a more direct link for vehicles and trucks to a highway system and a bypass route for the City of Lincoln. Preliminary planning and corridor analysis has been completed. Plan development and environmental documentation are the next steps for this project.

Project Funding/Implementation and Plan Maintenance/Review.

- Project Funding/Implementation - The preservation and growth/development initiatives highlighted in this section all have one common goal; to create a Community that operates in the best interests of health, safety and overall quality of life of both new and existing residents.

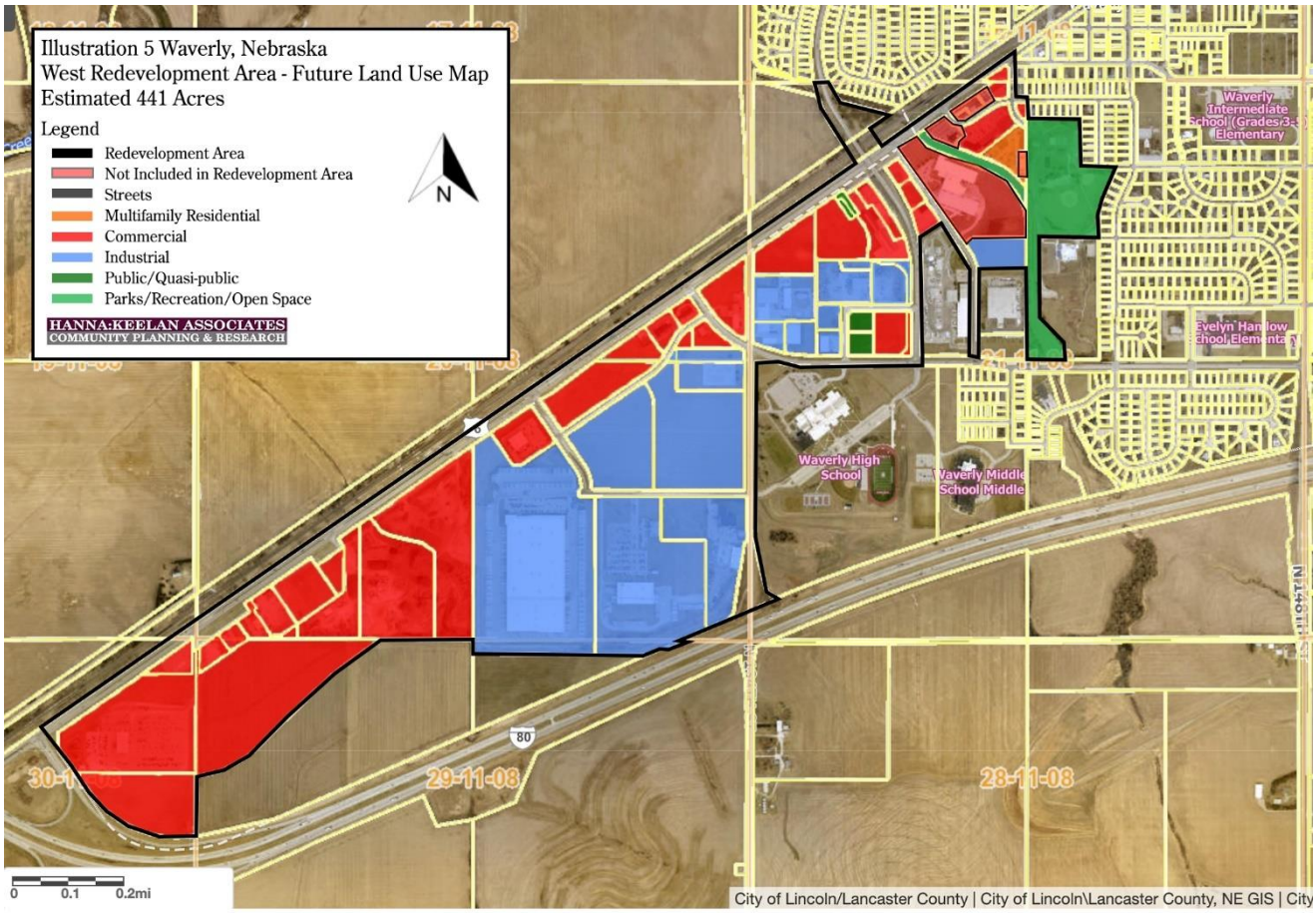
  All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2033 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

- Plan Maintenance/Review - The preservation and growth/development initiatives highlighted in this section all have one common goal; to create a Community that operates in the best interests of health, safety and overall quality of life of both new and existing residents.

  All facets of community and economic development and governmental leadership will need to seriously consider these and other necessary development and betterment projects as a high priority through 2033 and acquire eligible funding from local, State and Federal funding sources to implement such projects. Funding opportunities are highlighted throughout this Comprehensive Plan.

Future Land Use and Zoning Districts.

Illustration 5 is a proposed **Future Land Use Map**, **Illustration 6, page 16** is a proposed **Future Zoning Districts Map.**



The proposed future land use and zoning designations differ from that presented in the WPlan. This being the case, once this Redevelopment Plan is adopted by the City of Waverly, the Waverly Planning Commission will need to make these recommended changes to the City Council for officially amending the WPlan land use and zoning districts maps accordingly.

West Redevelopment Area Redevelopment Activities.

Table 2, page 17 identifies proposed projects within the **West Redevelopment Area,** with estimated costs for each. **Illustration 7, page 18** is a **Proposed Projects Map,** numbered in accordance with **Table 2,** identifies potential **redevelopment project sites**. **Illustrations 8 and 9, pages 18 and 19** identify **proposed improvements to the water and sewer main systems** in accordance with **Table 2**. All proposed projects identify future land-uses and improvements which can advance planning goals while considering the existing context of the **Area**.

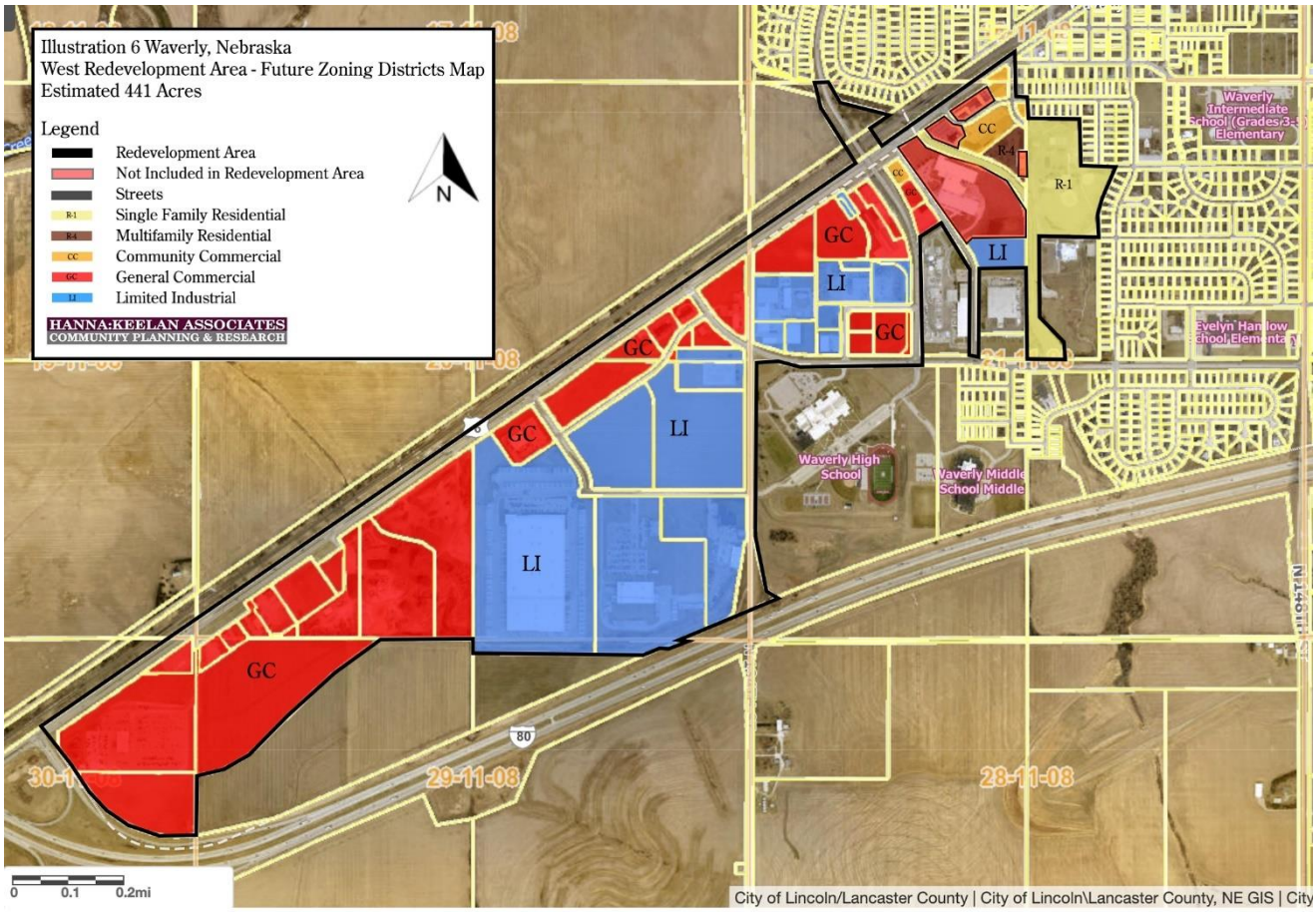


Illustration 6 Waverly, Nebraska
West Redevelopment Area - Future Zoning Districts Map
Estimated 441 Acres
Legend
Redevelopment Area
Not Included in Redevelopment Area
Streets
Single Family Residential
Multifamily Residential
Community Commercial
General Commercial
Limited Industrial
HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH
N
GC
LI
CC
R-4
R-1
Waverly Intermediate School (Grades 3-5) Elementary
Evelyn Hanlow School Elementary
Waverly High School
Waverly Middle School Middle
80
29-11-08
28-11-08
0
0.1
0.2mi
City of Lincoln/Lancaster County | City of Lincoln\Lancaster County, NE GIS | City

TABLE 2
PROPOSED PROJECTS
WEST REDEVELOPMENT AREA
WAVERLY, NEBRASKA

Project	**Cost**
Amberly Road and Canongate Road intersection: **Construct roundabout**	$1,000,000
Canongate Overpass**: Resurface asphalt**	$450,000
N 135th Street: Highway 6 **Construct turn lane**	$400,000
N 135th Street: Castlewood Street to Highway 6 **construct new street**	$450,000
N 134th Street: Amberly Road to frontage road **construct new street with storm sewer**	$620,000
Callum Drive, Canongate Road, Amberly Road, N 134th Street, N 135th Street turn lane: **Add streetlights**	$410,000
N 130th Street and Highway 6: **Traffic signal**	$275,000
From Tractor Supply Company to N 120th Street: **Extend Water main**	$1,300,000
From Tractor Supply Company to N 120th Street: **Extend Sewer main**	$2,000,000
For New City Office and Recreation Center (1 parcel): **Land Purchase**	$1,200,000
For Development (3 parcels): **Land Purchase**	$5,800,000
New City Office/Recreation Center **Construction**	$12,000,000
Trail System: **Add Concrete Trail** around West Redevelopment Area	$350,000
Energy Way: **Resurface/New Concrete**, **New Storm Sewer** for entire length	$250,000
Deer Park Road: **Resurface Asphalt** and **Add Streetlights**	$240,000
Guildford Street: **Rebuild Concrete** from N 140th to Highway 6	$30,000
N 140th Street: **Resurface Asphalt** from Highway 6 to Wayne Park	$50,000
Wayne Park: **Resurface courts** and **New Equipment** for Tennis / Basketball / Pickleball Courts	$150,000
Wayne Park: **Construct** Inclusive Playground Structures with equipment	$400,000
Wayne Park: **Construct** Outdoor Pavillion	$150,000
Wayne Park: **Demolish/Construct** New Restroom/Concession Stand	$250,000
Wayne Park: **Construct** Skate Park	$350,000
Trail System: **Construct** Pedestrian Overpass/Underpass to cross Highway 6 and Railroad Tracks	$4,000,000
Administrative and Planning Consulting Service	$75,000 Annually

Source: City of Waverly, 2024 and Hanna:Keelan Associates, 2024

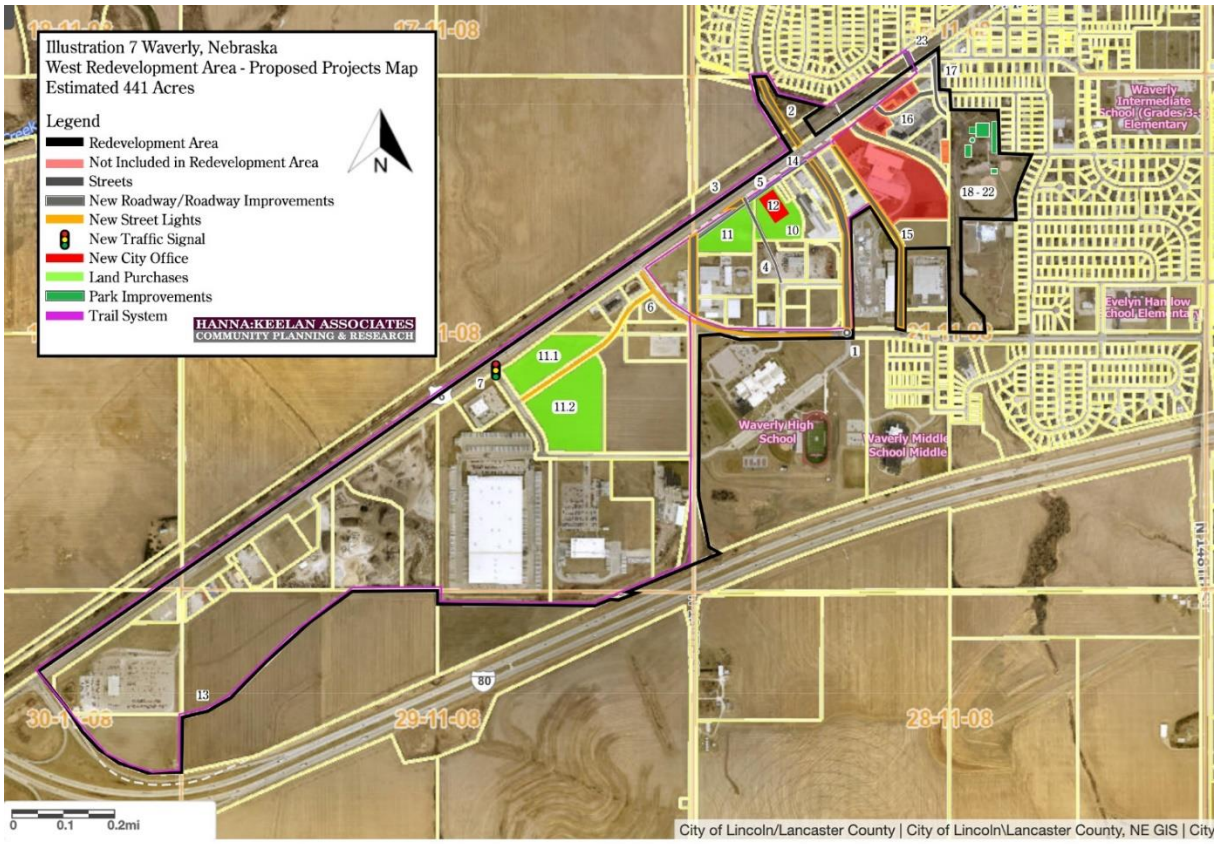


Illustration 7 Waverly, Nebraska
West Redevelopment Area - Proposed Projects Map
Estimated 441 Acres
Legend
Redevelopment Area
Not Included in Redevelopment Area
Streets
New Roadway/Roadway Improvements
New Street Lights
New Traffic Signal
New City Office
Land Purchases
Park Improvements
Trail System
HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH
N
Waverly Intermediate School (Grades 3-5) Elementary
Evelyn Hanlow School Elementary
Waverly High School
Waverly Middle School Middle
30-11-08
29-11-08
28-11-08
80
0 0.1 0.2mi
City of Lincoln/Lancaster County | City of Lincoln\Lancaster County, NE GIS | City

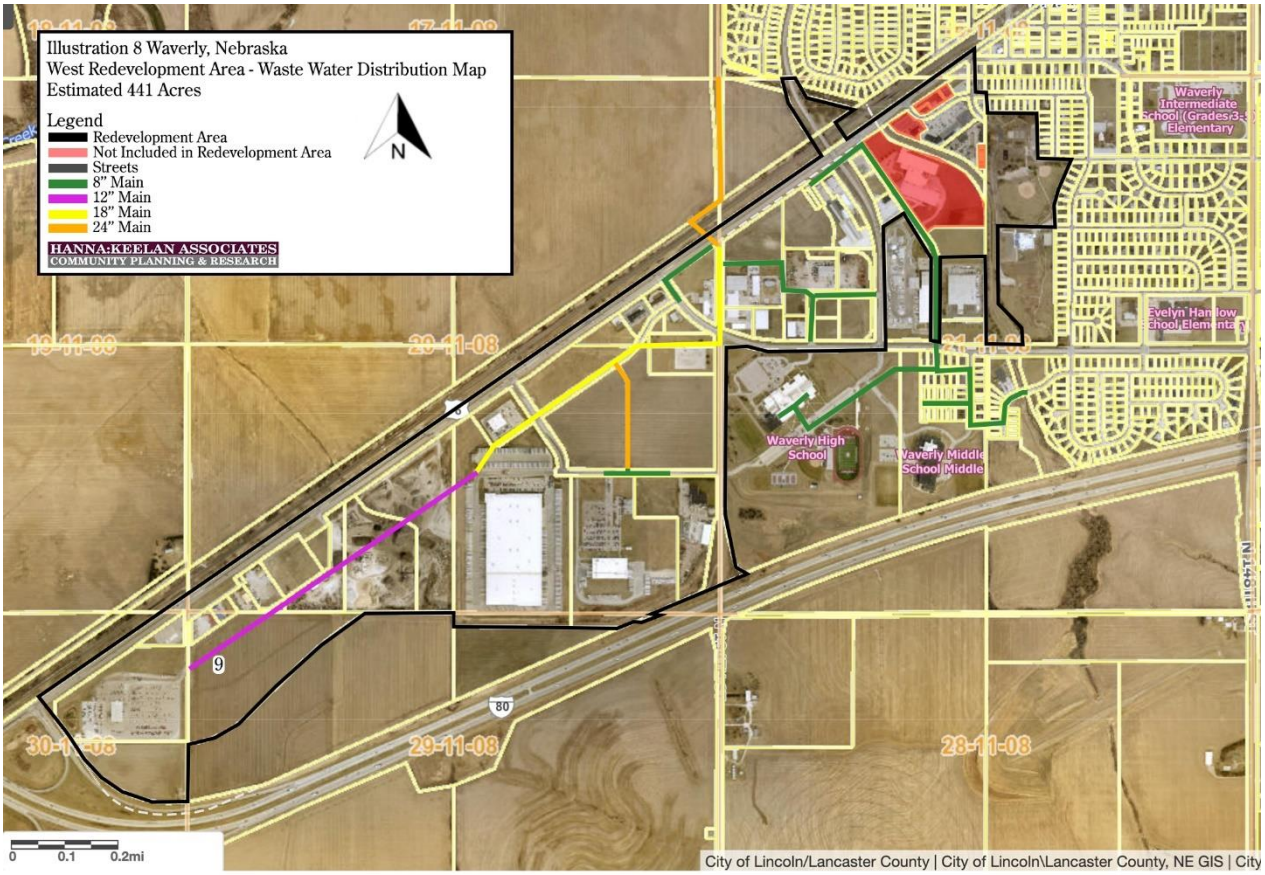


Illustration 8 Waverly, Nebraska
West Redevelopment Area - Waste Water Distribution Map
Estimated 441 Acres
Legend
Redevelopment Area
Not Included in Redevelopment Area
Streets
8" Main
12" Main
18" Main
24" Main
HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH
N
Waverly Intermediate School (Grades 3-5) Elementary
Evelyn Hanlow School Elementary
Waverly High School
Waverly Middle School Middle
19-11-08
29-11-08
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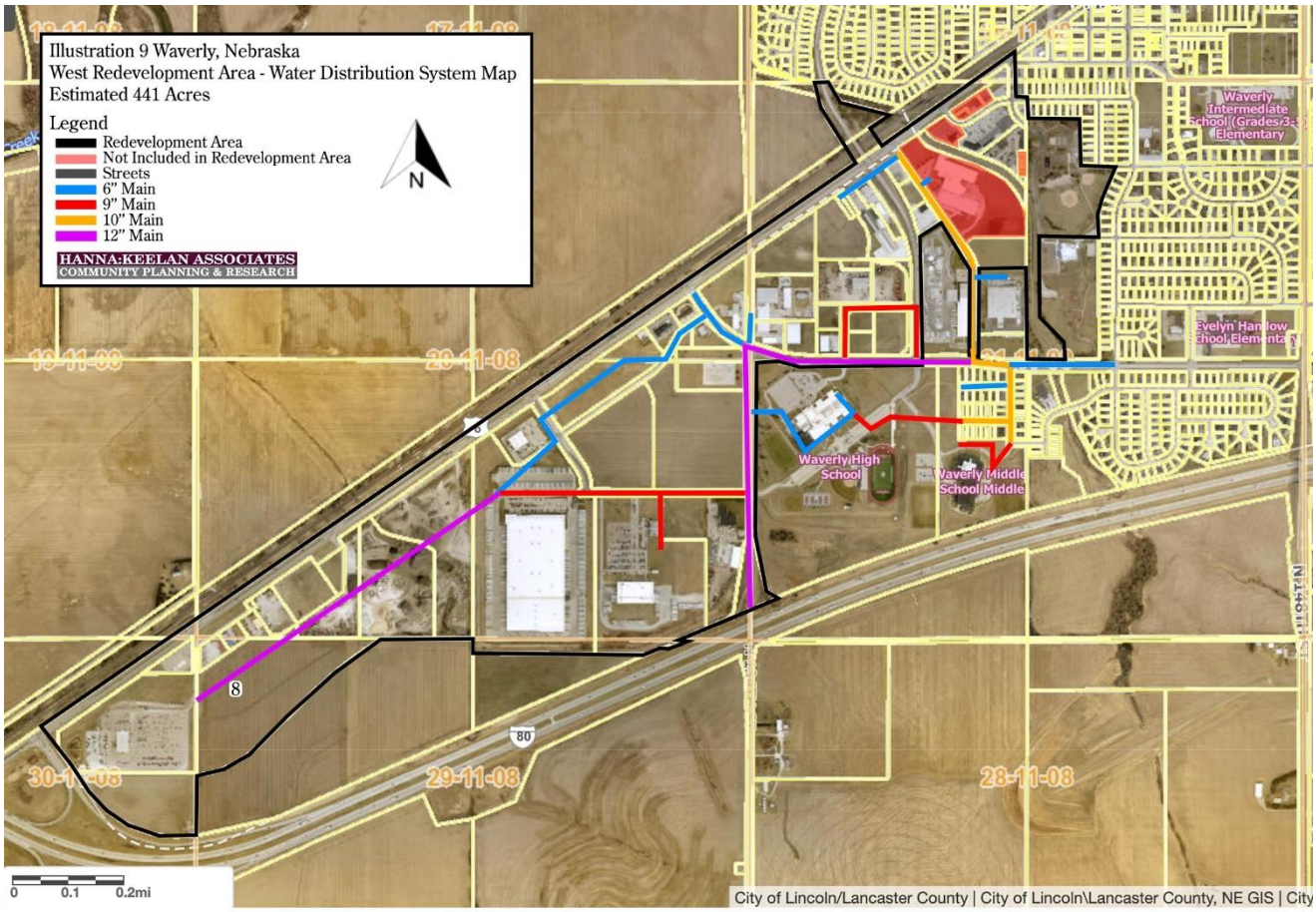
City of Lincoln/Lancaster County | City of Lincoln\Lancaster County, NE GIS | City



- **Private Improvement Goals**

  Successful redevelopment projects should remove or lessen blighted and substandard conditions and make positive contributions to the **Redevelopment Area**. Preferred projects should increase the security and safety of the **Area** through the removal and redevelopment of blighted and substandard conditions.

  Proposed redevelopment/development projects should align with the **Guiding Principles** of **WPlan 2033,** especially the principles identified in this **Plan**.

All **redevelopment/development projects** in the **West Redevelopment Area** should be consistent with the goals of this **Waverly, Nebraska Comprehensive Plan.** Potential project locations and concepts are included in this **Redevelopment Plan.**

- **Statutory Elements**: Proposed projects in the **West Redevelopment Area** will need to account for the following statutory elements:

    - **Property Acquisition, Demolition, and Disposal:** This element considers the ownership of land in the area to be redeveloped, the extent of demolitions required and associated environmental remediation, including any necessary capping, removal or replacement of utilities and site preparation. Any disposition of public land should be noted.

    - **Population Density**: This element considers the impact of a redevelopment project on the population density in the **Redevelopment Area**. The number of residential units and associated total square footage of commercial or industrial uses should be reviewed.

    - **Land Coverage:** This element considers the impact of a redevelopment project on the developed land coverage and building density in the **Redevelopment Area**.

    - **Traffic Flow, Street Layouts and Street Grades:** This element considers the likelihood of any redevelopment project resulting in a significant increase in traffic. Any impacts on existing streets or public rights-of-way should be considered.

    - **Parking:** This element evaluates the impact of a redevelopment project on parking in the **Redevelopment Area.** The number of parking spots and whether that number meets parking requirements should be considered.

    - **Zoning, Building Codes and Ordinances:** This element evaluates the conformance of a redevelopment project to the existing zoning, building codes and associated ordinances which apply to the redevelopment project area. Any required rezoning will be considered. Any project must conform to building codes and ordinances.

- **Cost Benefit Analysis:** As required by the **Nebraska Community Development Law (Neb. Rev. Stat. 18-2113),** the City of Waverly will analyze the **costs and benefits** of proposed projects, including the impacts on:

    - **Public Tax Revenues:** Proposed projects will be reviewed for the impact on public tax revenues, via a Tax Increment Financing (TIF) analysis. This analysis considers the base assessed value of the site and compares this value to the estimated new assessed value. The increment value is determined through subtracting the base assessed from the estimated new assessed value. The annual TIF generated is determined by taking the increment value and multiplying it by the current tax rate. The use of TIF rests on the principle that public improvements and enhancements for proposed redevelopment projects would not occur **"but for"** the TIF generated by private redevelopment within the project area. Project improvements would not be achievable to the same extent without TIF.

    - **Public Infrastructure and Community Public Service Needs Impacts:** Any anticipated adverse impacts from redevelopment projects on existing public infrastructure will be evaluated. Projects will capture the incremental tax revenues for eligible public purposes including, but not limited to, site acquisition, façade enhancements, streetscape, public area enhancements and other eligible improvements.

      Redevelopment projects should also encourage private investment in the **West Redevelopment Area** and once completed, should increase security and safety in the **Area,** by the removal of certain blighted and substandard conditions. Any anticipated adverse impacts on City services will be evaluated, as well as additional revenues which will provide support for those services.

    - **Employment within the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment within a redevelopment project area will be evaluated.

    - **Employment in the City outside the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment for the City of Waverly will be evaluated**.**

- **Other Impacts:** Redevelopment projects should improve the **Redevelopment Area,** eliminating blighted and substandard conditions. Any other impacts, both negative and beneficial, should be evaluated. While the use of TIF will defer receipt of the incremental ad valorem real property taxes generated for up to 15 years, additional revenue will be generated, including the sales tax paid by businesses and/or residents of the project. Upon the completion of the 15-year collection period, projects should benefit the Community through higher property tax payments.

All proposed redevelopment/development projects should be consistent with the goals of this **Waverly, Nebraska Comprehensive Plan**. Potential project concepts and locations are discussed in this **Redevelopment Plan.**

Redevelopment Process.

Public improvements and redevelopment activities may require construction easements, vacating of street and alley rights-of-way, temporary and permanent relocation of businesses, demolition and grading, disposal/sale of property and site preparation including driveway easements, paving driveways, approaches and sidewalks outside property lines, relocation of overhead utility lines and rerouting/upgrading of underground utilities, as needed. The process for these activities include the following:

- **Property Acquisition:** The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations (See *Land Acquisition Policy Statement,* on file at the Urban Development Department and available on request).

- **Relocation:** Relocation may involve the temporary or permanent relocation of businesses to complete redevelopment activities. Relocation will be completed according to Local, State, and Federal relocation regulations.

- **Demolition:** Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing utilities, site preparation securing insurance and bonds, and taking other necessary measures to protect citizens and surrounding properties. Measures to mitigate environmental findings may also be necessary if determined by site testing.

- **Disposal/Disposition:** Future redevelopment projects may include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open and competitive proposal process according to City requirements.

- **Requests for Proposals:** Architects and engineers will follow the City's standard selection process for the design of public facilities and improvements. Primary contractors for public facilities and improvements will also be competitively selected according to City requirements.

Conformance with Comprehensive Plan.

WPlan 2033, the Waverly Comprehensive Plan, adopted December 2023, as amended, represents the local goals, objectives, and policies of the City of Waverly. The majority of the **Waverly, West Redevelopment Plan** was developed to be consistent with **WPlan 2033. The proposed future land use and zoning designations presented in this Redevelopment Plan differ from those presented in the WPlan. This being the case, once this Redevelopment Plan is adopted by the City of Waverly, the Waverly Planning Commission will need to make these recommended changes to the City Council for officially amending the WPlan land use and zoning districts maps accordingly.**

Financing.

The primary burden for revitalization of the **West Redevelopment Area** must be on the private sector. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the redevelopment needs of the **Area** are beyond the City's capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures.

Sources of funding may include:

- Special Assessments – Business Improvement Districts
- Private Contributions
- Sale of Land (Proceeds from the sale of land acquired for redevelopment, as identified in the **Redevelopment Plan**, may be reinvested in the **Redevelopment Area**)
- Municipal Infrastructure Redevelopment Fund (MURF)
- Community Development Block Grant Funds (CDBG)
- Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
- Capital Improvements Program Budget
- Federal and State Grants
- Interest Income
- Advance Land Acquisition Fund – property rights/easements, public facility site acquisition
- Impact Fees

Redevelopment project activities will be undertaken subject to the limit and source of funding authorized and approved by the Mayor and City Council. According to the Community Development Law, any ad valorem tax levied upon real property in the redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of such provision, by the governing body as follows:

> *That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and*
>
> *That portion of the ad valorem tax on real property in the redevelopment project in such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of loan, of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, priority for financing or refinancing, in whole or in part, the redevelopment project.*
>
> *When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and country treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.*

The effective date for the Community Improvement Financing for each Redevelopment Project shall be identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant **to Neb. Rev. Stat. 18-212.**

ANDERSON NORTH PARK 10TH ADDITION
FINAL PLAT

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS ANDERSON NORTH PARK 10TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF LOT 242 I.T., 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 ON A SOUTH LINE OF SAID LOT 242 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, SAID LINE BEING A SOUTH LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF ST. 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 242 I.T., SAID LINE BEING A SOUTH LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID LOT 242 I.T., SAID LINE BEING AN EAST LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 242 I.T., SAID LINE BEING A NORTH LINE OF SAID ST. 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 LOT 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF LOT 4, BLOCK 1, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 120.01' TO A POINT; THENCE S45°55'42"E, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, A DISTANCE OF 75.42' TO A POINT; THENCE S04°24'44"W, A DISTANCE OF 70.54' TO A POINT; THENCE N89°59'04"E, 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' , 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', 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, A DISTANCE OF 50.00' TO A POINT ON THE EAST LINE OF SAID LOT 242 I.T.; THENCE S00°16'24"E, ON A EAST LINE OF SAID LOT 242 I.T.; SAID LINE BEING A WEST RIGHT OF WAY LINE OF NORTH H148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, 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', 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', 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, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, 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', 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, 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', 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, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, 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.

LAND SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED BY THE UNDERSIGNED, THAT THE SURVEY WAS PERFORMED ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR PROFESSIONAL LAND SURVEYORS.

_____

DATE

ANDREW L. BROEKER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE. 68508

P.L.S. NUMBER

NEBRASKA PROFESSIONAL PLS-641 LAND SURVEYOR ANDREW L. BROEKER

STREETS

STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN THE WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED “GENERAL UTILITY EASEMENTS”.

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

THAT I, THE UNDERSIGNED, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND BLOCKS TO BE NUMBERED AS SHOWN. AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE THE STREETS AS SHOWN HEREIN AND I ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS ____ DAY OF _____, 20___.

ASPEN BUILDERS, INC., A NEBRASKA CORPORATION

BY: _____
NAME:ROBERT L. BENES
TITLE: PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT L. BENES, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF ASPEN BUILDERS, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

_____
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, NEBRASKA, THIS _____ DAY OF _____, 20___.

_____ _____
CHAIRMAN ATTEST: CITY CLERK

CITY COUNCIL APPROVAL

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, THIS _____ DAY OF _____, 20___.

_____ _____
MAYOR ATTEST: CITY CLERK

DWG: F:\2024\00001-00500\024-00225\40-Design\Survey\SRVY\Final Plat\Drawings\V_FP_02400225_ANP10A.dwg
DATE: May 09, 2025 12:50pm XREFS: C_PPLAT_02400225 FP_ANP9A_02104523 SR-071175
USER: dbroeker

ANDERSON NORTH PARK 10TH ADDITION

FINAL PLAT

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: _____

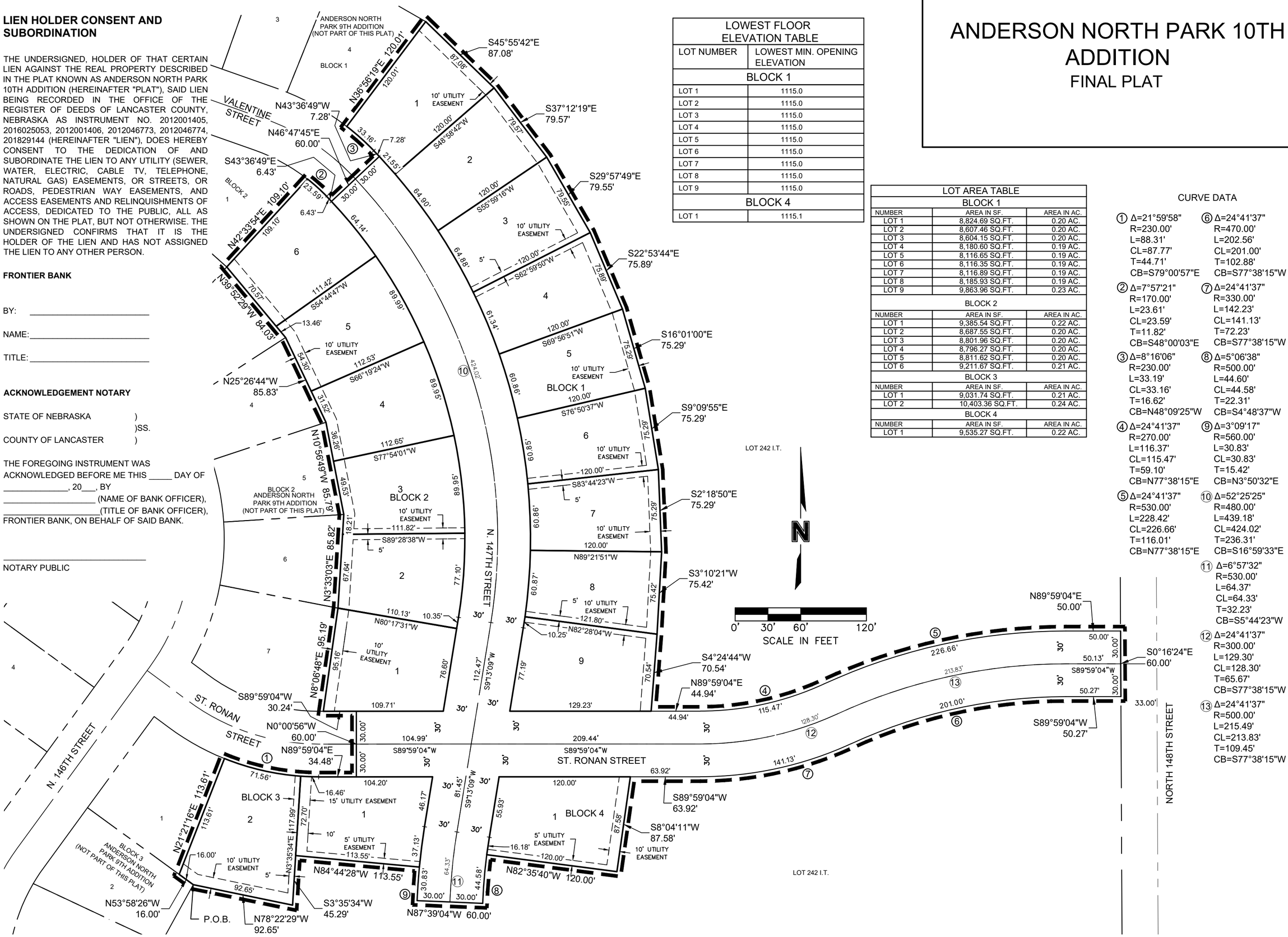
TITLE: _____

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

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



LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
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
BLOCK 4	
LOT 1	1115.1

LOT AREA TABLE		
BLOCK 1		
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.
BLOCK 2		
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.
BLOCK 3		
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.
BLOCK 4		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,535.27 SQ.FT.	0.22 AC.

CURVE DATA

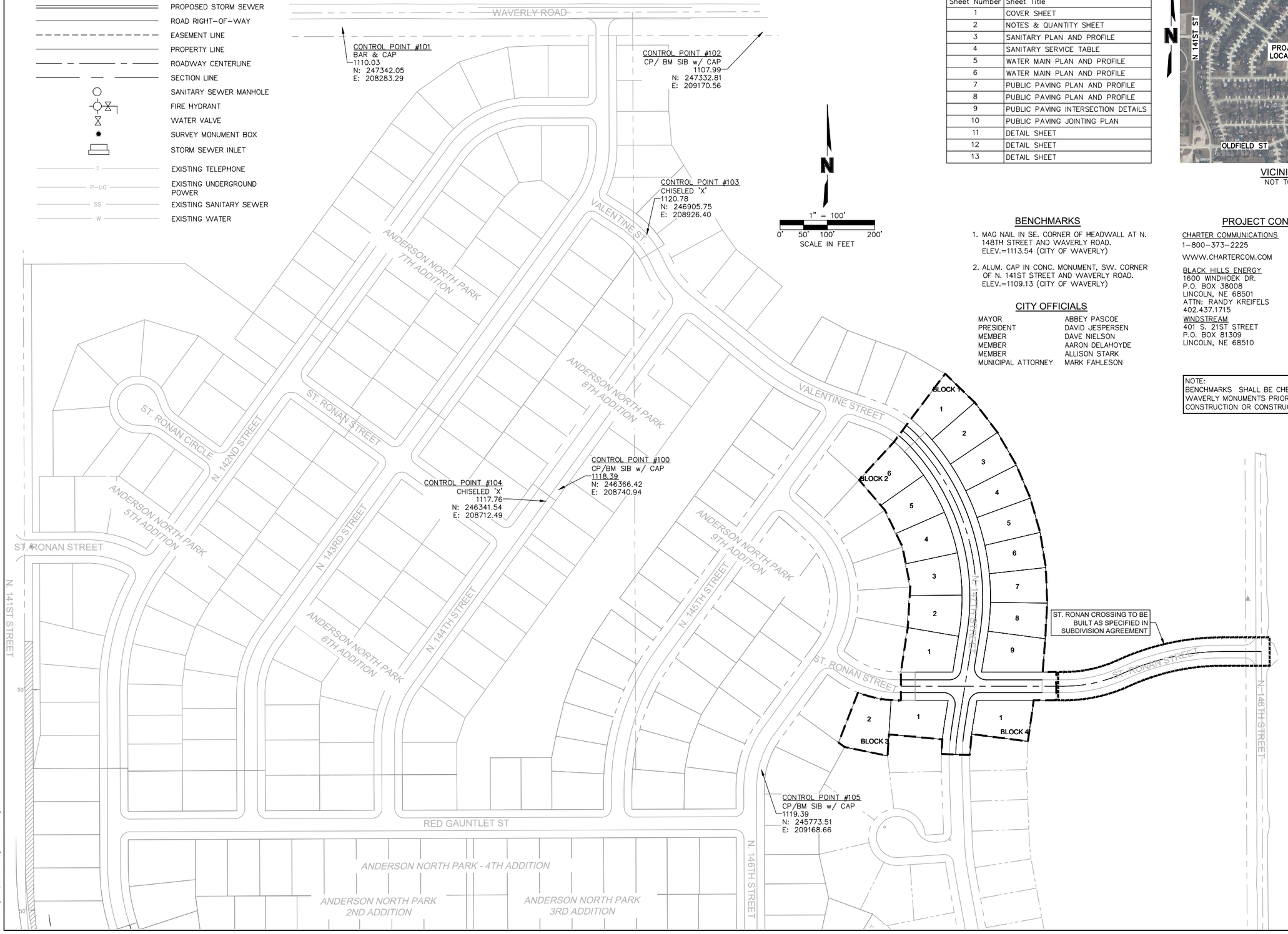
① Δ=21°59'58" R=230.00' L=88.31' CL=87.77' T=44.71' CB=S79°00'57"E
② Δ=7°57'21" R=170.00' L=23.61' CL=23.59' T=11.82' CB=S48°00'03"E
③ Δ=8°16'06" R=230.00' L=33.19' CL=33.16' T=16.62' CB=N48°09'25"W
④ Δ=24°41'37" R=270.00' L=116.37' CL=115.47' T=59.10' CB=N77°38'15"E
⑤ Δ=24°41'37" R=530.00' L=228.42' 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\V_FP_02400225_ANP10A.dwg USER: dbroeker
DATE: May 09, 2025 12:48pm XREFS: C_PPLAT_02400225 FP_ANP9A_02104523 SR-071175 PLS641

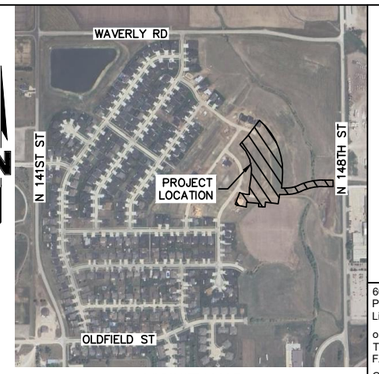
ANDERSON NORTH PARK 10TH ADDITION
PUBLIC IMPROVEMENTS

LEGEND

- 6"W — PROPOSED WATER MAIN
- 8"SS — PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- ROAD RIGHT-OF-WAY
- EASEMENT LINE
- PROPERTY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SURVEY MONUMENT BOX
- STORM SEWER INLET
- T — EXISTING TELEPHONE
- P-UG — EXISTING UNDERGROUND POWER
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES & QUANTITY SHEET
3	SANITARY PLAN AND PROFILE
4	SANITARY SERVICE TABLE
5	WATER MAIN PLAN AND PROFILE
6	WATER MAIN PLAN AND PROFILE
7	PUBLIC PAVING PLAN AND PROFILE
8	PUBLIC PAVING PLAN AND PROFILE
9	PUBLIC PAVING INTERSECTION DETAILS
10	PUBLIC PAVING JOINTING PLAN
11	DETAIL SHEET
12	DETAIL SHEET
13	DETAIL SHEET



VICINITY MAP
NOT TO SCALE

BENCHMARKS

1. MAG NAIL IN SE. CORNER OF HEADWALL AT N. 148TH STREET AND WAVERLY ROAD. ELEV.=1113.54 (CITY OF WAVERLY)
2. ALUM. CAP IN CONC. MONUMENT, SW. CORNER OF N. 141ST STREET AND WAVERLY ROAD. ELEV.=1109.13 (CITY OF WAVERLY)

CITY OFFICIALS

MAYOR	ABBEY PASCOE
PRESIDENT	DAVID JESPERSEN
MEMBER	DAVE NIELSON
MEMBER	AARON DELAHOYDE
MEMBER	ALLISON STARK
MUNICIPAL ATTORNEY	MARK FAHLESON

PROJECT CONTACTS

CHARTER COMMUNICATIONS
1-800-373-2225
WWW.CHARTERCOM.COM

BLACK HILLS ENERGY
1600 WINDHOEK DR.
P.O. BOX 38008
LINCOLN, NE 68501
ATTN: RANDY KREIFELS
402.437.1715

WINDSTREAM
401 S. 21ST STREET
P.O. BOX 81309
LINCOLN, NE 68510

PUBLIC WORKS
14130 LANCASHIRE
WAVERLY, NE 68462
ATTN: TRACEY WHYMAN
402.786.2312

BUILDING AND INSPECTIONS
14130 LANCASHIRE
WAVERLY, NE 68462
ATTN: MIKE PALM
402.786.2312

LINCOLN ELECTRIC SYSTEM
2620 FAIRFIELD
P.O. BOX 80869
LINCOLN, NE 68501
ATTN: DANA DANIELS
402.467.7634

NOTE:
BENCHMARKS SHALL BE CHECKED INTO CITY OF WAVERLY MONUMENTS PRIOR TO STARTING CONSTRUCTION OR CONSTRUCTION STAKING.

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Olsson - Engineering
Nebraska COA #CA-0638

PROFESSIONAL CIVIL ENGINEER
ELIZABETH A. POTTER
E-20031
6-10-2025
STATE OF NEBRASKA

REVISIONS

REV. NO.	DATE	DESCRIPTION

COVER SHEET

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

SHEET
1 of 13

F:\2024\00001-00500\024-00225\40-design\AutoCAD\final plans\Sheets\SDN1C_GEN01_02400225.dwg
DATE: Apr 10, 2025 1:32pm USER: JKlein

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. CONTRACTOR SHALL REPORT TO THE DEVELOPER'S ENGINEER, CITY INSPECTOR, OR DEVELOPER'S ENGINEER FIELD REPRESENTATIVE ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
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. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT @ 1–800–331–5666 IN ADVANCE OF ANY EXCAVATION FOR THE MARK–OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
5. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLAN IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
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. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
8. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE STREET ROW, UTILITY EASEMENT, OR ACCESS EASEMENT BY THE CONTRACTOR. SPOIL MATERIAL SHALL BE DEPOSITED WITHIN THE SITE DEVELOPMENT BOUNDARY IN AREAS DESIGNATED BY THE DEVELOPER'S ENGINEER. THE MATERIAL SHALL BE STOCKPILED OR SPREAD AS DIRECTED BY THE ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL; IT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
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.

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'. SEE JOINTING PLAN AND DETAILS FOR JOINT SPACING.
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. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLANKETS, EXTERNAL HEAT, OR OTHER METHODS AS REQUIRED TO ENSURE CONCRETE PLACEMENT AND TEMPERATURE ARE MAINTAINED WITHIN SPECIFIED REQUIREMENTS. CONCRETE SHALL BE MAINTAINED AT A MINIMUM TEMPERATURE OF 50° FOR THREE DAYS AFTER THE COMPLETION OF PLACEMENT.
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. THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS.
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).

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 WITH TWO SAMPLES TAKEN 24 HOURS APART AT EVERY 1200 FEET AND AT EVERY DEAD END.
9. HYDRANTS SHALL BE KENNEDY GUARDIAN K81D/5'–6" BURY OR 6'–6" BURY. OUTLET THREADS SHALL BE NFPA 1963 WITH EXTERNAL HOSE THREAD USED BY LOCAL FIRE DEPARTMENT AND CAST IRON CAPS WITH STEEL CHAINS. OPERATING AND CAP NUTS SHALL BE PENTAGON 1–1/2" POINT TO FLAT WITH A DIRECTION OPENING TO THE LEFT. EXTERIOR SHALL BE RED ALKYD–GLOSS ENAMEL PAINT.
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. MINIMUM THICKNESS SHALL BE 8 MIL.

GENERAL NOTES (CONT.)

11. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON ON–SITE BY THE CONTRACTOR PER THE EROSION AND SEDIMENTATION CONTROL PLAN.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES
13. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURE WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS. IF SUCH UTILITY OR STRUCTURE IS DAMAGED, IT SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. IF ANY UTILITY LINES OR STRUCTURES ARE DAMAGED DURING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
15. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
16. 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.
17. 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.
18. ALL CONSTRUCTION SHALL BE SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
19. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL TRAFFIC CONTROL THAT MAY BE NECESSARY DURING CONSTRUCTION ACTIVITIES.
20. 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.
21. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF–SITE AND DISPOSED OF PROPERLY AND LEGALLY.
22. 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. ANY WORK DONE WITHOUT PROPER NOTIFICATION THE CONTRACTOR MAY BE ORDERED TO REMOVE OR REPLACE ANY WORK AT THE CONTRACTOR EXPENSE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE ENGINEER IN REQUESTING LINE STAKES AND GRADES.
24. 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. ALL DISTURBED RIGHT–OF–WAY AREAS SHALL BE RESTORED TO A LEVEL AND SMOOTH SECTION PRIOR TO ACCEPTANCE OF WORK.

PAVING NOTES (CONT.)

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. RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC (MIRIFI 180N OR APPROVED EQUAL).
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. APPLY LIQUID MEMBRANE–FORMING CURING COMPOUND AT THE CONCENTRATION AND APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
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 CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS. ALL SAW CUTS REQUIRED SHALL BE SUBSIDIARY TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
21. ALL CONCRETE SHALL BE CLASS NDOT 47B–3500, UNLESS OTHERWISE NOTED.
22. CONTRACTOR IS REQUIRED TO REMOVE EXISTING INLET PROTECTION FROM STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS. FOLLOWING COMPLETION OF PAVING, CONTRACTOR SHALL INSTALL NEW CURB INLET PROTECTION AT EACH INLET LOCATION. INSTALLATION, MAINTENANCE AND REMOVAL OF INLET PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.

WATER MAIN NOTES (CONT.)

POLYWRAP SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER THE PROJECT SPECIFICATIONS.

12. 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. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER MAIN AS PROVIDED IN SECTION 3.7 (02623), SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER MAIN AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
13. ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS. FIRE HYDRANTS SHALL BE A MINIMUM OF 5.5' BURY AND SHALL BE SET SO THAT THE CENTER OF THE TRAFFIC FLANGE IS SIX (6') INCHES ABOVE THE TOP OF CURB GRADE.
14. 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'". SUCH PRICE SHALL BE FULL COMPENSATION FOR ALL LOADING, HAULING, INSTALLATION, THRUST BLOCKING, HYDRANT BURY, HYDRANT DRAIN MATERIAL, BACKFILLING, LABOR, MATERIALS, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS, THE PLAN DRAWINGS (SEE DETAIL SHEET FOR FITTINGS REQUIRED) AND AS ACCEPTED BY THE ENGINEER.
15. 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.

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. MINIMUM PIPE LENGTH = 6.25'. COUPLINGS WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
7. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT. (3.48 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. IN THOSE INSTANCES WHERE THE BOTTOM OF THE WATER MAIN IS LESS THAN 18 IN (457 MM) ABOVE THE TOP OF THE SANITARY SEWER OR THE SANITARY SEWER IS LOCATED ABOVE THE WATER MAIN, THE SANITARY SEWER SHALL BE CONSTRUCTED USING A 20 FT. (6.10 M) LENGTH OF PVC PRESSURE PIPE, MEETING THE REQUIREMENTS OF AWWA C900 FOR DR18, PRESSURE RATING 150 PSI (1034 KPA), CENTERED ON 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. THE T.V. INSPECTION WILL BE PAID FOR BY THE CONTRACTOR. T.V. TAPE SHALL BE COMPATIBLE WITH VHS EQUIPMENT OR DVD (WHICHEVER CITY OF WAVERLY PREFERS).
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. CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROL BMPS DURING SEQUENCE OF CONSTRUCTION. FOLLOWING COMPLETION OF UTILITY CONSTRUCTION ACTIVITIES, CONTRACTOR MUST INSPECT EROSION CONTROL BMPS AND REPAIR OR REPLACE ALL BMPS TO ORIGINAL WORKING CONDITION.

WATER MAIN NOTES (CONT.)

16. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B – 3,500.
17. 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. CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROL BMPS DURING SEQUENCE OF CONSTRUCTION. FOLLOWING COMPLETION OF UTILITY CONSTRUCTION ACTIVITIES, CONTRACTOR MUST INSPECT EROSION CONTROL BMPS AND REPAIR OR REPLACE ALL BMPS TO ORIGINAL WORKING CONDITION.
18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL BMP'S AND DEVICES TO ALLOW ADEQUATE FLUSHING OF WATER MAIN. FLUSHING AND DISINFECTION SHALL NOT PROCEED UNTIL EROSION CONTROL IS CONSTRUCTED.
19. 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.

SCHEDULE OF APPROXIMATE QUANTITIES

PAVING ITEM	UNIT	QUANTITY
7" P.C.C. PAVEMENT W/INT CURB	SY	2984
ADJUST WATER VALVE BOX TO FINAL GRADE	EA	7
ADJUST MANHOLE TO FINAL GRADE	EA	2
CONCRETE HEADER	LF	54
REMOVE CONCRETE HEADER	LF	54
SURVEY MONUMENT BOX	EA	4
REMOVE AND RELOCATE DEAD END SIGNING, IN PLACE	EA	2
RIP–RAP, TYP B W/ FILTER FABRIC	TON	7
SANITARY SEWER ITEM	**UNIT**	**QUANTITY**
12" SANITARY SEWER PIPE	LF	686
FOUNDATION MATERIAL, IN PLACE	CY	38
STANDARD MANHOLE	EA	2
STANDARD MANHOLE	VF	34
3 DEGREE COUPLING, 12"	EA	18
12" CLEAN OUT COMPLETE	EA	1
CONSTRUCT 4" SEWER SERVICE	EA	16
12" X 4" SERVICE 'Y' FITTING	EA	16
4" SEWER SERVICE PIPE, SCHEDULE 40 PVC*	LF	636
*INCLUDES 5' RISER AT SERVICE		
WATER ITEM	**UNIT**	**QUANTITY**
10" WATER MAIN	LF	728
8" WATER MAIN	LF	145
6" WATER MAIN	LF	145
10" SOLID SLEEVE, M.J.	EA	2
10" x 10" CROSS, M.J.	EA	1
10" X 6" TEE, M.J.	EA	1
10" GATE VALVE, M.J.	EA	2
10" X 11.25 DEGREE BEND, M.J.	EA	4
10" RETAINER GLAND, M.J.	EA	29
10" X 8" REDUCER, M.J.	EA	1
10" X 6" REDUCER, M.J.	EA	1
8" SOLID SLEEVE, M.J.	EA	1
8" X 6" TEE, M.J.	EA	1
8" GATE VALVE, M.J.	EA	1
8" RETAINER GLAND, M.J.	EA	9
6" SOLID SLEEVE, M.J.	EA	1
6" RETAINER GLAND, M.J.	EA	6
ANCHORING ELBOW, M.J.	EA	2
ANCHORING COUPLING, M.J.	EA	3
CONCRETE FOR TEE & THRUST BLOCKS	CY	2.8
STEEL FOR TEE & THRUST BLOCKS	LBS	73
HYDRANT, COMPLETE, L=5.5'	EA	1
HYDRANT, COMPLETE, L=6.5'	EA	2
REMOVE AND RELOCATE REDUCER	EA	1
REMOVE AND RELOCATE HYDRANT ASSEMBLY	EA	1
REMOVE AND SALVAGE REDUCER	EA	1
REMOVE AND SALVAGE HYDRANT ASSEMBLY	EA	1

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6–10–2025
STATE OF NEBRASKA

REVISIONS

REV. NO.	DATE	DESCRIPTION

NOTES & QUANTITY SHEET

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

SHEET
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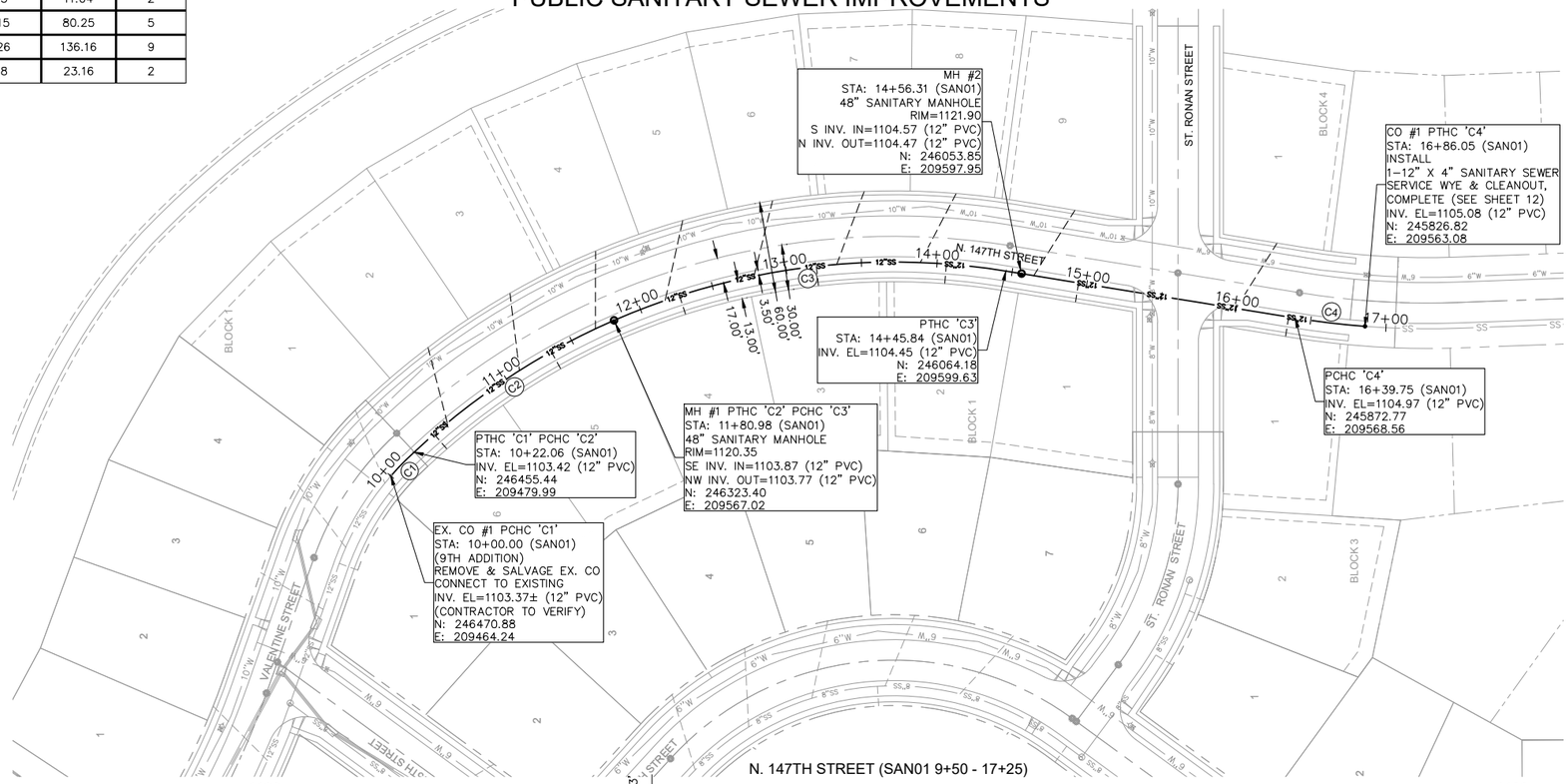
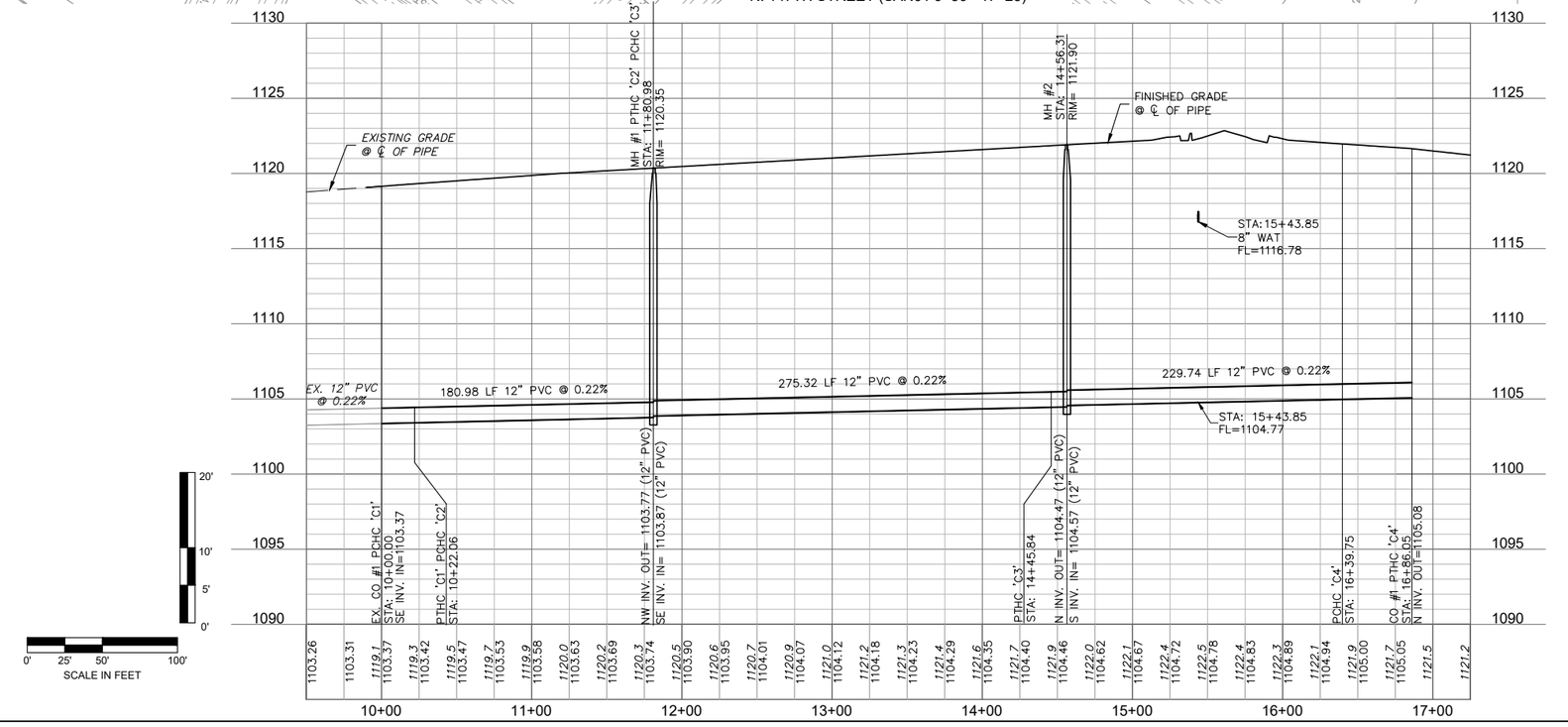
ANDERSON NORTH PARK 10TH ADDITION
PUBLIC SANITARY SEWER IMPROVEMENTS

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





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4-10-2025
STATE OF NEBRASKA

REV. NO.	DATE	DESCRIPTION
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SANITARY PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC SANITARY SEWER IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

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ANDERSON NORTH PARK 10TH ADDITION
PUBLIC SANITARY SEWER IMPROVEMENTS

SEWER SERVICE TABLE

BLOCK; LOT	ALIGNMENT STATION	LENGTH OF SERVICE	FLOW ELEVATION OF MAIN	FLOW ELEVATION OF SERVICE @ MAIN	SLOPE OF SERVICE	SERVICE ELEVATION @ ROW	PIPE END @ ROW NORTHING EASTING
BLOCK 1 LOT 2	10+51.25 N. 147TH STREET	51.47	1103.48	1104.48	S=0.0100	1104.99	246446.25 209549.18
BLOCK 1 LOT 3	11+10.20 N. 147TH STREET	51.47	1103.61	1104.61	S=0.0100	1105.12	246392.13 209584.99
BLOCK 1 LOT 4	11+67.54 N. 147TH STREET	51.47	1103.31	1104.31	S=0.0100	1104.82	246335.55 209612.94
BLOCK 1 LOT 5	12+17.37 N. 147TH STREET	54.17	1103.95	1104.95	S=0.0100	1105.49	246277.89 209633.15
BLOCK 1 LOT 6	12+78.32 N. 147TH STREET	51.47	1104.08	1105.08	S=0.0100	1105.59	246218.46 209646.28
BLOCK 1 LOT 7	13+33.60 N. 147TH STREET	51.47	1104.20	1105.20	S=0.0100	1105.71	246157.90 209652.23
BLOCK 1 LOT 8	13+88.88 N. 147TH STREET	51.47	1104.33	1105.33	S=0.0100	1105.84	246097.05 209650.93
BLOCK 1 LOT 9	14+64.44 N. 147TH STREET	51.08	1104.59	1105.59	S=0.0100	1106.10	246018.55 209639.84
BLOCK 2 LOT 1	14+94.49 N. 147TH STREET	13.00	1104.65	1105.65	S=0.0100	1105.78	246018.24 209579.00
BLOCK 2 LOT 2	14+06.13 N. 147TH STREET	13.00	1104.36	1105.36	S=0.0100	1105.49	246104.58 209591.34
BLOCK 2 LOT 3	13+20.07 N. 147TH STREET	13.00	1104.17	1105.17	S=0.0100	1105.30	246188.09 209589.85
BLOCK 2 LOT 4	12+27.37 N. 147TH STREET	13.00	1103.97	1104.97	S=0.0100	1105.10	246276.05 209571.03
BLOCK 2 LOT 5	11+34.64 N. 147TH STREET	13.00	1103.67	1104.67	S=0.0100	1104.80	246358.53 209535.07
BLOCK 2 LOT 6	10+39.82 N. 147TH STREET	13.00	1103.46	1104.46	S=0.0100	1104.59	246433.74 209482.09
BLOCK 3 LOT 1	16+35.23 N. 147TH STREET	13.00	1104.96	1105.96	S=0.0100	1106.09	245879.32 209556.45
BLOCK 4 LOT 1	15+99.88 N. 147TH STREET	51.20	1104.89	1105.89	S=0.0100	1106.40	245884.84 209618.27

EXISTING SERVICE TABLE

BLOCK; LOT	ALIGNMENT STATION	LENGTH OF SERVICE	FLOW ELEVATION OF MAIN	FLOW ELEVATION OF SERVICE @ MAIN	SLOPE OF SERVICE	SERVICE ELEVATION @ ROW	PIPE END @ ROW NORTHING EASTING
BLOCK 1 LOT 1	9+93.86 N. 147TH STREET	52.07	1103.36	1104.36	S=0.0100	1104.88	246494.34 209507.81
BLOCK 3 LOT 2	21+28.39 ST. RONAN STREET	13.00	1111.29	1112.29	S=0.0100	1112.42	245933.59 209382.12

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4-10-2025
STATE OF NEBRASKA

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SANITARY SERVICE TABLE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC SANITARY SEWER IMPROVEMENTS
Waverly, Nebraska

2024

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date: 04.10.2025

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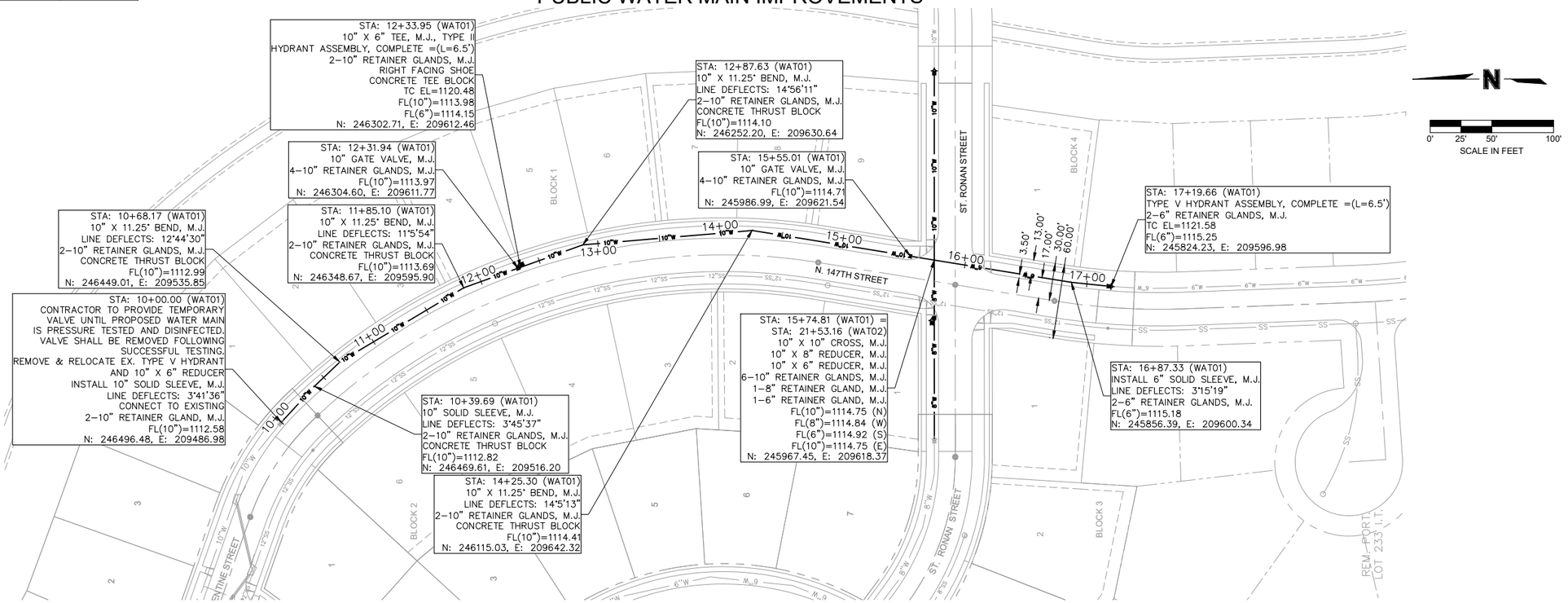
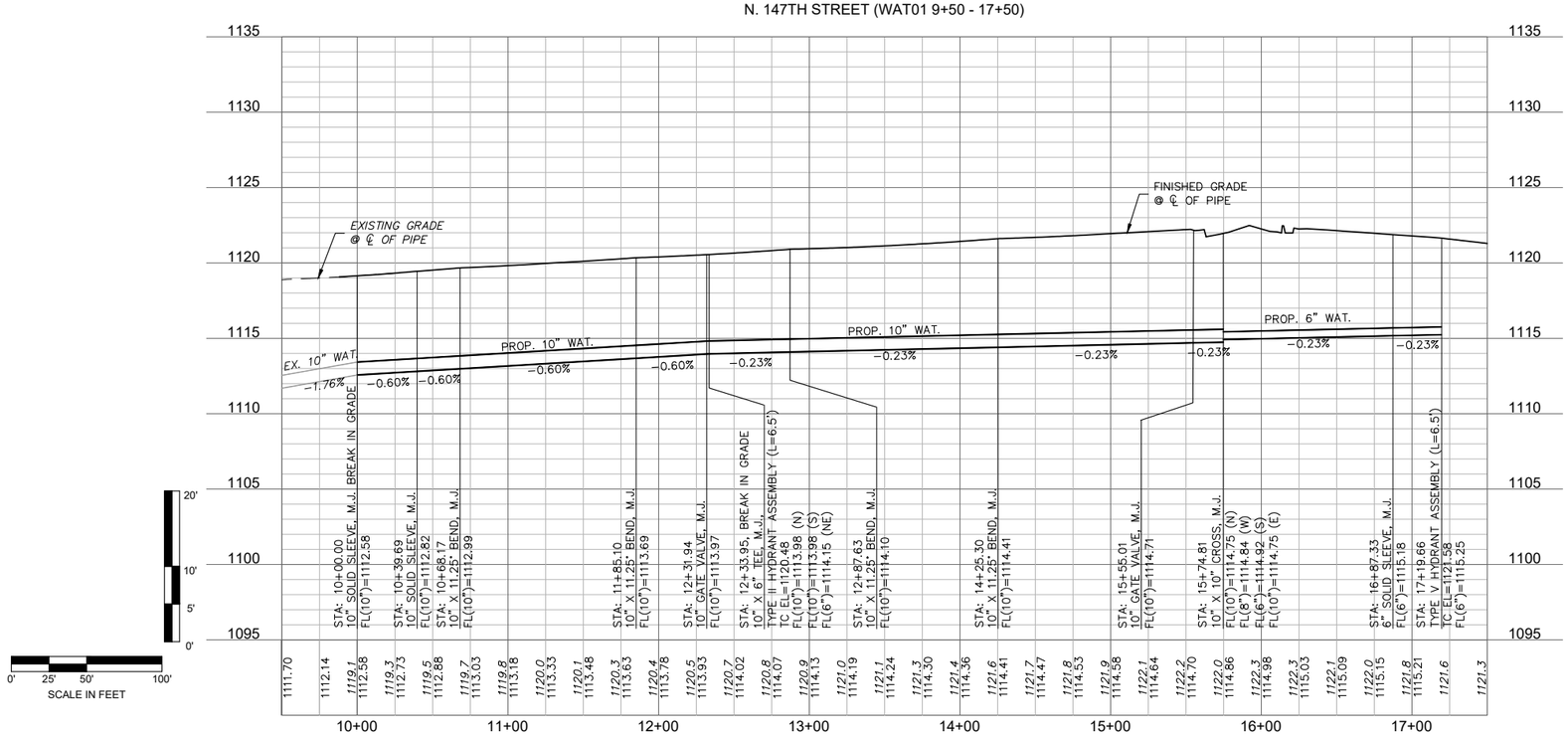
ANDERSON NORTH PARK 10TH ADDITION

PUBLIC WATER MAIN IMPROVEMENTS

HYDRANT INFORMATION			
STATION	TOP OF CURB ELEVATION	FLANGE ELEVATION	FLOW LINE ELEVATION
12+33.53	1120.48	1120.98	1114.15
17+19.24	1121.58	1122.08	1116.25



N. 147TH STREET (WAT01 9+50 - 17+50)



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WATER MAIN PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC WATER MAIN IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

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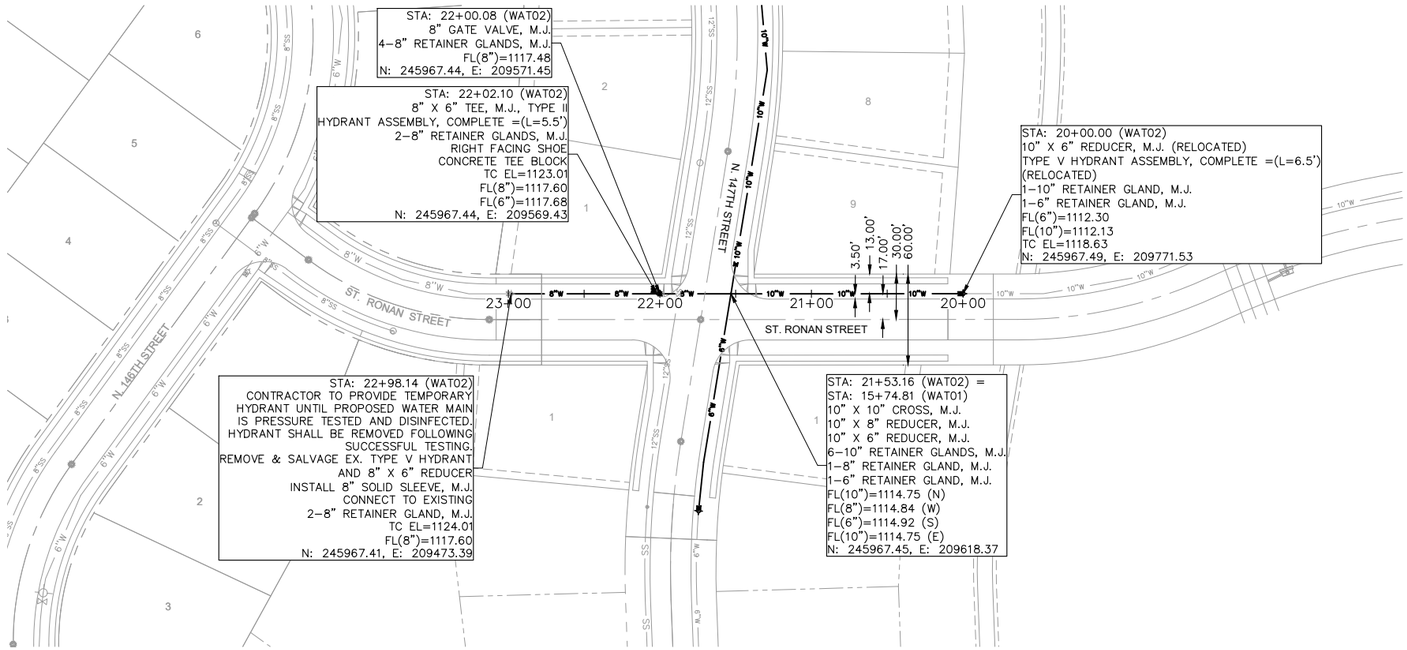
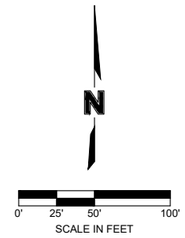
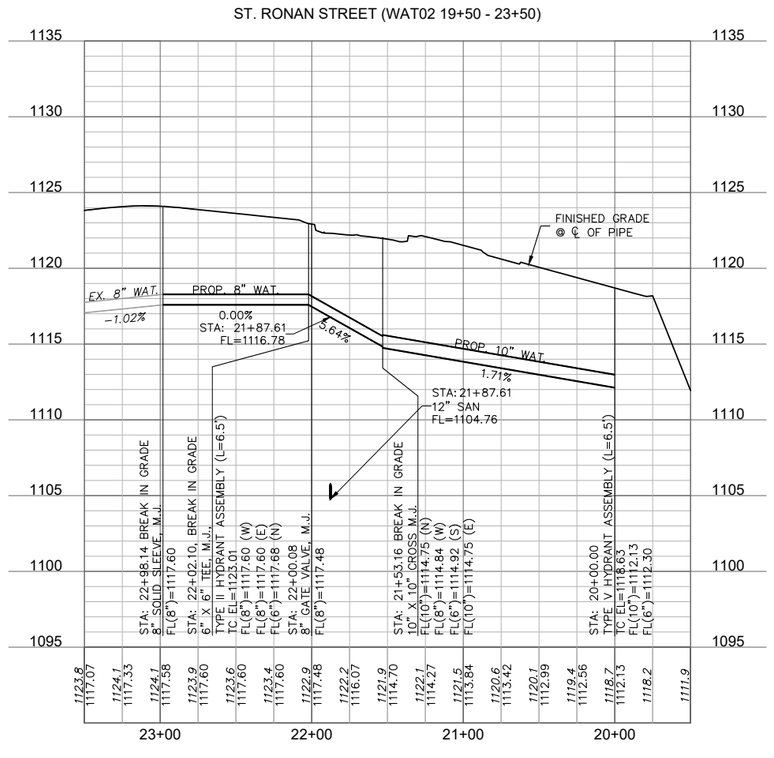
ANDERSON NORTH PARK 10TH ADDITION

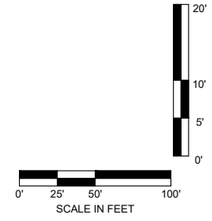
PUBLIC WATER MAIN IMPROVEMENTS

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









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WATER MAIN PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC WATER MAIN IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
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project no.: 024-00225
date: 04.10.2025

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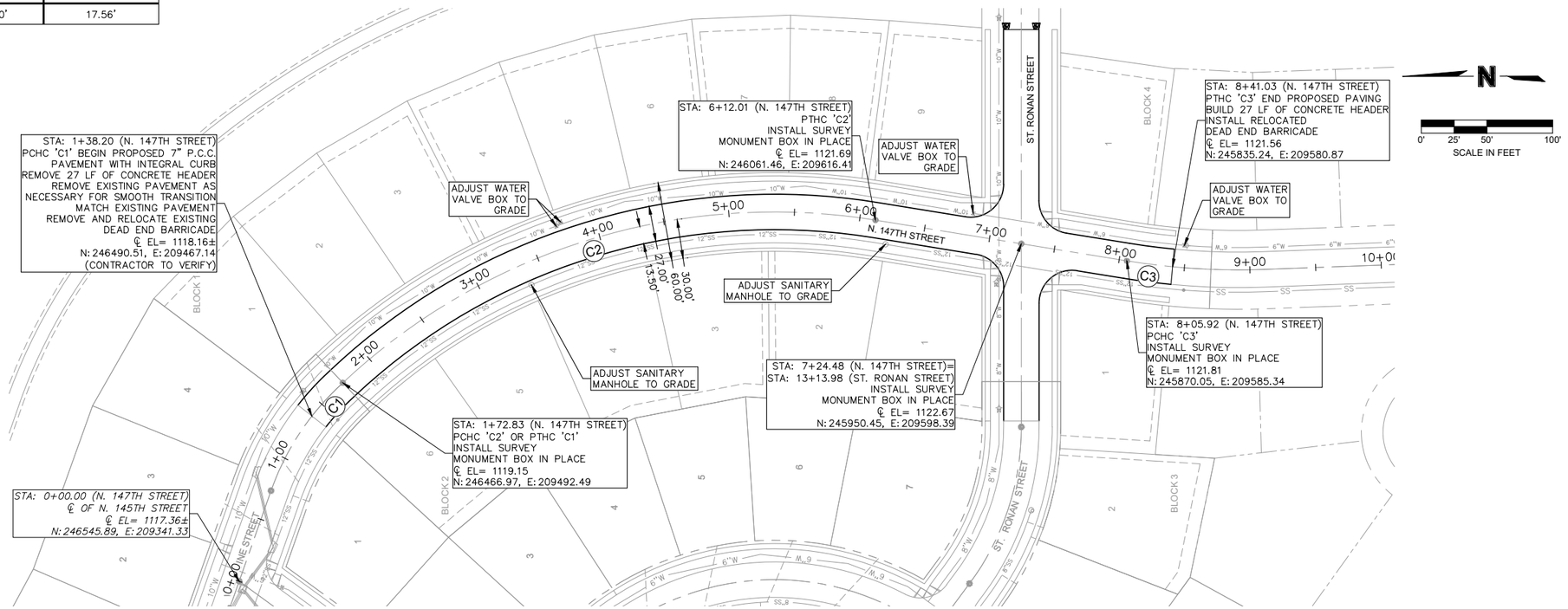
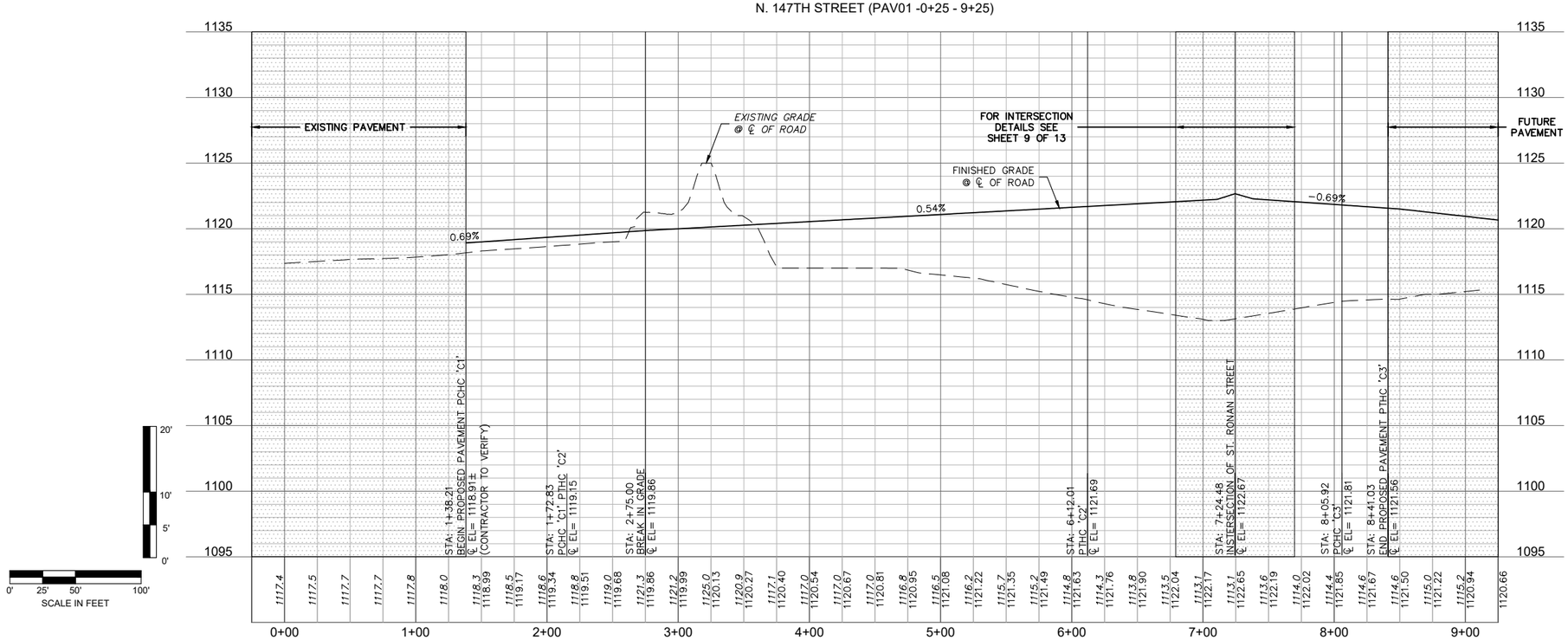
ANDERSON NORTH PARK 10TH ADDITION

PUBLIC PAVING IMPROVEMENTS

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'





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PUBLIC PAVING PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS

Waverly, Nebraska

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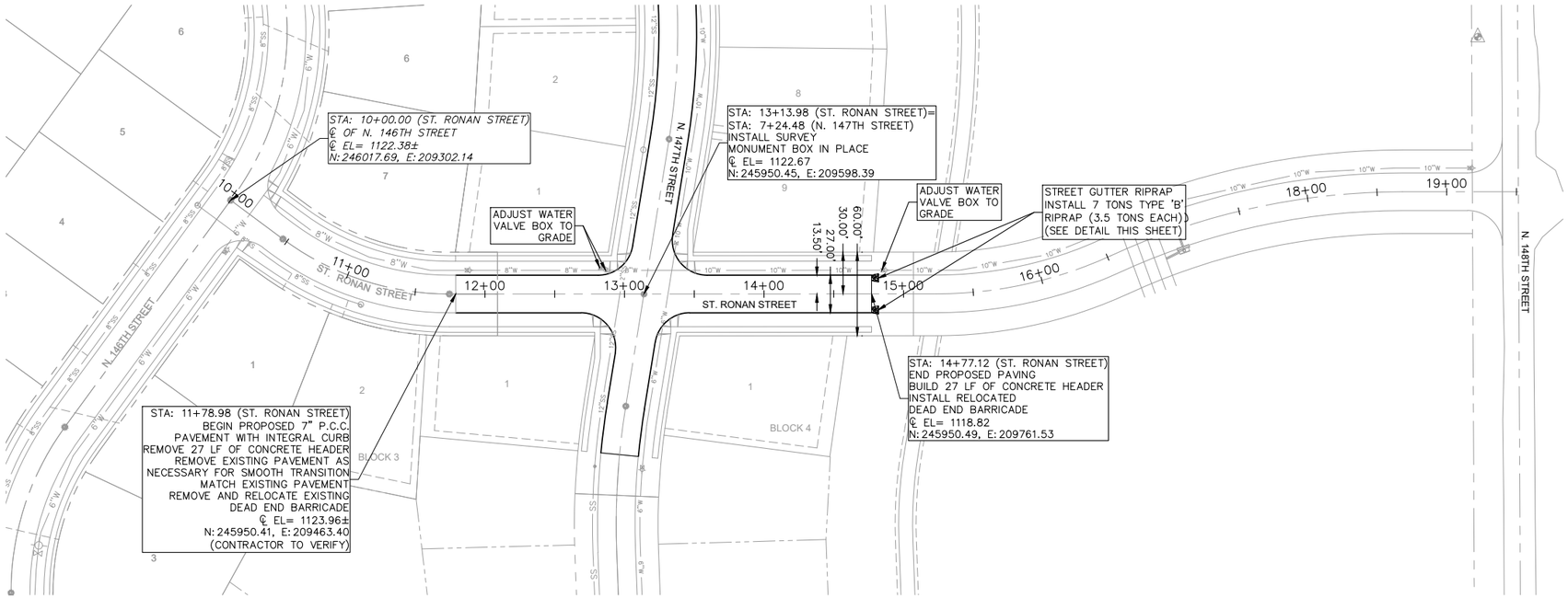
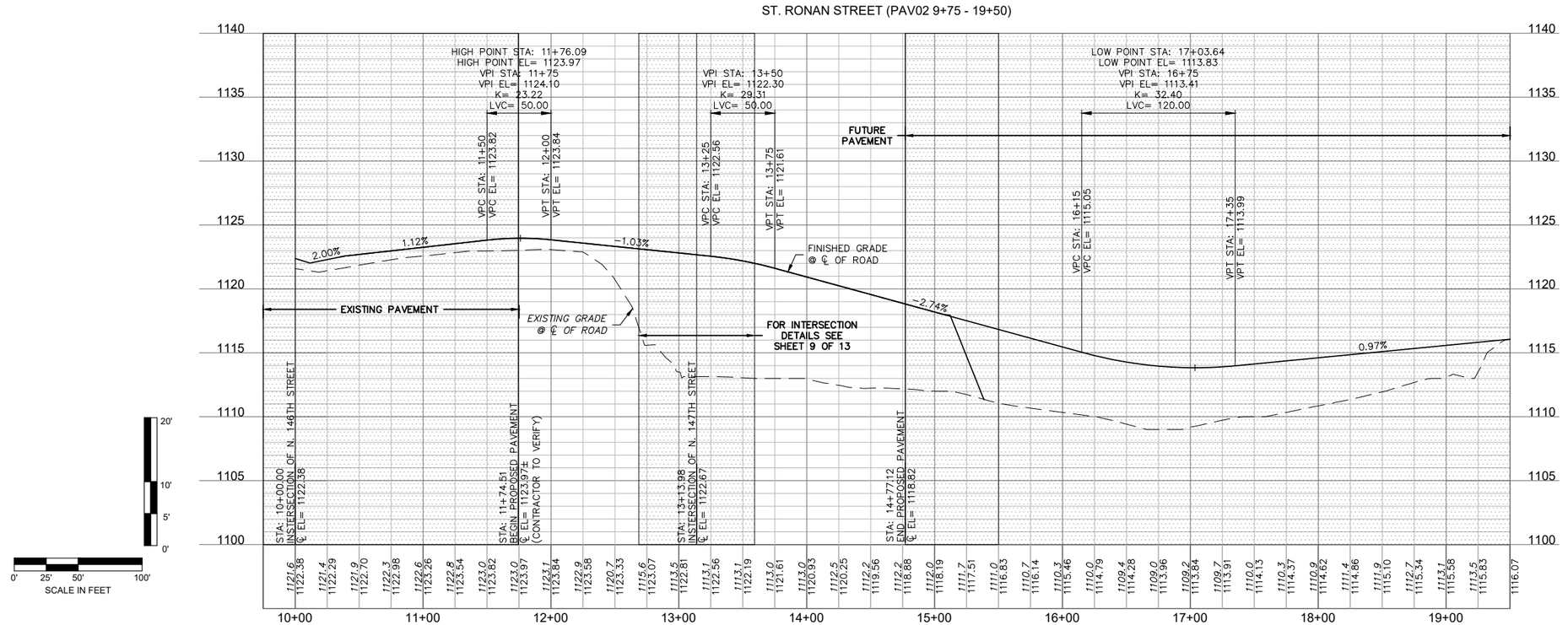
ANDERSON NORTH PARK 10TH ADDITION

PUBLIC PAVING IMPROVEMENTS





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PUBLIC PAVING PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS

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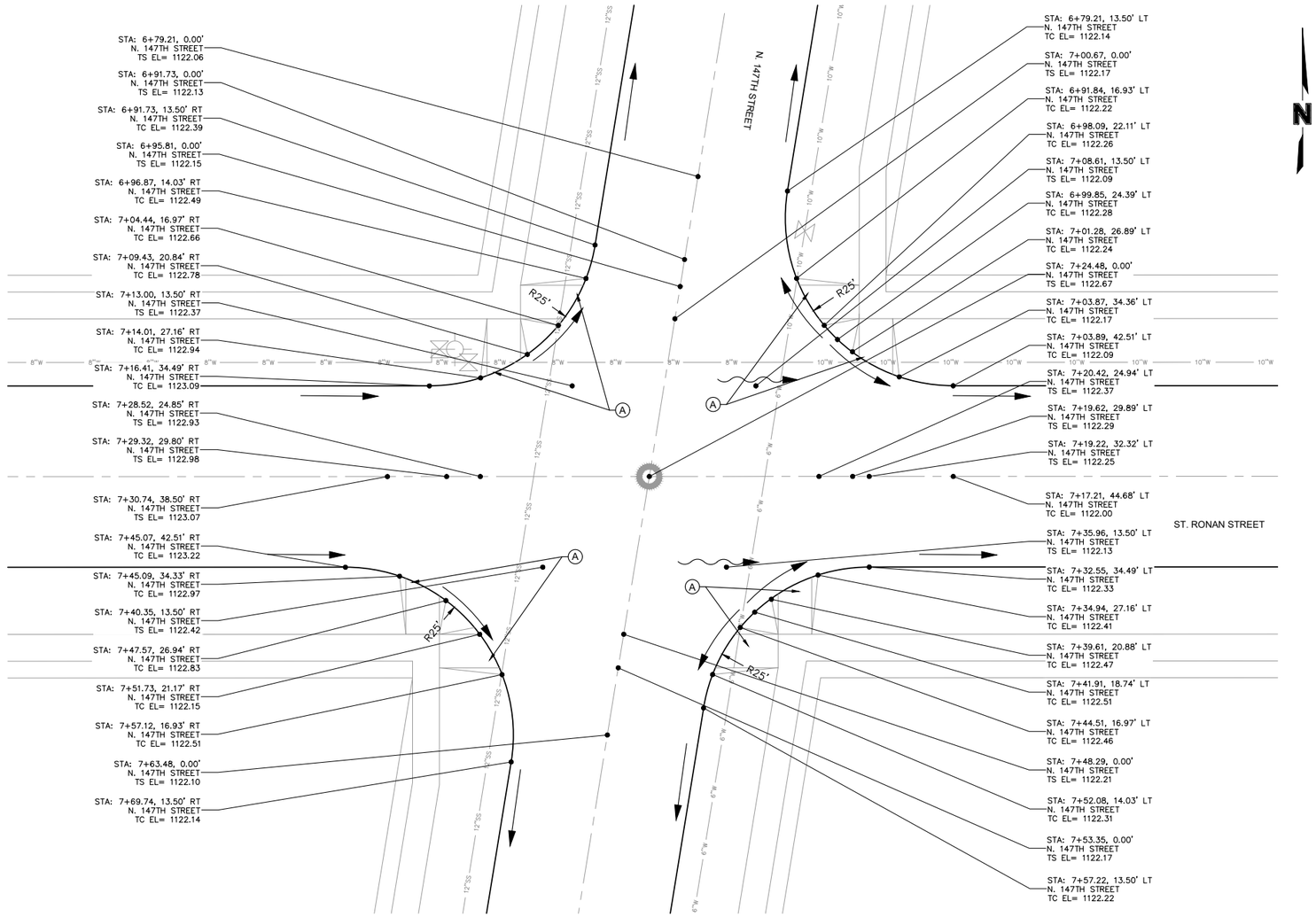
ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS



N. 147TH STREET & ST. RONAN STREET

1" = 10'

0' 5' 10' 20'

SCALE IN FEET

Ⓐ DROP CURB FOR FUT. ADA SWLK RAMP.

NOTE: CONTRACTOR TO ENSURE ALL SIDEWALKS, SIDEWALK RAMPS, PROPOSED SIDEWALK RAMP CURB DROPS, AND PROPOSED SIDEWALK STREET CROSSINGS ARE BUILT TO MEET OR EXCEED ALL APPLICABLE ADA STANDARDS AND SPECIFICATIONS.

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PUBLIC PAVING INTERSECTION DETAILS

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS

Waverly, Nebraska

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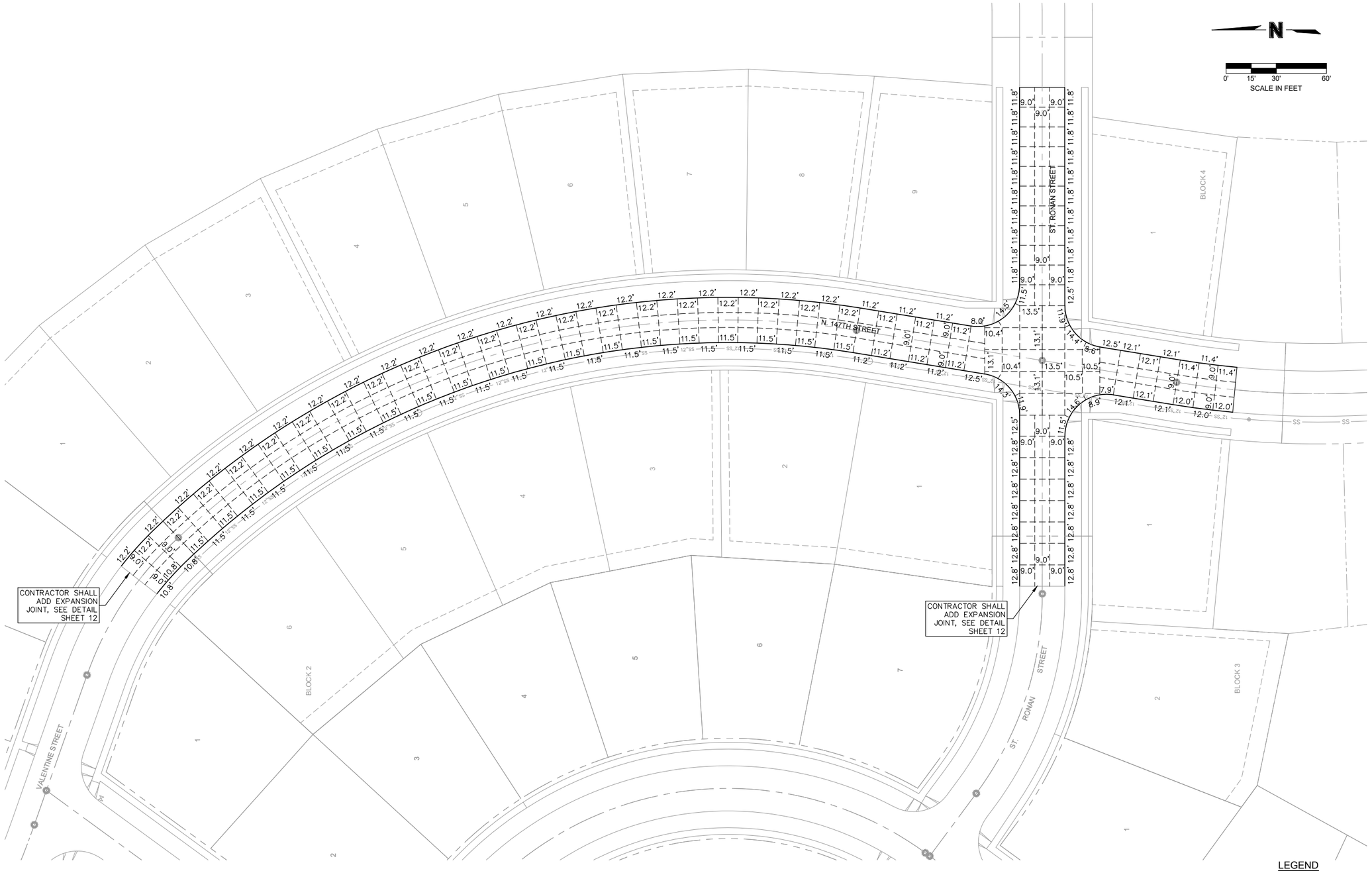
ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS



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

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PUBLIC PAVING JOINTING PLAN

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC PAVING IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
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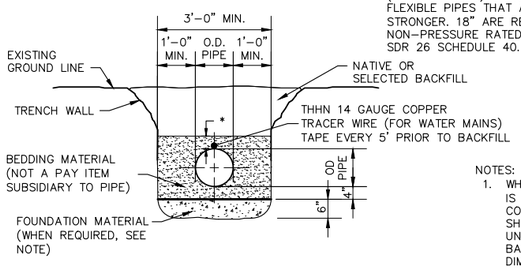
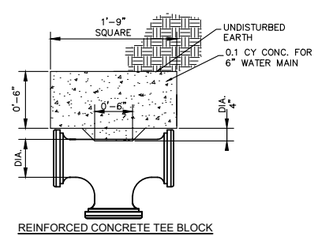


* 6" MIN. FOR AL PRESSURE RATED FLEXIBLE PIPES (C900 OR C905) OR NON-PRESSURE RATED FLEXIBLE PIPES THAT ARE SDR 26 SCHEDULE 40 OR STRONGER. 18" ARE REQUIRED FOR ALL NON-PRESSURE RATED FLEXIBLE PIP LESS THAN SDR 26 SCHEDULE 40.

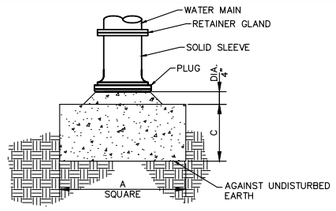
NOTES:
1. WHEN "FOUNDATION MATERIAL" IS REQUIRED/APPROVED BY THE CONTRACTOR ADMINISTRATOR, IT SHALL BE PAID AT AN AGREED UNIT PRICE PER CY INSTALLED, BASED ON THE INCREASED DIMENSIONS OF THE MATERIAL ADDED TO STABILIZE THE TRENCH BOTTOM.
2. FOUNDATION MATERIAL WRAPPING REQUIRED WHEN GROUNDWATER IS ENCOUNTERED IN TRENCH.

PIPE BEDDING AND FOUNDATION MATERIAL FOR ALL PIPE EXCEPT DUCTILE IRON AND REINFORCED CONCRETE.

NOT TO SCALE



REINFORCED CONCRETE TEE BLOCK

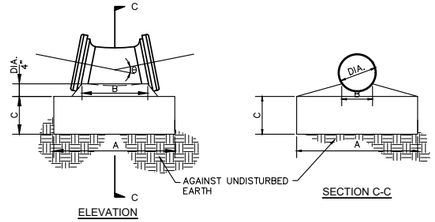


REINFORCED CONCRETE PLUG BLOCK

REINFORCED CONCRETE TEE & PLUG THRUST BLOCKS

NOT TO SCALE

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.



REINFORCED CONCRETE THRUST BLOCKS

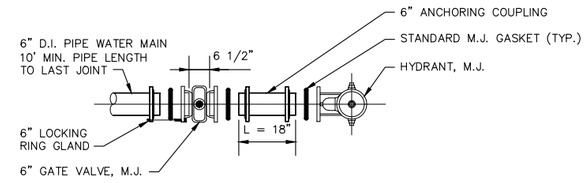
NOT TO SCALE

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

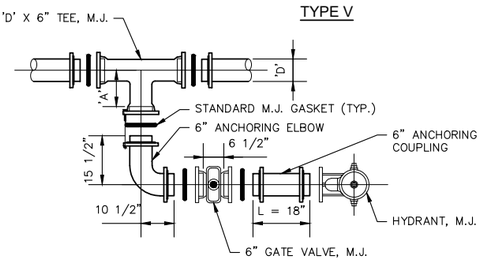
DIA.	Θ = 22 1/2° A	B	C	ROUND BAR SIZE	# OF BARS EACH WAY	STEEL LBS.	CONC. CU. FEET
6"	1'-6"	0'-9"	0'-9"	–	–	–	0.1
10"	1'-11"	1'-0"	1'-0"	#4	3	5.5	0.15

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

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

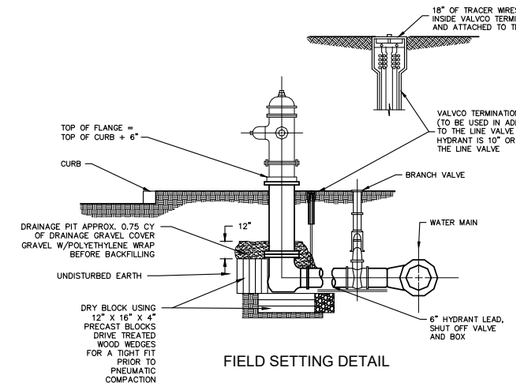


TYPE V



TYPE II

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
8	6	11.5	9
10	6	13.5	11

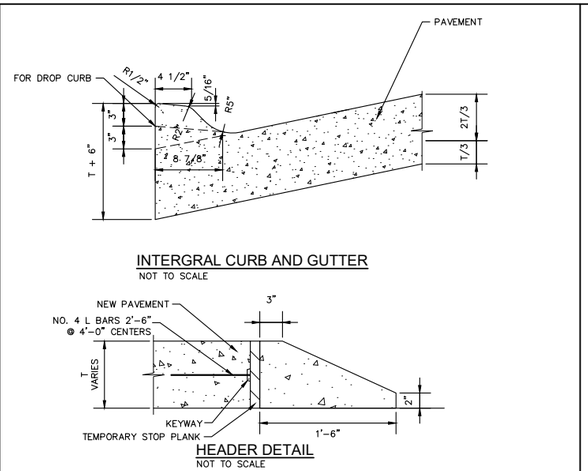


FIELD SETTING DETAIL

NOTES:
1. ALL ANCHORING COUPLINGS SHALL BE 18" IN LENGTH UNLESS PLANS SHOW OTHERWISE.
2. ALL ANCHORING COUPLINGS AND ANCHORING ELBOWS SHALL BE CAST WITH AN INTEGRAL M.J. GLAND ON ONE END AND A DUCTILE IRON ROTATABLE M.J. GLAND ON THE OTHER END.
3. A LOCKING RING GLAND SHALL BE SUBSTITUTED FOR ONE OF THE STANDARD GLANDS ON THE 6" GATE VALVE FOR THE TYPE V AND TYPE VI INSTALLATIONS.
4. BACKFILL OF HYDRANTS SHALL BE PNEUMATICALLY COMPACTED.

TYPICAL HYDRANT INSTALLATIONS

NOT TO SCALE



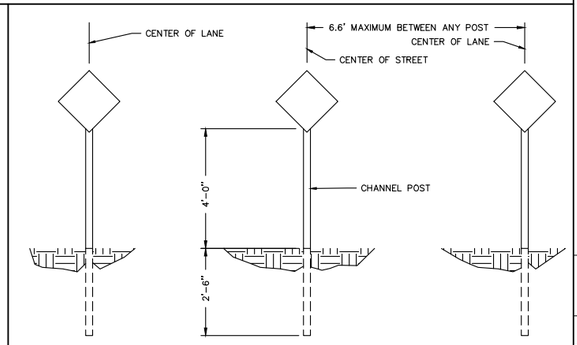
INTERGRAL CURB AND GUTTER

NOT TO SCALE

HEADER DETAIL

NOT TO SCALE

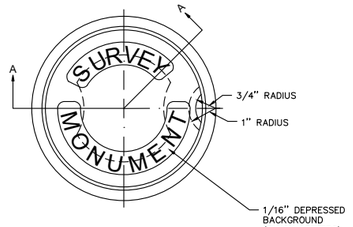
NOTES:
1. ALL CONCRETE SHALL BE NDOR CLASS 47B-3,500
2. 1" PREFORMED EXPANSION JOINT FILL SHALL BE PLACED THROUGH ALL CURBS OPPOSITE PAVEMENT EXPANSION JOINTS OR AS DIRECTED BY ENGINEER.
3. T = THICKNESS OF PAVEMENT.

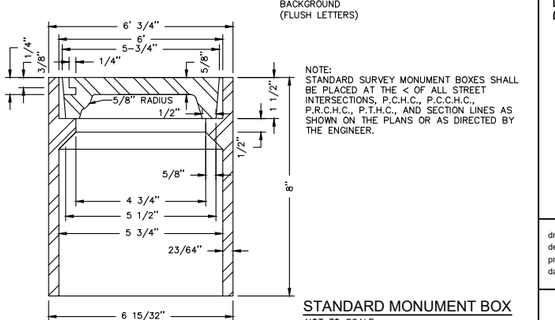


DEAD END SIGNING

NOT TO SCALE

- SIGNS SHALL BE 18" RED DIAMOND PANEL WITH HIGH INTENSITY SHEETING.
- SIGNS TO BE PLACED 18" FROM EDGE OF PAVEMENT TO POST.

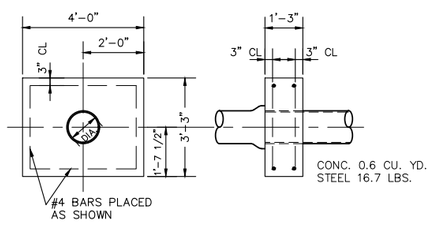


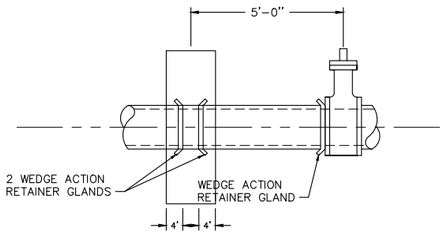


NOTE:
STANDARD SURVEY MONUMENT BOXES SHALL BE PLACED AT THE < OF ALL STREET INTERSECTIONS, P.C.H.C., P.C.C.H.C., P.R.C.H.C., P.T.H.C., AND SECTION LINES AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

STANDARD MONUMENT BOX

NOT TO SCALE





THRUST COLLAR FOR PVC PIPE

NOT TO SCALE

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.

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E-20031
6-10-2025
STATE OF NEBRASKA

REVISIONS

REV. NO.	DATE	DESCRIPTION

DETAIL SHEET

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC IMPROVEMENTS

Waverly, Nebraska

2024

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

SHEET
11 of 13

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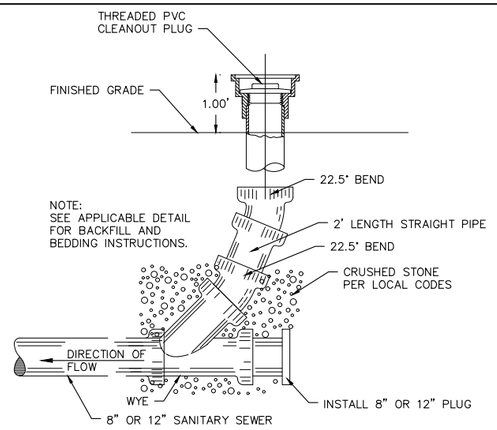
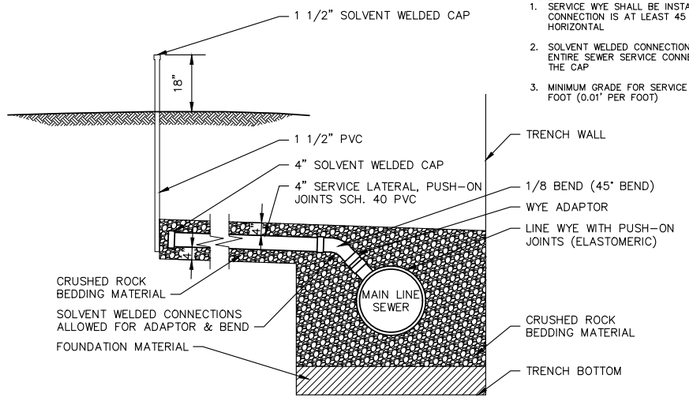
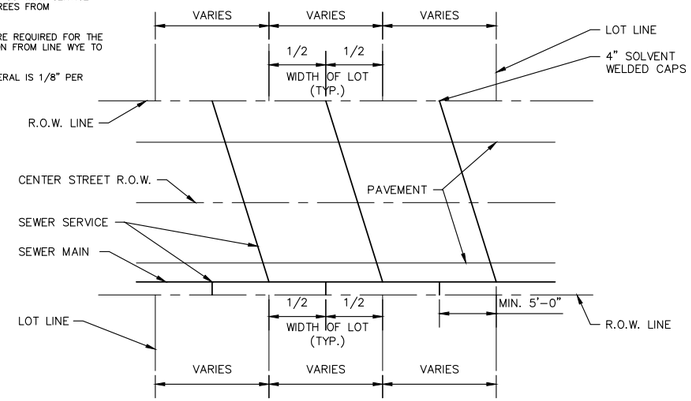


SANITARY SEWER CLEAN-OUT
NOT TO SCALE



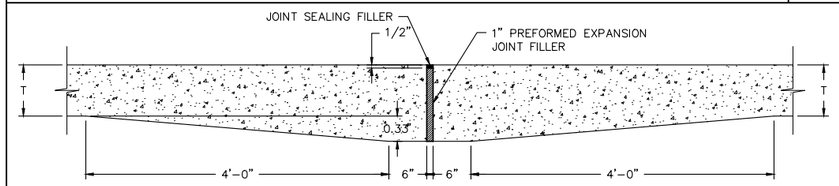
NOTE:
1. SERVICE WYE SHALL BE INSTALLED SO THAT SERVICE CONNECTION IS AT LEAST 45 DEGREES FROM HORIZONTAL
2. SOLVENT WELDED CONNECTIONS ARE REQUIRED FOR THE ENTIRE SEWER SERVICE CONNECTION FROM LINE WYE TO THE CAP
3. MINIMUM GRADE FOR SERVICE LATERAL IS 1/8" PER FOOT (0.01' PER FOOT)

SEWER SERVICE CONNECTION



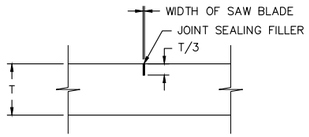
SEWER SERVICE CONNECTION

SANITARY SEWER SERVICE



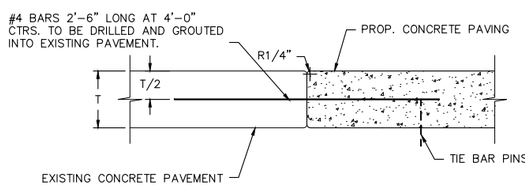
TO BE USED AT THE END OF RETURN ON THE NON-THROUGH LEG OF A T-INTERSECTION AND AS PER ENGINEER AT THE END OF CURVES.

EXPANSION JOINT
NOT TO SCALE

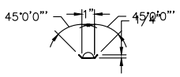


NOTES:
1. CONTRACTION JOINTS SHALL BE SAWED.
2. CONTRACTION JOINTS SHALL BE PLACED AT NO MORE THAN 15' INTERVALS.

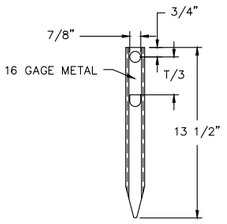
CONTRACTION JOINT
NOT TO SCALE



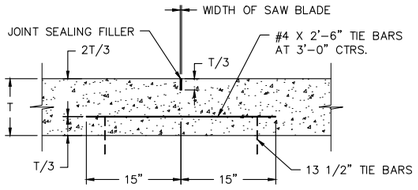
PROPOSED TO EXISTING PAVEMENT
NOT TO SCALE



TOP VIEW

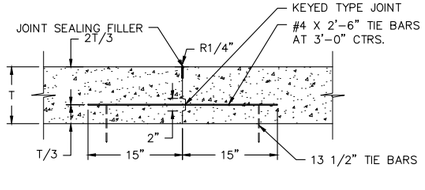


TIE BAR PIN DETAIL
NOT TO SCALE



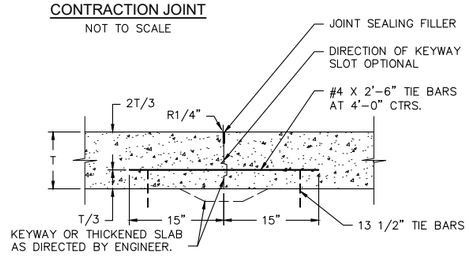
WHEN TWO ADJACENT LANES ARE POURED AT THE SAME TIME, THE LONGITUDINAL JOINT COMMON TO THE TWO LANES SHALL BE SAWED.

SAWED
NOT TO SCALE



KEY TYPE JOINT SHALL BE USED ON ALL LONGITUDINAL CONSTRUCTION JOINTS WHEN THE ADJACENT LANE IS NOT POURED AT THE SAME TIME.

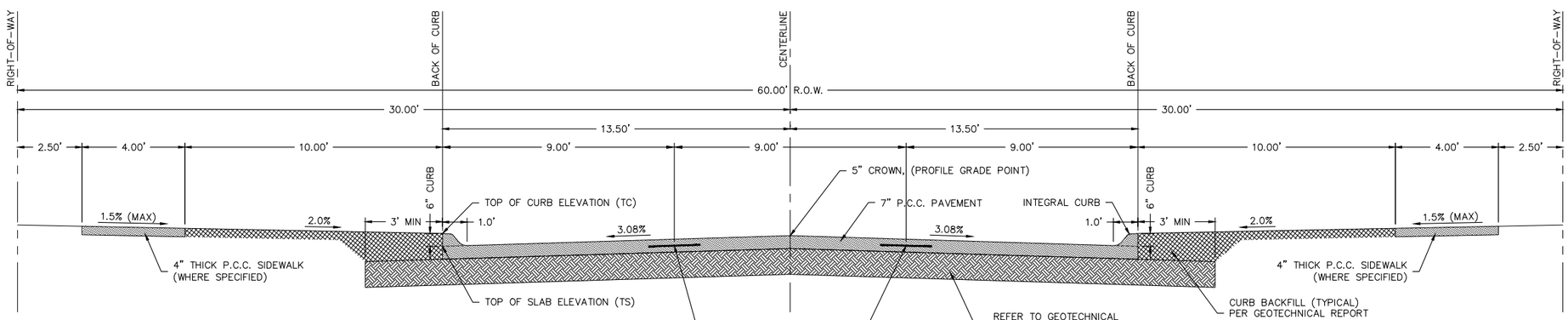
KEY TYPE
NOT TO SCALE



TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE

NOTES
1. THE CONTRACTOR MAY SUBSTITUTE OTHER DESIGNS FOR EXPANSION AND CONTRACTION JOINT SUPPORTS IN LIEU OF THE TYPE SHOWN WITH PRIOR WRITTEN APPROVAL BY THE ENGINEER.
2. ALL JOINTS SHALL BE SEALED WITH JOINT SEALING FILLER (HOT POURED TYPE) AS PER STANDARD SPECIFICATIONS.
3. THE BARS SHALL BE DEFORMED BARS.
4. ALL BARS SHALL SATISFY THE BEND TEST REQUIREMENTS FOR STRUCTURAL GRADE BILLET STEEL IN ACCORDANCE WITH SPECIFICATIONS.
5. THE CONTRACTOR MAY USE A MACHINE FOR PLACING THE LONGITUDINAL TIE BARS IN LIEU OF THE TIE BAR PINS. IF A MECHANICAL TIE BAR REPLACEMENT MACHINE IS NOT USED, TIE BAR PINS AS SHOWN WILL BE USED.

CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



27' ROADWAY TYPICAL SECTION
NOT TO SCALE

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4-10-2025
STATE OF NEBRASKA

REV. NO.	DATE	DESCRIPTION
		REVISIONS

DETAIL SHEET

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

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 04.10.2025

SHEET
12 of 13

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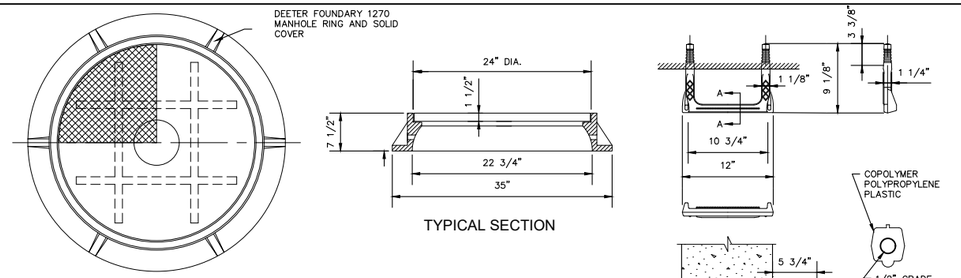


STANDARD HEAVY TRAFFIC TYPE MANHOLE COVER AND FRAME

NOTES:
1. CASTINGS SHALL CONFORM TO THE REQUIREMENTS OF 'SPECIFICATIONS FOR GRAY IRON CASTINGS' IN ACCORDANCE WITH ASTM DESIGNATION A-48-83, CLASS 35B.
2. CASTINGS ARE TO BE MANUFACTURED TRUE TO PATTERN AND WITH SATISFACTORY FIT OF COMPONENT PARTS. CASTINGS SHALL BE FREE OF DEFECTS. DIMENSIONS AS DETAILED ON PLAN SHALL NOT DEVIATE BY 1/16" PER FOOT.
3. CASTINGS SHALL BE FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.
4. CASTING SHALL BE RATED 'HEAVY DUTY' SUITABLE FOR H-20 TRAFFIC LOADING.

1. STEP SHALL MEET THE REQUIREMENTS OF ASTM C-478 AASHTO M-199 OSHA INSTRUCTION STD 1-1.9.
2. POLYPROPYLENE PLASTIC SHALL CONFORM TO ASTM D-4101.

REINFORCED PLASTIC STEPS

CAST IRON MANHOLE RING, COVER, AND STEPS

NOT TO SCALE

GENERAL NOTES:

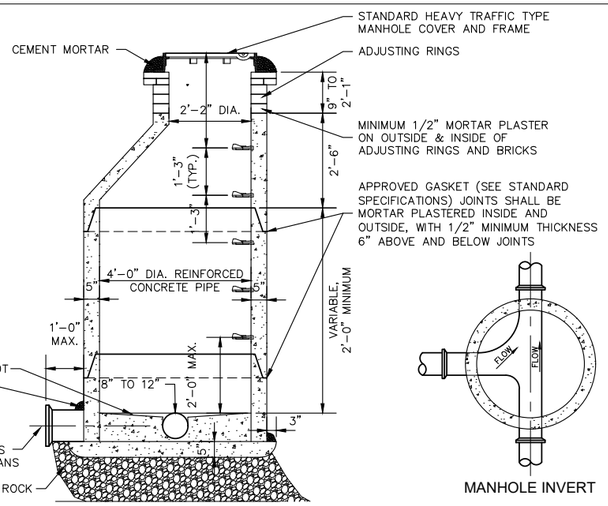
MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

ALL MANHOLES ARE TO BE CONSTRUCTED CIRCULAR IN PLAN SIMILAR TO DRAWING.

ALL CONCRETE SHALL BE CLASS 47B-3,500.

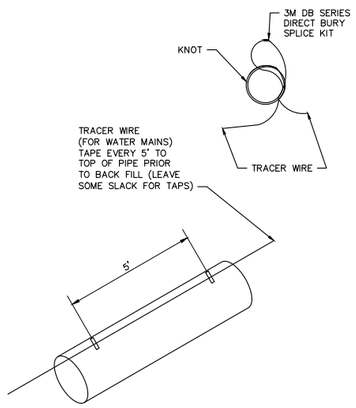
THE CAST IRON MANHOLE RING SHALL SET IN A BED OF MORTAR, AND CAREFULLY ADJUST TO PROPOSED GRADE.

PLACE VERTICAL SIDE OF TAPER SECTION FARTHEST FROM BACK OF CURB.



WASTEWATER MANHOLE

NOT TO SCALE



TRACER WIRE LOCATION FOR
TRENCHED WATER MAINS

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Waverly, Nebraska

2024

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SHEET
13 of 13

ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

COVER SHEET

OWNER/DEVELOPER
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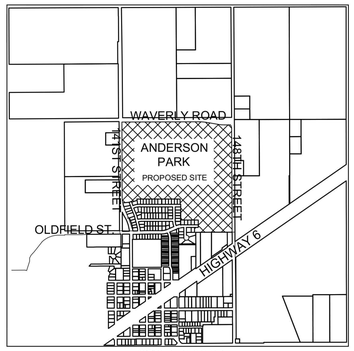
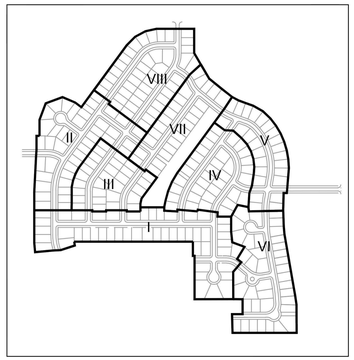
1633 NORMANDY COURT
LINCOLN, NE 68512

ENGINEER/PREPARER
OLSSON ASSOCIATES
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311



VICINITY MAP
NOT TO SCALE

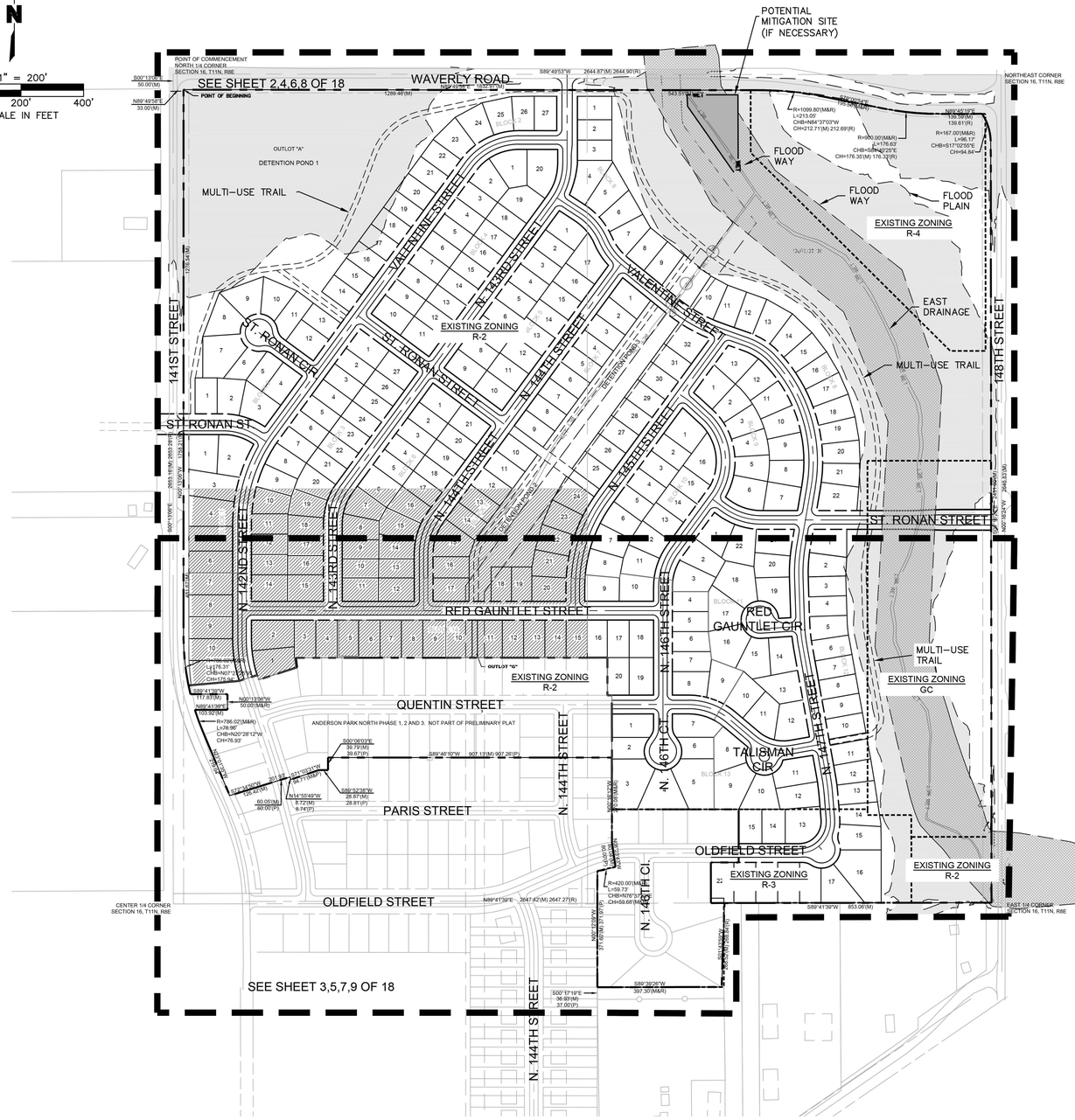


PHASING PLAN
NOT TO SCALE

LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- PROPOSED LOT LINE
- SECTION LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTNIG FLOOD PLAIN
- EXISTING DRAINAGE AREAS
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY
- EXISTING TREE TO BE REMOVED
- PORTION OF PRELIMINARY PLOT ALREADY ANNEXED INTO THE CITY OF WAVERLY

1" = 200'
0' 100' 200' 400'
SCALE IN FEET



GENERAL NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF WAVERLY SPECIFICATIONS.
2. ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF WAVERLY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS.
5. THE PROPOSED PLAT IS CURRENTLY ZONED R-2, R-3, & R-4.
6. SIDEWALKS TO BE BUILT ALONG EACH SIDE OF THE PUBLIC ROADWAYS.
7. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
8. ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF WAVERLY STANDARDS.
9. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH.
10. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET AT TIME OF FINAL PLATTING PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
11. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF WAVERLY.
12. ALL ELEVATIONS ARE TO NAVD 1988.
13. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
14. ALL STREET INTERSECTIONS ARE AT 90° UNLESS OTHERWISE NOTED.
15. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE R-2 and R-3 ZONING STANDARDS.
16. TOTAL USAGE
    282 SINGLE FAMILY LOTS
    14 BLOCKS
17. PROPOSED ROADS ARE TO BE 27' WIDE WITH 60' RIGHT OF WAY UNLESS OTHERWISE NOTED.
18. ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
19. THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES AND GAS LINES SHALL BE COORDINATED WITH THE VARIOUS UTILITIES AND SHALL BE LOCATED WITHIN THE PROPOSED EASEMENTS OR WITHIN THE RIGHT OF WAY IF APPROVED BY THE CITY OF WAVERLY.
20. A HOME OWNER'S ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS AND OTHER PRIVATE IMPROVEMENTS.
21. A FLOODPLAIN DEVELOPMENT PERMIT AND LETTER OF MAP REVISION SHALL BE REQUIRED PRIOR TO GRADING AND CONSTRUCTION IN THE EXISTING 100 YEAR FLOODPLAIN.
22. DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED TO NORTH 141ST STREET, NORTH 148TH STREET, AND WAVERLY ROAD, EXCEPT AT THE THREE PLATTED STREETS AS SHOWN.
23. UPON PAVING COMPLETION ALL CENTERLINE CONTROL SHALL BE PINNED AND SURVEY CONTROL MONUMENTS, AS PER CITY OF WAVERLY STANDARDS, SHALL BE INSTALLED IN THE PAVEMENT.
24. THE PHASING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DUE TO MARKET CONDITIONS.
25. THE LOCATION OF THE TRAIL EASEMENT IS APPROXIMATE. THE DEVELOPER IS NOT RESPONSIBLE FOR CONSTRUCTION OF THE MULTI USE TRAIL AROUND THE PERIMETER OF THE PROPERTY.
26. NO PARKING SHALL BE PERMITTED ON ST. RONAN STREET WITHIN 100' OF 141ST STREET ROADWAY.
27. 3.8 ACRES OF GREENSPACE IS SHOWN OUTSIDE OF FLOODPLAIN OR DETENTION.

SHEET INDEX

REV #		
6	1 OF 17	COVER SHEET
5	2 OF 17	SITE PLAN
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6	5A OF 17	STORM SEWER PLAN
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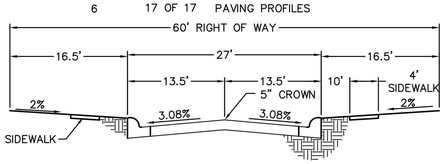
6	14 OF 17	PAVING PROFILES
6	15 OF 17	PAVING PROFILES
6	16 OF 17	PAVING PROFILES
6	17 OF 17	PAVING PROFILES



TYPICAL ROADWAY SECTION
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE FOREGOING PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

March 31st, 2016

MICHAEL R. JOHNSON DATE
L.S. #526

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

3/21/2016.

MARK C. PALMER E-9103

APPROVAL

THE PRELIMINARY PLAT OF ANDERSON NORTH PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS_____ DAY OF_____ 20____.

DATE — PLANNING COMMISSION CHAIRMAN

DATE — ADMINISTRATIVE OFFICIAL

DATE — MAYOR

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH. P.M., LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE1/4); THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4), S00°13'06"E (ASSUMED BEARING), 50.00 FEET; THENCE N89°49'58"E, 33.00 FEET TO A POINT INTERSECTING THE EAST RIGHT OF WAY LINE OF NORTH 141ST STREET AND THE SOUTH RIGHT OF WAY OF WAVERLY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTH RIGHT OF WAY LINE, N89°49'58"E, 1832.97 FEET; THENCE ON SAID SOUTH RIGHT OF WAY LINE, ON A 1099.80 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 213.05 FEET (LONG CHORD BEARS N84°37'03"W, 212.71 FEET); THENCE ON SAID SOUTH RIGHT OF WAY LINE, S79°00'54"E, 195.56 FEET; THENCE ON SAID SOUTH RIGHT OF WAY LINE, ON A 900.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 176.63 FEET (LONG CHORD BEARS S84°40'25"E, 176.35 FEET); THENCE N89°45'19"E, 139.59' TO A POINT INTERSECTING THE SOUTH RIGHT OF WAY LINE OF WAVERLY ROAD AND THE WEST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE ON SAID WEST RIGHT OF WAY LINE, ON A 167.00 FOOT CURVE TO THE RIGHT, AN ARC LENGTH OF 96.17 FEET (LONG CHORD BEARS S17°02'55"E, 94.84 FEET); THENCE CONTINUING ON SAID WEST RIGHT OF WAY LINE, S00°16'24"E, 2431.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE ON SAID SOUTH LINE, S89°41'39"W, 853.06 FEET TO THE NORTHEAST CORNER OF LOT 213 IRREGULAR TRACT; THENCE ON THE EAST LINE OF SAID LOT 213 I.T., S01°43'59"E, 268.52 FEET; THENCE S89°39'26"W, 397.30 FEET TO THE SOUTHEAST CORNER OF LOT 10, ANDERSON NORTH PARK ADDITION; THENCE ON THE EAST LINE OF SAID ANDERSON NORTH PARK ADDITION FOR THE FOLLOWING FOUR (4) COURSES; 1.) N00°12'09"W, 371.60 FEET; 2.) ON A 420.00 RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 59.73 FEET (LONG CHORD BEARS N76°37'52"E, 59.68 FEET); 3.) N08°23'43"W, 80.04 FEET; 4.) N00°16'12"W, 270.08 FEET TO THE NORTHEAST CORNER OF SAID ANDERSON NORTH PARK ADDITION; THENCE ON SAID NORTH LINE FOR THE NEXT SIX (6) COURSES; 1.) S89°46'10"W, 907.13 FEET; 2.) S00°06'03"E, 39.79 FEET; 3.)S89°52'38"W, 28.87 FEET; 4.) S71°03'31"W, 94.71 FEET; 5.) N14°55'49"W, 8.72 FEET; 6.) S72°34'50"W, 201.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH 141ST STREET; THENCE ON SAID EASTERLY RIGHT OF WAY, N23°01'35"W, 219.04 FEET; THENCE ON SAID EASTERLY RIGHT OF WAY, ON A 786.02 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 76.96 FEET (LONG CHORD BEARS N20°28'12"W, 76.93 FEET); THENCE N89°41'39"E, 103.92 FEET; THENCE N00°13'06"W, 50.00 FEET; THENCE S89°41'39"W, 117.83 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH 141ST STREET; THENCE ON A 786.02 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 176.31 FEET (LONG CHORD BEARS N07°27'25"W, 175.94 FEET); THENCE ON SAID EASTERLY RIGHT OF WAY LINE, N00°13'06"W, 1758.21 FEET TO THE POINT OF BEGINNING, CONTAINING 141.32 ACRES MORE OR LESS.

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PROFESSIONAL ENGINEER — MARK C. PALMER — E-9103 — STATE OF NEBRASKA — 3/21/16

REGISTERED LAND SURVEYOR — MICHAEL R. JOHNSON — L.S. #526 — NEBRASKA — 3/31/16

REV NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

COVER SHEET

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	3-9-2016

SHEET
1 OF 17

DWG: F:\Projects\013-2831_LDVP\Preliminary_Plans\013-2831_COVR.dwg USER: bwilken
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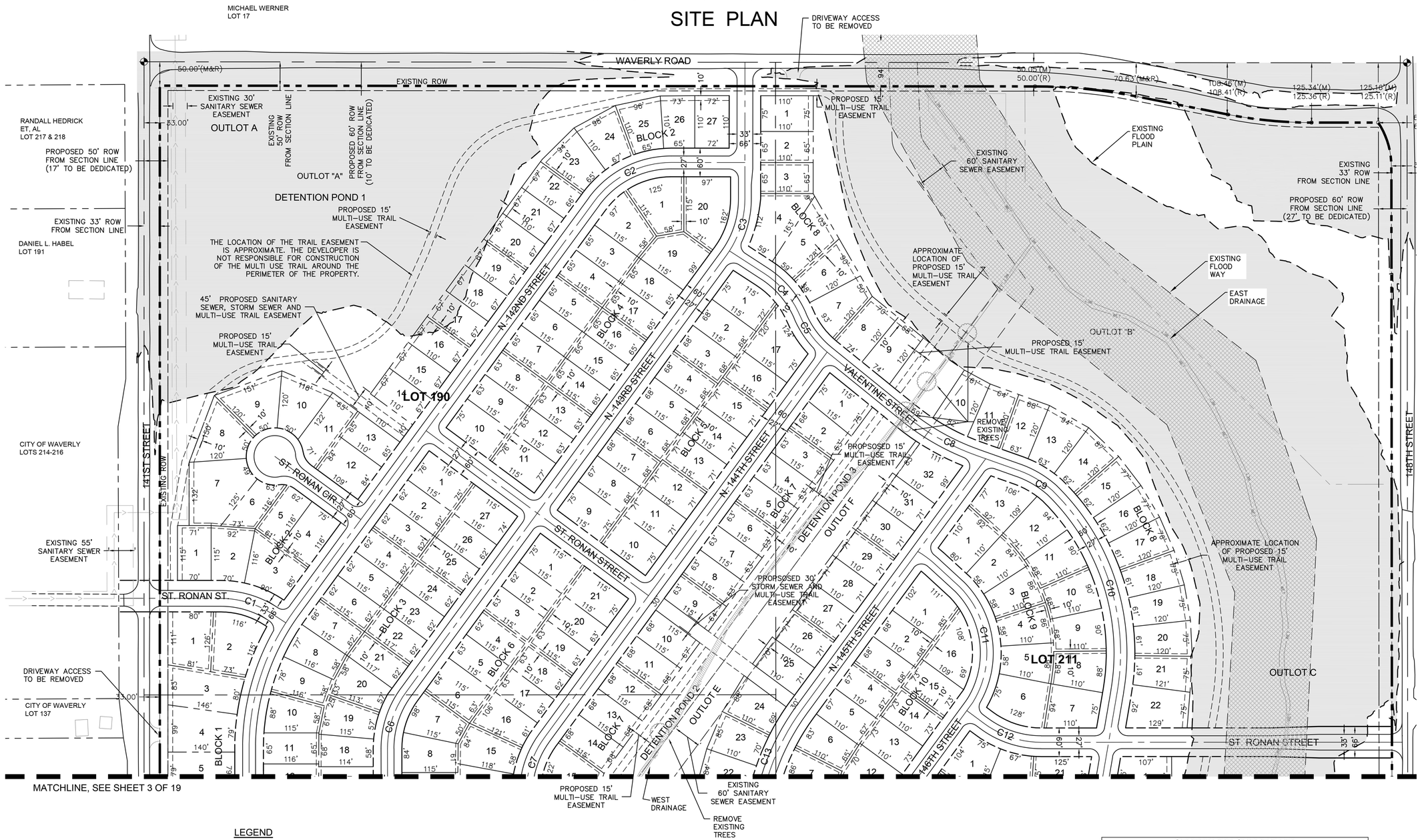
ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

SITE PLAN



LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING DRAINAGE AREAS
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY
- EXISTING TREE TO BE REMOVED

N

1" = 100'

0' 50' 100' 200'

SCALE IN FEET

NOTE

THE LOCATION OF THE TRAIL EASEMENT IS APPROXIMATE. THE DEVELOPER IS NOT RESPONSIBLE FOR CONSTRUCTION OF THE MULTI USE TRAIL AROUND THE PERIMETER OF THE PROPERTY.

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	200'	115.30'	33.03'	59.30'	113.71'
C2	200'	187.83'	53.81'	101.49'	181.00'
C3	200'	126.34'	36.19'	65.36'	124.25'
C4	200'	118.06'	33.82'	60.80'	116.35'
C5	200'	96.95'	27.77'	49.45'	96.00'
C6	200'	126.56'	36.26'	65.48'	124.46'
C7	200'	126.56'	36.26'	65.48'	124.46
C8	500'	170.80'	19.57'	86.24'	169.97'
C9	212.80'	80.94'	21.79'	40.96'	80.45'
C10	477.11'	459.72	55.21'	249.47'	442.14'
C11	243.28'	262.19	76.21'	154.59'	243.28'
C12	200'	127.86'	36.63'	66.20'	125.69'
C13	480'	303.74'	36.26'	157.15'	298.70'

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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SITE PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

2015

WAVERLY, NEBRASKA

drawn by: BRW
checked by: MP
approved by: MP
QA/QC by: EB
project no.: 013-2831
drawing no.:
date: 3-9-2016

SHEET 2 OF 17

DWG: F:\Projects\013-2831_LDVP\Preliminary_Plans\013-2831_SITE.dwg USER: bwilken
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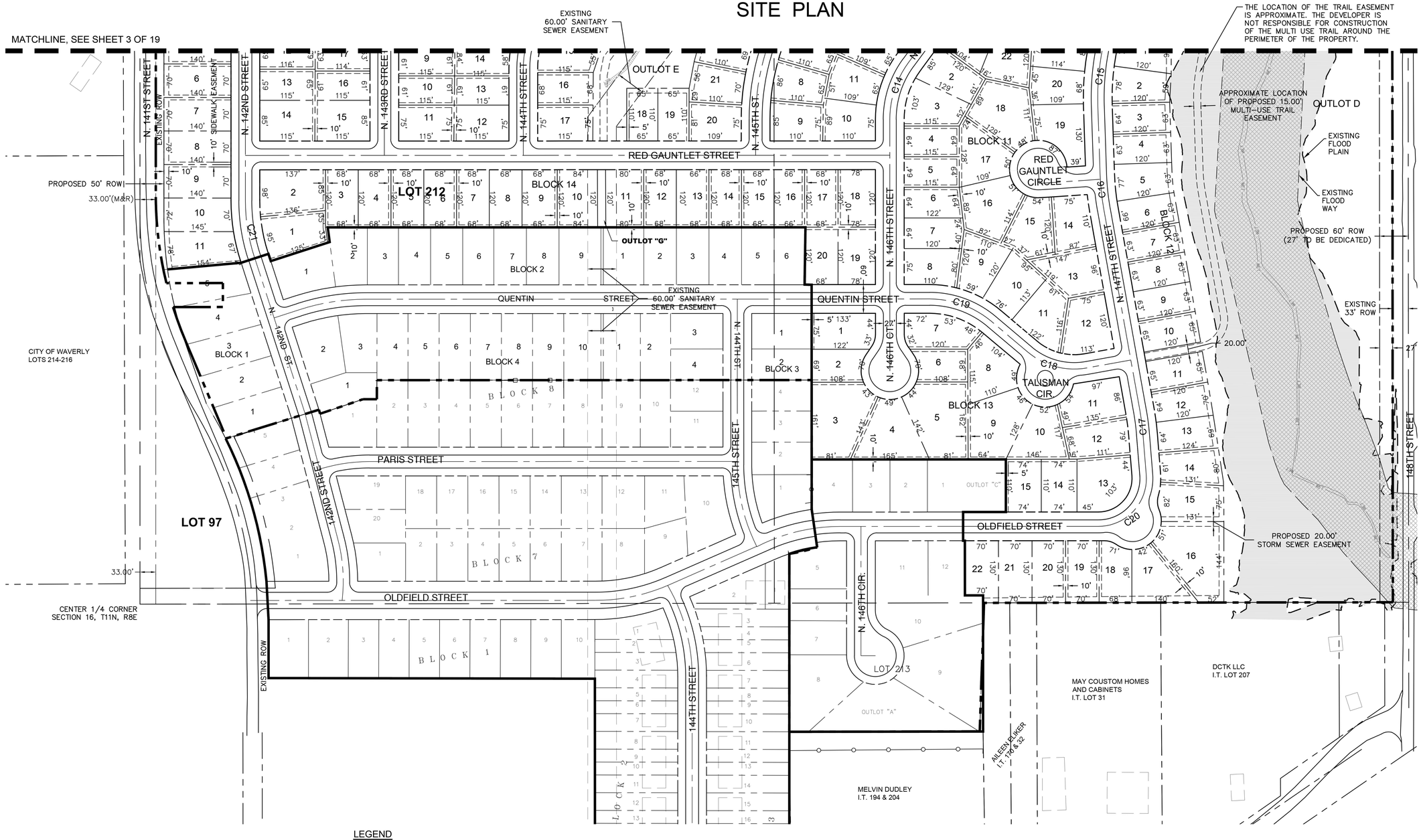
013-2831_EBASE I211108 SAN ALIGN OA 2108 013-2831_WETL

ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

SITE PLAN



LEGEND

- SHEET MATCH LINE
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ROADWAY CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING DRAINAGE AREAS
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

N

1" = 100'

0' 50' 100' 200'

SCALE IN FEET

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C14	200'	126.56'	36.26°	65.48'	124.46'
C15	530'	107.43'	11.61°	53.90'	107.25'
C16	530'	76.20'	8.24°	38.17'	76.13'
C17	500'	48.65'	5.58°	24.35'	48.63'
C18	150'	131.83'	50.35°	70.51'	127.62'
C19	200'	140.26'	40.18°	73.15'	137.40'
C20	100'	165.10'	94.59°	108.36'	146.98'
C21	380'	118.97'	17.94°	59.97'	118.48'

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PROFESSIONAL ENGINEER MARK C. PALMER E-9103 STATE OF NEBRASKA

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ANDERSON NORTH PARK ADDITION
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WAVERLY, NEBRASKA

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SHEET 3 OF 17

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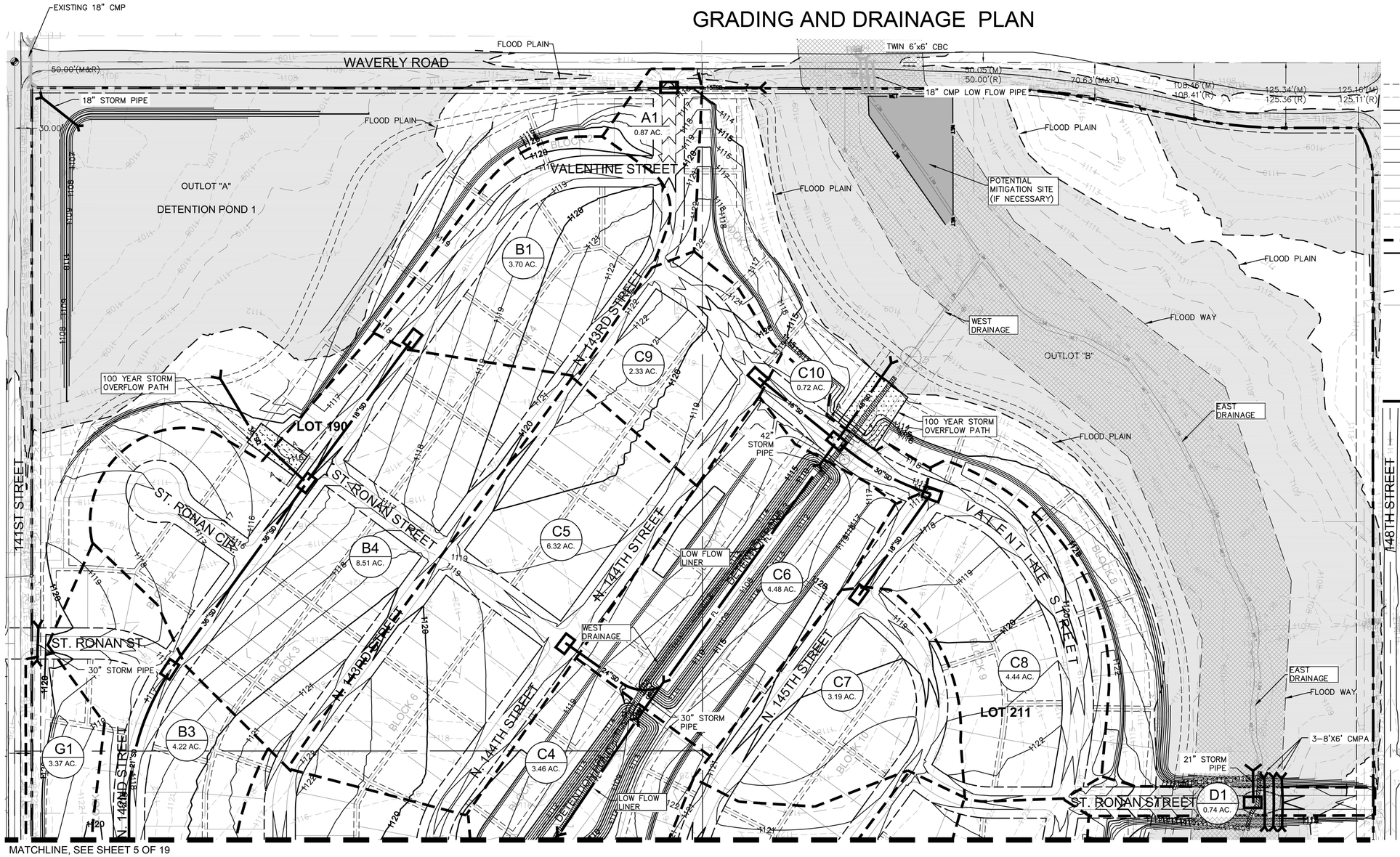
SAN ALIGN OA 2108 I211108 013-2831_EBASE 013-2831_WETL

ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

GRADING AND DRAINAGE PLAN



MATCHLINE, SEE SHEET 5 OF 19

DRAINAGE AREAS	
WEST DRAINAGE	0.31 AC.
EAST DRAINAGE	0.51 AC.
WEST DRAINAGE IMPACTS	0.26 AC.
EAST DRAINAGE IMPACTS	0.02 AC.
TOTAL DRAINAGE IMPACTS	0.28 AC.
PROPOSED WETLAND MITIGATION (IMPACT AREA X 2.0)	0.56 AC.

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STATE OF NEBRASKA

REV NO.	DATE	REVISIONS DESCRIPTION
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GRADING AND DRAINAGE PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET
4A OF 17

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ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

GRADING AND DRAINAGE PLAN

N

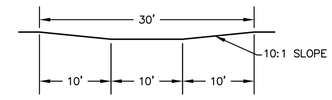
1" = 100'

0' 50' 100' 200'

SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE AREA
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- EXISTNG FLOOD PLAIN
- EXISTING DRAINAGE AREAS
- 100 YEAR STORM OVERFLOW PATH
- EXISTING DEVELOPMENT
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY
- LOW FLOW LINER



OVERFLOW SWALE DETAIL
SECTION A-A
NOT TO SCALE

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GRADING AND DRAINAGE PLAN

ANDERSON NORTH PARK ADDITION
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WAVERLY, NEBRASKA

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SHEET
4B OF 17

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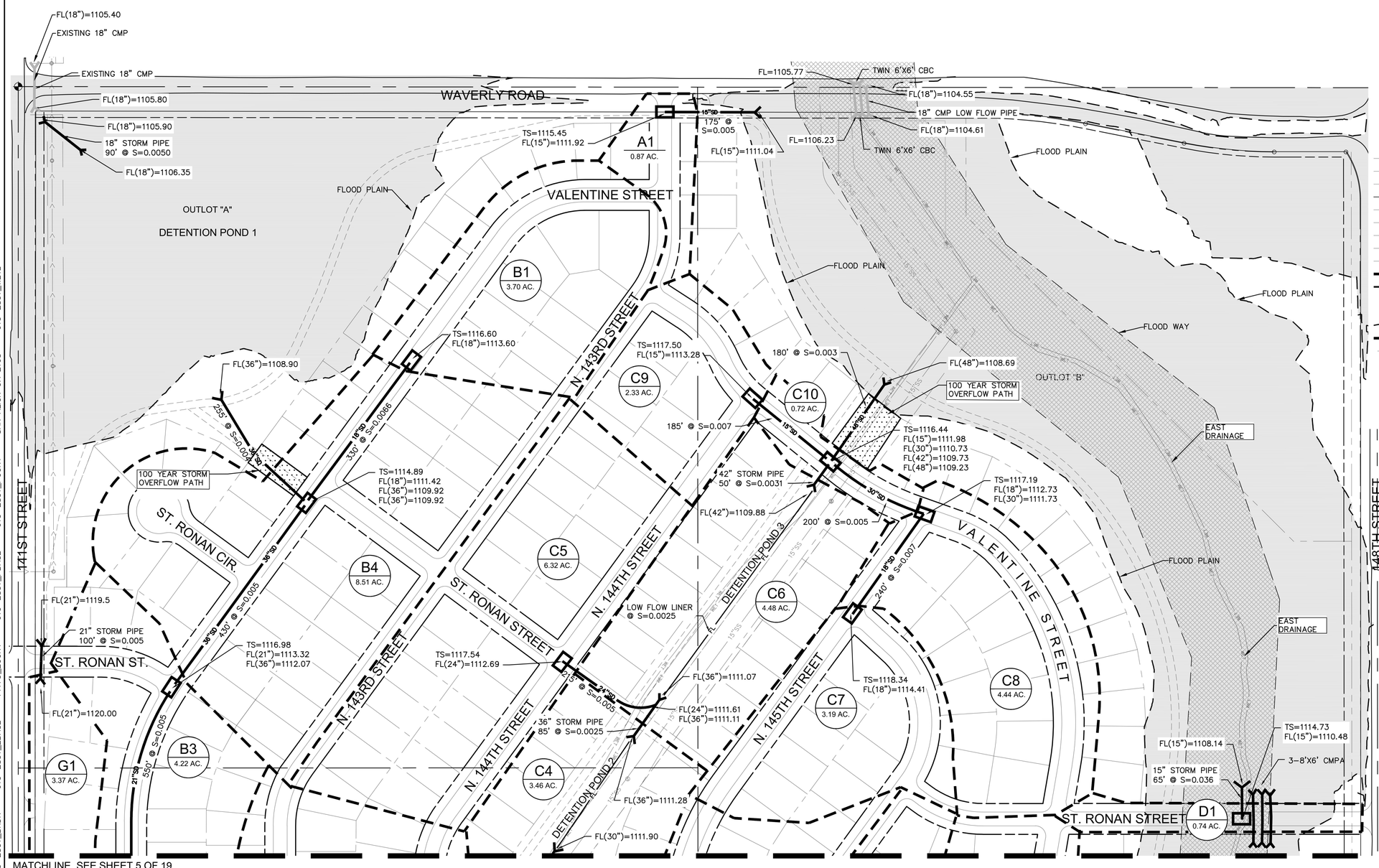
ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

STORM SEWER PLAN



MATCHLINE, SEE SHEET 5 OF 19

N

1" = 100'

0' 50' 100' 200'

SCALE IN FEET

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE AREA
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- EXISTNIG FLOOD PLAIN
- LOW FLOW LINER
- EXISTING DRAINAGE AREAS
- 100 YEAR STORM OVERFLOW PATH
- EXISTING DEVELOPMENT
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

NOTE

EXACT SIZING OF PIPES AND LOCATION OF INLETS WILL BE DETERMINED WITH THE INLET STUDY DESIGN AT TIME OF EACH ADDITIONS CONSTRUCTION DOCUMENTS.

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PROFESSIONAL ENGINEER
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STATE OF NEBRASKA

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION

STORM SEWER PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

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date:	8-27-2015

SHEET
5A OF 17

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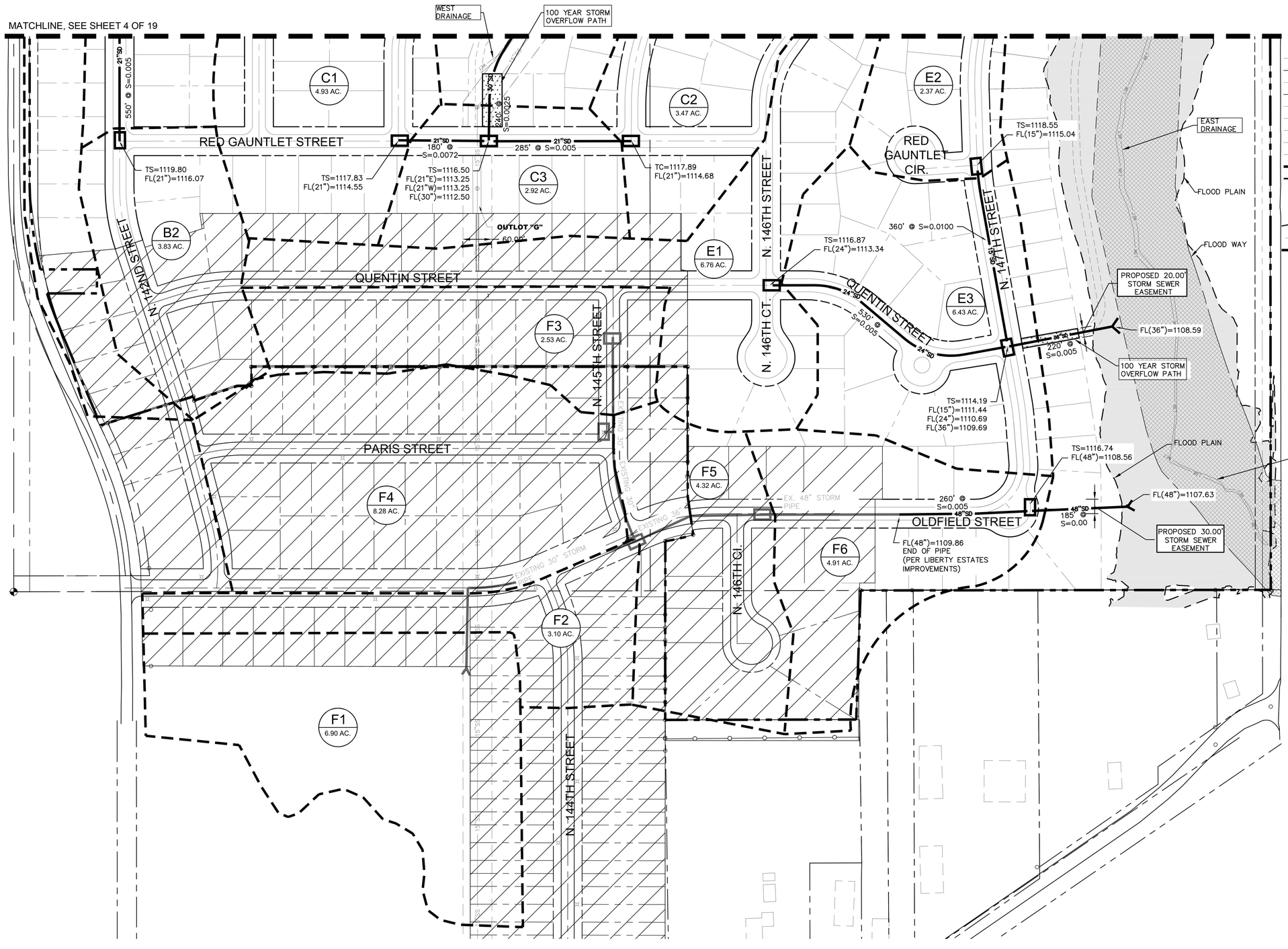
ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

STORM SEWER PLAN



1" = 100'
0' 50' 100' 200'
SCALE IN FEET

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- DRAINAGE AREA
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- EXISTNIG FLOOD PLAIN
- EXISTING DRAINAGE AREAS
- LOW FLOW LINER
- 100 YEAR STORM OVERFLOW PATH
- EXISTING DEVELOPMENT
- EXISTING FLOODWAY
- EXISTING FLOOD WAY

NOTE

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PROFESSIONAL ENGINEER MARK C. PALMER E-9103 STATE OF NEBRASKA 8/14/15

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

STORM SEWER PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by: BRW
checked by: MP
approved by: MP
QA/QC by: EB
project no.: 013-2831
drawing no.:
date: 8-27-2015

SHEET 5B OF 17

DWG: F:\Projects\013-2831__LDVP\Preliminary_Plans\013-2831_PCONT SAN ALIGN OA 2108 013-2831_WETL
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ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

GRADING AND DRAINAGE TABLE

PRELIMINARY PIPE SIZING CALCULATIONS

	Minor Storm System Conveyance Analysis														Major Storm System Conveyance analysis								
	Minor Storm Average Return Frequency (yr):					10									Major Storm Average Return Frequency (yr) 100								
Location	Area A (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration Tc, (minutes)	Return Frequency (yrs)	Intensity I (in/hr)	Runoff Qr (cfs)	Pipe Slope Sp (ft/ft)	Pipe Length L (feet)	Pipe Diameter D (inches)	Pipe Capacity Qp (cfs)	Pipe Velocity Vp (fps)	Time in Section Tp (minutes)	Intensity I100 (in/hour)	Flow Q100 (cfs)	Overflow Route Slope S_{ov} (ft/ft)	Street Width Wst (feet)	Street Capacity, Q_{st} (cfs)	Swale Width W (feet)	Swale Capacity Q_{sw} (cfs)	Overflow plus Pipe Capacity Q_{ov} (cfs)	COMMENTS
	1	2	3	4	5		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
A1	0.87	0.40	0.35	0.35	8.00	10	5.76	2.0	0.0050	175	15	4.6	3.7	0.78	9.00	3.13	0.0050	0	0	0	0	4.6	OUTFALL & OVERFLOW TO EAST DRAINAGE
B1	3.70	0.40	1.48	1.48	8.00	10	5.76	8.5	0.0066	330	18	8.5	4.8	1.14	9.00	13.33	0.0050	26	44	0	0	52.4	TO B4
B2	3.83	0.40	1.53	1.53	8.00	10	5.76	8.8	0.0050	550	21	11.2	4.7	1.97	9.00	27.59	0.0050	26	44	0	0	55.0	TO B3
B3	4.22	0.40	1.69	3.22	9.97	10	5.38	17.3	0.0050	430	36	47.2	6.7	1.07	8.41	81.27	0.0050	26	44	0	0	91.0	TO B4
B4	8.51	0.40	3.40	8.10	11.04	10	5.20	42.1	0.0040	255	36	42.2	6.0	0.71	8.13	263.43	0.0200	0	0	30	110	152.5	OUTFALL & OVERFLOW VIA DRAINAGE SWALE TO DETENTION POND "1"
C1	4.93	0.40	1.97	1.97	8.00	10	5.76	11.4	0.0072	180	21	13.4	5.6	0.54	9.00	17.76	0.0050	26	44	0	0	57.3	TO C3
C2	3.47	0.40	1.39	1.39	8.00	10	5.76	8.0	0.0050	285	21	11.2	4.7	1.02	9.00	24.99	0.0050	26	44	0	0	55.0	TO C3
C3	2.92	0.40	1.17	4.53	9.02	10	5.55	25.1	0.0200	240	30	58.0	11.8	0.34	8.69	39.33	0.0025	0	0	0	0	58.0	TO C4 - DETENTION POND "2"
C4	3.46	0.40	1.38	5.91	9.36	10	5.49	32.5	0.0025	85	36	33.3	4.7	0.30	8.59	50.76	0.0050	0	0	0	0	33.3	TO C6 - DETENTION POND "3"
C5	6.32	0.40	2.53	2.53	8.00	10	5.76	14.6	0.0050	215	24	16.0	5.1	0.70	9.00	22.76	0.0050	0	0	0	0	16.0	TO C6 - DETENTION POND "3"
C6	4.48	0.40	1.79	10.23	9.66	10	5.43	55.6	0.0031	50	42	56.0	5.8	0.14	8.50	86.98	0.0050	0	0	0	0	56.0	TO C10
C7	3.19	0.40	1.28	1.28	8.00	10	5.76	7.3	0.0070	240	18	8.8	5.0	0.80	9.00	11.49	0.0050	26	44	0	0	52.6	TO C8
C8	4.44	0.40	1.78	3.05	8.80	10	5.59	17.1	0.0050	200	30	29.0	5.9	0.56	8.75	26.71	0.0050	26	44	0	0	72.8	TO C10
C9	2.33	0.40	0.93	0.93	8.00	10	5.76	5.4	0.0070	185	15	5.4	4.4	0.70	9.00	8.39	0.0050	26	44	0	0	49.2	TO C10
C10	0.72	0.40	0.29	14.50	9.80	10	5.41	78.4	0.0030	180	48	78.7	6.3	0.48	8.46	122.70	0.0200	0	0	0	0	78.7	TO EAST DRAINAGE
D1	0.74	0.40	0.30	0.30	8.00	10	5.76	1.7	0.0360	65	15	12.3	10.0	0.11	9.00	2.67	0.0050	0	0	0	0	12.3	TO EAST DRAINAGE
E1	6.76	0.40	2.70	2.70	8.00	10	5.76	15.6	0.0050	530	24	16.0	5.1	1.73	9.00	24.35	0.0050	26	44	0	0	59.8	TO E3
E2	2.37	0.40	0.95	0.95	8.00	10	5.76	5.5	0.0106	360	15	6.7	5.4	1.11	9.00	17.07	0.0050	26	44	0	0	50.5	TO E3
E3	6.43	0.40	2.57	6.22	9.73	10	5.42	33.7	0.0050	220	36	47.2	6.7	0.55	8.48	52.77	0.0200	0	0	30	110	157.5	OUTFALL & OVERFLOW VIA DRAINAGE SWALE TO EAST DRAINAGE
F1*	6.90	0.40	2.76	2.76	8.00	10	5.76	15.9	0.0050	530	30	29.0	5.9	1.50	9.00	24.85	0.0050	0	0	0	0	29.0	EXISTING PIPE - TO F2
F2*	3.10	0.40	1.24	4.00	8.00	10	5.76	23.0	0.0050	280	30	29.0	5.9	0.79	9.00	72.03	0.0050	26	44	0	0	72.8	EXISTNG PIPE - TO F5
F3*	2.53	0.40	1.01	1.01	8.00	10	5.76	5.8	0.0050	240	30	29.0	5.9	0.68	9.00	27.33	0.0050	26	44	0	0	72.8	EXISTING PIPE - TO F4
F4*	8.28	0.40	3.31	4.32	8.68	10	5.62	24.3	0.0050	230	36	47.2	6.7	0.57	8.79	152.04	0.0050	26	44	0	0	91.0	EXISTING PIPE - TO F2
F5*	4.32	0.40	1.73	10.05	9.25	10	5.51	55.4	0.0050	260	48	101.6	8.1	0.54	8.62	433.14	0.0050	26	44	0	0	145.4	TO F6
F6	4.91	0.40	1.96	12.02	9.79	10	5.41	65.0	0.0050	185	48	101.6	8.1	0.38	8.46	610.21	0.0200	0	0	30	110	211.9	OUTFALL AND OVERFLOW VIA DRAINAGE SWALE TO EAST DRAINAGE
G1	3.37	0.40	1.35	1.35	8.00	10	5.76	7.8	0.0050	100	21	11.2	4.7	0.36	9.00	0.00	0.0050	0	0	0	0	11.2	TO DETENTION POND "1"

Note: * – Storm sewer has been installed in previous phase and is exisitng.

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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING AND DRAINAGE TABLE

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by: BRW
checked by: MP
approved by: MP
QA/QC by: EB
project no.: 013-2831
drawing no.:
date: 8-27-2015

SHEET
6 OF 17

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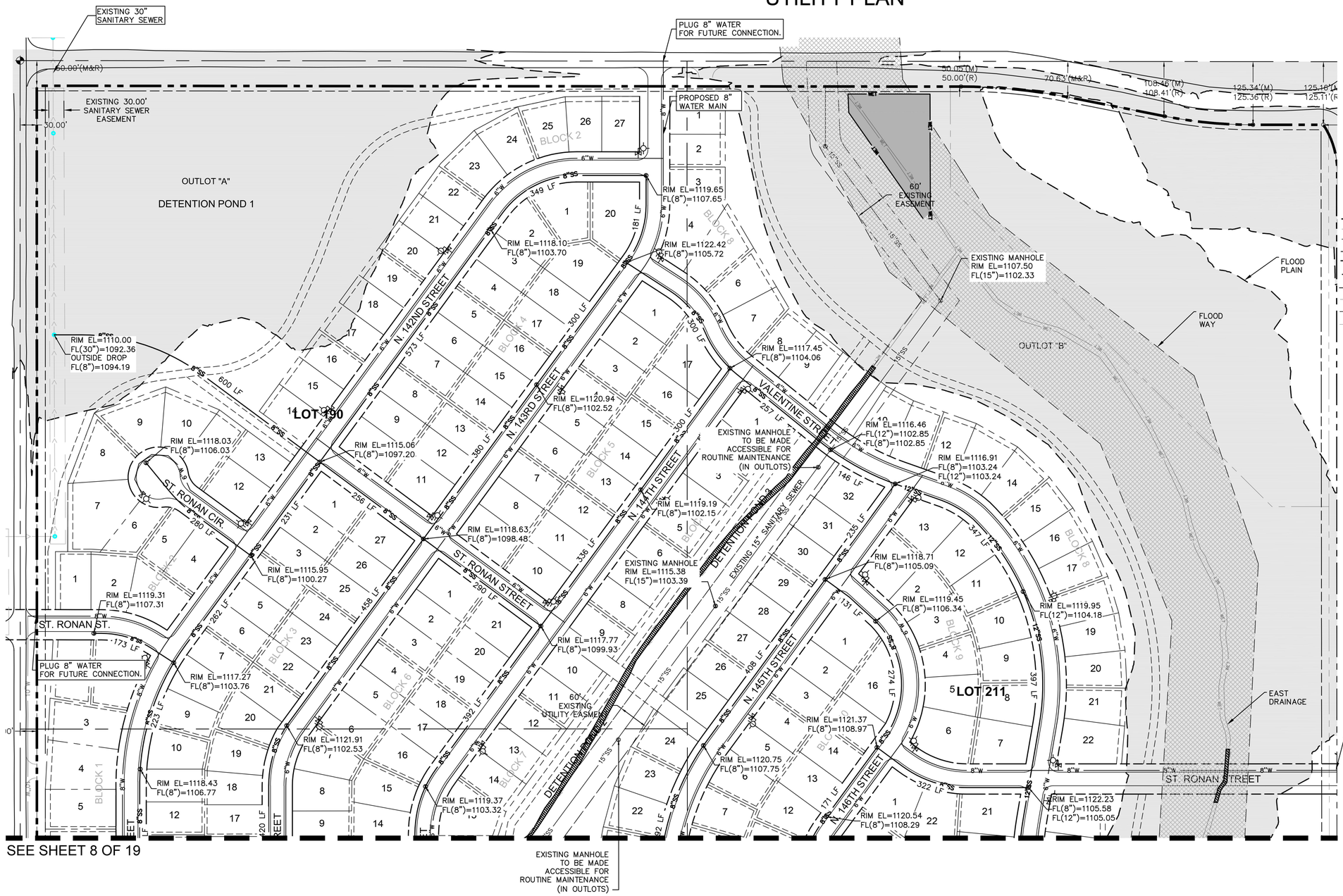
ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

UTILITY PLAN



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- WATER VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE AREAS
- FIRE HYDRANT
- EXISTING LIGHT POLE
- LOTS WITH SHALLOW SANITARY SEWER
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

NOTE

THE EXACT LOCATION OF INLETS, MANHOLES, HYDRANTS & VALVES WILL BE COORDINATED WITH FINAL UTILITY DESIGN TO LOCATE IN LOT LINES (EXTENDED) WHERE POSSIBLE.

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PROFESSIONAL ENGINEER — MARK C. PALMER — E-9103 — STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

UTILITY PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET 7 OF 17

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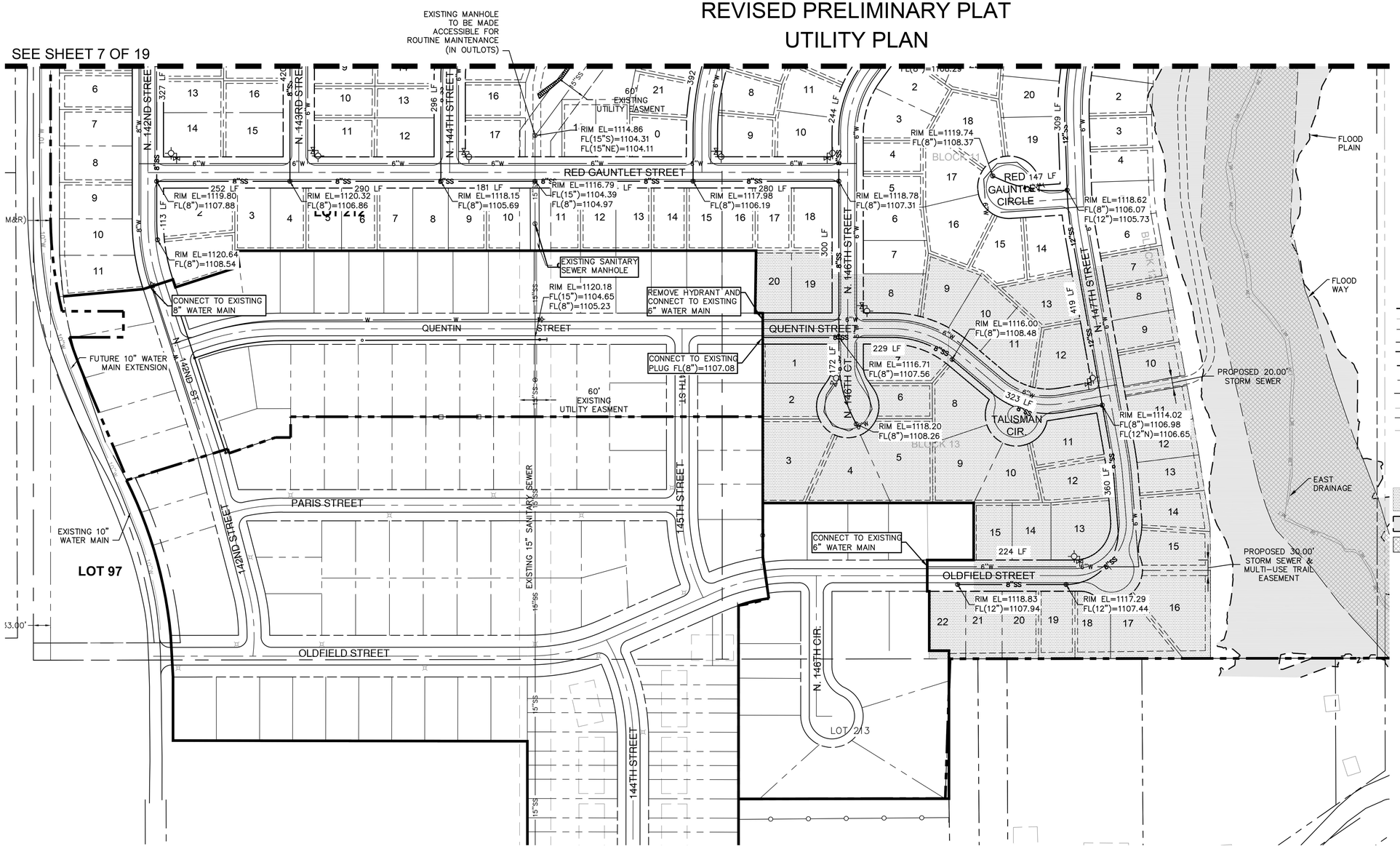
ANDERSON NORTH PARK ADDITION

REVISED PRELIMINARY PLAT

UTILITY PLAN



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
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- LOTS WITH SHALLOW SANITARY SEWER
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

NOTE

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PROFESSIONAL ENGINEER MARK C. PALMER E-9103 STATE OF NEBRASKA

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT
WAVERLY, NEBRASKA
2015

drawn by: BRW
checked by: MP
approved by: MP
QA/QC by: EB
project no.: 013-2831
drawing no.:
date: 8-27-2015

SHEET 8 OF 17

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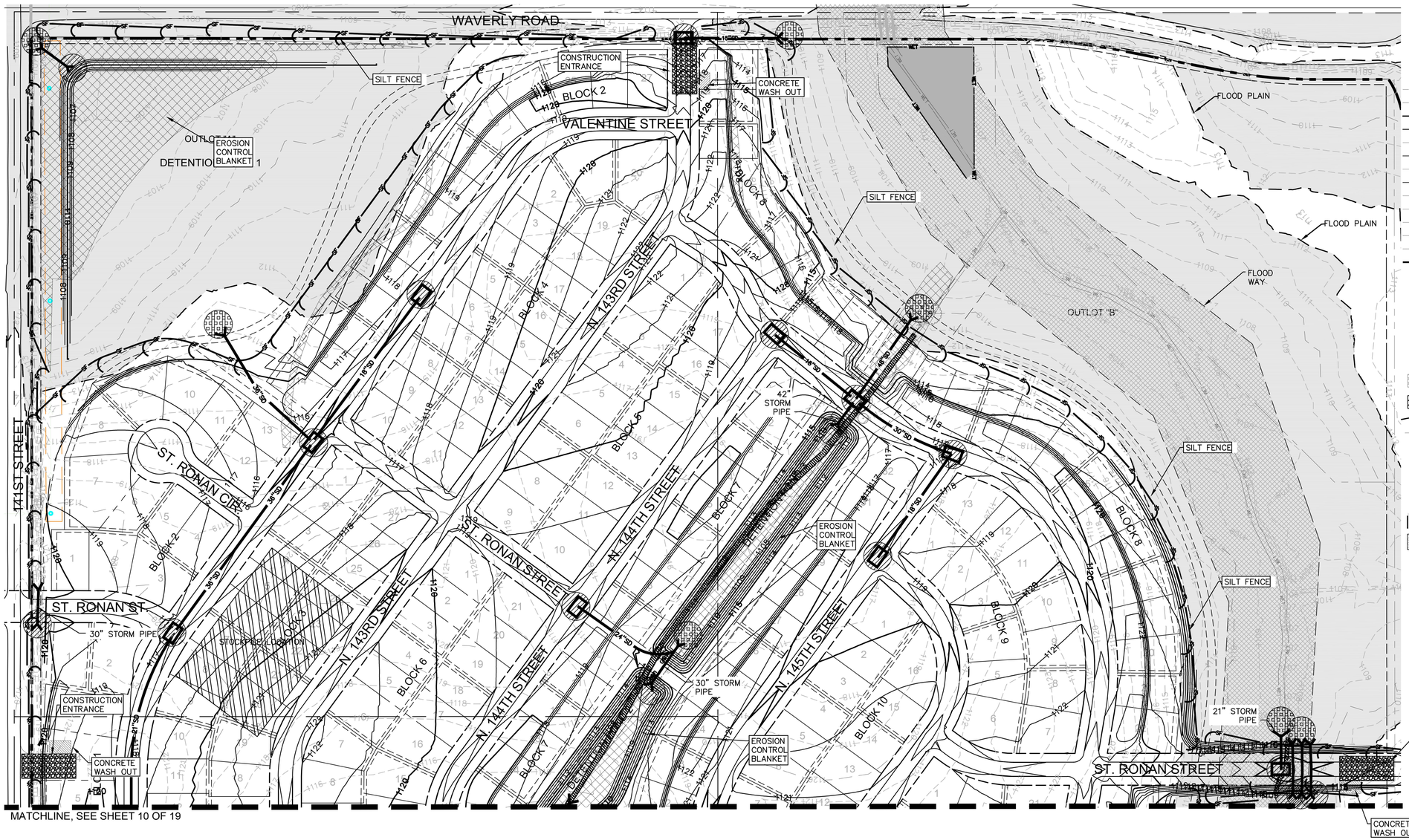
ANDERSON NORTH PARK ADDTION

REVISED PRELIMINARY PLAT

EROSION CONTROL PLAN



N

1" = 100'

0' 50' 100' 200'

SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED FLARED END SECTION
- PROPOSED SILT FENCE
- CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- EROSION CONTROL BLANKET
- STOCKPILE LOCATION
- EXISTNIG FLOOD PLAIN
- EXISTING DRAINAGE AREAS
- INLET PROTECTION
- SCOUR MAT
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

PRELIMINARY PLAN

A SITE SPECIFIC EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE NDEQ FOR APPROVAL PRIOR TO SITE GRADING COMMENCING THAT ADDITION.

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REVISIONS		
REV NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET
9 OF 17

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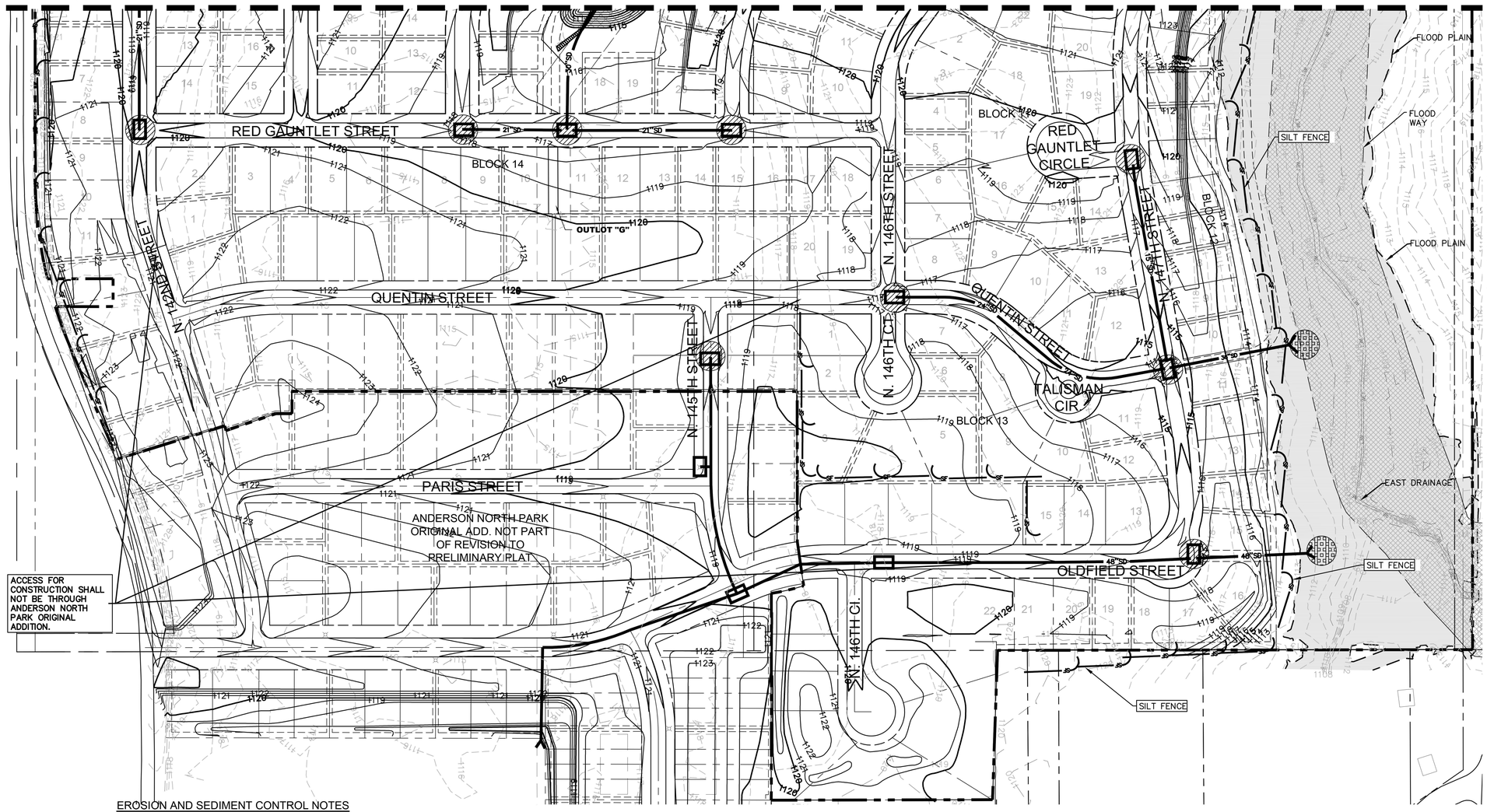
ANDERSON NORTH PARK ADDTION

REVISED PRELIMINARY PLAT

EROSION CONTROL PLAN



1" = 100'
0' 50' 100' 200'
SCALE IN FEET

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- FUTURE RIGHT OF WAY
- SECTION LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
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- SCOUR MAT
- EXISTING FLOOD PLAIN
- EXISTING FLOOD WAY

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING, STOCKPILED AND REDISTRIBUTED WITH THE TOPSOIL FOR FINAL GRADING AND PERMANENT STABILIZATION. IF POSSIBLE, LEAVE VEGETATION BUFFER TO NEIGHBORING PROPERTIES AND SENSITIVE AREAS.
3. THE ENGINEER WILL FLAG ANY TREES TO BE REMOVED. NO TREES SHALL BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE & OR THE ENGINEER.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
5. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
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 LOCATED ON SITE, HE SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVING AND REPLACING ANY EXISTING SILT FENCE AS REQUIRED BY CONSTRUCTION ACTIVITIES
9. THE CONTRACTOR SHALL INSTALL GRAVEL CHECK DAMS OR SEDIMENT BARRIERS IN ANY GULLY WASHOUT AREAS TO CONTROL FURTHER EROSION AS DIRECTED BY THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL STRUCTURES UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
11. ADDITIONAL SILT FENCE SHALL BE INSTALLED WHEN NECESSARY TO PREVENT SEDIMENT FROM MIGRATING ONTO THE ROADS OR ADJACENT PROPERTY.
12 INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CITY OF WAVERLY AND NPDES STANDARDS.
13. WHEN STORM SEWERS ARE INSTALLED AND STREETS PAVED, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IF SITE IS NOT STABILIZED.
14. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH CITY OF WAVERLY STANDARDS.
15. THE STRIPPING STOCKPILE IS APPROXIMATE, THE ACTUAL STRIPPING STOCKPILE SHALL BE LOCATED BY THE GRADING CONTRACTOR AT TIME OF GRADING. THE STOCKPILE, SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND WRAPPED IN SILT FENCE.
16. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES AND STORM WATER MANAGEMENT PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF WAVERLY.
17. FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE NOT BEING PERFORMED.
18. ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEAN-UP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY BY DEVELOPER OR CONTRACTOR.
19. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
20. THIS SEDIMENT AND EROSION CONTROL PLAN (SE PLAN) IS PART OF THE STORM WATER POLLUTION PREVENTION PLAN. THIS SE PLAN MUST BE USED IN CONJUNCTION WITH THE SWPPP.
21. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
22. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
23. CONCRETE WASHOUT LOCATION WILL BE LOCATED ADJACENT TO THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS.
24. 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.
25. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER NPDES PERMITS ON ALL BORROW SITES.

PRELIMINARY PLAN

A SITE SPECIFIC EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE NDEQ FOR APPROVAL PRIOR TO SITE GRADING COMMENCING THAT ADDITION.

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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA
7/31/15

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN

ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

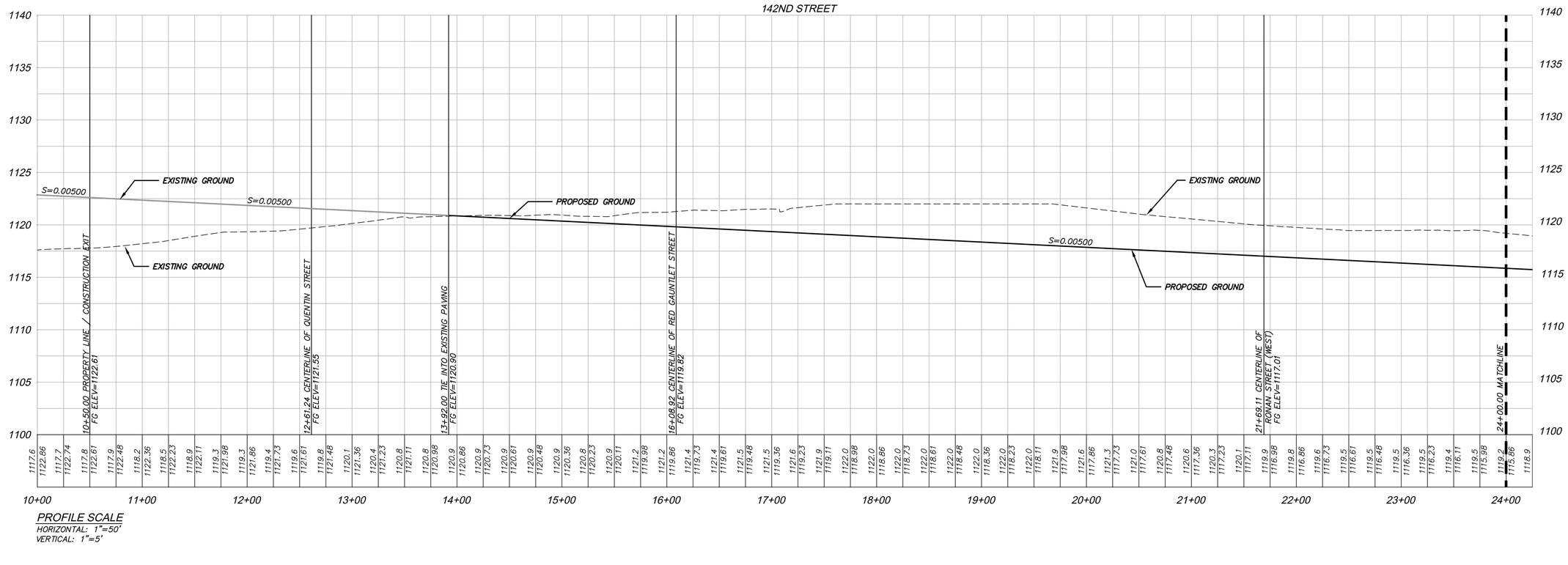
WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET
10 OF 17

DWG: F:\Projects\013-2831__LDVP\Preliminary_Plans\013-2831_EROS.dwg USER: bwilken
DATE: Feb 16, 2016 8:21am XREFS: 013-2831_BRDR 013-2831_EBASE 07-1175_ECONT 013-2831_PBASE 013-2831_PCONT 013-2831_WETL



PROFILE SCALE
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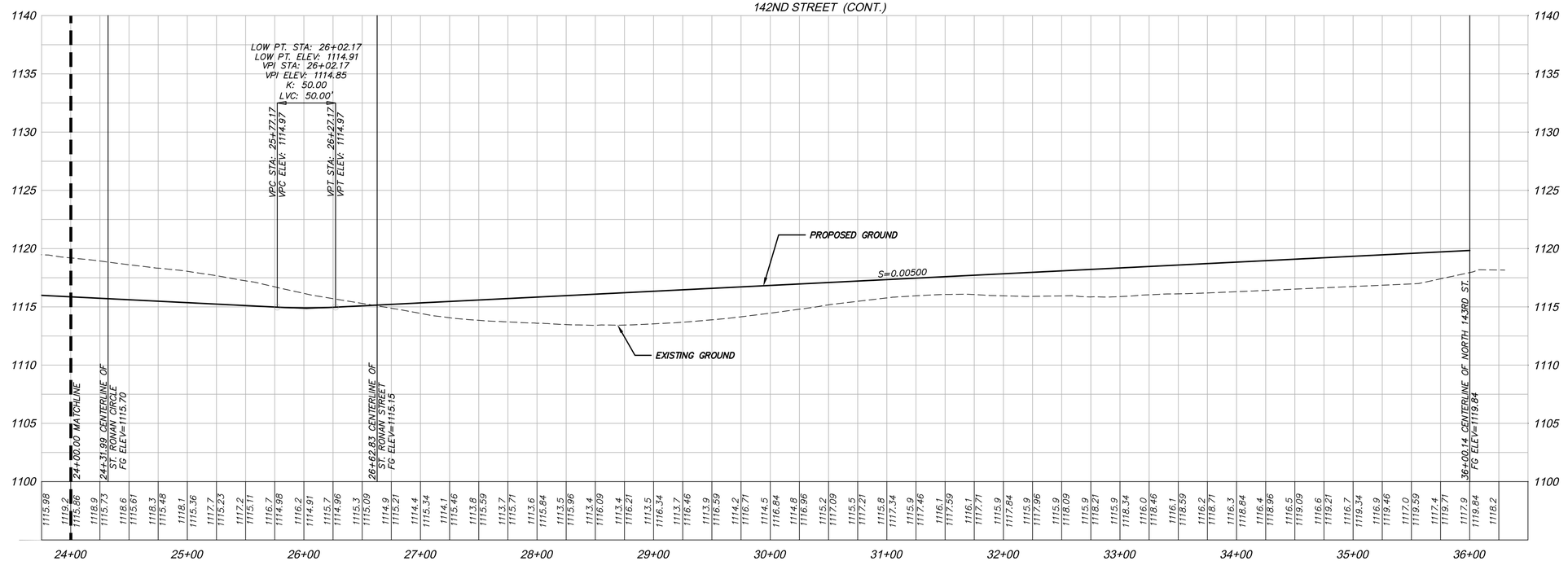
VERTICAL: 1"=5'



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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

STREET PROFILES

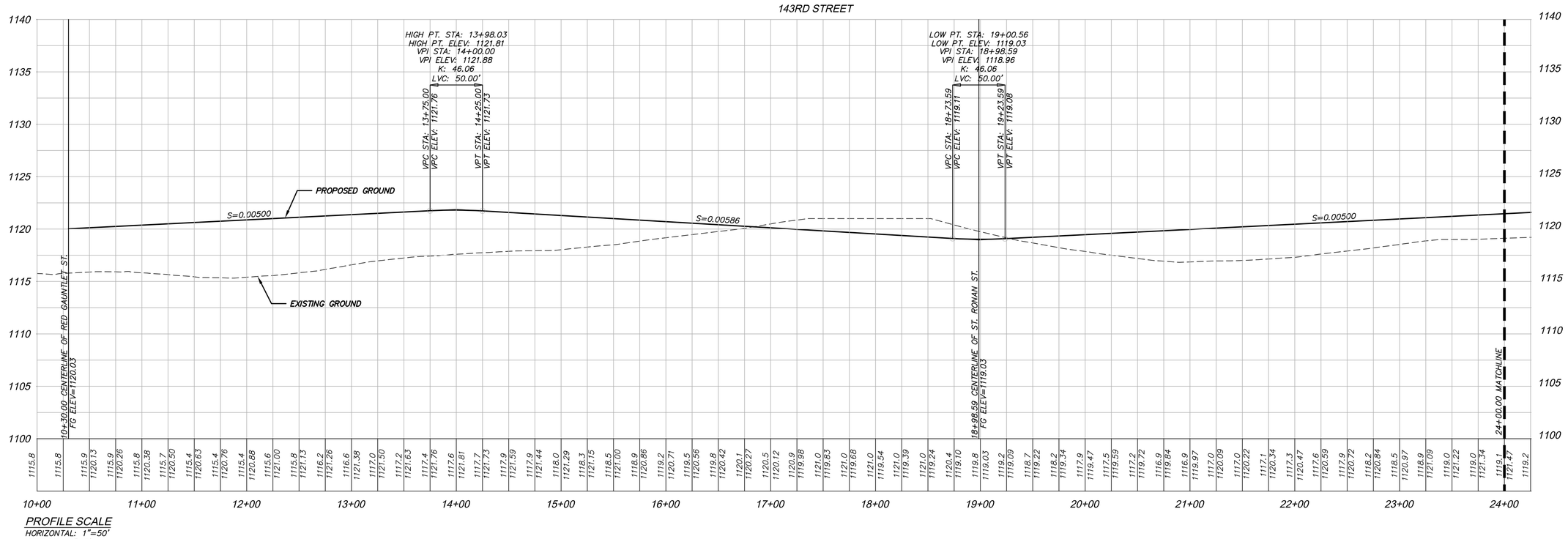
ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

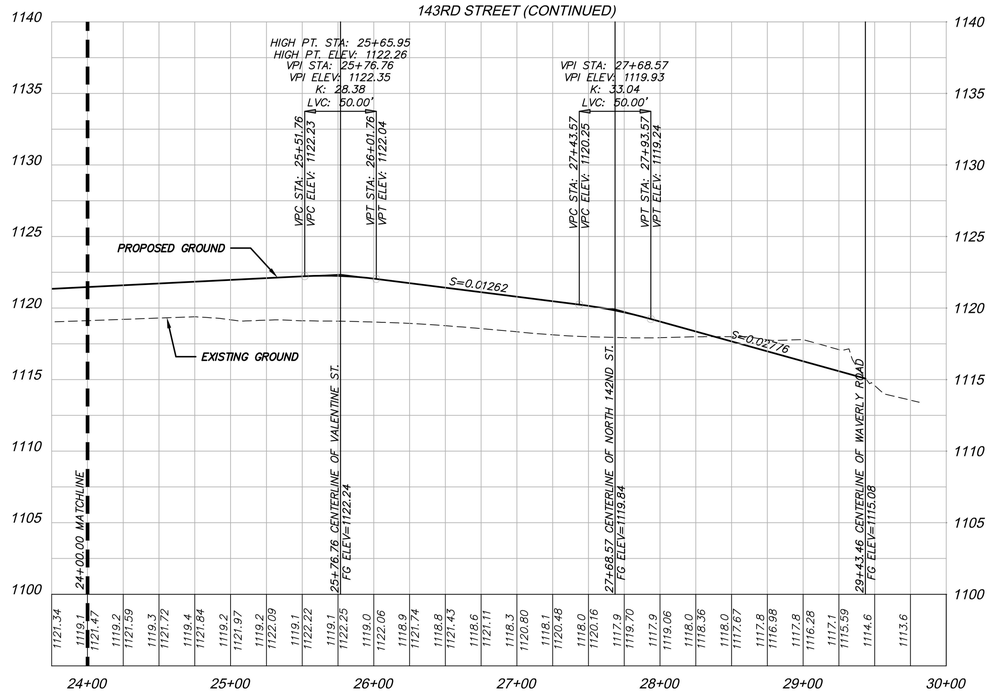
2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET
11 OF 17



PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



PROFILE SCALE
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DATE: Feb 15, 2016 11:32am XREFS: 013-2831_PBASE 013-2831_BRDR 013-2831_ALIGN

OLSSON ASSOCIATES
601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160
www.olssonassociates.com

PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

STREET PROFILES

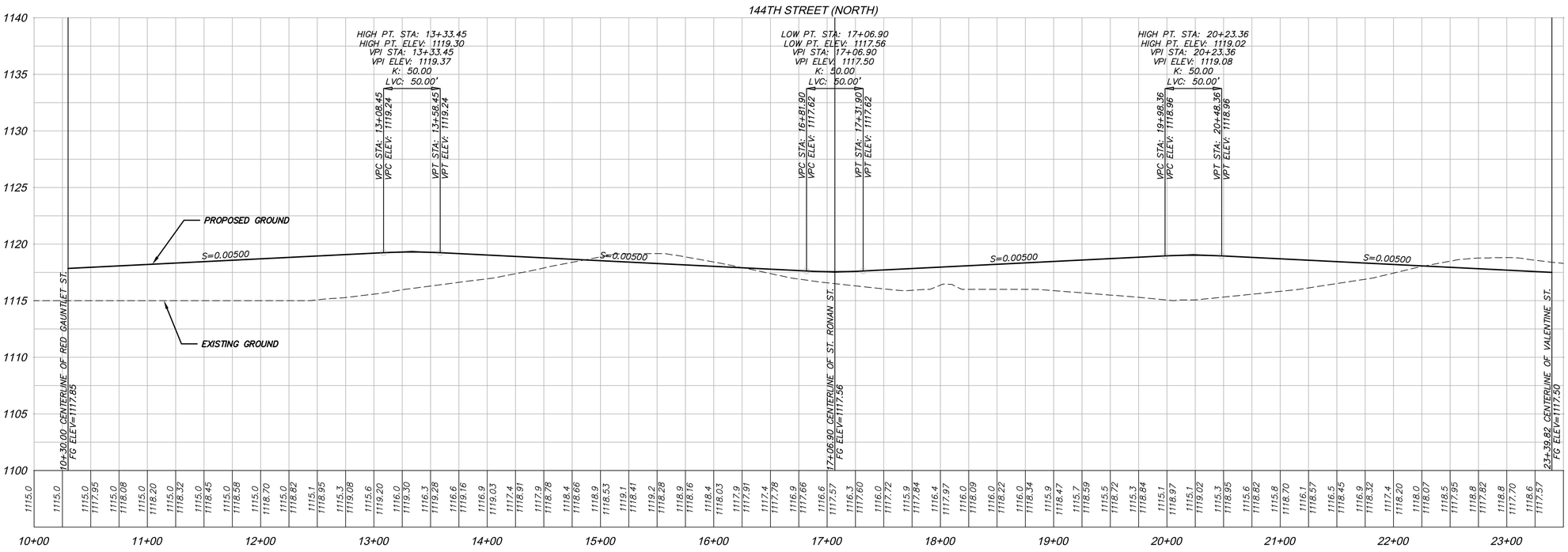
ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

2015

drawn by:	BRW
checked by:	MP
approved by:	MP
QA/QC by:	EB
project no.:	013-2831
drawing no.:	
date:	8-27-2015

SHEET
12 OF 17



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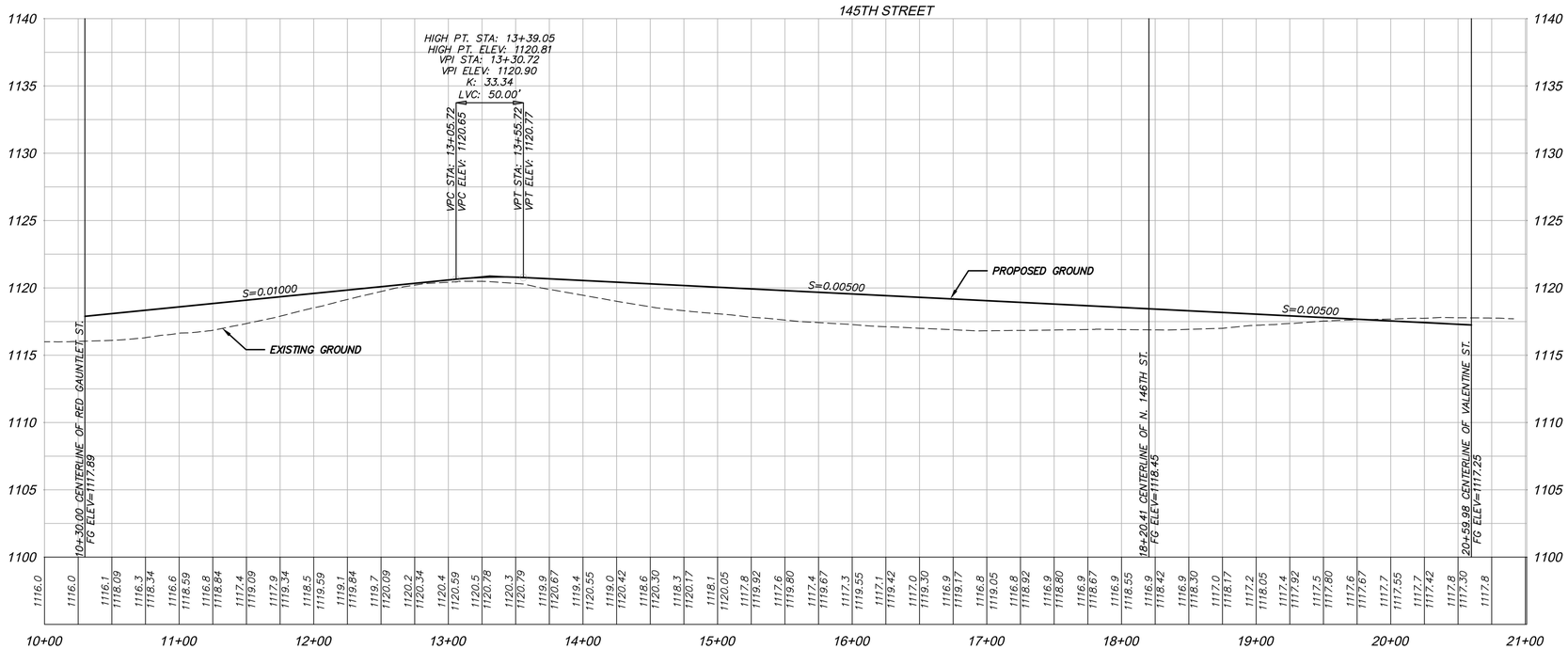

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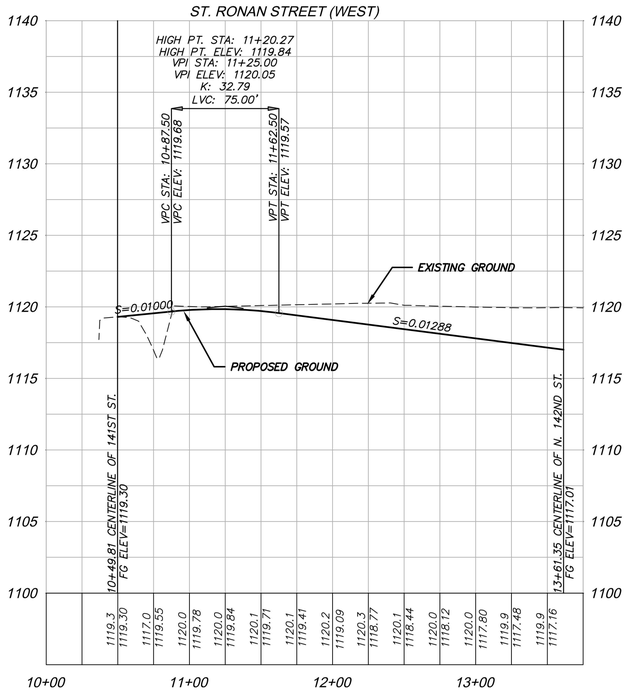

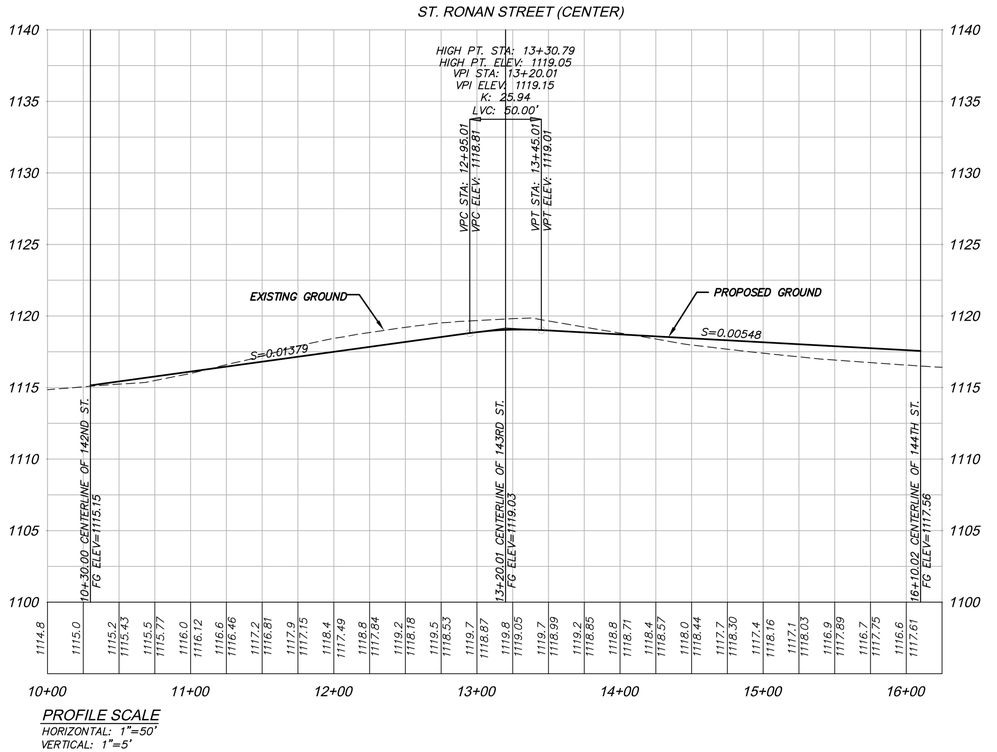

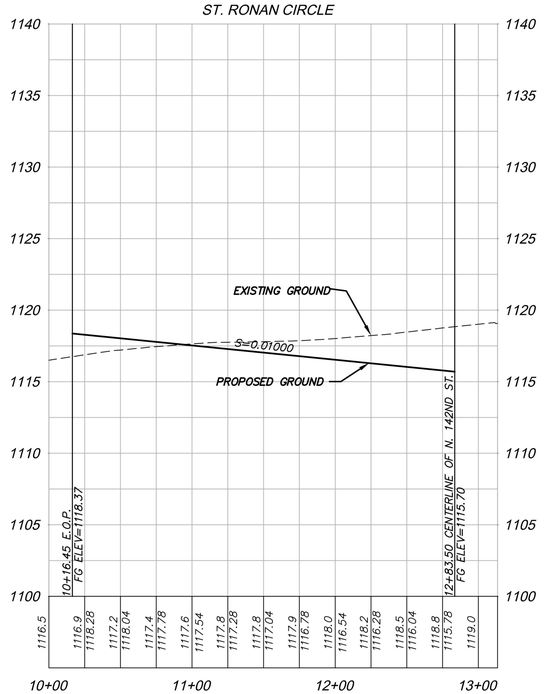

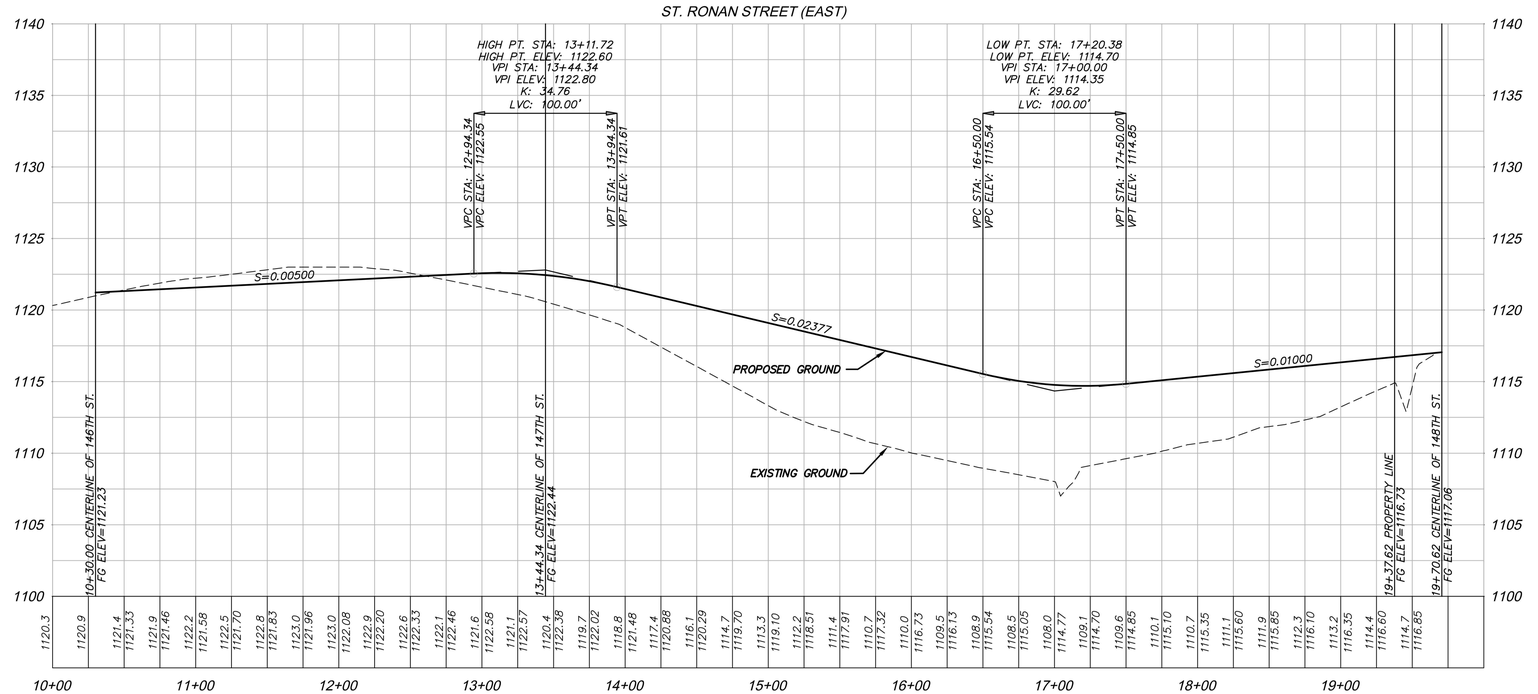

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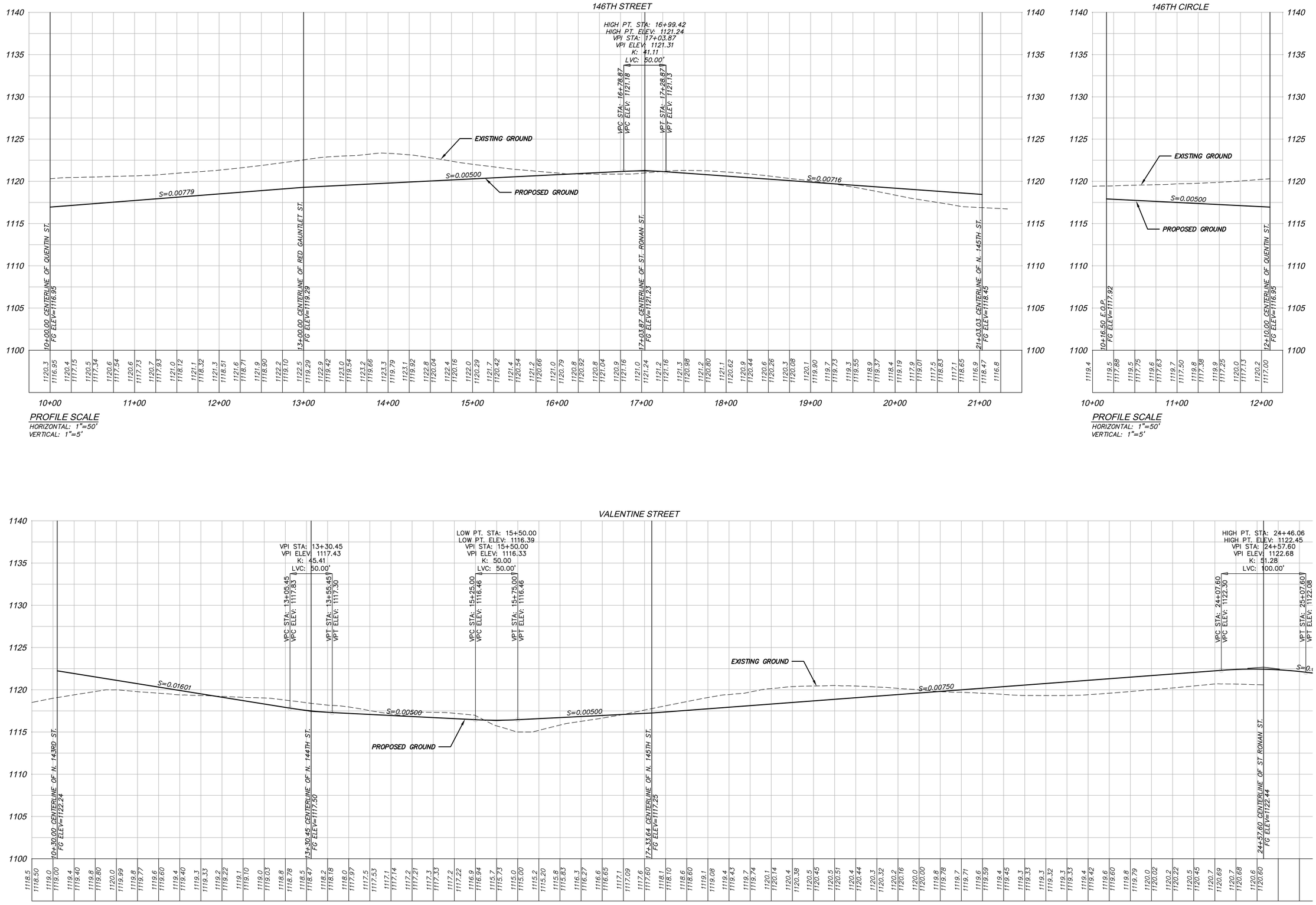
14 OF 17



PROFILE SCALE
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SHEET
15 OF 17

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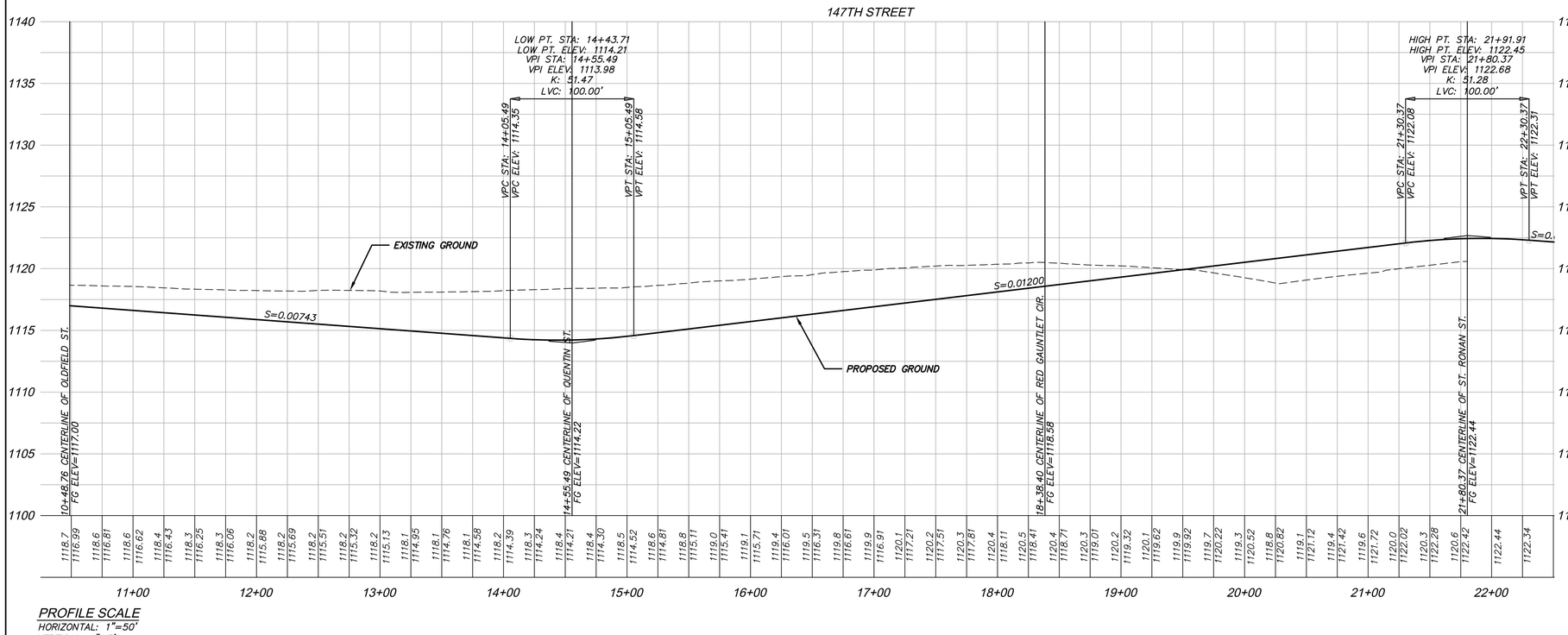

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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA

REV. NO.	DATE	REVISIONS DESCRIPTION

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ANDERSON NORTH PARK ADDITION
REVISED PRELIMINARY PLAT

WAVERLY, NEBRASKA

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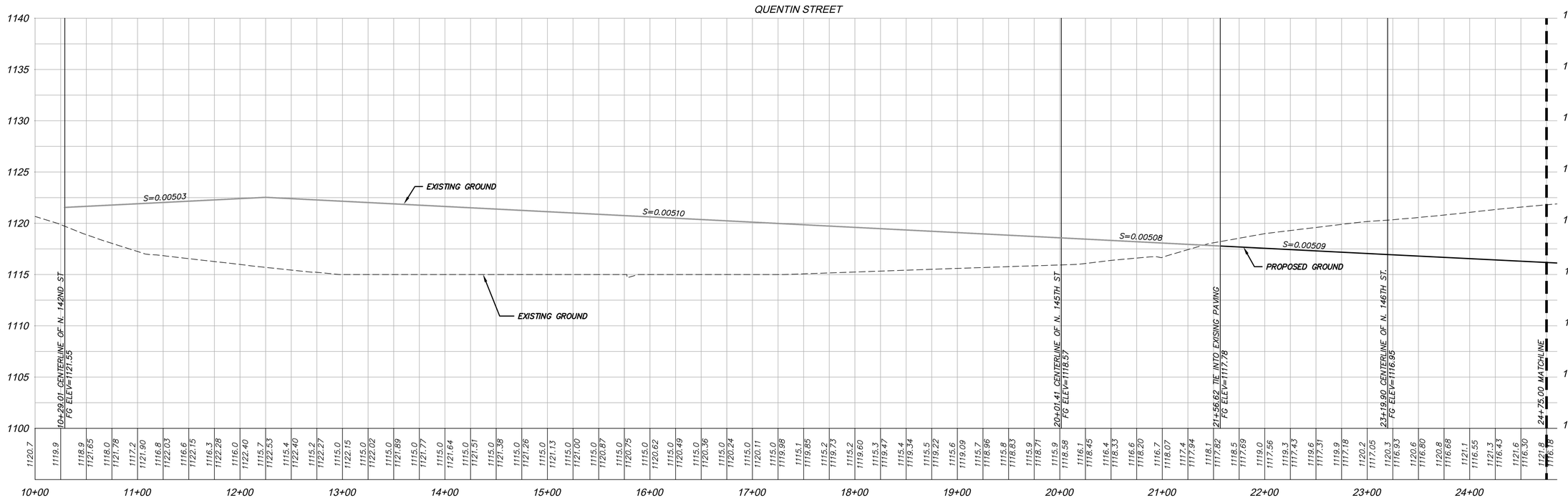
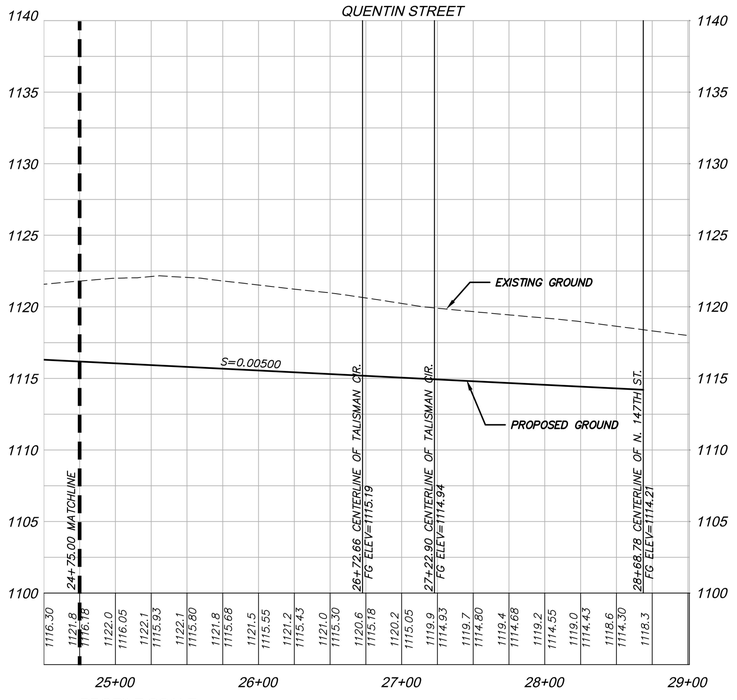
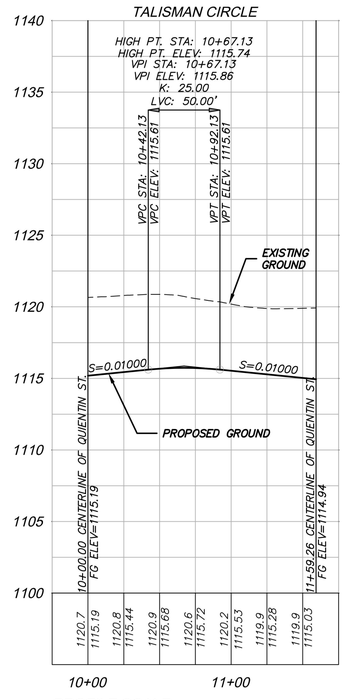
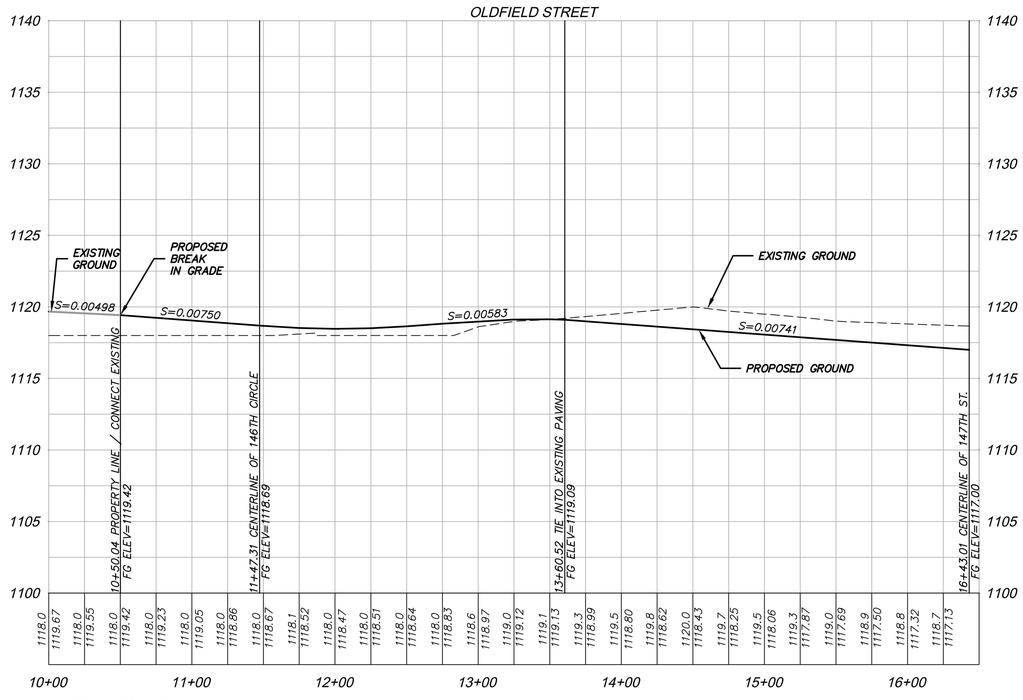
date:	8-27-2015

SHEET
16 OF 17









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PROFESSIONAL ENGINEER
MARK C. PALMER
E-9103
STATE OF NEBRASKA
7/14/15

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WAVERLY, NEBRASKA

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17 OF 17

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RESOLUTION NUMBER 25-10

RESOLUTION APPROVING THE ANDERSON NORTH PARK 10TH ADDITION FINAL PLAT

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

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

WHEREAS, the Anderson North Park 10th 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 10th 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 _____, 2025.

_____
Abbey L. Pascoe
Mayor

ATTEST:

_____
Megan K. Frye,
City Clerk/Human Resources Assistant

(SEAL)

ANDERSON NORTH PARK 10TH ADDITION
FINAL PLAT

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS ANDERSON NORTH PARK 10TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF LOT 242 I.T., 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 ON A SOUTH LINE OF SAID LOT 242 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, WESTERLY, ON THE NORTH LINE OF SAID LOT 2, SAID LINE BEING A SOUTH LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTH RIGHT OF WAY LINE OF ST. 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 242 I.T., SAID LINE BEING A SOUTH LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 34.48' TO A POINT; THENCE N00°00'56"W, ON A WEST LINE OF SAID LOT 242 I.T., SAID LINE BEING AN EAST LINE OF SAID ST. RONAN STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, ON A SOUTH LINE OF SAID LOT 242 I.T., SAID LINE BEING A NORTH LINE OF SAID ST. 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 LOT 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 242 I.T., 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 242 I.T., 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 242 I.T., SAID LINE BEING A SOUTHEAST LINE OF LOT 4, BLOCK 1, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 120.01' TO A POINT; THENCE S45°55'42"E, A DISTANCE OF 87.08' TO A POINT; THENCE S37°12'19"E, A DISTANCE OF 79.57' TO A POINT; THENCE S29°57'49"E, A DISTANCE OF 79.55' TO A POINT; THENCE S22°53'44"E, A DISTANCE OF 75.89' TO A POINT; THENCE S16°01'00"E, A DISTANCE OF 75.29' TO A POINT; THENCE S09°09'55"E, A DISTANCE OF 75.29' TO A POINT; THENCE S02°18'50"E, A DISTANCE OF 75.29' TO A POINT; THENCE S03°10'21"W, A DISTANCE OF 75.42' TO A POINT; THENCE S04°24'44"W, A DISTANCE OF 70.54' TO A POINT; THENCE N89°59'04"E, 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' , 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', 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, A DISTANCE OF 50.00' TO A POINT ON THE EAST LINE OF SAID LOT 242 I.T.; THENCE S00°16'24"E, ON A EAST LINE OF SAID LOT 242 I.T.; SAID LINE BEING A WEST RIGHT OF WAY LINE OF NORTH H148TH STREET, A DISTANCE OF 60.00' TO A POINT; THENCE S89°59'04"W, 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', 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', 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, A DISTANCE OF 63.92' TO A POINT; THENCE S08°04'11"W, A DISTANCE OF 87.58' TO A POINT; THENCE N82°35'40"W, 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', 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, 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', 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, A DISTANCE OF 113.55' TO A POINT; THENCE S03°35'34"W, A DISTANCE OF 45.29' TO A POINT; THENCE N78°22'29"W, 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.

LAND SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED BY THE UNDERSIGNED, THAT THE SURVEY WAS PERFORMED ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR PROFESSIONAL LAND SURVEYORS.

_____

DATE

ANDREW L. BROEKER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE. 68508

P.L.S. NUMBER

NEBRASKA PROFESSIONAL PLS-641 LAND SURVEYOR ANDREW L. BROEKER

STREETS

STREETS, AVENUES, LANES, DRIVES AND COURTS SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN THE WIDTHS INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SAID EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED “GENERAL UTILITY EASEMENTS”.

DEDICATION

KNOW ALL MEN BY THESE PRESENT:

THAT I, THE UNDERSIGNED, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND BLOCKS TO BE NUMBERED AS SHOWN. AND I APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE THE STREETS AS SHOWN HEREIN AND I ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS ____ DAY OF _____, 20___.

ASPEN BUILDERS, INC., A NEBRASKA CORPORATION

BY: _____
NAME:ROBERT L. BENES
TITLE: PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS ____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT L. BENES, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF ASPEN BUILDERS, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

_____
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, NEBRASKA, THIS _____ DAY OF _____, 20___.

_____ _____
CHAIRMAN ATTEST: CITY CLERK

CITY COUNCIL APPROVAL

THE DEDICATIONS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, THIS _____ DAY OF _____, 20___.

_____ _____
MAYOR ATTEST: CITY CLERK

DWG: F:\2024\00001-00500\024-00225\40-Design\Survey\SRVY\Final Plat\Drawings\V_FP_02400225_ANP10A.dwg
DATE: May 09, 2025 12:50pm XREFS: C_PPLAT_02400225 FP_ANP9A_02104523 SR-071175
USER: dbroeker

ANDERSON NORTH PARK 10TH ADDITION

FINAL PLAT

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: _____

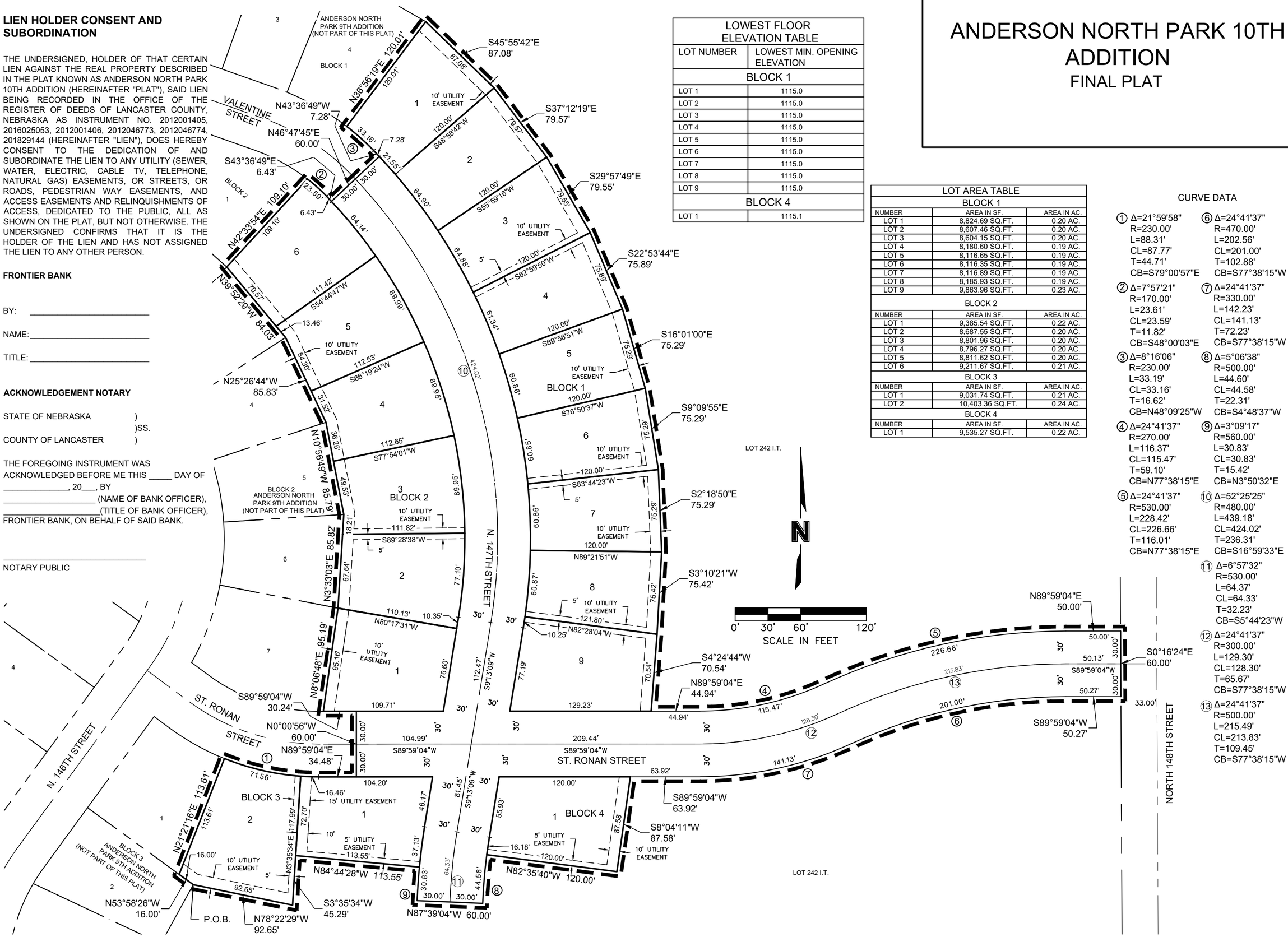
TITLE: _____

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

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



LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
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
BLOCK 4	
LOT 1	1115.1

LOT AREA TABLE		
BLOCK 1		
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.
BLOCK 2		
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.
BLOCK 3		
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.
BLOCK 4		
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\V_FP_02400225_ANP10A.dwg USER: dbroeker
DATE: May 09, 2025 12:48pm XREFS: C_PPLAT_02400225 FP_ANP9A_02104523 SR-071175 PLS641

AGREEMENT FOR ESCROW OF SECURITY

This agreement for escrow of security ("Agreement") is entered into as of _____, 2025 by and between the City of Waverly ("City"), a municipal corporation, and Aspen Builders, Inc., a Nebraska corporation ("Permittee").

WHEREAS, before any final plat may be approved, the required improvements must have been installed or a performance bond, letter of credit, cash escrow or other guarantee in a form acceptable to the City must be furnished to the City to guarantee the installation of the required improvements, as well as payment of the City's consultant fees and inspection and testing fees; and

WHEREAS the Permittee has made application to the City for permission to guarantee construction of improvements consisting of a public street, water system, sewer system, storm water drainage, street lighting, sidewalk, lot staking, and emergency siren ("the Improvements"), and to guarantee payment of the City's consultant fees and inspection and testing fees ("City Fees"), within the final plat of Anderson North Park 10th Addition, an addition to the City of Waverly, Lancaster County, Nebraska, by placing funds in an escrow account as security for performance of said construction and payment of said fees.

NOW, THEREFORE, IT IS AGREED by and between the Permittee and the City that:

1) Prior to approval of the aforesaid final plat, the Permittee shall either deposit the sum of One Million One Hundred Twenty-eight Thousand Three Hundred Thirty-six and 37/100 Dollars ($1,128,336.37) with Frontier Bank (Bank) as escrow agent for the City, or obtain a loan of immediately payable funds from Frontier Bank in said amount and irrevocably pledge and assign said funds to Frontier Bank as escrow agent for the City; the same to be held in escrow as security to guarantee the construction of the Improvements within said final plat of Anderson North Park 10th Addition. The said escrow fund to construct the street, water system, sewer system, storm water drainage, street lighting, sidewalk, lot staking, and emergency siren, and to guarantee payment of the City Fees shall be allocated to the specified improvements as follows:

    a) Escrow Amount $1,128,336.37
    b) Retainage Amount $105,125.64

2) The funds designated for any one improvement less the retainage, if any, may be partially released from escrow by Frontier Bank ("Escrow Agent") only as authorized by the City Building Official. Escrow Funds shall be released according to Exhibit A (Waverly Subdivision Escrow Release Policy - 10/15/2013). The Escrow Agent shall hold the retainage until authorized by resolution by the City Council to release it to the Permittee. In the event any or all of the Improvements are not completed to the satisfaction of the City by the completion dates listed in the Subdivision Agreement for the final plat, then the Escrow Agent, upon written request from the City, shall pay to the City the total amount of funds designated for each of the Improvements that have not been completed by said date or the amount of funds necessary to complete construction thereof as determined by the City, whichever

amount is lesser. In the event any or all of the City Fees are not paid within the time frame specified in the Subdivision Agreement for the final plat, then the Escrow Agent, upon written request from the City, shall pay to the City the amount funds requested by the City as reimbursement for the City Fees expended.

3) The conditions of final release of the escrow funds upon completion of the Improvements shall include payment in full of any and all costs due to the City by the Permittee in connection with the development and construction of the Improvements including, but not limited to, engineering costs, inspection costs, and survey costs.

4) This Agreement shall be contingent upon its execution by the parties hereto, the deposit or pledge and assignment of the required security funds with the Escrow Agent for the City of Waverly, and the acceptance of this Agreement by the Escrow Agent.

5) The Permittee agrees to pay any and all fees charged by the Escrow Agent for the City of Waverly under the terms of this Agreement.

6) The Escrow Agent shall be liable as a depository only.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 2025.

ATTEST:

ASPEN BUILDERS, INC.
Permittee

By:_____
Robert L. Benes, President

CITY OF WAVERLY, NEBRASKA
A municipal corporation,

By:_____
Abbey Pascoe, Mayor

_____
Megan Frye, City Clerk

Approved by:

_____
City Attorney

ACCEPTANCE OF ESCROW AGREEMENT

Frontier Bank (Bank) hereby agrees to the terms and instructions listed above and acknowledges that it has accepted a deposit in the sum of One Million One Hundred Twenty-eight Thousand Three Hundred Thirty-six and 37/100 Dollars ($1,128,336.37) or an irrevocable pledge and assignment of immediately payable funds in said amount from Aspen Builders, Inc. (Permittee) to be held in escrow (Escrow Account Number _____) by Frontier Bank as escrow agent for the City of Waverly, Nebraska, a municipal corporation, to ensure construction of the improvements listed in the above and foregoing Agreement and further agrees not to release any of said monies placed on deposit or irrevocable pledges held by Frontier Bank to secure construction of said improvements until it has received written authorization from the City of Waverly, in accordance with paragraph 2 of the "Agreement for Escrow of Security Fund".

DATED this _____ day of _____, 2025.

ATTEST:

By: _____

Title: _____

FRONTIER BANK

By: _____

Title: _____

SUBDIVISION AGREEMENT

An agreement is made and entered into on this ___ day of _____, 2025, by and between Aspen Builders, Inc., a Nebraska corporation, and the City of Waverly, Nebraska, a Municipal Corporation, to accept and approve the final plat designated as Anderson North Park 10th Addition as an addition to the City of Waverly, filed in the City Office of the City of Waverly, Nebraska, upon certain conditions herein specified and providing for sureties conditioned upon the strict compliance with such conditions.

Aspen Builders, Inc., a Nebraska corporation, owner of a tract of land legally described as: a portion of Lot 242 I.T., located in the NE Quarter of Section 16, Township 11 North, Range 8 East of the 6th P.M., Waverly, Lancaster County, Nebraska, has filed said final plat in the office of the Zoning Administrator of the City of Waverly, Nebraska, with a request for approval and acceptance thereof; and upon the review of both the Planning Commission and City Council, the following conditions are hereby agreed upon:

1. That the final plat of Anderson North Park 10th Addition as an addition to the City of Waverly, Nebraska, filed in the office of the Zoning Administrator of said City by Aspen Builders, Inc., a Nebraska Corporation, as owner is hereby accepted and approved, and said owner is given the right to plat said Anderson North Park 10th Addition as an addition to said City in accordance therewith. Such acceptance and approval are conditioned upon completing the following:

    i. First: That said owner shall at his/her own cost and expense pay for all labor, material, and engineering costs in connection with the construction of **street improvements**, including air and slump tests, yield tests, proof rolling, grading, paving, installation of curb and gutter, curb inlets, and storm drain laterals for all streets and intersections as shown on the approved construction plans. The construction shall be completed within two years following City Council approval of the final plat. Notwithstanding the foregoing, the Saint Ronan Street crossing extending from the platted lots to N. 148th Street shall be designed within one year and construction completed within two years following City Council approval of the final plat at owner's cost and expense.

    ii. Second: That said owner shall at his/her own cost and expense pay for all labor, material, and engineering costs in connection with the construction of a **public water distribution system**, including soil compaction, moisture density testing, and fire hydrants as shown on the approved construction plans; provided that, the City shall reimburse owner for the cost to upsize the water main in (i) Valentine Street and N. 147th Street from 6-inch to 10-inch, and (ii) Saint Ronan Street from 6-inch to 10-inch. The construction shall be completed within two years following City Council approval of the final plat.

    iii. Third: That said owner shall at his/her own cost and expense pay for all labor, material, and engineering costs in connection with the construction of a **public wastewater collection system**, including soil compaction and moisture density testing as shown on the approved

construction plans. The construction shall be completed within two years following City Council approval of the final plat.

iv. Fourth: That said owner shall at his/her own cost and expense pay for all labor, material, and engineering costs in connection with the construction of **storm water drainage**, including soil compaction and moisture density testing as shown on the approved construction plans. The construction shall be completed within two years following City Council approval of the final plat.

v. Fifth: That said owner shall at his/her own cost and expense pay for all labor, material, engineering, and inspection costs in connection with the installation of a **street lighting system** as shown on the approved construction plans. The construction shall be completed within two years following City Council approval of the final plat.

vi. Sixth: That said owner shall at his/her own cost and expense pay for all labor, material, and related costs in connection with the construction and installation of **sidewalks** on any parks and/or public facilities. Sidewalks directly in front of homes shall be constructed before the Occupancy Certificate is issued and shall comply with the construction guidelines outlined in the Waverly Municipal Code.

vii. Seventh: That said owner shall at his/her own cost pay for all labor, material, and engineering costs in connection with the placing of **permanent lot stakes** consisting of an iron rod not less than five-eighths inch in diameter and twenty-four inches in length at all corners of all lots and blocks of the final plat. The permanent staking shall be completed before construction on or conveyance of any lot shown on the final plat.

viii. Eighth: That said owner shall at his/her own cost and expense pay for all contract charges associated with the installation of underground **electrical and/or gas** service as shown on the approved construction plans or final plat. The construction shall be completed within two years following the City Council approval of the final plat.

ix. Ninth: That said owner shall at his/her own cost and expense pay for all labor, material and related costs in connection with the construction and installation of **community mailboxes** as shown on the approved construction plans or final plat, as specified by the United States Post Office.

x. Tenth: That said owner shall at his/her own cost and expense pay all labor, material, and related costs in connection with the construction and installation of **emergency sirens** as shown on the approved final plat if required by the Emergency Management Coordinator.

xi. Eleventh: That said owner shall at his/her own cost and expense pay all labor, material, and related costs in connection with the **consulting fees** of any of the preliminary plat, construction plans and specifications, and final plat review, or any other fees incurred resulting from the review or evaluation of the proposed development where professional services from an outside

consultant are deemed necessary by the City, within thirty (30) days from receipt of an invoice and supporting documentation from the City for said fees.

xii. Twelfth: That said owner shall at his/her own cost and expense pay all labor, material, and related costs in connection with the **inspection and testing fees** for the streets, public water distribution systems, wastewater collection systems, storm water drainage systems, and permanent lot staking as shown on the final plat and the construction plans and specifications, within thirty (30) days from receipt of an invoice and supporting documentation from the City for said fees. The City shall select the firm to conduct the inspections.

xiii. Thirteenth: That said owner shall furnish a cash contribution to the City for the planting of **street trees** within the subdivision.

2. The owner, his/her successor, and assigns agree to pay for construction supervision and inspection for street improvements, public water distribution system, public wastewater collection system, and storm water drainage systems. Such supervision shall insure that the necessary soil compaction tests, concrete cylinder tests and other tests specified are done. Copies of the test results shall be provided to the City as assurance that the expected quality of construction has been achieved. Upon completion of the project improvements, the City's contracted consultant shall submit to the City a certification from a registered Professional Engineer that the project has been constructed in accordance with the project plans and specifications. Failure for the project to be certified shall result in the owner forfeiting that portion of the escrow associated with the work that is in nonconformance with the approved construction plans and specifications.

3. That the final plat shall not be filed for record or recorded in the Office of the Register of Deeds of Lancaster County and no lot shall be sold from this plat unless and until said owner shall enter into a written agreement with the City that shall provide as follows:

    i. The owner, his/her successors and assigns agree:
        1. To submit an erosion control plan to the Zoning Administrator.
        2. To protect the existing trees on the site during construction and development.
        3. To pay for all improvement costs.
        4. To submit to lot buyers and homebuilders a copy of the soil analysis.
        5. To complete the permanent lot and block staking before construction on or conveyance of any lot shown on the preliminary plat.
        6. To maintain the out lots and private improvements on a permanent and continuous basis. However, the owner may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The owner shall not be relieved of such maintenance obligation until the document or documents creating

said property owners association have been reviewed and approved by the City Attorney and filed with the Register of Deeds.

4. That said owner shall, prior to adoption of this resolution, execute and deliver to the City of Waverly:
    a. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $388,060.75 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **street improvements**, and includes the cost to build sidewalk along the north side of St. Ronan Street from the platted lots to N. 148th Street, and on the south side from the platted lots to the future trail crossing.

    b. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $225,555.00 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **public water distribution system** improvements.

    c. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $146,465.12 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **public wastewater collection system** improvements.

    d. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $291,175.50 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **storm water drainage** improvements.

    e. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $36,400 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **street lighting system** improvements.

    f. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $0 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **sidewalk** improvements.

    g. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $2,700 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **permanent lot stakes**.

    h. A bond, a City approved escrow, a security agreement, or a letter of credit, in the sum of $0 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **emergency sirens**.

    i. A bond, a City approved escrow, a security agreement, or a letter of credit, in the amount of $3,000, the not to exceed price provided by the City's contracted consultant for the preliminary plat, construction plans and specifications, and final plat review, conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **consulting fees**; provided, however, the $3,000 not to exceed price does not include any fees for the review and/or evaluation of the Saint Ronan Street crossing which shall be paid

by said owner when they are incurred by the City.

j. A bond, a City approved escrow, a security agreement, or a letter of credit, in the amount of the not to exceed price provided by the City's contracted consultant for all construction oversight, inspection and testing fees, $34,980.00 conditioned upon the strict compliance by said owner with the conditions contained in Paragraph 1 for **inspection and testing fees**.

k. A valid check made out to the City of Waverly in the amount of $7,800.00 to be used by the City for the planting of **street trees** as designated by Paragraph 1.

5. The bonds or City approved escrow or security agreements required above totaling $1,128,336.37 shall be subject to approval by the City Attorney. In the event that said owner or its surety shall fail to satisfy the conditions herein set forth within the time specified in this agreement, the City may cause the required work to be performed and recover the cost thereof from said owner and its surety.

6. Immediately upon the approval and receipt of the written agreement required herein, the Owner shall cause a certified copy of the final plat to be filed in the office of the Register of Deeds of Lancaster County, Nebraska. The owner is responsible for all filing fees and shall provide the City with verification after the final plat has been filed.

DATED this _____ day of _____, 20 25.

CITY OF WAVERLY, NEBRASKA

_____
Abbey Pascoe, Mayor

ATTEST:

_____
Megan Frye, City Clerk

ASPEN BUILDERS, INC.

_____
Robert L. Benes, President

LETTER AGREEMENT
FOR PROFESSIONAL SERVICES

May 6, 2025

City of Waverly
Attn: Mike Palm
14130 Lancashire St.
PO Box 427
Waverly, Nebraska 68462-0427

Re: **LETTER AGREEMENT FOR PROFESSIONAL SERVICES**
Construction Phase Services
Anderson North Park 10th Add. – Public Improvements Project(s)

It is our understanding that City of Waverly ("Client") requests Olsson, Inc. ("Olsson") to perform the services described herein pursuant to the terms of this Letter Agreement for Professional Services, Olsson's General Provisions and any exhibits attached hereto (all documents constitute and are referred to herein as the "Agreement") for the Project.

Olsson has acquainted itself with the information provided by Client relative to the Project and based upon such information offers to provide the services described below for the Project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property. Client acknowledges that it has reviewed the General Provisions and any exhibits attached hereto, which are expressly made a part of and incorporated into the Agreement by this reference. In the event of any conflict or inconsistency between this Letter Agreement, and the General Provisions regarding the services to be performed by Olsson, the terms of the General Provisions shall take precedence.

Olsson shall provide the following services ("Scope of Services") to Client for the Project: as more specifically described in "Scope of Services" attached hereto). Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson will begin pre-construction services in advance of the anticipated construction start date and complete post construction services upon project completion. Olsson expects to perform inspection and testing services under the Agreement as follows:

Anticipated Start Date: _Contractor NTP_ or actual start date_
Anticipated Completion Date: _Contractor start +_**42**_ WD_

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

PROJECTED HOURLY RATES

Olsson will use the following projected hourly rates and estimated hours in performance of the work described herein.

	Classification	Hourly Rate	Estimated Hours
	Project Manager/Engineer	$185.00	12
	Project and Construction Manager	$115.00	96
	Senior Construction Inspection (RPR)	$90.00	185
	Construction Inspector	$75.00	10
	Administrative	$70.00	4
		Total estimated hours	**308**

COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services, and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this Agreement. Olsson shall submit invoices on a monthly basis and payment is due within 30 calendar days of invoice date.

Phase	Description	Fee Type	Fee
100	Project and Construction Management	T&E	$ 5,210.00
200	Construction Inspection and Testing	T&E	$ 21,290.00
300	Post Construction Services	T&E	$ 4,455.00
400	Reimbursable Expenses	Actual	$ 4,025.00
		Total Proposed Time and Expense Fee	**$ 34,980.00**

Olsson's Scope of Services will be provided on a time and expense basis not to exceed <u>$34,980.00</u>.

TERMS AND CONDITIONS OF SERVICE

We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be _Mike Palm_.

If this Agreement satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain one original for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By _____ By _____

Brian Jueneman, PMP Zach Albin, P.E.

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept the terms set forth herein, please sign:

CITY OF WAVERLY

By _____

Signature

Print Name _____

Title _____ Dated _____

Attachments
Scope of Services
Reimbursable Expense Schedule
General Provisions

SCOPE OF SERVICES

This exhibit is hereby attached to and made a part of the Letter Agreement for Professional Services dated May 6, 2025, between City of Waverly ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is indicated below.

GENERAL

Olsson shall perform for Client professional services in all phases of the Project to which this Agreement applies as hereinafter provided. These services will include serving as Client's professional representative for the Project, providing professional consultation and advice and furnishing customary services incidental thereto.

SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

CONTRACT FOR CONSTRUCTION DESIGN SERVICES

Owner: City of Waverly
Engineer: Olsson
Project: Anderson North Park 10th Add. – Public Improvements

Olsson will furnish Project Management, Construction Management, On-site Field, and Project Close-Out Services during the construction phase of **Anderson North Park 10th Add. – Public Improvements Project(s)**. By performing the services, no authority or responsibility is assumed to supervise, direct, or control the Contractor's work or the Contractor's means, method, techniques, or procedures of construction. Olsson shall not have authority or responsibility for safety precautions and programs incident to the Contractor's work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes or orders applicable to the Contractor furnishing and performing the work. The Contractor shall have sole responsibility for safety and for maintaining safe practices and avoiding unsafe practices or conditions. These services shall in no way relieve the Contractor of complete supervision of the work or the Contractor's obligation for complete compliance with the drawings and specifications. The construction duration is estimated at **42** working days.

Phase 100 – Project and Construction Management

100.10 General Project Management

Olsson shall perform the following general project management services:

- Olsson will provide monthly progress reports and invoices, showing percent of work completed for each task to the Client and manage the project budget.

100.20 Construction Administration

Olsson shall furnish a Construction Administrator to manage and oversee the construction work, develop and maintain project documents and reporting procedures and respond to contract related questions or changes in conditions that may be encountered. Olsson shall perform the following construction administration services:

- Olsson will review and process the Contractor's monthly payment requests, and forward to the Client for payment.

- Olsson will coordinate the preparation of any change orders that are agreed to by the contract parties. Documentation to support the basis for the claim will be developed, as well as justification for change to the contract price. Olsson will review all change orders to ensure that the Client's interests have been protected in the proceedings, and all change order requests will be discussed with the Client before they are developed in final form.
- Answer contractors' questions and interpret construction documents. Questions and interpretations will be answered with a written Request for Information (RFI) or similar process.
- Olsson will set up and maintain appropriate project files related to the project. Included in the project file shall be all project correspondence, work change directives, change orders, meeting minutes, request for information, material certifications, test reports and project schedules.

Phase 200 – Construction Inspection and Testing

200.10 Construction Observation and Reporting

Olsson will observe the Contractor's work and perform the services listed below. Olsson shall not have the responsibility for the superintendence of construction site conditions, safety, safe practices or unsafe practices or conditions, operation, equipment, or personnel other than employees of Olsson. This service shall in no way relieve the Contractor of complete supervision of the work or the Contractor's obligation for complete compliance with the drawings and specifications. The Contractor shall have sole responsibility for safety and for maintaining safe practices and avoiding unsafe practices or conditions. The anticipated fee for this task is generated assuming a varied level of part-time and full-time site visits to observe and test utility installations and pavement construction activities.

- Olsson shall conduct site visits to perform field observation of the general progress of the work to assist in determining if the work is proceeding in general accordance with the plans and specifications. All discrepancies will be reported to the Client and Contractor. The anticipated site visits include:

    - Utility installation – Varied-Time observation and material testing for backfill /compaction of trenches for water and sewer utility construction (525 hours est.).

    - Pavement construction – Varied-Time observation and material testing for subgrade preparation, pavement materials testing and construction (440 hours est.).

- Olsson will complete weekly field construction reports containing a summary of the Contractor's progress, general conditions of the work, problems & resolutions or proposed resolutions and installed quantities.
- Project Documentation: Compile documentation to support the basis of all Requests For Information (RFI), Field Orders, Work Change Directives, and Change Orders.
- Pay Requests: Verify quantities of stored materials and completed work. Prepare and process payment requests based on field verifications of quantities requested by the Contractor.
- Liaison: Serve as Construction Administrators liaison with contractor, working principally through contractor's superintendent and assist Contractors in understanding the intent of the contract documents.
- Review of Work, Rejection of Defective Work, Observations and Tests: Conduct on-site observations of the Work in progress. Report to Construction Administrator whenever Field Observer believes that any work is unsatisfactory, faulty or defective or does not conform to the contract documents, or has been damaged, or does not meet the requirements of any governing agency, test or approval required to be made; and advise Construction Administrator of work that Field Observer believes should be corrected or rejected or should be uncovered for observation, or requires special testing, or approval.

- Modifications: Consider and evaluate Contractor's suggestions for modifications to the Plans and Specifications and report with Field Observer's recommendations to Construction Administrator. Transmit to Contractor decisions as issued by the Construction Administrator.
- NPDES/SWPPP: The implementation, inspections, and documentation required to meet the requirements of the NPDES permit are not included in this scope of work.

200.20 Materials and Other Testing

Olsson shall provide materials testing and other testing as required for construction of the new utilities and pavements. This would include concrete testing for new pavement, compaction testing for pavement construction, and compaction testing for trench backfill and backfill at structures. Final quantities and frequency of testing will be dependent on the construction schedule, but the hourly rate and unit prices proposed will remain the same for the duration of the project.

- Utility Backfill: Olsson will obtain samples of backfill material for standard Proctor and Atterberg limits testing. Field moisture-density tests will be performed in backfill placed within segments of the utility trenches. Testing will be performed at a minimum of one test per 150 lf of backfill placed for the storm sewer, sanitary sewer and water main. We have assumed the following number of Proctors and Atterbergs required for testing of soil to be used as backfill:

    - On-site material – (3) EA Standard Proctors
    - On-site material – (3) EA Atterberg Limits

- Concrete – Pavement: Olsson will perform concrete sampling; including slump, air entrainment and temperature on composite samples of concrete. Cylinders will be cast from the concrete used in the construction of the structures for compressive strength testing. The following have been assumed:

    - Concrete Pavement – (5) sets of five test cylinders

    Concrete – Structural: Olsson will perform concrete sampling; including slump, air entrainment and temperature on composite samples of concrete. Cylinders will be cast from the concrete used in the construction of the structures for compressive strength testing. Olsson will perform inspection of steel reinforcement including reinforcing steel layout and spacing, epoxy coating damage repair, sheet piling, rip rap placement and railing installation. We have assumed the following number of tests required for testing of concrete:

    - Concrete Structures – (9) sets of five test cylinders
    - Temperature probes – (0) if required

- Reporting: Olsson field professionals will prepare typed field reports summarizing each day's field observations, presenting test results, and detailing items not in compliance with the project drawings and/or specifications. Field reports will be reviewed by our Construction Manager and summarized in letters transmitted to the Client and General Contractor. Olsson is not responsible for the Contractor's means or methods and does not have the obligation or authority to stop Contractor's work. Olsson responsibility as special inspector is to report our field observations and test results to the Contractor and Client as provided herein.

Phase 300 – Post Construction Services

300.10 Substantial Completion

Olsson will conduct a walk-through of the project. A "punch list" of deficiencies will be prepared and distributed, which will indicate what is necessary for the Contractor to achieve Final Completion of the project.

300.20 Project Closeout / Final Quantities

Provide written documentation concerning final completion, final quantities and payment to the Contractor and the City, including a list of outstanding items, if any, to be completed prior to the making of such payment.

300.30 Final Completion

Olsson will conduct a final walk-through of the project with the Contractor and Owner to determine that all items on the "punch list" were addressed, and that the Contractor has achieved final completion of the project

300.40 Record Drawings

Olsson will prepare record drawings, based on contractors' "red lines" and site observation. This information will be combined and one set of redlined record drawings in PDF format will be provided to the Client at the completion of the project. (Updated electronic CAD files of the record drawings are not included in this scope of work).

300.50 Final Review Certification

Olsson will furnish a letter certifying project was constructed in general conformance to the project plans and specifications.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

Classification	Cost
Automobiles (Personal Vehicle)	$0.70/mile*
Suburban's and Pick-Ups	$0.75/mile*
Automobiles (Olsson Vehicle)	$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

GENERAL PROVISIONS

These General Provisions are attached to and made a part of the respective Letter Agreement or Master Agreement, dated May 6, 2025 between City of Waverly (“Client”) and Olsson, Inc. (“Olsson”) for professional services in connection with the project or projects arising under such Letter Agreement or Master Agreement (the “Project(s)”).

As used herein, the term "this Agreement" refers to these General Provisions, the applicable Letter Agreement or Master Agreement, and any other exhibits or attachments thereto as if they were part of one and the same document.

SECTION 1—OLSSON’S SCOPE OF SERVICES

Olsson’s scope of services for the Project(s) is set forth in the applicable Letter Agreement or Master Agreement (“Scope of Services”).

SECTION 2—ADDITIONAL SERVICES

2.1 Unless otherwise expressly included, Scope of Services does not include the categories of additional services set forth in Sections 2.2 and 2.3.

2.2 If Client and Olsson mutually agree for Olsson to perform any optional additional services as set forth in this Section 2.2 (“Optional Additional Services”), Client will provide written approval of the agreed-upon Optional Additional Services, and Olsson shall perform or obtain from others such services and will be entitled to an increase in compensation at rates provided in this Agreement. Olsson may elect not to perform all or any of the Optional Additional Services without cause or explanation:

2.2.1 Preparation of applications and supporting documents for governmental financial support of the Project(s); preparation or review of environmental studies and related services; and assistance in obtaining environmental approvals.

2.2.2 Services to make measured drawings of or to investigate existing conditions of facilities.

2.2.3 Services resulting from changes in the general scope, extent or character of the Project(s) or major changes in documentation previously accepted by Client where changes are due to causes beyond Olsson's control.

2.2.4 Services resulting from the discovery of conditions or circumstances which were not contemplated by Olsson at the commencement of this Agreement. Olsson shall notify Client of the newly discovered conditions or circumstances and Client and Olsson shall renegotiate, in good faith, the compensation for this Agreement, if amended terms cannot be agreed upon, Olsson may terminate this Agreement and Olsson shall be paid for its services through the date of termination.

2.2.5 Providing renderings or models.

2.2.6 Preparing documents for alternate bids requested by Client.

2.2.7 Analysis of operations, maintenance or overhead expenses; value engineering; the preparation of rate schedules; earnings or expense statements; cash flow or economic evaluations or; feasibility studies, appraisals or valuations.

2.2.8 Furnishing the services of independent professional associates or consultants for work beyond the Scope of Services.

2.2.9 Services necessary due to the Client’s award of more than one prime contract for the Project(s); services necessary due to the construction contract containing cost plus or incentive-savings provisions; services necessary in order to arrange for performance by persons other than the prime contractor; or those services necessary to administer Client’s contract(s).

2.2.10 Services in connection with staking out the work of contractor(s).

2.2.11 Services during out-of-town travel or visits to the site beyond those specifically identified in this Agreement.

2.2.12 Preparation of operating and maintenance manuals.

2.2.13 Services to redesign some or all of the Project(s).

2.2.14 Preparing to serve or serving as a consultant or witness or assisting Client with any litigation, arbitration or other legal or administrative proceeding.

2.2.15 Services relating to Construction Observation, Certification, Inspection, Construction Cost Estimating, project observation, construction management, construction scheduling, construction phasing or review of Contractor's performance means or methods.

2.3 Whenever, in its sole discretion, Olsson determines additional services as set forth in this Section 2.3 are necessary to avoid a delay in the completion of the Project(s) (“Necessary Additional Services”), Olsson shall perform or obtain from others such services without waiting for specific instructions from Client, and Olsson will be entitled to an increase in compensation for such services at the standard hourly billing rate charged for those employees performing the services, plus reimbursable expenses, if any:

2.3.1 Services in connection with work directive changes and/or change orders directed by the Client to any contractors.

2.3.2 Services in making revisions to drawings and specifications occasioned by the acceptance of substitutions proposed by contractor(s); services after the award of each contract in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor(s); or evaluating an unreasonable or extensive number of claims submitted by contractor(s) or others in connection with the Project(s).

2.3.3 Services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.

2.3.4 Additional or extended services during construction made necessary by (1) work damaged during construction, (2) a defective, inefficient or neglected work by any contractor, (3) acceleration of the progress schedule involving services beyond normal working hours, or (4) default by any contractor.

SECTION 3—CLIENT'S RESPONSIBILITIES

3.1. Client shall provide all criteria and full information as to Client's requirements for the Project(s); designate and identify in writing a person to act with authority on Client's behalf in respect of all aspects of the Project(s); examine and respond promptly to Olsson's submissions; and give prompt written notice to Olsson whenever Client observes or otherwise becomes aware of any defect in the Olsson's services.

3.2 Client agrees to pay Olsson the amounts due for services rendered and expenses within thirty (30) days after Olsson has provided its invoice for such services. In the event Client disputes any invoice item, Client shall give Olsson written notice of such disputed item within fifteen (15) days after receipt of such invoice and shall pay to Olsson the undisputed portion of the invoice according to the provisions hereof. If Client fails to pay any invoiced amounts when due, interest will accrue on each unpaid amount at the rate of thirteen percent (13%) per annum from the date due until paid according to the provisions of this Agreement. Interest shall not be charged on any disputed invoice item which is finally resolved in Client's favor. Payment of interest shall not excuse or cure any default or delay in payment of amounts due.

3.2.1 If Client fails to make any payment due Olsson for services and expenses within thirty (30) days after receipt of Olsson's statement therefore, Olsson may, after giving seven (7) days written notice to Client, suspend services to Client under this Agreement until Olsson has been paid in full all amounts due for services, expenses and charges and Client will not obtain any license to any Work Product or be entitled to retain or use any Work Product pursuant to Section 7.1 unless and until Olsson has been paid in full and Client has fully satisfied all of its obligations under this Agreement.

3.3 Payments to Olsson shall not be withheld, postponed or made contingent on the construction, completion or success of the Project(s) or upon receipt by the Client of offsetting reimbursements or credit from other parties who may have caused the need for additional services. No withholdings, deductions or offsets shall be made from Olsson's compensation for any reason unless and until Olsson has been found to be legally liable for such amounts.

3.4 Client shall also do the following and pay all costs incident thereto:

3.4.1 Furnish to Olsson any existing and/or required borings, probings or subsurface explorations; hydrographic surveys; laboratory tests or inspections of samples, materials or equipment; appropriate professional interpretations of any of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic or utility surveys; property descriptions; and/or zoning or deed restrictions; all of which Olsson may rely upon in performing services hereunder.

3.4.2 Guarantee access to and make all provisions for Olsson to enter upon public and private property reasonably necessary to perform its services on the Project(s).

3.4.3 Provide such legal, accounting, independent cost estimating or insurance counseling services as may be required for the Project(s); any auditing service required in respect of contractor(s)' applications for payment; and/or any inspection services to determine if contractor(s) are performing the work legally.

3.4.4 Provide engineering surveys to establish reference points for construction unless specifically included in Olsson's Scope of Services.

3.4.5 Furnish approvals and permits from all governmental authorities having jurisdiction over the Project(s).

3.4.6 If more than one prime contractor is to be awarded the contract for construction, designate a party to have responsibility and authority for coordinating and interfacing the activities of the various prime contractors.

3.4.7 All fees and other amounts payable by Client under this Agreement are exclusive of taxes and similar assessments. Without limiting the foregoing, Client is responsible and liable for all sales, service, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, county or local governmental authority on any amounts payable by Client under this Agreement, other than any taxes imposed on Olsson's income. In the event any governmental authority assesses Olsson for taxes, duties, or charges of any kind in connection with Scope of Services provided by Olsson to Client, Olsson shall be entitled to submit an invoice to Client, its successors or assigns, for the amount of said assessment and related interest and penalties. Client shall pay such invoice in accordance with Olsson's standard payment terms.

3.5 Client shall pay all costs incident to obtaining bids or proposals from contractor(s).

3.6 Client shall pay all permit application review costs for government authorities having jurisdiction over the Project(s).

3.7 Contemporaneously with the execution of this Agreement, Client shall designate in writing an individual to act as its duly authorized Project(s) representative.

3.8 Client shall bear sole responsibility for:

3.8.1 Jobsite safety. Neither the professional activities of Olsson, nor the presence of Olsson or its employees or sub-consultants at the Project shall impose any duty on Olsson relating to any health or safety laws, regulations, rules, programs or procedures.

3.8.2 Notifying third parties including any governmental agency or prospective purchaser, of the existence of any hazardous or dangerous materials located in or around the Project(s) site.

3.8.3 Providing and updating Olsson with accurate information regarding existing conditions, including the existence of hazardous or dangerous materials, proposed

Project(s) site uses, any change in Project(s) plans, and all subsurface installations, such as pipes, tanks, cables and utilities within the Project(s) site.

3.8.4 Providing and assuming all responsibility for: interpretation of contract documents; Construction Observations; Certifications; Inspections; Construction Cost Estimating; project observations; construction management; construction scheduling; construction phasing; and review of Contractor's performance, means and methods. Client waives any claims against Olsson and releases Olsson from liability relating to or arising out of such services and agrees, to the fullest extent permitted by law, to indemnify and hold Olsson harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, relating to such actions and services.

3.9 Client releases Olsson from liability for any incorrect advice, judgment or decision based on inaccurate information furnished by Client or others.

3.10 If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including hazardous materials, encountered on the site, Olsson may immediately stop work in the affected area and report the condition to Client. Client shall be solely responsible for retaining independent consultant(s) to determine the nature of the material and to abate or remove the material. Olsson shall not be required to perform any services or work relating to or in the area of such material until the material has been removed or rendered harmless and only after approval, if necessary of the government agency with jurisdiction.

SECTION 4—MEANING OF TERMS

4.1 The "Cost of Construction" of the entire Project(s) (herein referred to as "Cost of Construction") means the total cost to Client of those portions of the entire Project(s) designed and specified by Olsson, but it will not include Olsson's compensation and expenses, the cost of land, rights-of-way, or compensation for or damages to, properties unless this Agreement so specifies, nor will it include Client's legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Project(s) or the cost of other services to be provided by others to Client pursuant to Section 3.

4.2 The "Salary Costs": Used as a basis for payment mean salaries and wages (base and incentive) paid to all Olsson's personnel engaged directly on the Project(s), including, but not limited to, engineers, architects, surveyors, designers, draftsmen, specification writers, estimators, other technical and business personnel; plus the cost of customary and statutory benefits, including, but not limited to, social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay and other group benefits.

4.3 "Certify" or "a Certification": If included in the Scope of Services, such services shall be limited to a statement of Olsson's opinion, to the best of Olsson's professional knowledge, information and belief, based upon its periodic observations and reasonable review of reports and tests created by Olsson or provided to Olsson. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that any certifications based upon discrete sampling observations and that such observations indicate conditions that exist only at the locations and times the observations were performed. Performance of such observation services and certification does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor(s) or for the contractor's safety precautions and programs nor for failure by the contractor(s) to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor(s). Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for any third party, including the contractor(s) or any subcontractor(s). Olsson shall sign pre-printed form certifications only if (a) Olsson approves the form of such certification prior to the commencement of its services, (b) such certification is expressly included in the Scope of Services, (c) the certification is limited to a statement of professional opinion and does not constitute a warranty or guarantee, express or implied. It is understood that any certification by Olsson shall not relieve the Client or the Client's contractors of any responsibility or obligation they may have by industry custom or under any contract.

4.4 "Opinion of Probable Cost": An opinion of probable construction cost made by Olsson. In providing opinions of probable construction cost, it is recognized that neither the Client nor Olsson has control over the costs of labor, equipment or materials, or over the contractor's methods of determining prices or bidding. The opinion of probable construction costs is based on Olsson's reasonable professional judgment and experience and does not constitute a warranty, express or implied, that the contractor's bids or the negotiated price of the work on the Project(s) will not vary from the Client's budget or from any opinion of probable cost prepared by Olsson.

4.5 "Day": A calendar day of 24 hours. The term "days" shall mean consecutive calendar days of 24 hours each, or fraction thereof.

4.6 "Construction Observation": If included in the Scope of Services, such services during construction shall be limited to periodic visual observation and testing of the work to determine that the observed work generally conforms to the contract documents. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that such visual observations are discrete sampling procedures and that such procedures indicate conditions that exist only at the locations and times the observations were performed. Performance of Construction Observation services does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor or for the contractor's safety precautions and programs nor for failure by the contractor to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor. Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for

any third party, including the contractor or any subcontractor. Client, or its designees shall notify Olsson at least twenty-four (24) hours in advance of any field tests and observations required by the construction documents.

4.7 "Inspect" or "Inspection": If included in the Scope of Services, such services shall be limited to the periodic visual observation of the contractor's completed work to permit Olsson, as an experienced and qualified professional, to determine that the observed work, generally conforms to the contract documents. Olsson shall not be responsible for constant or exhaustive observation of the work. Client understands and agrees that such visual observations are discrete sampling procedures and that such procedures indicate conditions that exist only at the locations and times the observations were performed. Performance of such observation services does not constitute a warranty or guarantee of any type, since even with diligent observation, some construction defects, deficiencies or omissions in the work may occur. Olsson shall have no responsibility for the means, methods, techniques, sequences or procedures selected by the contractor(s) or for the contractor's safety precautions and programs nor for failure by the contractor(s) to comply with any laws or regulations relating to the performance or furnishing of any work by the contractor(s). Client shall hold its contractor(s) solely responsible for the quality and completion of the Project(s), including construction in accordance with the construction documents. Any duty under this Agreement is for the sole benefit of the Client and not for any third party, including the contractor(s) or any subcontractor(s). Client, or its designees, shall notify Olsson at least twenty-four (24) hours in advance of any inspections required by the construction documents.

4.8 "Record Documents": Drawings prepared by Olsson upon the completion of construction based upon the drawings and other data furnished to Olsson by the Contractor and others showing significant changes in the work on the Project(s) made during construction. Because Record Documents are prepared based on unverified information provided by others, Olsson makes no warranty of the accuracy or completeness of the Record Documents.

SECTION 5—TERMINATION

5.1 Either party may terminate this Agreement, for cause upon giving the other party not less than seven (7) calendar days written notice of default for any of the following reasons; provided, however, that the notified party shall have the same seven (7) calendar day period in which to cure the default:

5.1.1 Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;

5.1.2 Assignment of this Agreement or transfer of the Project(s) by either party to any other entity without the prior written consent of the other party;

5.1.3 Suspension of the Project(s) or Olsson's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate.

5.2 In the event of a "for cause" termination of this Agreement by either party, the Client shall, within fifteen (15) calendar days after receiving Olsson's final invoice, pay Olsson for all services rendered and all reimbursable costs incurred by Olsson up to the date of termination, in accordance with the payment provisions of this Agreement.

5.2.1 In the event of a "for cause" termination of this Agreement by Client and (a) a final determination of default is entered against Olsson under Section 6.2 and (b) Client has fully satisfied all of its obligations under this Agreement, Olsson shall grant Client a limited license to use the Work Product pursuant to Section 7.1.

5.3 The Client may terminate this Agreement for the Client's convenience and without cause upon giving Olsson not less than seven (7) calendar days written notice. In the event of any termination that is not the fault of Olsson, the Client shall pay Olsson, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by Olsson in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs, any fees, costs or expenses incurred by Olsson in preparing or negotiating any proposals submitted to Client for Olsson's Scope of Services or Optional Additional Services under this Agreement and all other expenses directly resulting from the termination and a reasonable profit of ten percent (10%) of Olsson's actual costs (including overhead) incurred.

SECTION 6—DISPUTE RESOLUTION

6.1. Mediation

6.1.1 All questions in dispute under this Agreement shall be submitted to mediation. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate their representatives and shall meet within ten (10) days after the service of the notice. The parties themselves shall then attempt to resolve the dispute within ten (10) days of meeting.

6.1.2 Should the parties themselves be unable to agree on a resolution of the dispute, and then the parties shall appoint a third party who shall be a competent and impartial party and who shall be acceptable to each party, to mediate the dispute. Any third party mediator shall be qualified to evaluate the performance of both of the parties, and shall be familiar with the design and construction progress. The third party shall meet to hear the dispute within ten (10) days of their selection and shall attempt to resolve the dispute within fifteen (15) days of first meeting.

6.1.3 Each party shall pay the fees and expenses of the third party mediator and such costs shall be borne equally by both parties.

6.2 Arbitration or Litigation

6.2.1 Olsson and Client agree that from time to time, there may be conflicts, disputes and/or disagreements between them, arising out of or relating to the services of Olsson, the Project(s), or this Agreement (hereinafter collectively referred to as "Disputes") which may not be resolved through mediation. Therefore, Olsson and Client agree that all Disputes shall be resolved by binding arbitration or litigation at the sole discretion and choice of Olsson. If Olsson chooses arbitration, the arbitration proceeding shall proceed in accordance with the Construction Industry Arbitration Rules of the AAA.

6.2.2 Client hereby agrees that Olsson shall have the right to include Client, by consolidation, joinder or other manner, in any arbitration or litigation involving Olsson and a subconsultant or subcontractor of Olsson or Olsson and any other person or entity, regardless of who originally initiated such proceedings.

6.2.3 If Olsson chooses arbitration or litigation, either may be commenced at any time prior to or after completion of the Project(s), provided that if arbitration or litigation is commenced prior to the completion of the Project(s), the obligations of the parties under the terms of this Agreement shall not be altered by reason of the arbitration or litigation being conducted. Any arbitration hearings or litigation shall take place in Lincoln, Nebraska, the location of Olsson's home office.

6.2.4 Except to the extent prohibited by law, the prevailing party in any arbitration or litigation relating to any Dispute shall be entitled to recover from the other party those reasonable attorney fees, costs and expenses incurred by the prevailing party in connection with the Dispute. In the event of a Dispute involving a Claim (as hereinafter defined) against Olsson, Olsson shall be considered the "prevailing party" if Client is awarded materially less than the full amount of damages claimed by the Client in connection with the Dispute. In all other Disputes, "prevailing party" shall mean the party (if any) who obtains all, or substantially all, of the relief requested by that party in connection with the Dispute.

6.3 Certification of Merit

Client agrees that it will not assert any claim, including but not limited to, professional negligence, negligence, breach of contract, misconduct, error, omission, fraud, or misrepresentation ("Claim") against Olsson, or any Olsson subconsultant, unless Client has first provided Olsson with a sworn certificate of merit affidavit setting forth the factual and legal basis for such Claim (the "Certificate"). The Certificate shall be executed by an independent engineer ("Certifying Engineer") currently licensed and practicing in the jurisdiction of the Project site. The Certificate must contain: (a) the name and license number of the Certifying Engineer; (b the qualifications of the Certifying Engineer, including a list of all publications authored in the previous 10 years and a list of all cases in which the Certifying Engineer testified within the previous 4 years ; (c) a statement by the Certifying Engineer setting forth the factual basis for the Claim; (d) a statement by the Certifying Engineer of each and every act, error, or omission that the Certifying Engineer contends supports the Claim or any alleged violation of any applicable standard of care; (e) a statement by the Certifying Engineer of all opinions the Certifying Engineer holds regarding the Claim or any alleged violation of any applicable standard of care; (f) a list of every document related to the Project reviewed by the Certifying Engineer; and (g) a list of every individual who provided Certifying Engineer with any information regarding the Project. The Certificate shall be provided to Olsson not less than thirty (30) days prior to any arbitration or litigation commenced by Client or not less than ten (10) days prior to the initial response submitted by Client in any arbitration or litigation commenced by someone other than Client. The Certificate is a condition precedent to the right of Client to assert any Claim in any litigation or arbitration and Client's failure to timely provide a Certificate to Olsson will be grounds for automatic dismissal of the Claim with prejudice. In any such instance, Olsson shall be entitled to an award of attorney's fees, costs, and expenses.

SECTION 7—MISCELLANEOUS

7.1 Reuse of Documents

All documents, including drawings, specifications, reports, boring logs, maps, field data, data, test results, information, recommendations, or opinions prepared or furnished by Olsson (and Olsson's independent professional associates and consultants) pursuant to this Agreement ("Work Product"), are all Olsson's instruments of service, do not constitute goods or products, and are copyrighted works of Olsson. Olsson shall retain an ownership and property interest in such Work Product whether or not the Project(s) is completed. If Client has fully satisfied all of its obligations under this Agreement, Olsson shall grant Client a limited license to use the Work Product and Client may make and retain copies of Work Product for use in connection with the Project(s); however, such Work Product is for the exclusive use and benefit of Client or its agents in connection with the Project(s), are not intended to inform, guide or otherwise influence any other entities or persons with respect to any particular business transactions, and should not be relied upon by any entities or persons other than Client or its agents for any purpose other than the Project(s). Such Work Product is not intended or represented to be suitable for reuse by Client or others on extensions of the Project(s) or on any other Project(s). Client will not distribute or convey such Work Product to any other persons or entities without Olsson's prior written consent which shall include a release of Olsson from liability and indemnification by the third party. Any reuse of Work Product without written verification or adaptation by Olsson for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Olsson, or to Olsson's independent professional associates or consultants, and Client shall indemnify and hold harmless Olsson and Olsson's independent professional associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation of Work Product will entitle Olsson to further compensation at rates to be agreed upon by Client and Olsson.

7.2 Electronic Files

By accepting and utilizing any electronic file of any Work Product or other data transmitted by Olsson, the Client agrees for itself, its successors, assigns, insurers and all those claiming under or through it, that by using any of the information contained in the attached electronic file, all users agree to be bound by the following terms. All of the information contained in any electronic file is the work product and instrument of service of Olsson, who shall be deemed the author, and shall retain all common law, statutory law and other rights, including copyrights, unless the same have previously been transferred in writing to the Client. The information contained in any electronic file is provided for the convenience to the Client and is provided in "as is" condition. The Client is aware that differences may exist between the electronic files transferred and the printed hard-copy original signed and stamped drawings or reports. In the event of a conflict between the signed original documents prepared by Olsson and the electronic files, which may be transferred, the signed and sealed original documents shall govern. Olsson specifically disclaims all warranties, expressed or implied, including without limitation, and any warranty of merchantability or fitness for a particular purpose with respect to any electronic files. It shall be Client's responsibility to confirm the accuracy of the information contained in the electronic file and that it accurately reflects the information needed by the Client. Client

shall not retransmit any electronic files, or any portion thereof, without including this disclaimer as part of any such transmissions. In addition, Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Olsson, its officers, directors, employees and sub consultants against any and all damages, liabilities, claims or costs, including reasonable attorney's and expert witness fees and defense costs, arising from any changes made by anyone other than Olsson or from any reuse of the electronic files without the prior written consent of Olsson.

7.3 Opinion of Probable Cost

Since Olsson has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Olsson's Opinion of Probable Cost provided for herein is made on the basis of Olsson's experience and qualifications and represent Olsson's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Client acknowledges and agrees that Olsson cannot and does not guarantee proposals or bids and that actual total Project(s) or construction costs may reasonably vary from Olsson's Opinion of Probable Cost. If prior to the bidding or negotiating phase Client wishes greater assurance as to total Project(s) or construction costs, Client shall employ an independent cost estimator as provided in paragraph 3.4.3. If Olsson's Opinion of Probable Cost was performed in accordance with its standard of care and was reasonable under the total circumstances, any services performed by Olsson to modify the contract documents to bring the construction cost within any limitation established by Client will be considered Optional Additional Services and paid for as such by Client. If, however, Olsson's Opinion of Probable Cost was not performed in accordance with its standard of care and was unreasonable under the total circumstances and the lowest negotiated bid for construction of the Project(s) unreasonably exceeds Olsson's Opinion of Probable Cost, Olsson shall modify its work as necessary to adjust the Project(s)' size, and/or quality to reasonably comply with the Client's budget at no additional cost to Client. Under such circumstances, Olsson's modification of its work at no cost shall be the limit of Olsson's responsibility with regard to any unreasonable Opinion of Probable Cost.

7.4 Prevailing Wages

It is Client's responsibility to determine whether the Project(s) is covered under any prevailing wage regulations. Unless Client specifically informs Olsson in writing that the Project(s) is a prevailing wage project and is identified as such in the Scope of Services, Client agrees to reimburse Olsson and to defend, indemnify and hold harmless Olsson from and against any liability, including costs, fines and attorneys' fees, resulting from a subsequent determination that the Project(s) was covered under any prevailing wage regulations.

7.5 Samples

All material testing samples shall remain the property of the Client. If appropriate, Olsson shall preserve samples obtained no longer than forty-five (45) days after the issuance of any document that includes the data obtained from those samples. After that date, Olsson may dispose of the samples or return them to Client at Client's cost.

7.6 Standard of Care

Olsson will strive to perform its services in a manner consistent with that level of care and skill ordinarily exercised by members of Olsson's profession providing similar services in the same locality under similar circumstances at the time Olsson's services are performed. This Agreement creates no other representation, warranty or guarantee, express or implied.

7.7 Force Majeure

Any delay in the performance of any of the duties or obligations of either party hereto (except the payment of money) shall not be considered a breach of this Agreement and the time required for performance shall be extended for a period equal to the period of such delay, provided that such delay has been caused by or is the result of any acts of God, acts of the public enemy, insurrections, riots, embargoes, labor disputes, including strikes, lockouts, job actions, boycotts, fires, explosions, floods, shortages of material or energy, or other unforeseeable causes beyond the control and without the fault or negligence of the party so affected. The affected party shall give prompt notice to the other party of such cause, and shall take promptly whatever reasonable steps are necessary to relieve the effect of such cause.

7.8 Equal Employment Opportunity

Olsson and any sub-consultant or subcontractor shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin or any other protected characteristic under applicable law. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability or veteran status or any other protected characteristic under applicable law. Olsson and any sub-consultant or subcontractor certify that they do not operate any programs that promote DEI in a way that violates applicable federal anti-discrimination laws.

7.9 Confidentiality

In performing this Agreement, the parties may disclose to each other written, oral, electronic, graphic, machine-readable, tangible or intangible, non-public, confidential or proprietary data or information in any form or medium, including but not limited to: (1) information of a business, planning, marketing, conceptual, design, or technical nature; (2) models, tools, hardware, software or source code; and (3) any documents, videos, photographs, audio files, data, studies, reports, flowcharts, works in progress, memoranda, notes, files or analyses that contain, summarize or are based upon any non-public, proprietary or confidential information (hereafter referred to as the "Information"). The Information is not required to be marked as confidential.

7.9.1 Therefore, Olsson and Client agree that the party receiving Information from the other party to this Agreement (the "Receiving Party") shall keep Information confidential and not use the Information in any manner other

than in the performance of this Agreement without prior written approval of the party disclosing Information (the "Disclosing Party") unless Client is a public entity and the release of Information is required by law or legal process.

7.9.2 Prior to the start of construction on the Project, the existence of discussions between the parties, the purpose of this Agreement, and this Agreement shall be considered Information subject to the confidentiality provisions of this Agreement.

7.9.3 Notwithstanding anything to the contrary herein, the Receiving Party shall have no obligation to preserve the confidentiality of any Information which:

7.9.3.1 was previously known to the Receiving Party free of any obligation to keep it confidential; or

7.9.3.2 is or becomes publicly available by other than unauthorized disclosures; or

7.9.3.3 is independently developed by the Receiving Party without a breach of this Agreement; or

7.9.3.4 is disclosed to third parties by the Disclosing Party without restrictions; or

7.9.3.5 is received from a third party not subject to any confidentiality obligations.

7.9.4 In the event that the Receiving Party is required by law or legal process to disclose any of Information of the Disclosing Party, the Receiving Party required to disclose such Information shall provide the Disclosing Party with prompt oral and written notice, unless notice is prohibited by law (in which case such notice shall be provided as early as may be legally permissible), of any such requirement so that the Disclosing Party may seek a protective order or other appropriate remedy.

7.9.5 Notwithstanding anything to the contrary herein (or to the contrary of any existing or future nondisclosure, confidentiality or similar agreement between the parties), Olsson is authorized, to use, display, reproduce, publish, transmit, and distribute Information (including, but not limited to, videos and photographs of the Project) on and in any and all formats and media (including, but not limited to, Olsson's internet website) throughout the world and in all languages in connection with or in any manner relating to the marketing, advertising, selling, qualifying, proposing, commercializing, and promotion of Olsson and/or its services and business and in connection with any other lawful purpose of Olsson. In the event of any conflict or inconsistency between the provisions of this section and any other prior or future nondisclosure, confidentiality or similar agreement between the parties, the terms of this section shall take precedence.

7.9.6 Nothing contained in this Agreement shall be construed as altering any rights that the Disclosing Party has in the Information exchanged with or disclosed to the Receiving Party, and upon request, the Receiving Party will return all Information received in tangible form to the Disclosing Party, or at the Receiving Party's option, destroy all such Information. If the Receiving Party exercises its option to destroy the Information, the Receiving Party shall certify such destruction to the Disclosing Party.

7.9.7 The parties acknowledge that disclosure or use of Information in violation of this Agreement could cause irreparable harm for which monetary damages may be difficult to ascertain or constitute an inadequate remedy. Each party therefore agrees that the Disclosing Party shall be entitled in addition to its other rights to seek injunctive relief for any violation of this Agreement.

7.9.8 The obligations of confidentiality set forth herein shall survive termination of this Agreement but shall only remain in effect for a period of one (1) year from the date the Information is first disclosed.

7.10 Damage or Injury to Subterranean Structures or Utilities, Hazardous Materials, Pollution and Contamination

7.10.1 To the extent that work pursuant to this Agreement requires any sampling, boring, excavation, ditching or other disruption of the soil or subsurface at the Site, Olsson shall confer with Client prior to such activity and Client will be responsible for identifying, locating and marking, as necessary, any private subterranean structures or utilities and Olsson shall be responsible for arranging investigation of public subterranean structures or utilities through an appropriate utility one-call provider. Thereafter, Olsson shall take all reasonable precautions to avoid damage or injury to subterranean structures or utilities which were identified by Client or the one-call provider. Olsson shall not be responsible for any damage, liability or costs, for any property damage, injury or economic loss arising or allegedly arising from damages to subterranean structures or utilities caused by subsurface penetrations in locations approved by Client and/or the one call provider or not correctly shown on any plans, drawings or utility clearance provided to Olsson, except for damages caused by the negligence of Olsson in the use of such information.

7.10.2 It is understood and agreed that any assistance Olsson may provide Client in the disposal of waste materials shall not result in Olsson being deemed as a generator, arranger, transporter or disposer of hazardous materials or hazardous waste as defined under any law or regulation. Title to all samples and waste materials remains with Client, and at no time shall Olsson take title to the above material. Client may authorize Olsson to execute Hazardous Waste Manifest, Bill of Lading or other forms as agent of Client. If Client requests Olsson to execute such documents as its agent, the Hazardous Waste Manifest, Bill of Lading or other similar documents shall be completed in the name of the Client. Client agrees to indemnify and hold Olsson harmless from any and all claims that Olsson is a generator, arranger, transporter, or disposer of hazardous waste as a result of any actions of Olsson, including, but not limited to, Olsson signing a Hazardous Waste Manifest, Bill of Lading or other form on behalf of Client.

7.10.3 At any time, Olsson can request in writing that Client remove samples, cuttings and hazardous substances generated by the Project(s) from the project site or other location. Client shall promptly comply with such request, and pay and be responsible for the removal and lawful disposal of samples, cuttings and hazardous substances, unless other arrangements are mutually agreed upon in writing.

7.10.4 Client shall release Olsson of any liability for, and shall defend and indemnify Olsson against any and all claims, liability and expense resulting from operations under this Agreement on account of injury to, destruction of, or loss or

impairment of any property right in or to oil, gas, or other mineral substance or water, if at the time of the act or omission causing such injury, destruction, loss or impairment, said substance had not been reduced to physical possession above the surface of the earth, and for any loss or damage to any formation, strata, reservoir beneath the surface of the earth.

7.10.5 Notwithstanding anything to the contrary contained herein, it is understood and agreed by and between Olsson and Client that the responsibility for pollution and contamination shall be as follows:

7.10.5.1 Unless otherwise provided herein, Client shall assume all responsibility for, including control and removal of, and protect, defend and save harmless Olsson from and against all claims, demands and causes of action of every kind and character arising from pollution or contamination (including naturally occurring radioactive material) which originates above the surface of the land or water from spills of fuels, lubricants, motor oils, pipe dope, paints, solvents, ballast, bilge and garbage, except unavoidable pollution from reserve pits, wholly in Olsson's possession and control and directly associated with Olsson's equipment.

7.10.5.2 In the event a third party commits an act or omission which results in pollution or contamination for which either Olsson or Client, for whom such party is performing work, is held to be legally liable, the responsibility therefore shall be considered as between Olsson and Client, to be the same as if the party for whom the work was performed had performed the same and all of the obligations regarding defense, indemnity, holding harmless and limitation of responsibility and liability, as set forth herein, shall be specifically applied.

7.11 Controlling Law and Venue

The parties agree that this Agreement and any legal actions concerning its validity, interpretation or performance shall be governed by the laws of the State of Nebraska. It is further agreed that any legal action between the parties arising out of this Agreement or the performance of services shall be brought in a court of competent jurisdiction in Nebraska.

7.12 Subconsultants

Olsson may utilize as necessary in its discretion subconsultants and other subcontractors. Olsson will be paid for all services rendered by its subconsultants and other subconsultants as set forth in this Agreement.

7.13 Assignment

7.13.1 Client and Olsson each are hereby bound and the partners, successors, executors, administrators and legal representatives of Client and Olsson (and to the extent permitted by paragraph 7.13.2 the assigns of Client and Olsson) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.

7.13.2 Neither Client nor Olsson shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent Olsson from employing such subconsultants and other subcontractors as Olsson may deem appropriate to assist in the performance of services under this Agreement.

7.13.3 Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than Client and Olsson, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Olsson and not for the benefit of any other party. There are no third-party beneficiaries of this Agreement.

7.14 Indemnity

Olsson and Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, relating to third party personal injury or third party property damage and arising from their own negligent acts, errors or omissions in the performance of their services under this Agreement, but only to the extent that each party is responsible for such damages, liabilities or costs on a comparative basis of fault.

7.15 Limitation on Damages

7.15.1 Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither party's individual employees, principals, officers or directors shall be subject to personal liability or damages arising out of or connected in any way to the Project(s) or to this Agreement.

7.15.2 Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither Client nor Olsson, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any delay damages, any punitive damages or any incidental, indirect or consequential damages arising out of or connected in any way to the Project(s) or to this Agreement. This mutual waiver of delay damages and consequential damages shall include, but is not limited to, disruptions, accelerations, inefficiencies, increased construction costs, increased home office overhead, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other delay or consequential damages that either party may have incurred from any cause of action including, but not limited to, negligence, statutory violations, misrepresentation, fraud, deceptive trade practices, breach of fiduciary duties, strict liability, breach of contract and/or breach of strict or implied warranty. Both the Client and Olsson shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in the Project(s).

7.15.3 Notwithstanding any other provision of this Agreement, Client agrees that, to the fullest extent permitted by law, Olsson's total liability to the Client for any and all injuries, claims, losses, expenses, damages, attorneys' fees or claims expenses of any kind arising from any services provided by or through Olsson under this Agreement, shall not exceed the

amount of Olsson's fee earned under this Agreement. Client acknowledges that such causes include, but are not limited to, negligence, statutory violations, misrepresentation, fraud, deceptive trade practices, breach of fiduciary duties, strict liability, breach of contract and/or breach of strict or implied warranty. This limitation of liability shall apply to all phases of Olsson's services performed in connection with the Project(s), whether subsequent to or prior to the execution of this Agreement.

7.16 Entire Agreement/Severability

This Agreement supersedes all prior communications, understandings and agreements, whether oral or written. Amendments to this Agreement must be in writing and signed by the Client and Olsson. If any part of this Agreement is found to conflict with applicable law, such part alone shall be null and void and considered stricken, but the remainder of this Agreement shall be given full force and effect.

ORDINANCE NO. 24-05

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

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

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

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

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

SAID LOT 2 AND LOT 3, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF LOT 6, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.82' TO A POINT; THENCE N10°56'49"W, ON A WEST LINE OF SAID LOT 3 AND LOT 4, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING AN EAST LINE OF SAID LOT 5, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.79' TO A POINT; THENCE N25°26'44"W, ON A SOUTHWEST LINE OF SAID LOT 4, AND LOT 5, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 4, BLOCK 2 OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 85.83' TO A POINT; THENCE N39°52'29"W, ON A SOUTHWEST LINE OF SAID LOT 5, AND LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF LOT 3, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 84.03' TO A POINT; THENCE N42°33'54"E, ON A NORTHWEST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF LOT 1, BLOCK 2, OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 109.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°57'21", A RADIUS OF 170.00', AN ARC LENGTH OF 23.61', ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF VALENTINE STREET RIGHT OF WAY, A CHORD LENGTH OF 23.59', A TANGENT LENGTH OF 11.82', AND A CHORD BEARING OF S48°00'03"E TO A POINT; THENCE S43°36'49"E, ON A NORTHEAST LINE OF SAID LOT 6, BLOCK 2, ANDERSON PARK NORTH 10TH ADDITION, SAID LINE BEING A SOUTHWEST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 6.43' TO A POINT; THENCE N46°47'45"E, ON A NORTHWEST LINE OF SAID ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A SOUTHEAST LINE OF SAID ANDERSON NORTH PARK 9TH ADDITION, A DISTANCE OF 60.00' TO A POINT; THENCE N43°36'49"W, ON A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, ANDERSON NORTH PARK 10TH ADDITION, SAID LINE BEING A NORTHEAST LINE OF SAID VALENTINE STREET RIGHT OF WAY, A DISTANCE OF 7.28' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°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 SOUTHEAST LINE OF LOT 4, BLOCK 1, OF SAID ANDERSON NORTH PARK 9TH ADDITION, 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"

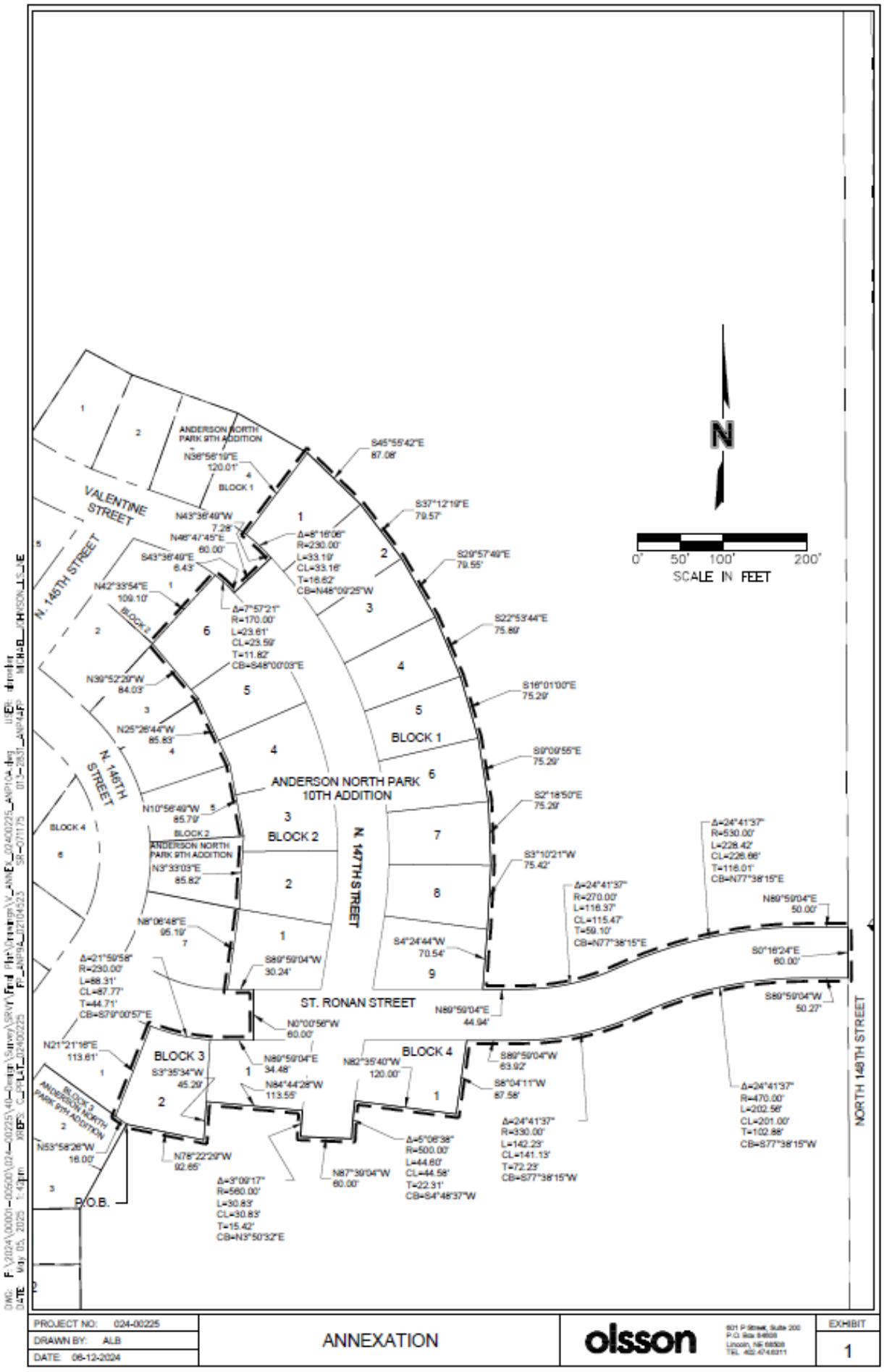


Illustration 6 Waverly, Nebraska
West Redevelopment Area - Future Zoning Districts Map
Estimated 441 Acres

Legend

- Redevelopment Area
- Not Included in Redevelopment Area
- Streets
- R-1 Single Family Residential
- R-4 Multifamily Residential
- CC Community Commercial
- GC General Commercial
- LI Limited Industrial

N

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

GC
LI
CC
R-4
R-1
Waverly Intermediate School (Grades 3-5) Elementary
Evelyn Hanlow School Elementary
Waverly High School
Waverly Middle School Middle
80
29-11-08
28-11-08
0 0.1 0.2mi
City of Lincoln/Lancaster County | City of Lincoln\Lancaster County, NE GIS | City

ORDINANCE NO. 25-06

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

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

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

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

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

PASSED AND APPROVED THIS_____ DAY OF _____, 2025.

_____
Abbey L. Pascoe
Mayor

ATTEST:

_____
Megan K. Frye
City Clerk/Human Resources Assistant

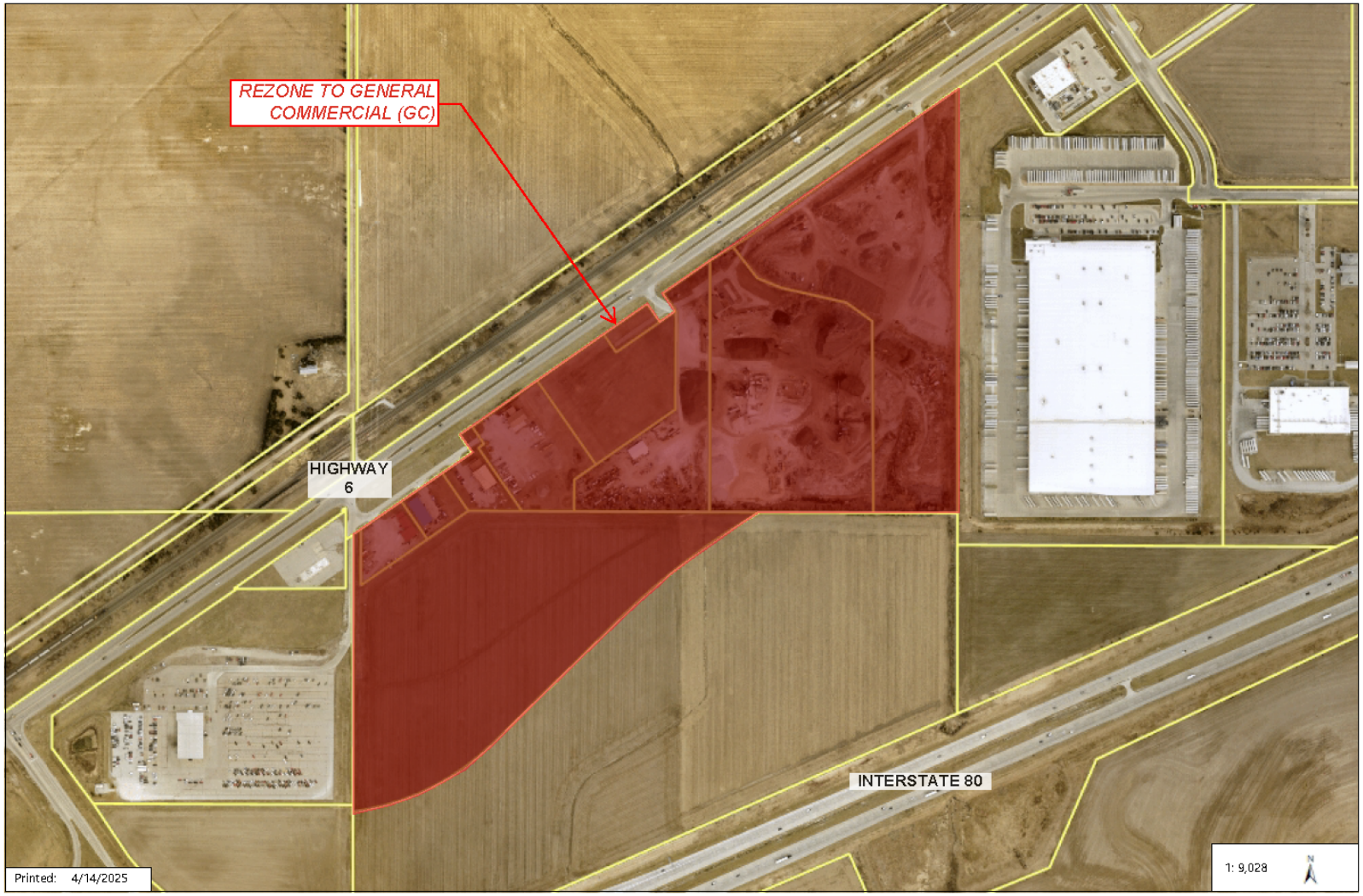
(SEAL)

ORDINANCE 25-06

EXHIBIT A

GIS Viewer
CITY OF LINCOLN - LANCASTER COUNTY, NE

Sections 20, 29



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

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

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

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

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

PASSED AND APPROVED THIS_____ DAY OF _____, 2025.

_____
Abbey L. Pascoe
Mayor

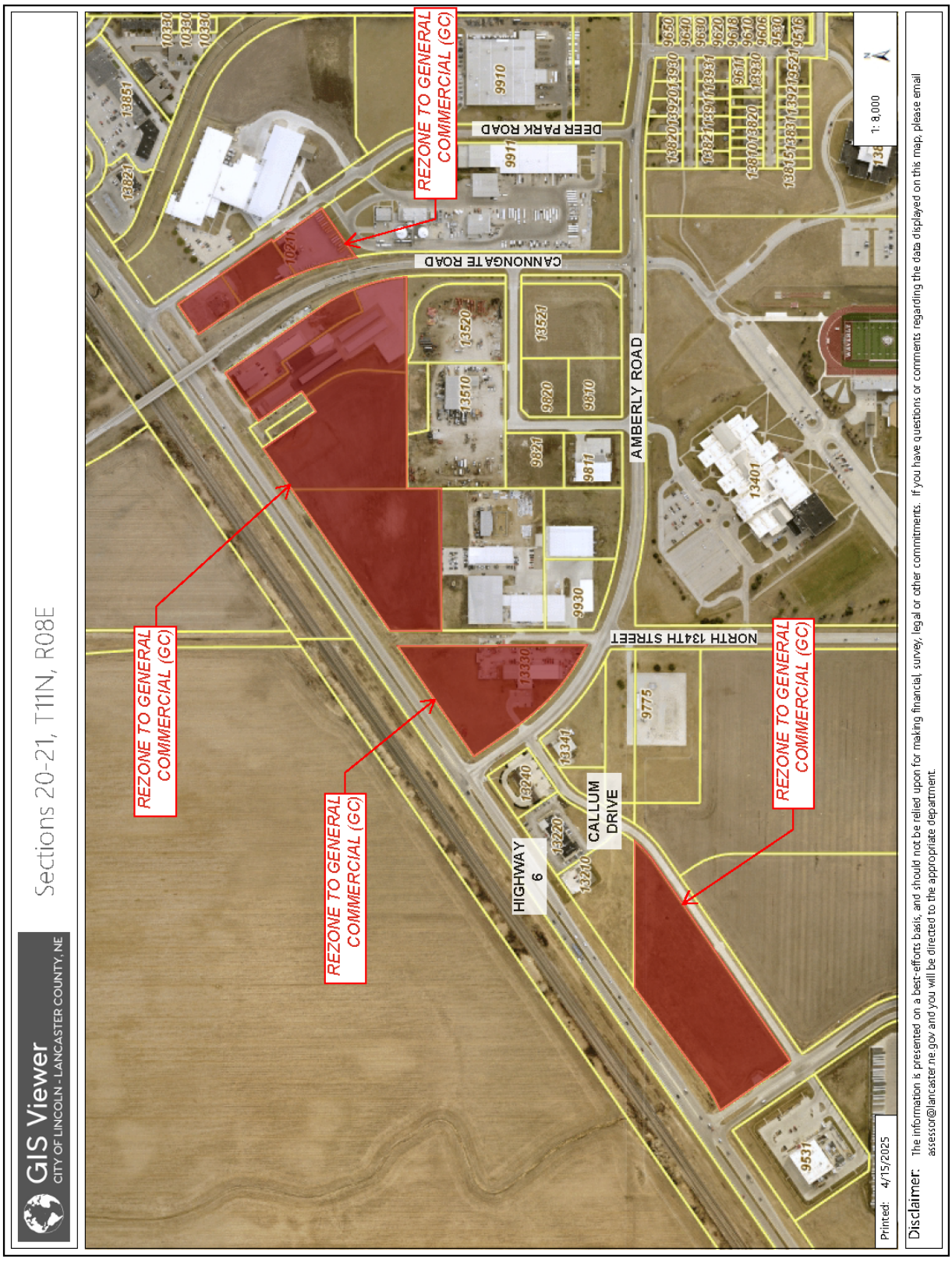
ATTEST:

_____
Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-07

EXHIBIT A



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

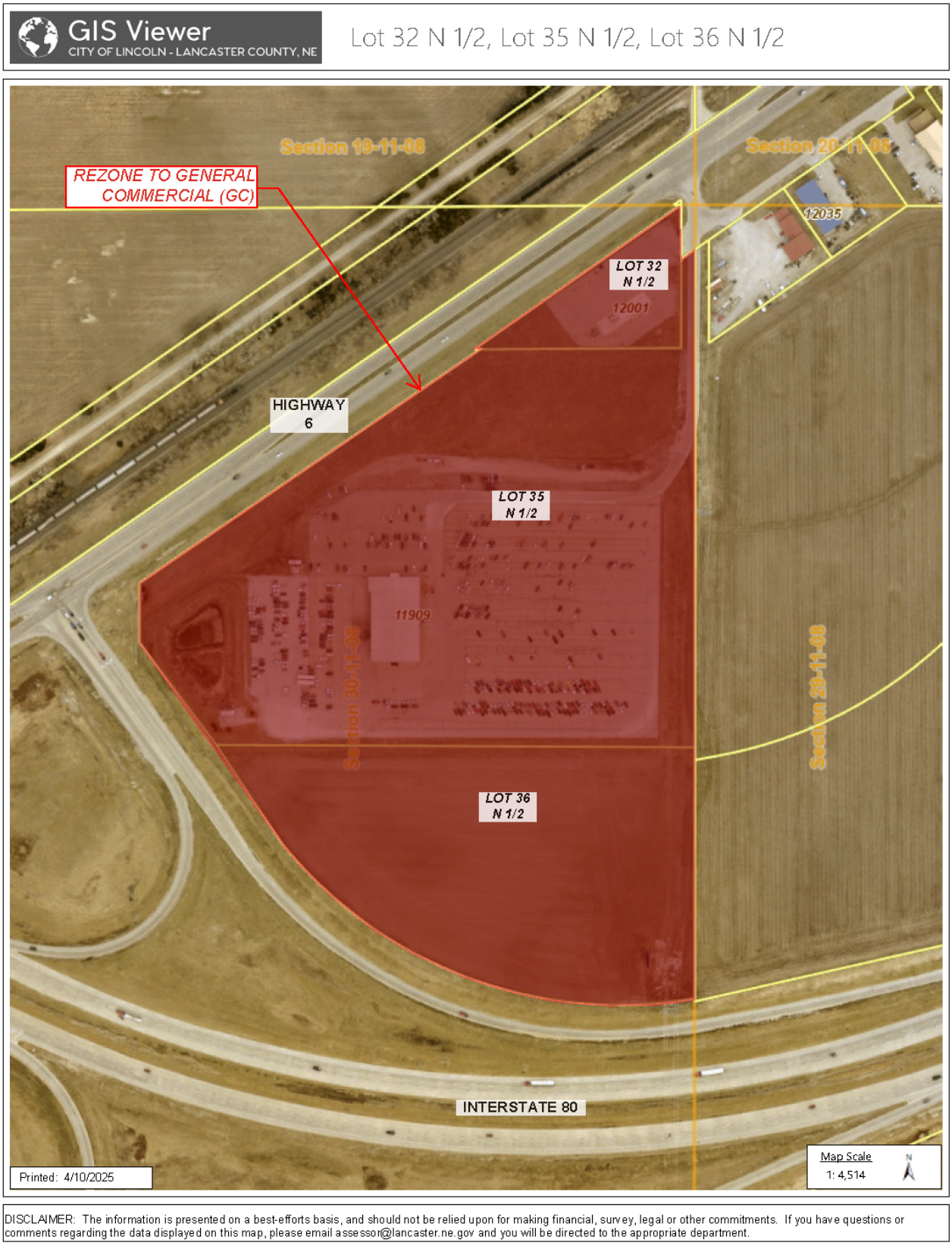
ATTEST:

_____
Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 25-08

EXHIBIT A



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 6TH P.M., LANCASTER COUNTY, NEBRASKA FROM AGRIGULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED THIS_____ 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.

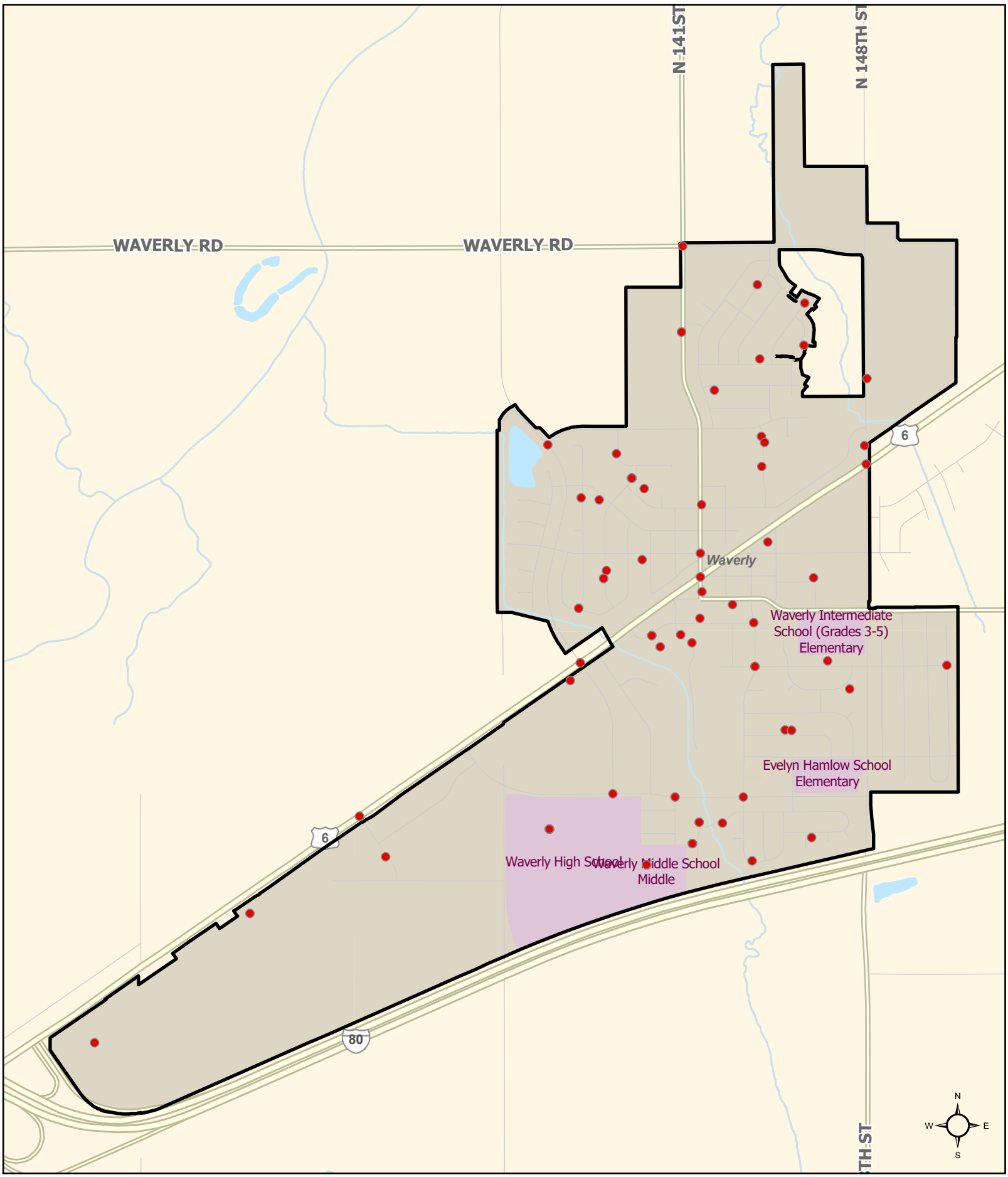
_____
Abbey L. Pascoe
Mayor

ATTEST:

_____
Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

Calls for Service: Waverly



Dispatch Calls

LOCATION	CASE	Incident	Time	Deputy Name
April 1, 2025				
13401 AMBERLY RD, WAVERLY, NE,	C5002394	TRAFFIC OTHER	1023	22172 BUCHHEISTER
13401 AMBERLY RD, WAVERLY, NE,	C5002397	DISTURBANCE OTHER	1159	22172 BUCHHEISTER
13401 AMBERLY RD, WAVERLY, NE,	C5002399	WEAPONS ILLEGAL WEAP	1249	22172 BUCHHEISTER
11661 N 141ST ST, 68462	C5002391	SUSPICIOUS PERSON	736	2271 JONES
April 2, 2025				
10121 E OAK LANE CIR, 68462	C5002417	DISTURBANCE OTHER	840	22225 LIVINGSTON
9531 N 130TH ST, 68642	C5002425	MISC OTHER	1355	22178 BROWNELL
April 3, 2025				
14601 ST RONAN ST, WAVERLY,	C5002433	DISTURBANCE OTHER	1206	22221 KROESE
11041 N 137TH ST, 68462	C5002440	SPEC SVC CHECK WELF	1543	22222 SCDORIS
11041 N 137TH ST, 68462	C5002442	MENTAL INVEST	1757	22222 SCDORIS
N 130TH ST & US HIGHWAY 6,	C5002453	MEDICAL EMERG OTHER	2232	22222 SCDORIS
11041 N 137TH ST, 68462	C5002438	MENTAL INVEST	1356	22221 KROESE
10851 N 148TH ST, 68462	C5002434	PROP FOUND ITEM	1236	22221 KROESE
April 4, 2025				
13801 AMBERLY RD, WAVERLY, NE,	C5002466	DISTURB ARGU/FIGHT	1549	22222 SCDORIS
11041 N 137TH ST, 68462	C5002477	MEDICAL EMERG OTHER	2139	22222 SCDORIS
April 6, 2025				
12301 US HIGHWAY 6, WAVERLY,	C5002531	DISTURBANCE OTHER	2150	22176 SARNES
11661 N 141ST ST, 68462	C5002523	MISC OTHER	1632	22178 BROWNELL
N 143RD ST & FOLKESTONE ST,	C5002524	TRAFFIC OTHER	1708	22178 BROWNELL
11041 N 137TH ST, 68462	C5002528	ADULT ABUSE	2036	22178 BROWNELL
April 7, 2025				
13401 AMBERLY RD, WAVERLY, NE,	C5002546	DISTURBANCE OTHER	1555	22172 BUCHHEISTER
14620 FOLKESTONE ST, WAVERLY,	C5002547	MEDICAL EMERG OTHER	1650	22178 BROWNELL
11141 N 137TH ST, 68462	C5002550	ASSAULT NON-DOMESTIC	1851	22178 BROWNELL
April 8, 2025				
13841 JAMESTOWN ST, WAVERLY,	C5002576	PROP LOST/STOLEN	1724	2294 GASTON
14221 HEYWOOD ST, WAVERLY,	C5002578	DISTURB ARGU/FIGHT	1905	2294 GASTON
April 9, 2025				
13851 GUILDFORD ST, WAVERLY,	C5002597	FRAUD CRED CARD/ATM	1300	2271 JONES

LOCATION	CASE	Incident	Time	Deputy Name
14430 DANVERS ST, WAVERLY, NE,	C5002601	TRAFFIC HAZARD	1612	2271 JONES
10441 N 136TH ST, 68462	C5002593	DISTURB ARGU/FIGHT	1211	22163 LOOS

April 10, 2025

13801 AMBERLY RD, WAVERLY, NE,	C5002625	OPS OTHER	1427	22228 HUNTINGTON
10640 N 137TH ST, 68462	C5002627	CHILD AB/NEG OTHER	1505	2271 JONES
13901 GUILDFORD ST, 68462	C5002640	OBSTRUCT PEACE OFC	2109	22222 SCDORIS

April 11, 2025

11241 N 144TH ST, 68462	C5002659	TRAFFIC PARK OTHER	1309	2271 JONES
N 141ST ST & WAVERLY RD,	C5002661	TRAFFIC OTHER	1453	2271 JONES
US HIGHWAY 6 & N 148TH ST,	C5002665	TRAFFIC HAZARD	1734	22222 SCDORIS
13611 ENERGY WAY, 68462	C5002666	ALARM COMMERCIAL	1741	22222 SCDORIS
11041 N 137TH ST, 68462	C5002672	DISTURBANCE OTHER	1939	22222 SCDORIS
9440 N 143RD ST, 68462	C5002675	SPEC SVC CHECK WELF	2101	22222 SCDORIS

April 12, 2025

N 152ND ST & FOLKESTONE ST,	C5002706	MISC OTHER	2033	22187 LATHROP

April 13, 2025

14231 QUENTIN ST, WAVERLY, NE,	C5002724	SPEC SVC CHECK WELF	1053	22180 SCHNIEDER
US HIGHWAY 6 & CANONGATE RD,	C5002736	ACC PROP DMG	1807	22178 BROWNELL

April 14, 2025

9511 BAILIE CT, WAVERLY, NE,	C5002757	PROTECTION ORDER	1808	22178 BROWNELL
9511 BAILIE CT, WAVERLY, NE,	C5002759	ANIMAL DOG BITE/INJ	1934	22178 BROWNELL
11041 N 137TH ST, 68462	C5002750	MEDICAL EMERG OTHER	1529	22178 BROWNELL

April 15, 2025

9611 BAILIE CT, WAVERLY, NE,	C5002776	TRAFFIC HAZARD	1541	2271 JONES
13401 AMBERLY RD, WAVERLY, NE,	C5002775	MISC OTHER	1529	22172 BUCHHEISTER
13901 GUILDFORD ST, 68462	C5002777	MISC OTHER	1747	22178 BROWNELL
10380 HOLLEY DR, 68462	C5002779	SUSPICIOUS PERSON	1758	22178 BROWNELL
N 141ST ST & JAMESTOWN ST,	C5002781	SPEC SVC CHECK WELF	1811	22134 LESAN
11051 N 144TH ST, 68462	C5002774	SPEC SVC CHECK WELF	1425	22172 BUCHHEISTER

April 16, 2025

11909 US HIGHWAY 6, WAVERLY,	C5002803	OPS OTHER	1543	22178 BROWNELL
11200 N 144TH ST, 68462	C5002805	ACC PROP DMG H&R	1637	22178 BROWNELL

LOCATION	CASE	Incident	Time	Deputy Name
April 17, 2025				
N 143RD ST & FOLKESTONE ST,	C5002830	WARRANT	1529	22230
N 141ST ST & US HIGHWAY 6,	C5002828	TRAFFIC OTHER	1415	2271 JONES
N 143RD ST & AMBERLY RD,	C5002831	SPEC SVC CHECK WELF	1530	22227 KASTENS
April 18, 2025				
11200 N 148TH ST, 68462	C5002866	ACC PROP DMG H&R	1904	22230
10861 N 136TH ST, 68462	C5002854	MISC OTHER	1018	22150 MEYER
April 19, 2025				
14231 BAILIE ST, 68462	C5002892	DISTURBANCE DOMESTIC	2000	22193 LAVENE
April 20, 2025				
13641 KENILWORTH ST, WAVERLY,	C5002913	CHILD AB/NEG OTHER	1849	22178 BROWNELL
9511 BAILIE CT, WAVERLY, NE,	C5002915	PROTECTION ORDER	1848	22178 BROWNELL
14611 CAVALIER ST, WAVERLY,	C5002916	ANIMAL DOG BARKING	2111	22178 BROWNELL
11941 N 143RD ST, 68462	C5002902	MISC OTHER	733	22126 GUTHARD
April 21, 2025				
10330 N 140TH ST, 68462	C5002933	DISTURBANCE DOMESTIC	2011	22178 BROWNELL
April 22, 2025				
14341 US HIGHWAY 6, WAVERLY,	C5002947	MISC OTHER	1154	2271 JONES
9611 BAILIE CT, WAVERLY, NE,	C5002956	CHILD AB/NEG EMOTION	1645	22178 BROWNELL
11041 N 137TH ST, 68462	C5002949	SPEC SVC OTHER	1327	2271 JONES
CANONGATE RD & AMBERLY RD,	C5002952	**NOT ASSIGNED**	1527	2271 JONES
April 23, 2025				
10441 N 136TH ST, 68462	C5002984	DISTURBANCE OTHER	1246	2271 JONES
April 24, 2025				
10611 N 137TH ST, 68462	C5003022	DISTURBANCE DOMESTIC	1537	22230
10611 N 137TH ST, 68462	C5003025	MENTAL INVEST	1642	22230
14550 IVANHOE ST, WAVERLY, NE,	C5003031	MEDICAL EMERG OTHER	2024	22230
April 25, 2025				
13401 AMBERLY RD, WAVERLY, NE,	C5003047	DISTURBANCE OTHER	1401	22228 HUNTINGTON
13830 LANCASHIRE ST, WAVERLY,	C5003051	ANIMAL DOG AT LARGE	1533	22230

LOCATION	CASE	Incident	Time	Deputy Name
N 140TH ST & AMBERLY RD,	C5003054	TRAFFIC OTHER	1539	22187 LATHROP

April 26, 2025

N 143RD ST & GUILDFORD ST,	C5003082	NARCOTICS SALE/DEL	1609	22230
N 143RD ST & GUILDFORD ST,	C5003087	WARRANT	1851	22230

April 27, 2025

14440 DANVERS ST, WAVERLY, NE,	C5003096	MEDICAL EMERG OTHER	440	22222 SCDORIS
14440 DANVERS ST, WAVERLY, NE,	C5003106	SPEC SVC CHECK WELF	1306	22225 LIVINGSTON
US HIGHWAY 6 & N 130TH ST,	C5003104	TRAFFIC MOTORIST AST	1133	22225 LIVINGSTON
9511 BAILIE CT, WAVERLY, NE,	C5003111	PROTECTION ORDER	1820	22178 BROWNELL

April 28, 2025

CANONGATE RD & US HIGHWAY 6,	C5003123	MISC OTHER	745	22228 HUNTINGTON
N 145TH ST & VALENTINE ST,	C5003138	TRAFFIC HAZARD	1749	22178 BROWNELL

April 29, 2025

10530 N 141ST ST, 68462	C5003155	PROP FOUND ITEM	1258	2271 JONES
10910 N 141ST ST, 68462	C5003151	TRAFFIC PARK OTHER	838	2271 JONES

April 30, 2025

14050 GUILDFORD ST, WAVERLY,	C5003174	SUSPICIOUS VEHICLE	1022	2271 JONES
14454 RED GAUNTLET ST,	C5003175	TRAFFIC PARK OTHER	1049	2271 JONES
9511 BAILIE CT, WAVERLY, NE,	C5003186	PROTECTION ORDER	1830	22230
OLDFIELD ST & CANONGATE RD,	C5003190	SUSPICIOUS PERSON	2058	22230

Report Totals

Count: 85
Date Exported: 5/13/2025 3:53 PM

MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON APRIL 22, 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, and City Clerk Megan Frye. Others present were Joshua Warner, D.A. Davidson representative Andy Forney, Tyler Tongish, Fire Chief Ryan Mueller, 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 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 8, 2025 City Council 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 Tyler Tongish for Firefighter 1 and Hazardous Materials Operations and Ryan Mueller for Fire Officer 1.

On December 14, 2024, Tyler Tongish, a 3-year volunteer member of Waverly Fire Rescue, earned his Firefighter 1 certification from the Nebraska State Fire Marshall Training Division through 86 course hours. On March 1, 2025, Tongish earned his Hazardous Materials Operations certification through 32 course hours. In addition to the course hours, Tongish put in additional self-study hours to successfully complete the classes and earn certifications that meet requirements established by the National Board on Fire Service Professional Qualifications and the International Fire Services Accreditation Congress.

On February 23, 2025, Ryan Mueller, a 15-year volunteer member and current Fire Chief of Waverly Fire Rescue, earned his Fire Officer 1 certification from the Nebraska State Fire Marshall Training Division through 32 course hours. Mueller put in additional self-study hours to successfully complete the class and earn certification that meet requirements established by the National Board on Fire Service Professional Qualifications and the International Fire Services Accreditation Congress. Prerequisite certifications required: Firefighter II, Hazardous Material Operations, and Fire and Emergency Services Instructor 1.

Fire Chief Mueller thanked Tongish for the

Arbor Day Proclamation
Mayor Pascoe read the proclamation:

ARBOR DAY PROCLAMATION

WHEREAS: IN 1872 J. STERLING MORTON PROPOSED TO THE NEBRASKA BOARD OF AGRICULTURE THAT A SPECIAL DAY BE SET ASIDE FOR THE PLANTING OF TREES, AND

WHEREAS: THIS HOLIDAY, CALLED ARBOR DAY, WAS FIRST OBSERVED WITH THE PLANTING OF MORE THAN A MILLION TREES IN NEBRASKA, AND IS NOW OBSERVED THROUGHOUT THE NATION AND THE WORLD, AND

WHEREAS: TREES CAN REDUCE THE EROSION OF OUR PRECIOUS TOPSOIL BY WIND AND WATER, CUT HEATING AND COOLING COSTS, MODERATE THE TEMPERATURE, CLEAN THE AIR, PRODUCE OXYGEN AND PROVIDE HABITAT FOR WILDLIFE, AND

WHEREAS; TREES ARE A RENEWABLE RESOURCE GIVING US PAPER, WOOD FOR OUR HOMES, FUEL FOR OUR FIRES AND COUNTLESS OTHER WOOD PRODUCTS, AND

WHEREAS; TREES IN OUR CITY INCREASE PROPERTY VALUES, ENHANCE THE ECONOMIC VITALITY OF BUSINESS AREAS, AND BEAUTIFY OUR COMMUNITY, AND

WHEREAS; NEBRASKA IS THE WORLDWIDE HOME OF ARBOR DAY,

NOW THEREFORE, I, ABBEY L. PASCOE, MAYOR OF THE CITY OF WAVERLY, NEBRASKA, DO HEREBY PROCLAIM APRIL 25, 2025 AS ARBOR DAY IN THE CITY OF WAVERLY, AND URGE ALL CITIZENS TO CELEBRATE ARBOR DAY, SUPPORT EFFORTS TO PROTECT OUR TREES AND WOODLANDS, AND PLANT TREES TO GLADDEN THE HEART AND PROMOTE THE WELL-BEING OF THIS AND FUTURE GENERATIONS.

DATED THIS 22ND DAY OF APRIL, 2025.

PUBLIC HEARINGS
None.

SHERIFF'S REPORT
Deputy Brownell reported there have been some isolated incidents. Brownell shared LSO protocol regarding an incident in the park; if no laws are broken, no citations will be issued.

Council Member Delahoyde shared the importance of golf cart safety and code requirements: needs relicensed for liability purposes, drive 25mph or less on authorized city streets only—not highways or cutting through the grass in the park, driver needs class O license at least 17 years of age, must operate according to manufacturer's recommendations and not be overloaded. Delahoyde stated I don't want to see anyone hurt on one. Mayor Pascoe agreed stating we talk every year about our partnership with LSO and discussions with that; they have every right to educate; our main goal is to keep everyone safe—that's why there are these rules—and if that's not happening, they will hand out tickets.

PUBLIC COMMENTS
Joshua Warner made comments regarding desire to raise $10,000 towards Bethlehem Covenant Church's The Cove and asked for consideration on approval of an additional fireworks tent. Warner referenced the missed deadline put up firework tent, shared Amberly Dental is a favorable location, spoke about excellent youth Christian program at The Cove.

APPROVAL OF MINUTES
Minutes of the April 8, 2025 City Council Meeting
Consent Agenda.

CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS
Claims for Payment

Claims for Payment: April 9th - 22nd, 2025		
Group A		
Vendor	**Description**	**Amount**
ADP Fees	Payroll Fees	$ 129.99
ADP Payroll	Payroll	$ 35,821.87
Andrew Toy	Meal reimbursement - wastewater training class	$ 23.88
Blue Cross Blue Shield	Health Insurance	$ 15,988.39
Carquest Auto Parts	Supplies	$ 192.90
Chad Hartwick	Meal reimbursement - wastewater training class	$ 23.86
Columbus Bank & Trust Company	TIF L - NW Electric May 2025	$ 10,279.61
Diamond Vogel Paint Center	Supplies	$ 82.50
DP Plumbing Co.	Lawson Park concession repair	$ 377.36
Faughn Electric	Park lights repair	$ 2,914.75
General Traffic Controls Inc.	Traffic light repair N 141 St.	$ 345.00
Heritage Landscape Supply	Sprinkler repair	$ 7,355.11
Hometown Leasing	FD Copier	$ 71.48
IIMC	IIMC Membership Dues	$ 195.00
Interstate All Battery Center	F150 truck battery & battery return	$ 207.95
JEO Consulting Group, Inc.	Oak Lane & Danvers Water Main, On-Call GIS, Small Subdivision Review	$ 21,033.75
John Hancock USA	Retirement	$ 3,072.74
K2 Construction	Danvers St. & Oak Ln. Water Main Construction	$ 180,333.75
Kacey Mendyk	Blastball refund	$ 35.00
Lieb Locating & Plumbing LLC	Camera/locates sewer - Oak Ln.	$ 3,250.00
Life-Assist, Inc.	Medical Supplies	$ 1,572.55
Lincoln Electric System	Electricity	$ 238.92
Lincoln Winwater Works Co.	Swing connect saddles	$ 2,853.37
MacQueen Emergency	Waverly 21 repair	$ 4,775.87
Matheson Tri-Gas, Inc.	Oxygen	$ 133.73
Menards-Lincoln North	Supplies	$ 113.56
Mutual of Omaha	Life & Vision Insurance	$ 478.77
Nadia Koval	Cleaning Service	$ 439.23
NE Dept. of Transportation	Snow Removal Agreement	$ 3,604.30
Nebraska Dept. of Revenue	Lottery Tax	$ 15,747.00
Nebraska Landscape Solutions	Fertilizer	$ 2,500.79
NE Public Health Environ. Lab	Lab fees	$ 111.00
Nebraska State Fire School	2025 Fire School	$ 470.00
NSVFA	Membership Dues	$ 25.00
One Billing Solutions	March 2025 Billing-EMS	$ 524.84
Paul Davis Restoration, Inc.	Laundering Bunker Gear	$ 50.00
Ray Estes	Meal reimbursement - wastewater class	$ 25.55
Rembolt Ludtke LLP	TIF Matters	$ 410.00
Rembolt Ludtke LLP	Legal Fees & Wage Survey	$ 15,000.00

S & L Trenching LLC	Water line repair	$	150.00
Savannah Bomberger	T-ball refund	$	40.00
Shayna Murrell	Onboard new Parks Director	$	108.90
S.E. Rural Fire Protection Dist	EMS Calls	$	500.00
Stingray Technology Services	Services	$	125.00
Sunbelt Rentals, Inc.	Rental-crack sealing	$	736.87
Titan Machinery-Lincoln	Supplies	$	904.00
U.S. Postmaster	Stamps/Postage	$	304.07
Union Bank & Trust Co.	HSA Accounts	$	2,500.00
USA Blue Book	Supplies	$	270.37
Verizon Wireless	Phone Service	$	383.37
Waverly Chamber Of Commerce	Donation - July 4th Fireworks	$	2,000.00
Storage Ninjas - Waverly	Storage for Engine 34 - F.D. debit card purchase	$	139.00
	Claims Group A Total	**$**	**338,970.95**

Council Member Jespersen moved to approve the claims in the amount of $338,970.95. 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.

Keno & Sales Tax Reports
Keno & Sales Tax Reports provided for information.

TIF Annual Report to Council
TIF Annual Report to Council provided for information.

INTRODUCTION OF RESOLUTIONS
Consideration of Resolution 25-07 to Approve the Installation of Advance Warning Beacon and Under Pavement Traffic Sensor at the Intersection of US Highway 6 and N 141st Street.
Council Member Jespersen moved to approve of Resolution 25-07 to Approve the Installation of Advance Warning Beacon and Under Pavement Traffic Sensor at the Intersection of US Highway 6 and N 141st Street. 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 25-09 a Resolution Calling the Notes for Redemption for Aquatic Center Municipal Improvement Bonds.
Council Member Jespersen moved to approve 25-09 a Resolution Calling the Notes for Redemption for Aquatic Center Municipal Improvement Bonds. Council Member Nielson seconded the motion.

DA Davidson representative Andy Forney provided explanation, noting tariffs with potential of increased interest rates and to lock low rates in.

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

RESOLUTION NO. 25-09

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

Section 1. That the following bonds issued by the City of Waverly, Nebraska are hereby called for redemption at par plus accrued interest on such date as set forth in the Designation of Call Date (as defined below):

> Municipal Improvement Bonds, Series 2023, dated April 21, 2023, in the outstanding principal amount of $2,500,000, numbered as they are shown on the books and records of the Paying Agent and Registrar, maturing in the principal amount and bearing CUSIP numbers as follows:

Principal Amount	Maturity Date	CUSIP No.
$ 2,500,000	December 15, 2026	943776 MC5

Section 2. Said bonds are payable at the offices of BOK Financial, N.A., as Paying Agent and Registrar, in Lincoln, Nebraska.

Section 3. The Mayor and City of the City (each, an "Authorized Officer") are hereby authorized at any time on or after the date of this resolution to determine the call date for said bonds on behalf of the City and such determination, when made in writing (the "Designation of Call Date"), shall constitute the action of the City without further action of the Mayor and Council. The Call Date may be set for any time after the date of this Resolution, provided, however, that after December 31, 2025, the Authorized Officers shall have no authority to make any such determination hereunder without further action of the Mayor and Council of the City and this resolution shall be of no further force and effect.

Section 4. A copy of this resolution shall be filed with the Paying Agent and Registrar for the bonds and said Paying Agent and Registrar is hereby instructed to give notice of redemption in the manner provided for in the ordinance authorizing the bonds and in accordance with the Designation of Call Date.

PASSED AND APPROVED this 22nd day of April, 2025.

INTRODUCTION OF ORDINANCES

Consideration of the First Reading of Ordinance No. 25-03 an Ordinance of the City of Waverly, Nebraska to Rename a Portion of Williams Street, from Williams Street to North 151st Street.

Council Member Jespersen moved to approve First Reading of Ordinance No. 25-03 an Ordinance of the City of Waverly, Nebraska to Rename a Portion of Williams Street, from Williams Street to North 151st Street. Council Member Delahoyde seconded the motion.

Attorney Fahleson read the ordinance by title:

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO RENAME A PORTION OF WILLIAMS STREET, FROM WILLIAMS STREET TO NORTH 151ST STREET.

City Administrator Fisher explained when Waverly went through the process of becoming a quiet zone, this street went through to US-Hwy 6, which has been closed. The city built a new street and named the entire street Williams Street but the north-south street should really be a numbered street, so it is being corrected to N 151st Street. The two homeowners affected have been contacted via phone by Zoning Administrator Palm and mailed certified letters so they are well aware. Their address still states US-Hwy 6 and is now confusing since driveway exiting on US-Hwy 6 no longer exists.

Council Member Jespersen moved to suspend the rules and waive the requirement for three readings and move to Third and Final Reading of Ordinance 25-03. 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.

On Vote to Pass on Third and Final Reading Ordinance No. 25-03 an Ordinance of the City of Waverly, Nebraska to Rename a Portion of Williams Street, from Williams Street to North 151st Street, the following Council Members voted "YEA": Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 4-0.

ORDINANCE NO. 25-03

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO RENAME A PORTION OF WILLIAMS STREET, FROM WILLIAMS STREET TO NORTH 151ST STREET.
BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

Section 1. That a portion of Williams Street, located South of the South boundary line of Section 10-11-08 more commonly known as Waverly Road, as shown on the attached map marked as Exhibit "A" is hereby renamed North 151st Street.

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

Section 3. 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.

Section 4. That this ordinance shall take effect and be in force from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS 22ND DAY OF APRIL, 2025.

Consideration of the First Reading of Ordinance 25-04 Authorizing the Issuance of Long-Term Financing for Aquatic Center Municipal Improvements.
Council Member Jespersen moved to approve The First Reading of Ordinance 25-04 Authorizing the Issuance of Long-Term Financing for Aquatic Center Municipal Improvements. Council Member Nielson seconded the motion.

Attorney Fahleson read the ordinance by title:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF MUNICIPAL IMPROVEMENT REFUNDING BONDS, SERIES 2025, OF THE CITY OF WAVERLY, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED ONE MILLION SIX HUNDRED THOUSAND DOLLARS ($1,600,000) TO PICK UP AND PAY A PORTION OF THE CITY'S OUTSTANDING MUNICIPAL IMPROVEMENT BONDS, SERIES 2023, WHICH WERE ISSUED TO PAY THE COSTS OF CONSTRUCTING ADDITIONS AND IMPROVEMENTS TO THE AQUATIC CENTER OF THE CITY; PRESCRIBING THE FORM OF SAID BONDS; MAKING CERTAIN PLEDGES, COVENANTS, AND AGREEMENTS TO SECURE SAID BONDS; PLEDGING FUNDS TO BE RECEIVED FROM LOCAL SALES AND USE TAX FOR PAYMENT OF THE BONDS; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER;

PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

Council Member Nielson made a motion to amend to strike $1.6 million and add not to exceed $2.5 million. Council Member Delahoyde seconded the motion.
On Amended motion, the following Council Members voted "YEA": Jespersen, Nielson, Delahoyde, and Stark. The following Council Members voted "NAY": None. Motion Carried. 4-0.

Council Member Jespersen moved to suspend the rules and waive the requirement for three readings and move to Third and Final Reading of Ordinance 25-04, as amended. 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

On Vote to Pass on Third and Final Reading Ordinance No. 25-04 Authorizing the Issuance of Long-Term Financing for Aquatic Center Municipal Improvements, the following Council Members voted "YEA": Delahoyde, Stark, Jespersen, and Nielson. The following Council Members voted "NAY": None. Motion Carried. 4-0.

ORDINANCE NO. 25-04

AN ORDINANCE AUTHORIZING THE ISSUANCE OF MUNICIPAL IMPROVEMENT REFUNDING BONDS, SERIES 2025, OF THE CITY OF WAVERLY, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS ($2,500,000) TO PICK UP AND PAY A PORTION OF THE CITY'S OUTSTANDING MUNICIPAL IMPROVEMENT BONDS, SERIES 2023, WHICH WERE ISSUED TO PAY THE COSTS OF CONSTRUCTING ADDITIONS AND IMPROVEMENTS TO THE AQUATIC CENTER OF THE CITY; PRESCRIBING THE FORM OF SAID BONDS; MAKING CERTAIN PLEDGES, COVENANTS, AND AGREEMENTS TO SECURE SAID BONDS; PLEDGING FUNDS TO BE RECEIVED FROM LOCAL SALES AND USE TAX FOR PAYMENT OF THE BONDS; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

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

Section 1. The Mayor and Council hereby find and determine as follows:

(a) The City imposes a sales and use tax in the amount of one and one-half percent (1.5%) upon the same transactions within the City (the "Sales Tax") on which the State of Nebraska is authorized to impose a tax pursuant to the Local Option Revenue Act, Section 77-27,142, R.R.S Nebraska, 2018 (the "Act");

(b) Effective as of October 1, 2020, pursuant to authorization by vote of the registered voters in the City at an election held within the City, the City increased the Sales Tax by one-half percent (0.5%) and designated that such increase in the Sales Tax would continue for a period of sixteen (16) years until October 1, 2036;

(c) The City has constructed certain additions and improvements to the aquatic center of the City (the "Project") to serve the municipal purposes of the City;

(d) The City is authorized to issue bonds pursuant to the Act to provide financing for municipal purposes, including the Project, and to pledge receipts from the Sales Tax and dedicate a portion of its property tax levy authority, as provided in Section 77-3442, R.R.S. Nebraska, 2018, for the payment of such bonds;

(e) To fund construction of the Project, the City has issued its Municipal Improvement Bonds, Series 2023, dated April 21, 2023 (the "Outstanding Bonds"), in the original principal amount of $2,500,000 which mature on December 15, 2026;

(f) To provide permanent financing to pay the portion of the Project not funded from grants and other sources, the City desires to issue municipal improvement bonds payable over the remaining period of time during which the additional 0.5% Sales Tax remains in force;

(g) Pursuant to the Act, the City is authorized to issue its municipal improvement bonds to pay the costs of the Project, to pledge funds received from the Sales Tax to fund debt service on such bonds, and to designate a portion of its property tax authority in such amount as will provide funds, together with receipts from the Sales Tax and other available funds, sufficient to make payments of the principal and interest on such bonds as the same fall due;

(h) Other than the Outstanding Bonds, the City has no bonds or indebtedness outstanding issued pursuant to the Act payable from the Sales Tax;

(i) The City has applied all the net proceeds of the Outstanding Bonds to pay the cost to construct the Project; and

(j) All conditions, acts and things required to exist or to be done precedent to the issuance of Municipal Improvement Refunding Bonds, Series 2025, in the principal amount of not to exceed $2,500,000 pursuant to the Act do exist and have been done as required by law.

Section 2. For purposes as set out in Section 1 hereof, there shall be and there are hereby ordered issued Municipal Improvement Refunding Bonds, Series 2025, dated the date of delivery, in the principal amount of not to exceed $2,500,000 (the "Bonds"), *provided* that the bonds mature in the principal amounts on the dates and bear interest at the rates per annum as set out in the Bond Purchase Agreement (the "Agreement") signed by the Mayor or City Clerk (each, an "Authorized Officer", and together, the "Authorized Officers") on behalf of the City and which may be agreed to by D.A. Davidson & Co. (the "Underwriter"), which Agreement may also determine or modify the principal amount for each maturity of the Bonds, mandatory redemption provisions (if any), and pricing terms, all within the following limitations:

(a) the aggregate principal amount of the Bonds shall not exceed $2,500,000;
(b) the true interest cost (TIC) of the Bonds shall not exceed 5.50%;
(c) the underwriter's discount shall not exceed 1.00%; and
(d) the longest maturity of the Bonds shall not be later than October 15, 2036.

An Authorized Officer shall be authorized to enter into an Agreement within the above parameters without further action of the Mayor and Council, provided, however, that on and after December 31, 2025, the Authorized Officers shall have no authority without further action of the Mayor and Council of the City. The Bonds shall be issued in the denomination of $5,000 or any integral multiple thereof and shall be numbered from 1 upwards in the order of their issuance. No Bond shall be issued originally or upon transfer or partial redemption having more than one principal maturity. The initial bond numbering and principal

amounts for each of the Bonds issued shall be as directed by the initial purchasers thereof. Interest on the Bonds shall be computed on the basis of a three hundred sixty-day year consisting of twelve thirty-day months. Interest on the Bonds shall be payable semiannually on the dates set forth in the Agreement (each such date, an "Interest Payment Date"). The interest due on each Interest Payment Date shall be payable to the registered owners of record as of the close of business on the fifteenth day (whether or not a business day) immediately preceding the Interest Payment Date (the "Record Date"), subject to the provisions of Section 3 hereof. Payment of interest due on the Bonds prior to maturity or redemption shall be made by the Paying Agent and Registrar, as designated pursuant to Section 3 hereof, by mailing a check in the amount due for such interest on each Interest Payment Date to the registered owner of each Bond, as of the applicable Record Date, to such owner's registered address as shown on the books of registration, as required to be maintained in Section 3 hereof. Payment of principal due at maturity or at any date fixed for redemption, together with any accrued interest then due, shall be made by said Paying Agent and Registrar to the registered owners upon presentation and surrender of the Bonds to said Paying Agent and Registrar. In the event Bonds of this issue are held in the nominee name of a national clearinghouse or depository, payment of principal or interest shall be made by wire transfer of funds in accordance with any applicable regulations governing "Depository Eligible Securities". The City and said Paying Agent and Registrar may treat the registered owner of any Bond as the absolute owner of such Bond for the purpose of making payments thereon and for all other purposes and neither the City nor the Paying Agent and Registrar shall be affected by any notice or knowledge to the contrary whether such Bond or any installment of interest due thereon shall be overdue or not. All payments on account of interest or principal made to the registered owner of any Bond shall be valid and effectual and shall be a discharge of the City and said Paying Agent and Registrar, in respect of the liability upon the Bonds or claims for interest to the extent of the sum or sums so paid. If any Bond is not paid upon presentation of the Bond at maturity or any interest installment is not paid when due, the delinquent Bond or delinquent interest installment shall bear interest thereafter until paid at a rate equal to the rate assessed against delinquent taxes under Section 45-104.01 R.R.S. Nebraska, 2010, as now existing or as the same may be amended from time to time by the Nebraska Legislature.

Section 3. BOK Financial, N.A., of Lincoln, Nebraska is hereby designated as Paying Agent and Registrar for the Bonds, provided that the Mayor may, in his or her discretion, designate the City Treasurer or some bank with trust powers or trust company to serve as Paying Agent and Registrar under the terms of this Ordinance as may be determined from time to time. The Authorized Officers, or either of them, is authorized to sign an agreement with said Paying Agent and Registrar for the provisions of such services. Said Paying Agent and Registrar shall keep and maintain for the City books for the registration and transfer of the Bonds at the office of the Paying Agent and Registrar or the office of any duly appointed successor, as applicable. The names and registered addresses of the registered owner or owners of the Bonds shall at all times be recorded in such books. Any Bond may be transferred pursuant to its provisions at the office of the Paying Agent and Registrar by surrender of such bond for cancellation, accompanied by a written instrument of transfer, in form satisfactory to said Paying Agent and Registrar, duly executed by the registered owner in person or by such owner's duly authorized agent and thereupon the Paying Agent and Registrar on behalf of the City will register such transfer and will deliver at its office (or send by registered mail to the transferee owner or owners thereof at such transferee owner's or owners' risk and expense), registered in the name of such transferee owner or owners, a new Bond or Bonds of the same interest rate, aggregate principal amount and maturity. To the extent of the denominations authorized for the Bonds by this ordinance, one Bond may be transferred for several such Bonds of the same interest rate and maturity and for a like aggregate principal amount, and several such Bonds may be transferred for one or several such Bonds, respectively, of the same interest rate and maturity and for a like aggregate principal amount. In every case of transfer of a Bond, the surrendered Bond or Bonds shall be canceled and destroyed. All Bonds issued upon transfer of the Bonds so surrendered shall be valid obligations of the City evidencing the same obligations as the Bonds surrendered and shall be entitled to all the benefits and protection of this ordinance to the same extent as the Bonds upon transfer of which they were delivered. The City and said

Paying Agent and Registrar shall not be required to transfer any Bond during any period from any Record Date until its immediately following interest payment date or to transfer any Bond called for redemption for a period of 30 days next preceding the date fixed for redemption. In the event that payments of interest due on the Bonds on an interest payment date are not timely made, such interest shall cease to be payable to the registered owners as of the Record Date for such interest payment date and shall be payable to the registered owners of the Bonds as of a special date of record for payment of such defaulted interest as shall be designated by the Paying Agent and Registrar whenever monies for the purpose of paying such defaulted interest become available.

Section 4. The Bonds shall be subject to redemption, in whole or in part, prior to maturity at any time on or after the fifth anniversary of the date of their issue, at par plus accrued interest on the principal amount redeemed to the date fixed for redemption. The City may select the Bonds to be redeemed from such optional redemption in its sole discretion, but Bonds shall be redeemed only in the amount of $5,000 or integral multiples thereof. Any Bond redeemed in part only shall be surrendered to the Paying Agent and Registrar in exchange for a new Bond evidencing the unredeemed principal thereof. Notice of redemption of any Bond called for redemption shall be given at the direction of the Mayor and Council by the Paying Agent and Registrar by mail not less than thirty days prior to the date fixed for redemption, first class postage prepaid, sent to the registered owner of such Bond at said owner's registered address. Such notice shall designate the Bond or Bonds to be redeemed by number and maturity, the date of original issue, the date fixed for redemption and state that such Bond or Bonds are to be presented for prepayment at the office of the Paying Agent and Registrar. In case of any Bond partially redeemed, such notice shall specify the portion of the principal amount of such Bond to be redeemed. No defect in the mailing of notice for any Bond shall affect the sufficiency of the proceedings of the Mayor and Council designating the Bonds called for redemption or the effectiveness of such call for Bonds for which notice by mail has been properly given and the Mayor and Council shall have the right to further direct notice of redemption for any such Bond for which defective notice has been given.

Section 5. If the date for payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the City where the office of the Paying Agent and Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

Section 6. The Bonds shall be executed on behalf of the City by being signed by the Mayor and the City Clerk, both of which signatures may be facsimile signatures, and shall have the City seal impressed on each Bond, which may be a facsimile seal. The City Clerk shall make and certify a transcript of proceedings had and done precedent to the issuance of said Bonds which shall be delivered to the purchaser of said Bonds. After being executed by the Mayor and City Clerk, said Bonds shall be delivered to the Treasurer of the City who shall be responsible therefor under his/her official Bond. Such Treasurer shall maintain a record of information with respect to said Bonds in accordance with the requirements of Section 10-140, R.R.S. Nebraska 2012, as amended, and shall cause the same to be filed with the office of the Auditor of Public Accounts of the State of Nebraska. The Paying Agent and Registrar shall register each Bond in the name of its initial registered owner as designated by the initial purchaser. Each Bond shall be authenticated on behalf of the City by the Paying Agent and Registrar. The Bonds shall be issued initially as "book-entry only" bonds using the services of The Depository Trust Company (the "Depository"), with one typewritten Bond per maturity being issued to the Depository. In such connection said officers of the City are authorized to execute and deliver a letter of representations and inducement (the "Letter of Representations") in the form required by the Depository (which may include any "blanket" letter previously executed and delivered), for and on behalf of the City, which shall thereafter govern matters with respect to registration,

transfer, payment and redemption of the Bonds. Upon issuance of the Bonds as "book-entry-only" bonds, the following provisions shall apply:

(a) The City and the Paying Agent and Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds Bonds as securities depository (each, a "Bond Participant") or to any person who is an actual purchaser of a Bond from a Bond Participant while the Bonds are in book-entry form (each a "Beneficial Owner") with respect to the following:

(i) the accuracy of the records of the Depository, any nominees of the Depository or any Bond Participant with respect to any ownership interest in the Bonds;

(ii) the delivery to any Bond Participant, any Beneficial Owner, or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption; or

(iii) the payment to any Bond Participant, any Beneficial Owner, or any other person, other than the Depository, of any amount with respect to the Bonds.

The Paying Agent and Registrar shall make payments with respect to the Bonds only to or upon the order of the Depository or its nominee, and all such payments shall be valid and effective fully to satisfy and discharge the obligations with respect to such Bonds to the extent of the sum or sums so paid. No person other than the Depository shall receive an authenticated Bond, except as provided in (e) below.

(b) Upon receipt by the Paying Agent and Registrar of written notice from the Depository to the effect that the Depository is unable to or unwilling to discharge its responsibilities, the Paying Agent and Registrar shall issue, transfer and exchange Bonds requested by the Depository in appropriate amounts. Whenever the Depository requests the Paying Agent and Registrar to do so, the Paying Agent and Registrar will cooperate with the Depository in taking appropriate action after reasonable notice (i) to arrange, with the prior written consent of the City, for a substitute depository willing and able upon reasonable and customary terms to maintain custody of the Bonds or (ii) to make available Bonds registered in whatever name or names the Beneficial Owners transferring or exchanging such Bonds shall designate.

(c) If the City determines that it is desirable that certificates representing the Bonds be delivered to the ultimate Beneficial Owners of the Bonds and so notifies the Paying Agent and Registrar in writing, the Paying Agent and Registrar shall so notify the Depository, whereupon the Depository will notify the Bond Participants of the availability through the Depository of bond certificates representing the Bonds. In such event, the Paying Agent and Registrar shall issue, transfer and exchange bond certificates representing the Bonds as requested by the Depository in appropriate amounts and in authorized denominations.

(d) Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of the Depository or any nominee thereof, all payments with respect to such Bond and all notices with respect to such Bond shall be made and given, respectively, to the Depository as provided in the Letter of Representations.

(e) Registered ownership of the Bonds may be transferred on the books of registration maintained by the Paying Agent and Registrar, and the Bonds may be delivered in physical form to the following:

(i) any successor securities depository or its nominee; or

(ii) any person, upon (A) the resignation of the Depository from its functions as depository or (B) termination of the use of the Depository pursuant to this Section and the terms of the Paying Agent and Registrar's Agreement (if any).

(f) In the event of any partial redemption of a Bond unless and until such partially redeemed Bond has been replaced in accordance with the provisions of this Ordinance, the books and records of the Paying Agent and Registrar shall govern and establish the principal amount of such Bond as is then outstanding and all of the Bonds issued to the Depository or its nominee shall contain a legend to such effect.

If for any reason the Depository resigns and is not replaced or upon termination by the City of book-entry-only form, the City shall immediately provide a supply of bond certificates for issuance upon subsequent transfers or in the event of partial redemption. In the event that such supply of certificates shall be insufficient to meet the requirements of the Paying Agent and Registrar for issuance of replacement bond certificates upon transfer or partial redemption, the City agrees to order printed an additional supply of bond certificates and to direct their execution by manual or facsimile signature of its then duly qualified and acting officers. In case any officer whose signature or facsimile thereof shall appear on any Bond shall cease to be such officer before the delivery of such Bond (including any bond certificates delivered to the Paying Agent and Registrar for issuance upon transfer or partial redemption) such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if such officer or officers had remained in office until the delivery of such Bond. The Bonds shall not be valid and binding on the City until authenticated by the Paying Agent and Registrar.

Section 7. Said Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF NEBRASKA
COUNTY OF LANCASTER
CITY OF WAVERLY

MUNICIPAL IMPROVEMENT REFUNDING BOND, SERIES 2025

No. $

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
%		_____, 2025	

Registered Owner: _____

Principal Amount: _____

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Waverly, in the County of Lancaster, in the State of Nebraska, hereby acknowledges itself to owe and for value received promises to pay, out of the special sources herein designated, to the registered owner specified above the principal amount specified above in lawful money of the United States of America on the maturity date specified above, with interest thereon from date of original issue specified above or most recent interest payment date, whichever is later, to maturity (or earlier redemption) at the rate per annum specified above. Said interest shall be payable semiannually on the _____ day of _____ and _____ in each year, starting _____, 2025. If this bond is not paid upon presentation of the bond at maturity or if any interest installment is not paid when due, such bond or interest installment shall bear interest

thereafter until paid at a rate equal to the rate assessed against delinquent taxes under Section 45-104.01 R.R.S. Nebraska 2010, as now existing or as the same may be amended from time to time by the Nebraska Legislature. The interest hereon due prior to maturity shall be paid on each interest payment date by the Paying Agent and Registrar for the City by wire transfer (but only in accordance with the limited terms of the authorizing ordinance), check or draft mailed to the registered owner hereof, as shown on the records of the Paying Agent and Registrar as of the close of business on the fifteenth day (whether or not a business day) immediately preceding the interest payment date, at such owner's registered address as it appears on the books of registration of the City. The principal of this bond and the interest due at maturity are payable on presentation and surrender to the Paying Agent and Registrar, at the office of the Paying Agent and Registrar in Lincoln, Nebraska, or the principal office of any duly appointed successor, as applicable. Any interest not so timely paid shall cease to be payable to the person entitled thereto as of the record date such interest was payable and shall be payable to the person who is the registered owner of this bond (or of one or more predecessor bonds hereto) on such special record date for payment of such defaulted interest as shall be fixed by the Paying Agent and Registrar whenever monies for such purpose become available.

The City, however, reserves the right and option of paying bonds of this issue maturing on or after _____, in whole or in part, on the fifth anniversary of the date of issue, or at any time thereafter, at the principal amount thereof plus accrued interest to the date fixed for redemption.

[In addition, the bonds maturing on _____ are issued as term bonds subject to mandatory redemption and shall be redeemed, in part, prior to their stated maturity, with such mandatory redemptions and payment at maturity to be on the dates and in the amounts set forth below:

$_____ Term Bonds Maturing _____

Date of Redemption	Amount Required to be Redeemed
_____, 20__	$_____
_____, 20__	$_____
_____, 20__ (final maturity)	$_____

$_____ Term Bonds Maturing _____

Date of Redemption	Amount Required to be Redeemed
_____, 20__	$_____
_____, 20__	$_____
_____, 20__ (final maturity)	$_____

$_____ Term Bonds Maturing _____

Date of Redemption	Amount Required to be Redeemed
_____, 20__	$_____
_____, 20__	$_____
_____, 20__ (final maturity)	$_____]

Notice of any such redemption shall be given by mail, sent to the registered owner of any bond to be redeemed at said registered owner's address in the manner provided in the ordinance authorizing said bonds. Individual bonds may be redeemed in part but only in the amount of $5,000 or integral multiples thereof.

This bond is one of an issue of fully registered bonds in the total principal amount of $_____ of like tenor herewith except as to denomination, date of maturity and rate of interest, issued by said City for the purpose of paying a portion of the City's outstanding Municipal Improvement Bonds, Series 2023, dated April 21, 2023, which were issued to pay the costs of constructing additions and improvements to the aquatic center of the City and paying the costs of issuance of the bonds, all in pursuance

of the provisions of Sections 10-142, R.R.S. Nebraska 2022 and 77-27,142, R.R.S. Nebraska 2018. The issuance of said bonds has been authorized by an ordinance duly passed by the Mayor and Council of said City, all in strict conformity with the laws of the State of Nebraska.

For the prompt payment of the principal and interest on this bond and other bonds of the same issue, the City has pledged all receipts now or hereafter received by the City from the sales and use tax imposed by the City pursuant to Section 77-27,142, R.R.S. Nebraska 2018. Such pledge shall not prevent the City from applying receipts from the sale and use tax in any year for other purposes so long as sufficient amounts from such fund or other legally available sources have been set aside for payment of the principal and interest on the bonds falling due in such year. To the extent such sales and use tax receipts and funds available from other sources are not sufficient to pay the principal and interest on the bonds when the same comes due, the City has further agreed that it will designate a portion of its property tax authority pursuant to Section 77-3442, R.R.S. Nebraska 2018, in such amount as will, when combined with other funds available for debt service as set forth herein, be sufficient to pay the principal and interest on the bonds.

This bond is transferable by the registered owner or such owner's attorney duly authorized in writing at the office of the Paying Agent and Registrar upon surrender and cancellation of this bond, and thereupon a new bond or bonds of the same aggregate principal amount, interest rate and maturity will be issued to the transferee as provided in the ordinance authorizing said issue of bonds, subject to the limitations therein prescribed. The City, its Paying Agent and Registrar and any other person may treat the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment hereof and for all purposes and shall not be affected by any notice to the contrary, whether this bond be overdue or not.

AS PROVIDED IN THE ORDINANCE REFERRED TO HEREIN, UNTIL THE TERMINATION OF THE SYSTEM OF BOOK-ENTRY-ONLY TRANSFERS THROUGH THE DEPOSITORY TRUST COMPANY, NEW YORK, NEW YORK (TOGETHER WITH ANY SUCCESSOR SECURITIES DEPOSITORY APPOINTED PURSUANT TO THE ORDINANCE, "DTC"), AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THE ORDINANCE TO THE CONTRARY, A PORTION OF THE PRINCIPAL AMOUNT OF THIS BOND MAY BE PAID OR REDEEMED WITHOUT SURRENDER HEREOF TO THE PAYING AGENT AND REGISTRAR. DTC OR A NOMINEE, TRANSFEREE OR ASSIGNEE OF DTC OF THIS BOND MAY NOT RELY UPON THE PRINCIPAL AMOUNT INDICATED HEREON AS THE PRINCIPAL AMOUNT HEREOF OUTSTANDING AND UNPAID. THE PRINCIPAL AMOUNT HEREOF OUTSTANDING AND UNPAID SHALL FOR ALL PURPOSES BE THE AMOUNT DETERMINED IN THE MANNER PROVIDED IN THE ORDINANCE.

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED OFFICER OF DTC (A) TO THE PAYING AGENT AND REGISTRAR FOR REGISTRATION OF TRANSFER OR EXCHANGE OR (B) TO THE PAYING AGENT AND REGISTRAR FOR PAYMENT OF PRINCIPAL, AND ANY BOND ISSUED IN REPLACEMENT HEREOF OR SUBSTITUTION HEREFOR IS REGISTERED IN THE NAME OF DTC AND ANY PAYMENT IS MADE TO DTC OR ITS NOMINEE, ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL BECAUSE ONLY THE REGISTERED OWNER HEREOF, DTC OR ITS NOMINEE, HAS AN INTEREST HEREIN.

This bond shall not be valid and binding on the City until authenticated by the Paying Agent and Registrar.

IT IS HEREBY CERTIFIED AND WARRANTED that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this bond and the series of which this bond is

a part in order to make the same legal and binding obligations of said City according to the terms thereof, do exist, have happened and have been performed in due time, form and manner as required by law, and that before the issuance of this bond provision has been duly made for the collection and segregation of the sales and use tax revenue of the City and for the application of the same as hereinbefore provided.

IN WITNESS WHEREOF, the Mayor and Council of the City of Waverly, Nebraska, have caused this bond to be executed on behalf of the City by being signed by the Mayor and Clerk of the City, both of which signatures may be facsimile signatures, and by causing the official seal of the City to be affixed hereto all as of the date of original issue shown above.

CITY OF WAVERLY, NEBRASKA

By:_____(Do not sign)_____
Mayor

ATTEST:

_____(Do not sign)_____
City Clerk

(S E A L)

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds authorized by an Ordinance passed and approved by the Mayor and Council of the City of Waverly as described in said bond.

BOK Financial, N.A., as Paying Agent
and Registrar

By: ____(Do not sign)_____
Authorized Signer

(FORM OF ASSIGNMENT)

For value received _____ hereby sells, assigns and transfers unto _____ the within bond and hereby irrevocably constitutes and appoints _____ Attorney, to transfer the same on the books of registration in the office of the within mentioned Paying Agent and Registrar with full power of substitution in the premises.

Date: _____

SIGNATURE GUARANTEED

_____
Registered Owner

By: _____

_____
Authorized Officer

Note: The signature(s) of this assignment MUST CORRESPOND with the name as written on the face of the within bond in every particular without alteration, enlargement or any change whatsoever, and must be guaranteed by a commercial bank or a trust company or by a firm having membership on the New York, Midwest or other stock exchange.

Section 8. For the payment of the Bonds, the City hereby pledges all receipts now or hereafter received by the City from the Sales Tax. The pledge provided for herein shall not prevent the City from applying receipts from the Sales Tax in any year for other purposes so long as sufficient amounts from such fund or other legally available sources have been set aside for the payment of the principal or redemption price of and interest on the Bonds falling due in such year. Pursuant to the requirements of the Act, to the extent that other legally available money of the City available or appropriated for such purposes is insufficient to pay the principal or redemption price of and interest on the Bonds when and as the same shall become due, the City hereby further agrees that it will designate a portion of its property tax authority pursuant to Section 77-3442, R.R.S. Nebraska, as amended, in such amount as will provide funds which, together with receipts from the Sales Tax as pledged to the payment of such principal and interest and any other money made available and used for such purpose, will be sufficient to make payment of the principal of and interest on the Bonds as the same fall due. The provisions of this Ordinance shall constitute a contract between the City and the owners of the Bonds, and any owner may either in law or equity, by suit, action, mandamus, or other proceedings enforce or compel performance of this Ordinance.

Section 9. The Bonds are hereby sold to D.A. Davidson & Co. (the "Initial Purchaser") upon the terms set forth in the Agreement approved by the Authorized Officers and the City Treasurer is authorized to deliver the Bonds to the Initial Purchaser upon receipt of the purchase price for the Bonds as set forth in the Agreement plus accrued interest to date of payment. The Bonds are sold to the Initial Purchaser subject to the opinion of Rembolt Ludtke LLP, as Initial Purchaser's bond counsel that the Bonds are lawfully issued; that the Bonds constitute a valid obligation of the City; and that under existing laws and regulations the interest on the Bonds is exempt from both Nebraska state and federal income taxes. Such purchaser and its agents, representatives and counsel (including Initial Purchaser's bond counsel) are hereby authorized to take such actions on behalf of the City as are necessary to effectuate the closing of the issuance and sale of the Bonds, including, without limitation, authorizing the release of the Bonds by the Depository (as defined herein) at closing. The proceeds of the Bonds shall be applied upon receipt for the purposes described in Section 1 hereof. The City may also pay costs of issuance from the proceeds of the Bonds.

Section 10. The City Council hereby authorizes the Mayor and City Clerk, or either of them, to approve and declare final on behalf of the City the preliminary Official Statement prepared with respect to the Bonds and hereby authorizes the Mayor and Clerk or either of them to approve and deliver on behalf of the City a final Official Statement relating to and describing the Bonds. The officers of the City are further authorized to take any and all actions deemed necessary by them in connection with the carrying out and performance of the terms of this Ordinance.

Section 11. In accordance with the requirements of Rule 15c2-12 of the Securities Exchange Act of 1934 (the "Rule") promulgated by the Securities and Exchange Commission, the City, being the only "obligated persons" with respect to the Bonds, agrees that it will provide the following continuing disclosure information to the Municipal Securities Rulemaking Board (the "MSRB") in an electronic format as prescribed by the MSRB for such series of Bonds:

(a) at least annually not later than nine months after the end of the City's fiscal year, financial information or operating data for the City which is customarily prepared by the City and is publicly available, including the City's audited financial statements and information of the type included in the final official statement under the heading "Financial Statement";

(b) in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events with respect to the Bonds:

(1) principal and interest payment delinquencies;
(2) non-payment related defaults, if material;

(3) unscheduled draws on debt service reserves reflecting financial difficulties;
(4) unscheduled draws on credit enhancements reflecting financial difficulties;
(5) substitution of credit or liquidity providers, or their failure to perform;
(6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
(7) modifications to rights of the holders of the Bonds, if material;
(8) Bond calls, if material, and tender offers;
(9) defeasances;
(10) release, substitution, or sale of property securing repayment of the Bonds, if material;
(11) rating changes;
(12) bankruptcy, insolvency, receivership or similar events of the City (this event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City);
(13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
(14) appointment of a successor or additional trustee or the change of name of a trustee, if material;
(15) incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For purposes subparagraph (15) above, a "financial obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

The City has not undertaken to provide notice of the occurrence of any other event, except the events listed above. The City agrees that all documents provided to the MSRB under the terms of this continuing disclosure undertaking shall be in such electronic format and accompanied by such identifying information as shall be prescribed by the MSRB. The City reserves the right to modify from time to time the specific types of information provided or the format of the presentation of such information or the accounting methods in accordance with which such information is presented, to the extent necessary or appropriate in the judgment of the City, consistent with the Rule. The City agrees that such covenants are for the benefit

of the registered owners of the applicable series of the Bonds (including Beneficial Owners) and that such covenants may be enforced by any registered owner or Beneficial Owner, provided that any such right to enforcement shall be limited to specific enforcement of such undertaking and any failure shall not constitute an event of default under this Ordinance. The continuing disclosure obligations of the City with regards to a series of the Bonds, as described above, shall cease when none of the Bonds of such series remain outstanding.

Section 12. Nothing in this ordinance shall be construed in such a manner as to prevent the issuance by the City of additional municipal improvement bonds payable on a parity with the Bonds and equally and ratably secured by a pledge of the Sales Tax and property tax authority as provided herein so long as the maximum annual debt service on all municipal improvement bonds of the City does not exceed the total of the City's receipts from the Sales Tax and the amounts expected to be available for debt service as part of the City's levy under the provisions of Section 77-3442, R.R.S. Nebraska 2018.

Section 13. The City hereby covenants to the purchasers and holders of the Bonds that it will make no use of the proceeds of said bond issue, including monies held in any sinking fund for the payment of said Bonds, which would cause said Bonds to be arbitrage bonds within the meaning of Sections 103(b) and 148 of the Internal Revenue Code of 1986, as amended, (the "Code") and further covenants to comply with said Sections 103 and 148 and all applicable regulations thereunder throughout the term of said bond issue. The City hereby covenants and agrees to take all actions necessary under the Code to maintain the tax-exempt status of interest payable on the Bonds with respect to taxpayers generally but not including insurance companies or corporations subject to the additional minimum tax. The City hereby designates the Bonds as its "qualified tax-exempt obligations" pursuant to Section 265(b)(3)(B)(i)(III) of the Code and covenants and warrants that it does not anticipate issuing tax-exempt obligations in calendar 2025 in an amount in excess of $10,000,000 (taking into account the exclusion for refunding issues deemed designated as qualified tax-exempt obligations).

Section 14. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 15. All ordinances, resolutions, orders, or parts thereof in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed.

Section 16. In order to promote compliance with certain federal tax and securities laws relating to the bonds herein authorized (as well as other outstanding bonds) City has previously adopted a Post-Issuance Compliance Policy and Procedures which remains in full force and affect and is applicable to the Bonds.

Section 17. This ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this _____ day of April, 2025.

I, the undersigned, City Clerk, of the City of Waverly, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on April 22, 2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from

which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

INTRODUCTION OF BUSINESS AND COMMUNICATIONS

Consideration of a Streetlight Extension Agreement with Lincoln Electric System.

Council Member Jespersen moved to approve Streetlight Extension Agreement with Lincoln Electric System. Council Member Nielson seconded the motion.

Mayor Pascoe explained this was a budgeted item and there are more lights to be installed proposed by Public Works Director Whyman; City Administrator Fisher advised funding is from area-wide TIF. Council Member Delahoyde shared importance of lights on streets. Council Member Jespersen expressed concerns of lights on N 141st Street without accompanying sidewalk; Fisher advised that is budgeted for next year.

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

COMMITTEE REPORTS

Human Services (Park & Recreation): Council Member Stark

Council Member Stark reported we have a new Parks and Rec Director, Clayton Hufford, who started yesterday. City Administrator Fisher stated he is doing well; our previous Parks and Rec Director showed him around the facilities and how to take care of things, which I appreciate. All the seasonal employees have been hired, including 38 lifeguards. Council Member Jespersen noted surrounding communities are cutting back on pools; we have a huge draw. City Clerk Frye shared the Riptide Rumble is this weekend.

Public Works (Utilities & Street): Council Member Delahoyde

Council Member Delahoyde reported they shut down the water main on N 143rd Street for the Danvers Street water main tie in. Danver's water main project is currently hooking homes up to the new main and that is expected to last two more weeks. As soon as they finish Danvers Street, they will begin on Oak Lane. They worked at the tree dump pushing the tree branch pile. They mowed the cemetery a couple times now that the grass is green. They took off the salt spreader and plow. They are starting up the UV channel at the Wastewater Treatment Plant and they are starting to clean out the ditch along Cannongate Road from Kenilworth to Oldfield Street. Flushed the remaining 20 fire hydrants to complete all 430 for the year.

Public Health (Fire & Safety): Council Member Jespersen

Council Member Jespersen reported there have been 173 calls for service this year and 30 for the month. Of those, there were 53 fire and 122 medical calls. The fire department is starting to test new pagers that were purchased through the county ARPA funds.

Fiscal & Economic Development: Council Member Nielson

No report.

City Administrator Fisher

City Administrator Fisher reported the city approved a Special Designated Liquor License held at Pinnacle Bank on May 8 hosted by Misty's. There is a Hazardous Waste Collection on May 2 at the Methodist church parking lot from 2-6pm. Waverly Ridge sanitary sewer has been installed, box culverts

are about 75% completed and they have started on the water mains; they want to start on the streets and storm sewers as soon as possible. So there will be a lot of activity on any given day now that the weather is nice.

Fisher reported I received notification from Congressmen Flood's office that our request for the community project funding for $1 million for Oldfield Street paving, that they decided not to fund that last year. They asked us to reapply so I am working on finishing that up, and I feel like since we were tentatively notified for last year's award that we hopefully will be successful again this year. ARPA reporting is due April 30 so I am working on that as well. We are reaching out to residents for the test well program. We have hired two new public works employees, and we have hired our Parks and Rec Director and we are really close to being full-staffed. Mayor Pascoe commented on facilities maxed out.

EXECUTIVE SESSION
Council Member Nielson moved to go into Executive Session for strategy session, discussion of contract negotiations, and potential real estate purchase. Council Member Jespersen 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.

City Attorney Fahleson declared Closed Session at 6:47 p.m. Those present in Executive Session were Mayor Pascoe, Council Members Jespersen, Nielson, Delahoyde, and Stark, City Administrator Fisher, City Attorney Fahleson, and City Clerk Frye. No action was taken during Executive Session.

City Attorney Fahleson declared Open Session at 7:11 p.m. Council Member Nielson moved to leave Executive Session at 7:11 p.m. Council Member Delahoyde 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.

ADJOURNMENT
Council Member Jespersen moved to adjourn the meeting at 7:12 p.m. 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.

_____	_____
Abbey L. Pascoe	Megan K. Frye
Mayor	City Clerk/Human Resources Asst.

MINUTES OF A WAVERLY CITY COUNCIL QUARTERLY STRATEGIC PLANNING MEETING HELD ON MAY 7, 2025

CALL TO ORDER
Mayor Abbey Pascoe called the Meeting to order at 5:01 p.m. Pascoe acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. Mayor 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. 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).

PUBLIC COMMENTS
None.

QUARTERLY PLANNING DISCUSSION
Discussion of proposed changes and goals of Redevelopment Areas, discussion of proposed projects, and budget items.

ADJOURNMENT
Council Member Nielson moved to adjourn the meeting at 7:21 p.m. Council Member Jespersen 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.

_____
Abbey L. Pascoe
Mayor

_____
Megan K. Frye
City Clerk/Human Resources Assistant

Claims for Payment: April 23rd - May 13th, 2025

Group A			
Vendor	**Description**	**Amount**	**Date Paid**
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	5/9/2025
ADP Payroll	Payroll	$ 37,684.22	5/2/2025
ADP Payroll	Payroll	$ 42,382.60	5/16/2025
Allo Communications	Phone/Internet Services	$ 933.42	
Black Hills Energy	Natural gas	$ 348.11	
Carquest Auto Parts	Air filters, oil, toggle switch	$ 146.74	
Colonial Life	Insurance	$ 65.88	
Commonwealth Electric Company	Generator transfer switch	$ 417.00	
Cubby's, Inc.	Fuel	$ 2,244.21	
DataVizion, LLC	Microsoft 365 Business, Support	$ 1,782.93	
DP Plumbing Co.	Drinking fountain repair	$ 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	5/15/2025
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	5/2/2025
John Hancock USA	Retirement	$ 3,051.29	5/16/2025
Juanita Clifton	Sidewalk cost share program	$ 1,862.50	
Kevin LaPage	Move pump outlet/rewire controls, Lawson field 3 scoreboard repair	$ 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	5/20/2025
Nebraska Landscape Solutions	Seed for aquatic center	$ 361.15	
NMC, Inc.	Hose & seal	$ 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	Freezers, pool scanners, chairs, truck repair, Quickbooks online, pool supplies	$ 5,460.17	
Production Creek Specialty Adv	Baseball hats, 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	
	Claims Group A Total	**$ 233,626.17**	

Abbey Pascoe, Mayor

Cheris Cadwell, City Treasurer/Deputy Clerk

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
10-00-4000	PROPERTY TAXES	398,289.06	489,198.33	1,006,957.00	517,758.67
10-00-4005	MOTOR VEHICLE TAX	14,595.24	87,394.12	90,000.00	2,605.88
10-00-4010	MOTOR VEHICLE PRO RATE	1,040.50	1,876.37	1,000.00	876.37-
10-00-4015	PROPERTY TAX CREDIT	.00	34,433.67	.00	34,433.67-
10-00-4018	STATE AID	.00	.00	.00	.00
10-00-4020	PROPERTY TAX CREDIT	.00	.00	.00	.00
10-00-4025	M.I.R.F.	.00	.00	.00	.00
10-00-4030	CARLINE	.00	.00	.00	.00
10-00-4032	LEASE REVENUE	500.00	3,500.00	6,000.00	2,500.00
10-00-4035	FRANCHISE TAX	125,500.21	354,375.26	450,000.00	95,624.74
10-00-4040	IN LIEU OF TAXES	.00	.00	3,000.00	3,000.00
10-00-4050	SALES TAX	.00	.00	.00	.00
10-00-4055	HOMESTEAD EXEMPTION	5,655.35	11,310.70	.00	11,310.70-
10-00-4060	INT EARNED ON LOCAL REVENUE	124.36	569.98	.00	569.98-
10-00-4065	FEES AND PERMITS	.00	200.00	.00	200.00-
10-00-4070	CITY LICENSES	1,564.00	8,068.00	8,500.00	432.00
10-00-4071	CITY FINES	.00	45.00	.00	45.00-
10-00-4075	DOG LICENSES	105.00	1,760.00	2,000.00	240.00
10-00-4080	DOG IMPOUNDMENT & BOARD	.00	.00	.00	.00
10-00-4090	OTHER LOCAL REVENUE RECEIPT	.00	.00	.00	.00
10-00-4091	QUIET ZONE	.00	.00	.00	.00
10-00-4095	LABOR & MATERIALS SOLD - GEN.	.00	.00	.00	.00
10-00-4100	EQUIPMENT SOLD	.00	.00	.00	.00
10-00-4105	GRANTS	.00	500.00	.00	500.00-
10-00-4106	DEVELOPER: STREET TREES	.00	.00	.00	.00
10-00-4110	INSURANCE ADJUSTMENTS	2,368.12	2,368.12	.00	2,368.12-
10-00-4115	OPERATING CONTRIBUTIONS	.00	.00	.00	.00
10-00-4130	BOND PROCEEDS	.00	.00	3,750,000.00	3,750,000.00
10-00-4161	INTEREST-MMA	2,630.97	11,457.00	5,000.00	6,457.00-
10-00-4210	TOWER RENT	3,466.85	24,267.99	41,000.00	16,732.01
10-00-4215	FARM RENT INCOME	.00	19,095.00	19,095.00	.00
10-00-4410	ADJUSTMENT	.00	.00	.00	.00
10-00-4415	AG LAND TAX CREDIT	.00	27.39	.00	27.39-
10-00-5000	REGULAR SALARIES	8,804.41	65,120.86	140,000.00	74,879.14
10-00-5002	SALARIES OVERTIME	.00	.00	.00	.00
10-00-5005	SALARY OF MAYOR & COUNCIL	.00	15,000.00	30,000.00	15,000.00
10-00-5006	SALARIES PART TIME/TEMP	.00	.00	5,000.00	5,000.00
10-00-5009	SOCIAL SECURITY	665.78	6,075.00	12,000.00	5,925.00
10-00-5015	HEALTH INSURANCE	1,885.81	15,135.83	32,500.00	17,364.17
10-00-5019	WORKER'S COMP INSURANCE	.00	1,414.98	2,000.00	585.02
10-00-5020	EMPLOYMENT EXPENSES	320.17	3,203.70	7,500.00	4,296.30
10-00-5025	UNEMPLOYMENT COMPENSATION	380.92-	509.67	2,000.00	1,490.33
10-00-5030	RETIREMENT	484.24	3,581.64	7,500.00	3,918.36
10-00-5035	CLOTHING	.00	.00	1,750.00	1,750.00
10-00-5040	COUNTY TREAS. & OTHER FEES	10.00	786.87	4,000.00	3,213.13
10-00-5045	CUSTODIAL SERVICE	439.23	3,074.61	5,500.00	2,425.39
10-00-5050	LEGAL SERVICES	15,000.00	49,981.00	50,000.00	19.00
10-00-5055	CONTRACT OR SECURED SERVICE	38,093.00	266,651.00	485,000.00	218,349.00
10-00-5060	OTHER PROF. & TECH SERVICE	27,238.36	111,543.70	118,000.00	6,456.30
10-00-5065	NATURAL GAS	123.33	880.70	2,000.00	1,119.30
10-00-5070	ELECTRICITY	241.49	1,844.13	3,500.00	1,655.87

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
10-00-5075	GARBAGE SERVICE	.00	129.24	500.00	370.76
10-00-5080	RENTALS OR LEASES	.00	33.00	500.00	467.00
10-00-5085	POSTAGE	292.00	1,708.54	3,000.00	1,291.46
10-00-5090	TELEPHONE	607.35	4,448.69	7,000.00	2,551.31
10-00-5095	ADVERTISING AND PRINTING	153.72	2,691.93	5,000.00	2,308.07
10-00-5100	SUPPLIES	43.70	11,585.83	12,000.00	414.17
10-00-5102	OPERATING SUPPLIES	.00	.00	.00	.00
10-00-5105	CONCESSIONS	.00	.00	.00	.00
10-00-5110	FURNITURE AND EQUIPMENT	.00	.00	.00	.00
10-00-5115	LICENSE FEES	.00	.00	5,000.00	5,000.00
10-00-5120	SCHOOL, DUES AND SEMINARS	195.00	2,896.75	35,000.00	32,103.25
10-00-5125	SALES TAX	.00	.00	.00	.00
10-00-5130	DOG BOARD AND DISPOSAL	.00	.00	.00	.00
10-00-5135	PROPERTY INSURANCE	.00	15,356.48	16,000.00	643.52
10-00-5140	TRAVEL OR MILEAGE	697.26	922.71	4,000.00	3,077.29
10-00-5145	REPAIR & MAINT. SERVICES	.00	1,196.70	5,000.00	3,803.30
10-00-5149	REFUNDS	.00	.00	.00	.00
10-00-5150	OTHER MISC. OBJECTS	2,000.00	1,999.97	4,000.00	2,000.03
10-00-5155	QUIET ZONE	.00	.00	.00	.00
10-00-5160	DRY DAM	.00	.00	10,000.00	10,000.00
10-00-5170	WATERSHED	.00	.00	.00	.00
10-00-5175	CAPITAL IMPROVEMENTS	.00	.00	3,750,000.00	3,750,000.00
10-10-5100	SUPPLIES	.00	.00	.00	.00
10-10-5102	OPERATING SUPPLIES	.00	.00	.00	.00
10-10-5110	FURNITURE AND EQUIPMENT	.00	.00	.00	.00
10-10-5120	SCHOOL, DUES AND SEMINARS	.00	.00	.00	.00
10-10-5140	TRAVEL OR MILEAGE	.00	.00	.00	.00
10-10-5145	REPAIR & MAINT. SERVICES	.00	.00	.00	.00
10-10-5150	OTHER MISC. OBJECTS	.00	.00	.00	.00
10-30-5006	SUB OR TEMP SALARIES	.00	.00	.00	.00
10-30-5009	SOCIAL SECURITY	.00	.00	.00	.00
10-40-5000	REGULAR SALARIES	.00	.00	.00	.00
10-40-5001	PARTTIME SALARIES	.00	.00	.00	.00
10-40-5002	SALARIES PART TIME/TEMP	.00	.00	.00	.00
10-40-5009	SOCIAL SECURITY	.00	.00	.00	.00
10-40-5015	HEALTH INSURANCE	.00	.00	.00	.00
10-40-5030	RETIREMENT	.00	.00	.00	.00
10-40-5090	TELEPHONE	.00	.00	.00	.00
10-40-5100	SUPPLIES	.00	.00	.00	.00
10-40-5200	DEPOSIT REFUND	.00	.00	.00	.00
10-50-5000	REGULAR SALARIES	.00	.00	.00	.00
10-50-5009	SOCIAL SECURITY	.00	.00	.00	.00
10-60-5006	SUB OR TEMP SALARIES	.00	.00	.00	.00
10-60-5009	SOCIAL SECURITY	.00	.00	.00	.00
10-90-4011	TRANSFER FROM CITY SALES TAX	.00	.00	.00	.00
10-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
10-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
10-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
10-90-4016	TRANSFER FROM FIRE/RESCUE	1,041.66	7,291.62	.00	7,291.62-
10-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
10-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
10-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
10-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
10-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
10-90-4030	TRANSFER FROM TIF E	.00	.00	.00	.00
10-90-4031	TRANSFER FROM PAYROLL	.00	.00	.00	.00
10-90-4033	TRANSFER FROM TIF G	.00	.00	.00	.00
10-90-5011	TRANSFER TO CITY SALES TX	.00	.00	.00	.00
10-90-5012	TRANSFER TO STREET	.00	175,000.00	175,000.00	.00
10-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
10-90-5014	TRANSFER TO PARK	.00	180,000.00	180,000.00	.00
10-90-5016	TRANSFER TO FIRE/RESCUE	.00	168,250.00	168,250.00	.00
10-90-5018	TRANSFER TO FD EQUIPMENT FUND	.00	.00	.00	.00
10-90-5019	TRANSFER TO BUILDING	.00	125,000.00	125,000.00	.00
10-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
10-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
10-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
10-90-5028	TRANSFER TO CEMETERY	.00	41,000.00	41,000.00	.00
10-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
11-00-4052	CITY SALES TAX	67,460.08	511,834.12	700,000.00	188,165.88
11-00-4053	AQUATIC CENTER SALES TAX	.00	.00	.00	.00
11-00-4135	REIMBURSEMENT	.00	.00	.00	.00
11-00-4161	INTEREST-MMA	4,841.84	28,999.11	10,000.00	18,999.11-
11-00-4163	INTEREST-CD'S HORIZON	27,677.59	84,627.01	40,000.00	44,627.01-
11-00-5174	COMMUNITY IMPROVEMENT	.00	.00	.00	.00
11-00-5175	CAPITAL OUTLAY	2,225.00	3,131.25	112,000.00	108,868.75
11-00-5302	BOND PAYMENTS	.00	.00	.00	.00
11-90-4010	TRANSFER FROM GENERAL	.00	.00	.00	.00
11-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
11-90-4033	TRANSFER FROM TIF G	.00	.00	.00	.00
11-90-5010	TRANSFER TO GENERAL	.00	.00	.00	.00
11-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
11-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
11-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
11-90-5033	TRANSFER TO TIF G	.00	.00	.00	.00
12-00-4005	MOTOR VEHICLE FEES	10,471.96	29,227.56	28,000.00	1,227.56-
12-00-4090	OTHER LOCAL REV RECEIPTS	.00	300.00	.00	300.00-
12-00-4095	LABOR & MATERIALS SOLD-STREETS	.00	543.75	.00	543.75-
12-00-4100	EQUIPMENT SOLD	.00	.00	.00	.00
12-00-4105	GRANTS	.00	.00	1,477,500.00	1,477,500.00
12-00-4110	INSURANCE ADJUSTMENTS	.00	.00	.00	.00
12-00-4120	HIGHWAY ALLOCATION	45,536.13	342,076.90	604,357.00	262,280.10
12-00-4125	INCENTIVE PAYMENTS	.00	4,000.00	.00	4,000.00-
12-00-4130	SALE BONDS - STREETS	.00	.00	2,592,000.00	2,592,000.00
12-00-4135	REINBURSEMENT/PROJECT FINANCED	.00	.00	.00	.00
12-00-4161	INTEREST-MMA	2,830.97	20,585.35	.00	20,585.35-
12-00-4220	SCRAP SALES	.00	.00	.00	.00
12-00-4405	INFRASTRUCTURE FEE	917.80	3,194.10	.00	3,194.10-
12-00-5000	REGULAR SALARIES	13,417.91	97,769.56	200,000.00	102,230.44
12-00-5002	SALARIES OVERTIME	160.05	3,287.27	7,000.00	3,712.73
12-00-5006	SUB OR TEMP SALARIES	.00	127.22	10,000.00	9,872.78
12-00-5009	SOCIAL SECURITY	1,019.96	7,582.48	15,000.00	7,417.52

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
12-00-5015	HEALTH INSURANCE	4,881.06	38,567.45	102,000.00	63,432.55
12-00-5019	WORKER'S COMP INSURANCE	.00	4,959.18	7,500.00	2,540.82
12-00-5030	RETIREMENT	497.46	3,643.92	10,500.00	6,856.08
12-00-5035	CLOTHING	.00	712.45	1,250.00	537.55
12-00-5045	CUSTODIAL SERVICES	.00	.00	.00	.00
12-00-5055	CONTRACT OR SECURED SERVI	.00	.00	.00	.00
12-00-5060	PROF&TECH SERVICE/SPECIAL FEES	560.00	129,745.42	296,600.00	166,854.58
12-00-5065	NATURAL GAS	276.36	1,972.83	3,000.00	1,027.17
12-00-5070	ELECTRICITY	6,977.90	48,175.62	70,000.00	21,824.38
12-00-5073	GAS AND OIL	1,621.73	6,752.30	14,000.00	7,247.70
12-00-5075	GARBAGE SERVICE	.00	646.17	1,500.00	853.83
12-00-5076	RECYCLING SERVICE	.00	.00	.00	.00
12-00-5080	RENTALS OR LEASES	736.87	1,041.37	7,000.00	5,958.63
12-00-5090	TELEPHONE	131.59	1,145.47	1,000.00	145.47-
12-00-5095	ADVERTISING AND PRINTING	.00	33.44	500.00	466.56
12-00-5100	SUPPLIES-OFFICE/SHOP	1,020.80	6,318.57	7,000.00	681.43
12-00-5102	SUPPLIES-STREETS	188.34	3,416.59	68,000.00	64,583.41
12-00-5120	FURNITURE AND EQUIPMENT	.00	33,808.34	352,000.00	318,191.66
12-00-5121	SCHOOL,DUES, & SEMINARS	.00	454.50	500.00	45.50
12-00-5135	PROPERTY INSURANCE	.00	28,832.29	28,500.00	332.29-
12-00-5140	TRAVEL & MILEAGE	.00	21.00	.00	21.00-
12-00-5141	SERVICE FEES	.00	.00	.00	.00
12-00-5144	REPAIR & MAINT.SERVICE-BLDG	10.00	8,892.66	13,000.00	4,107.34
12-00-5145	REPAIR & MAINT. STREETS	.00	751.62	55,000.00	54,248.38
12-00-5146	EQUIPMENT MAINTENANCE	5,417.83	21,795.21	30,000.00	8,204.79
12-00-5147	VEHICLE MAINTENANCE	207.95	5,825.62	10,000.00	4,174.38
12-00-5150	OTHER MICS. OBJECTS	.00	.00	.00	.00
12-00-5165	TRAFFIC CONTROL	555.48	6,775.57	8,000.00	1,224.43
12-00-5170	STREET CONTRACTS	3,604.30	3,604.30	4,000.00	395.70
12-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00	3,592,000.00	3,592,000.00
12-90-4010	TRANSFER FROM GENERAL	.00	175,000.00	175,000.00	.00
12-90-4011	TRANSFER FROM SALES TAX	.00	.00	.00	.00
12-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
12-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
12-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
12-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
12-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
12-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
12-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
12-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
12-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
12-90-4030	TRANSFER FROM TIF	.00	.00	.00	.00
12-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
12-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
12-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
12-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
12-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
12-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
12-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
12-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
12-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
13-00-4050	SALES TAX	.00	.00	.00	.00
13-00-4052	CITY SALES TAX	33,729.99	255,916.68	350,000.00	94,083.32
13-00-4085	CONCESSIONS	.00	.00	.00	.00
13-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
13-00-4105	GRANTS	281,000.00	749,349.60	.00	749,349.60-
13-00-4130	SALE BONDS - POOL	.00	.00	1,500,000.00	1,500,000.00
13-00-4131	AQUA CENTER BOND PROCEEDS	.00	.00	.00	.00
13-00-4132	2022 MUN IMP BOND PROCEED	.00	.00	.00	.00
13-00-4138	POOL DAILY ADMISSIONS	.00	.00	50,000.00	50,000.00
13-00-4140	POOL RECEIPTS	.00	.00	.00	.00
13-00-4141	POOL PASS REVENUE	.00	225.00	70,000.00	69,775.00
13-00-4142	SWIMMING LESSON REVENUE	.00	.00	5,000.00	5,000.00
13-00-4143	POOL PARTY REVENUE	.00	.00	8,000.00	8,000.00
13-00-4144	POOL PARTY DEPOSIT	.00	.00	.00	.00
13-00-4146	SWIM TEAM REVENUE	.00	.00	2,000.00	2,000.00
13-00-4155	GIFT OR DONATIONS	.00	.00	.00	.00
13-00-4161	INTEREST-MMA	1,489.59	10,630.31	.00	10,630.31-
13-00-4162	INTEREST-NE CLASS	2,795.86	20,005.87	.00	20,005.87-
13-00-4167	INTEREST FSB	.65	44.84	.00	44.84-
13-00-4185	CONCESSION RECEIPTS	.00	.00	20,000.00	20,000.00
13-00-5000	REGULAR SALARIES	4,245.80	24,270.28	37,000.00	12,729.72
13-00-5002	SALARIES OVERTIME	.00	.00	.00	.00
13-00-5006	SUB OR TEMP SALARIES	.00	.00	130,000.00	130,000.00
13-00-5009	SOCIAL SECURITY	323.75	1,829.25	5,500.00	3,670.75
13-00-5015	HEALTH INSURANCE	599.14	5,797.41	10,500.00	4,702.59
13-00-5019	WORKER'S COMP INSURANCE	.00	98.56	1,000.00	901.44
13-00-5030	RETIREMENT	172.83	1,050.96	2,000.00	949.04
13-00-5035	CLOTHING	.00	.00	3,000.00	3,000.00
13-00-5045	CUSTODIAL SERVICE	.00	.00	.00	.00
13-00-5050	LEGAL SERVICES	.00	.00	.00	.00
13-00-5055	CONTRACTED OR SECURED SERVICES	.00	.00	2,000.00	2,000.00
13-00-5060	OTHER PROF. & TECH SERVICE	.00	1,519.23	10,500.00	8,980.77
13-00-5065	NATURAL GAS	.00	.00	4,000.00	4,000.00
13-00-5070	ELECTRICITY	148.98	1,932.60	17,000.00	15,067.40
13-00-5075	GARBAGE SERVICE	.00	47.50	500.00	452.50
13-00-5080	RENTALS OR LEASES	.00	.00	.00	.00
13-00-5090	TELEPHONE	43.41	319.29	1,500.00	1,180.71
13-00-5095	ADVERTISING AND PRINTING	.00	86.25	500.00	413.75
13-00-5100	SUPPLIES	.00	3,106.49	17,000.00	13,893.51
13-00-5102	OPERATION SUPPLIES	956.45	2,123.78	15,000.00	12,876.22
13-00-5105	CONCESSIONS	.00	.00	15,000.00	15,000.00
13-00-5110	FURNITURE AND EQUIPMENT	.00	4,308.08	11,000.00	6,691.92
13-00-5120	SCHOOLS, DUES, & SEMINARS	65.00	105.00	5,000.00	4,895.00
13-00-5125	SALES TAX	.00	.00	.00	.00
13-00-5135	PROPERTY INSURANCE	.00	21,031.91	21,000.00	31.91-
13-00-5140	TRAVEL OR MILEAGE	.00	.00	.00	.00
13-00-5141	SERVICE FEES	10.00	460.00	800.00	340.00
13-00-5145	REPAIR & MAINT. SERVICES	.00	228.48	2,000.00	1,771.52
13-00-5149	REFUNDS	.00	.00	.00	.00
13-00-5150	OTHER MISC. OBJECTS	.00	.00	.00	.00
13-00-5160	CONSULTANTS	.00	.00	.00	.00

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
13-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	58,450.00	.00	58,450.00-
13-00-5176	NEW POOL SUPPLIES	.00	.00	.00	.00
13-00-5333	2021 GO AQUATIC CTN PRINCIPAL	.00	225,000.00	225,000.00	.00
13-00-5334	2021 GO AQUATIC CTR INTEREST	.00	17,271.25	33,924.00	16,652.75
13-00-5351	2023 MUNI IMPROV PRINCIPAL	.00	.00	2,500,000.00	2,500,000.00
13-00-5352	2023 MUNI IMPROV BOND INTEREST	.00	45,000.00	90,000.00	45,000.00
13-90-4010	TRANSFER FROM GENERAL	.00	.00	.00	.00
13-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
13-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
13-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
13-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
13-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
13-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
13-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
13-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
13-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
13-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
13-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
13-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
13-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
13-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
13-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
13-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
14-00-4065	FEES & PERMITS	.00	.00	.00	.00
14-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
14-00-4105	GRANTS	.00	.00	.00	.00
14-00-4110	INSURANCE ADJUSTMENTS	.00	30,853.13	.00	30,853.13-
14-00-4139	YOUTH FLAG FOOTBAL	.00	.00	8,500.00	8,500.00
14-00-4140	FALL SOCCER RECEIPTS	.00	.00	8,000.00	8,000.00
14-00-4142	SPRING SOCCER RECEIPTS	.00	11,415.00	10,000.00	1,415.00-
14-00-4143	BLAST BALL RECEIPTS	610.00	3,110.00	.00	3,110.00-
14-00-4144	T-BALL RECEIPTS	1,010.00	5,595.00	.00	5,595.00-
14-00-4145	BALL RECEIPTS	55.00	10,855.00	15,000.00	4,145.00
14-00-4146	BALL FIELD RENTAL	.00	140.00	12,000.00	11,860.00
14-00-4147	ADULT VOLLEY BALL	.00	1,200.00	1,000.00	200.00-
14-00-4148	TOURNAMENTS	.00	2,250.00	1,000.00	1,250.00-
14-00-4149	ADULT BASEBALL	.00	.00	1,000.00	1,000.00
14-00-4155	PARK DONATIONS	.00	.00	20,000.00	20,000.00
14-00-4161	INTEREST-MMA	19.84	1,763.89	500.00	1,263.89-
14-00-4162	INTEREST-NE CLASS	1,505.05	10,718.93	3,000.00	7,718.93-
14-00-4165	INTEREST EARNED	.00	.00	.00	.00
14-00-4166	INTEREST	.15	1.04	.00	1.04-
14-00-4170	ADULT BASKETBALL	.00	.00	1,000.00	1,000.00
14-00-4405	INFRASTRUCTURE FEE	2,118.00	7,371.00	.00	7,371.00-
14-00-4420	ADVERTISING REVENUE	.00	.00	.00	.00
14-00-5000	REGULAR SALARIES	10,162.28	69,631.44	141,500.00	71,868.56
14-00-5002	OVERTIME SALARIES	249.83	441.23	.00	441.23-
14-00-5006	SUB OR TEMP SALARIES	820.08	1,922.34	36,000.00	34,077.66
14-00-5009	SOCIAL SECURITY	830.35	5,375.06	12,500.00	7,124.94
14-00-5015	HEALTH INSURANCE	3,124.44	29,025.48	47,000.00	17,974.52
14-00-5019	WORKER'S COMP INSURANCE	.00	4,455.56	4,500.00	44.44

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
14-00-5030	RETIREMENT	552.93	3,176.78	7,000.00	3,823.22
14-00-5035	CLOTHING	.00	250.00	1,000.00	750.00
14-00-5045	CUSTODIAL SERVICE	.00	.00	.00	.00
14-00-5055	CONTRACTED OR SECURED SERVICES	.00	4,905.00	18,000.00	13,095.00
14-00-5060	OTHER PROF. & TECH SERVICE	.00	5,087.10	8,500.00	3,412.90
14-00-5070	ELECTRICITY	907.96	7,136.92	10,000.00	2,863.08
14-00-5073	GAS AND OIL	215.54	2,106.09	6,000.00	3,893.91
14-00-5075	GARBAGE SERVICE	.00	1,922.36	3,500.00	1,577.64
14-00-5080	RENTAL & LEASES	.00	930.00	1,000.00	70.00
14-00-5090	PHONE	29.23	204.67	1,000.00	795.33
14-00-5095	ADVERTISING & PRINTING	.00	431.25	1,500.00	1,068.75
14-00-5100	SUPPLIES	416.30	4,312.89	30,000.00	25,687.11
14-00-5102	OPERATION SUPPLIES	698.55	4,075.72	30,000.00	25,924.28
14-00-5103	TOURNAMENT SUPPLIES	686.98	1,118.98	1,500.00	381.02
14-00-5110	FURNITURE AND EQUIPMENT	.00	37,071.00	46,000.00	8,929.00
14-00-5120	SCHOOLS, DUES AND SEMINARS	.00	118.18	500.00	381.82
14-00-5125	SALES TAX	.00	.00	.00	.00
14-00-5130	TREES AND PLANTINGS	.00	11,235.00	28,000.00	16,765.00
14-00-5135	PROPERTY INSURANCE	.00	30,670.41	27,000.00	3,670.41-
14-00-5140	TRAVEL OR MILEAGE	.00	.00	500.00	500.00
14-00-5145	REPAIR & MAINT. SERVICES	11,640.18	42,627.94	43,500.00	872.06
14-00-5146	EQUIPMENT MAINTENANCE	.00	208.92	3,500.00	3,291.08
14-00-5147	VEHICLE MAINTENANCE	.00	5.86	100.00	94.14
14-00-5149	REFUNDS	190.00	1,240.00	.00	1,240.00-
14-00-5150	OTHER MISC. OBJECTS	.00	.00	.00	.00
14-00-5160	DONATION EXPENSES	.00	210.95	.00	210.95-
14-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00	20,000.00	20,000.00
14-90-4010	TRANSFER FROM GENERAL	.00	180,000.00	180,000.00	.00
14-90-4011	TRANSFER FROM CITY SALES TAX	.00	.00	.00	.00
14-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
14-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
14-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
14-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
14-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
14-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
14-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
14-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
14-90-4029	TRANSFER FROM LOTTERY	.00	260,000.00	260,000.00	.00
14-90-5011	TRANSFER TO CITY SALES TAX	.00	.00	.00	.00
14-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
14-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
14-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
14-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
14-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
14-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
14-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
14-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
15-00-4161	INTEREST-MMA	133.33	1,128.58	.00	1,128.58-
15-00-4199	ARPA PROCEEDS	.00	.00	.00	.00
15-00-5060	OTHER PROF & TECH SERVICE	.00	.00	.00	.00
15-00-5141	ARPA EXPENSES	.00	503.88	43,543.00	43,039.12

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
15-00-5146	EQUIPMENT MAINT	.00	18,769.00	.00	18,769.00-
15-00-5175	CAPITAL IMPROVEMENTS	.00	.00	.00	.00
16-00-4090	OTHER LOCAL REV RECEIPTS	.00	5.00	.00	5.00-
16-00-4091	COVID-19 CARE FUNDS	.00	.00	.00	.00
16-00-4100	EQUIPMENT SOLD	.00	.00	.00	.00
16-00-4105	GRANTS	.00	.00	.00	.00
16-00-4110	INSURANCE ADJUSTMENTS	5.00	607.00	.00	607.00-
16-00-4130	BOND PROCEEDS	.00	.00	9,500,000.00	9,500,000.00
16-00-4135	REIMBURSEMENT-MAT'LS/SERVICES	.00	.00	.00	.00
16-00-4155	GIFTS OR DONATIONS	.00	.00	.00	.00
16-00-4160	SUBURBAN FIRE DEPARTMENT	14,020.83	98,145.81	168,250.00	70,104.19
16-00-4161	INTEREST-MMA	343.85	2,631.86	.00	2,631.86-
16-00-4165	INTEREST/FIRE-RESCUE	.00	.00	.00	.00
16-00-5003	OFFICER REIMBURSEMENT	.00	4,375.00	11,000.00	6,625.00
16-00-5017	LIFE INSURANCE	.00	7,347.00	5,000.00	2,347.00-
16-00-5019	WORKER'S COMP INSURANCE	.00	1,276.00	5,000.00	3,724.00
16-00-5045	CUSTODIAL SERVICE	.00	.00	.00	.00
16-00-5050	LEGAL SERVICES	.00	.00	2,500.00	2,500.00
16-00-5055	CONTRACTED OR SECURED SERVICES	500.00	14,125.00	67,500.00	53,375.00
16-00-5056	ENARSIS ADMIN	.00	.00	15,000.00	15,000.00
16-00-5060	OTHER PROF.& TECH SERVICE	71.48	3,984.18	5,000.00	1,015.82
16-00-5065	NATURAL GAS	329.75	2,781.38	6,000.00	3,218.62
16-00-5070	ELECTRICITY	146.93	1,170.53	3,500.00	2,329.47
16-00-5073	GAS & OIL	529.54	3,939.02	8,000.00	4,060.98
16-00-5075	GARBAGE SERVICE	.00	129.24	500.00	370.76
16-00-5080	RENTALS OR LEASES	.00	.00	.00	.00
16-00-5085	POSTAGE	.00	.00	.00	.00
16-00-5090	TELEPHONE	275.08	2,191.99	4,000.00	1,808.01
16-00-5095	ADVERTISING AND PRINTING	.00	304.95	1,000.00	695.05
16-00-5100	SUPPLIES	85.06	675.54	8,000.00	7,324.46
16-00-5101	FIRE OPERATION SUPPLIES	.00	1,014.43	20,000.00	18,985.57
16-00-5102	MEDICAL SUPPLIES	3,239.48	11,414.69	20,000.00	8,585.31
16-00-5103	FD BUNKER GEAR	532.00	2,042.75	5,500.00	3,457.25
16-00-5110	FURNITURE AND EQUIPMENT	.00	.00	.00	.00
16-00-5112	COMMUNICATION GEAR	.00	.00	36,000.00	36,000.00
16-00-5115	LICENSE FEES	.00	.00	500.00	500.00
16-00-5120	SCHOOL, DUES AND SEMINARS	795.07	2,384.48	16,000.00	13,615.52
16-00-5135	PROPERTY INSURANCE	.00	20,570.00	25,000.00	4,430.00
16-00-5140	TRAVEL OR MILEAGE	.00	427.95	6,000.00	5,572.05
16-00-5141	SERVICE FEES	.00	.00	.00	.00
16-00-5142	VEHICLE MILEAGE REIMBURSE	.00	18,360.00	25,000.00	6,640.00
16-00-5145	BUILDING REPAIR & MAINTENANCE	.00	1,989.10	10,000.00	8,010.90
16-00-5146	EQUIPMENT-REPAIR & MAINTENANCE	.00	6,888.93	12,500.00	5,611.07
16-00-5147	VEHICLE REPAIR & MAINTENANCE	4,775.87	15,925.06	12,500.00	3,425.06-
16-00-5148	COMMUNICATION REPAIR	.00	.00	2,500.00	2,500.00
16-00-5149	REFUNDS	.00	.00	.00	.00
16-00-5150	OTHER MISC. OBJECTS	.00	.00	3,000.00	3,000.00
16-00-5175	CAPITAL IMPROVEMENTS	.00	.00	9,500,000.00	9,500,000.00
16-00-5180	INNOCULATIONS	.00	.00	.00	.00
16-00-5225	DONATION FUND-EXPENSES	.00	.00	.00	.00
16-00-5230	VOID!! USE FUND 18 ACCTS	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
16-00-5231	FEH: FIRE SERVICE CALLS	.00	.00	.00	.00
16-00-5555	UNIFORMS	.00	.00	.00	.00
16-90-4010	TRANSFER FROM GENERAL	.00	168,250.00	168,250.00	.00
16-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
16-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
16-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
16-90-4018	TRANSFER FROM FIRE EQUIPMENT	.00	.00	.00	.00
16-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
16-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
16-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
16-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
16-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
16-90-5010	TRANSFER TO GENERAL	1,041.66	5,208.30	.00	5,208.30-
16-90-5011	TRANSFER TO SALES TAX	.00	.00	.00	.00
16-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
16-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
16-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
16-90-5017	TRANSFER TO FIRE DONATION	.00	.00	.00	.00
16-90-5018	TRANSFER TO FIRE EQUIPMENT	.00	140.00	.00	140.00-
16-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
16-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
16-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
16-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
16-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
17-00-4065	BURN PERMITS	120.00	570.00	500.00	70.00-
17-00-4070	TABLE RENTAL REVENUE	.00	150.00	.00	150.00-
17-00-4090	OTHER LOCAL REV RECEIPTS	140.22	140.22	.00	140.22-
17-00-4105	GRANTS	.00	.00	.00	.00
17-00-4155	GIFTS OR DONATIONS	500.00	21,981.46	6,000.00	15,981.46-
17-00-4156	FIRE ENGINE 34 DONATIONS	.00	.00	.00	.00
17-00-4157	SANTA EXPRESS DONATIONS	.00	2,551.98	.00	2,551.98-
17-00-4162	INTEREST-NE CLASS	179.68	1,230.22	.00	1,230.22-
17-00-4165	INTEREST FIRE DONATION	.00	.00	.00	.00
17-00-4166	INTEREST	.73	11.81	.00	11.81-
17-00-5035	CLOTHING ALLOWANCE	.00	.00	2,500.00	2,500.00
17-00-5100	SUPPLIES	.00	257.18	5,000.00	4,742.82
17-00-5104	ENGINE 34 EXPENSE	139.00	945.00	.00	945.00-
17-00-5106	SANTA EXPRESS EXPENSES	.00	3,818.81	.00	3,818.81-
17-00-5108	PRIZES	.00	708.64	.00	708.64-
17-00-5150	OTHER MISC EXPENSES	.00	298.08	.00	298.08-
17-00-5175	CAPITAL EQUIPMENT	.00	16,514.00	47,847.00	31,333.00
17-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
17-90-4018	TRANSFER FROM FIRE EQUIP	.00	.00	.00	.00
17-90-4038	TRANSFER FROM FIRE RAFFLE	.00	500.00	.00	500.00-
17-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
17-90-5018	TRANSFERS TO FIRE EQUIPMENT	.00	.00	.00	.00
18-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
18-00-4091	COVID-19 Care funds	.00	.00	.00	.00
18-00-4105	GRANTS	.00	.00	.00	.00
18-00-4135	REIMBURSEMENT	.00	.00	.00	.00
18-00-4150	FEH: FIRE SERVICE CALLS	.00	187.50	2,000.00	1,812.50

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
18-00-4151	EMS: RESCUE SERVICE CALLS	18,762.71	73,959.73	50,000.00	23,959.73-
18-00-4160	RURAL FIRE DEPARTMENT	.00	.00	.00	.00
18-00-4161	INTEREST-MMA	845.18	5,542.32	.00	5,542.32-
18-00-4162	INTEREST-NE CLASS	784.18	5,693.24	2,500.00	3,193.24-
18-00-4165	INTEREST - FIRE EQUIPMENT	.00	.00	.00	.00
18-00-4166	INTEREST	5.91	57.99	.00	57.99-
18-00-5055	CONTRACT/SECURED SERVICES	.00	.00	.00	.00
18-00-5060	OTHER PROF/TECH SERVICE	.00	.00	.00	.00
18-00-5100	SUPPLIES	.00	.00	.00	.00
18-00-5103	FD BUNKER GEAR	.00	11,890.00	.00	11,890.00-
18-00-5110	FURNITURE & EQUIPMENT	.00	1,777.58	.00	1,777.58-
18-00-5141	SERVICE FEES	.00	.00	.00	.00
18-00-5147	VEHICLE MAINT	.00	7,955.66	.00	7,955.66-
18-00-5149	REFUNDS	.00	.00	.00	.00
18-00-5175	CAPITAL EQUIPMENT	.00	.00	301,919.00	301,919.00
18-00-5230	VOID!! USE STANDARD ACCTS	.00	.00	.00	.00
18-00-5231	FEH - FEES	.00	185.63	.00	185.63-
18-00-5232	EMS - FEES	524.84	11,729.26	.00	11,729.26-
18-90-4016	TRANSFER FROM FIRE	.00	140.00	.00	140.00-
18-90-4029	TRANSFER FROM KENO	.00	.00	.00	.00
18-90-5016	TRANSFER TO FD OPERATIONS	.00	.00	.00	.00
18-90-5017	TRANSFER TO DONATIONS	.00	.00	.00	.00
19-00-4065	FEES & PERMITS	4,472.11	29,018.04	60,000.00	30,981.96
19-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
19-00-4105	GRANTS	.00	.00	.00	.00
19-00-4106	DEVELOPER:STREET TREES	.00	46,500.00	.00	46,500.00-
19-00-4161	INTEREST-MMA	878.64	6,500.45	1,000.00	5,500.45-
19-00-4200	PERMIT DEPOSITS	2,000.00	7,000.00	10,000.00	3,000.00
19-00-4205	DEVELOPER CONTRIBUTIONS	.00	.00	80,000.00	80,000.00
19-00-4405	INFRASTRUCTURE FEE	3,530.00	12,285.00	15,000.00	2,715.00
19-00-5000	SALARIES - REGULAR	8,215.68	61,182.16	151,000.00	89,817.84
19-00-5001	SALARIES - PART TIME	.00	.00	.00	.00
19-00-5002	SALARIES - OVERTIME	.00	.00	.00	.00
19-00-5009	SS/MED - CITY SHARE	624.63	4,653.32	11,000.00	6,346.68
19-00-5015	HEALTH INSURANCE	1,840.47	14,768.98	21,500.00	6,731.02
19-00-5030	RETIREMENT	451.86	3,364.99	7,500.00	4,135.01
19-00-5035	CLOTHING	.00	.00	500.00	500.00
19-00-5050	LEGAL SERVICES	.00	.00	.00	.00
19-00-5060	OTHER PROF & TECH SERVICE	403.75	997.75	30,000.00	29,002.25
19-00-5073	GAS & OIL	32.94	178.46	1,000.00	821.54
19-00-5090	TELEPHONE	29.23	204.67	1,500.00	1,295.33
19-00-5095	ADVERTISING AND PRINTING	.00	254.45	1,000.00	745.55
19-00-5100	SUPPLIES	.00	188.05	1,000.00	811.95
19-00-5110	FURNITURE & EQUIPMENT	.00	.00	.00	.00
19-00-5120	SCHOOL, DUES & SEMINARS	.00	935.00	3,000.00	2,065.00
19-00-5135	INSURANCE	.00	702.75	1,000.00	297.25
19-00-5140	TRAVEL & MILEAGE	.00	325.86	1,000.00	674.14
19-00-5145	REPAIR & MAINT SERVICES	.00	.00	.00	.00
19-00-5146	EQUIPMENT MAINT	.00	.00	.00	.00
19-00-5147	VEHICLE MAINT	.00	52.96	500.00	447.04
19-00-5150	OTHER MISC.OBJECTS	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
19-00-5151	OTHER-STREET TREES	.00	435.00	25,000.00	24,565.00
19-00-5201	DEPOSITS REFUNDED	.00	1,760.00	35,000.00	33,240.00
19-00-5205	CONSULTANTS	.00	37,397.75	80,000.00	42,602.25
19-90-4010	TRANSFER FROM GENERAL	.00	125,000.00	125,000.00	.00
20-00-4050	SALES TAX	443.78	3,775.43	15,000.00	11,224.57
20-00-4071	CITY FINES	.00	.00	.00	.00
20-00-4090	OTHER LOCAL REV RECEIPTS	485.00	1,546.88	.00	1,546.88-
20-00-4095	LABOR & MATERIALS SOLD - WATER	6.14	3,489.76	20,000.00	16,510.24
20-00-4105	GRANTS	.00	9,180.00	.00	9,180.00-
20-00-4110	INSURANCE ADJUSTMENTS	.00	60,876.07	.00	60,876.07-
20-00-4130	SALE OF BONDS - WATER	.00	.00	2,400,000.00	2,400,000.00
20-00-4131	GO WATER BOND 2025 PROC	.00	1,120,000.00	.00	1,120,000.00-
20-00-4161	INTEREST-MMA	6,880.66	36,100.58	13,000.00	23,100.58-
20-00-4165	INTEREST/WATER	.00	.00	.00	.00
20-00-4175	CONTRIBUTION INCOME	.00	.00	.00	.00
20-00-4200	INSURANCE PROCEEDS	.00	.00	.00	.00
20-00-4220	SCRAP SALES	.00	.00	.00	.00
20-00-4300	UTILITY SERVICE CHARGE-WATER	63,228.71	523,080.75	675,000.00	151,919.25
20-00-4305	SALE OF WATER	.00	847.23	.00	847.23-
20-00-4400	DEPOSITS RECEIVED	.00	.00	.00	.00
20-00-4405	INFRASTRUCTURE FEE	211.80	737.10	1,000.00	262.90
20-00-5000	REGULAR SALARIES	14,000.82	119,462.31	205,000.00	85,537.69
20-00-5002	OVERTIME SALARIES	604.54	3,240.49	6,500.00	3,259.51
20-00-5006	SUB OR TEMP SALARIES	.00	92.82	.00	92.82-
20-00-5009	SOCIAL SECURITY	1,104.87	9,330.27	14,500.00	5,169.73
20-00-5015	HEALTH INSURANCE	2,451.79	19,300.69	77,500.00	58,199.31
20-00-5019	WORKER'S COMP INSURANCE	.00	2,653.09	3,500.00	846.91
20-00-5030	RETIREMENT	586.12	5,047.20	10,500.00	5,452.80
20-00-5035	CLOTHING	.00	215.98	500.00	284.02
20-00-5050	LABORATORY SERVICES	.00	.00	.00	.00
20-00-5055	CONTRACTED OR SECURED SERVICES	.00	4,226.50	3,000.00	1,226.50-
20-00-5056	GRANT EXPENDITURES	.00	.00	.00	.00
20-00-5060	OTHER PROF. & TECH SERVICE	560.00	684.16	2,000.00	1,315.84
20-00-5061	SPECIAL PROF & TECH SERVICES	.00	.00	.00	.00
20-00-5065	SPECIAL PROF & TECH SERVICES	.00	.00	.00	.00
20-00-5070	ELECTRICITY	2,764.66	21,232.83	40,000.00	18,767.17
20-00-5073	GAS AND OIL	163.73	987.31	3,000.00	2,012.69
20-00-5080	RENTALS OR LEASES	.00	417.05	1,000.00	582.95
20-00-5085	POSTAGE	152.03	1,701.60	3,500.00	1,798.40
20-00-5090	TELEPHONE	59.12	410.00	2,000.00	1,590.00
20-00-5095	ADVERTISING AND PRINTING	.00	1,057.64	2,000.00	942.36
20-00-5100	SUPPLIES	2,167.60	18,893.28	40,000.00	21,106.72
20-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
20-00-5110	FURNITURE AND EQUIPMENT	.00	33,808.33	35,000.00	1,191.67
20-00-5120	SCHOOL, DUES AND SEMINARS	.00	.00	3,000.00	3,000.00
20-00-5125	SALES TAX-WATER	492.99	3,911.55	10,000.00	6,088.45
20-00-5135	PROPERTY INSURANCE	.00	18,496.75	17,500.00	996.75-
20-00-5140	TRAVEL OR MILEAGE	.00	113.28	1,000.00	886.72
20-00-5141	SERVICE FEES	.00	17,054.00	400.00	16,654.00-
20-00-5144	REPAIR & MAIN. - BLDG	.00	.00	11,000.00	11,000.00
20-00-5145	REPAIR & MAINT. SERVICES	182.97	8,892.87	35,000.00	26,107.13

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
20-00-5146	EQUIPMENT MAINTENANCE	1,187.45	8,646.68	7,000.00	1,646.68-
20-00-5147	VEHICLE MAINTENANCE	192.90	1,350.06	1,000.00	350.06-
20-00-5150	OTHER MISC. OBJECTS	.00	.00	.00	.00
20-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	210,791.25	234,069.74	2,700,000.00	2,465,930.26
20-00-5180	2021 NDEE PRINCIPAL PAYMENT	.00	.00	.00	.00
20-00-5181	NDEE INTEREST PAYMENT	.00	.00	.00	.00
20-00-5182	2021 GO WATER PRINCIPAL	.00	115,000.00	115,000.00	.00
20-00-5183	2021 GO WATER INTEREST	.00	7,971.25	15,598.00	7,626.75
20-00-5201	REFUNDS	.00	.00	.00	.00
20-00-5210	METER AND READOUT PURCHASE	27,475.36	37,363.67	60,000.00	22,636.33
20-00-5220	DEPRECIATION EXPENSE	.00	.00	.00	.00
20-00-5235	LABORATORY SERVICES	111.00	1,711.00	5,000.00	3,289.00
20-00-5304	BOND NOTES	.00	.00	.00	.00
20-00-5305	INTEREST EXPENSE	.00	.00	.00	.00
20-00-5382	2021 GO WTR REF PRINCIPAL	.00	.00	.00	.00
20-00-5383	2021 GO WTR REF INTEREST	.00	.00	.00	.00
20-00-5400	DEPOSITS REFUNDED	.00	.00	.00	.00
20-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
20-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
20-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
20-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
20-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
20-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
20-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
20-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
20-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
20-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
20-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
20-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
20-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
20-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
20-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
20-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
21-00-4050	SALES TAX	8,325.13	60,609.73	82,000.00	21,390.27
21-00-4090	OTHER LOCAL REV RECEIPTS	.00	6.00	.00	6.00-
21-00-4095	LABOR & MATERIALS SOLD - SEWER	.00	.00	.00	.00
21-00-4105	GRANTS	.00	.00	.00	.00
21-00-4110	INSURANCE ADJUSTMENTS	.00	51,290.35	.00	51,290.35-
21-00-4130	SALE OF BONDS - SEWER	.00	.00	.00	.00
21-00-4161	INTEREST-MMA	8,852.65	58,831.27	20,000.00	38,831.27-
21-00-4163	INTEREST-CD'S HORIZON	14,659.52	57,174.84	18,000.00	39,174.84-
21-00-4164	INTEREST-CD'S FSB	.00	9,259.93	3,000.00	6,259.93-
21-00-4175	CONTRIBUTION INCOME	.00	.00	.00	.00
21-00-4180	INTEREST INCOME	.00	.00	.00	.00
21-00-4220	SCRAP SALES	.00	.00	.00	.00
21-00-4300	UTILITY SERVICE CHARGE-SEWER	122,364.11	881,351.25	1,200,000.00	318,648.75
21-00-4405	INFRASTRUCTURE FEE	282.40	982.80	.00	982.80-
21-00-5000	REGULAR SALARIES	12,736.94	80,317.93	181,000.00	100,682.07
21-00-5002	OVERTIME SALARIES	654.76	3,277.34	6,000.00	2,722.66
21-00-5006	SUB OR TEMP SALARIES	.00	114.90	2,500.00	2,385.10
21-00-5009	SOCIAL SECURITY	1,012.40	6,311.26	13,000.00	6,688.74

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
21-00-5015	HEALTH INSURANCE	2,339.37	18,398.50	63,000.00	44,601.50
21-00-5019	WORKER'S COMP INSURANCE	.00	1,066.63	1,500.00	433.37
21-00-5030	RETIREMENT	674.58	4,260.61	9,000.00	4,739.39
21-00-5035	CLOTHING	.00	119.99	250.00	130.01
21-00-5045	CUSTODIAL SERVICE	.00	.00	.00	.00
21-00-5050	LABORATORY SERVICES	407.59	3,426.81	6,000.00	2,573.19
21-00-5060	OTHER PROF. & TECH SERVICE	560.00	684.17	2,000.00	1,315.83
21-00-5065	NATURAL GAS	.00	2,543.46	4,000.00	1,456.54
21-00-5070	ELECTRICITY	8,784.48	57,804.44	80,000.00	22,195.56
21-00-5073	GAS AND OIL	190.49	860.62	6,000.00	5,139.38
21-00-5075	GARBAGE SERVICE	.00	1,033.86	2,000.00	966.14
21-00-5080	RENTALS OR LEASES	.00	834.10	1,000.00	165.90
21-00-5085	POSTAGE	152.04	1,244.70	3,500.00	2,255.30
21-00-5090	TELEPHONE	93.98	1,837.89	3,000.00	1,162.11
21-00-5095	ADVERTISING AND PRINTING	.00	.00	500.00	500.00
21-00-5100	SUPPLIES	303.56	7,010.96	28,000.00	20,989.04
21-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
21-00-5110	FURNITURE AND EQUIPMENT	40,230.13	320,435.50	306,500.00	13,935.50-
21-00-5120	SCHOOL, DUES AND SEMINARS	.00	300.00	1,500.00	1,200.00
21-00-5125	SALES TAX-SEWER	8,484.24	60,156.79	101,000.00	40,843.21
21-00-5135	PROPERTY INSURANCE	.00	18,605.48	18,500.00	105.48-
21-00-5140	TRAVEL OR MILEAGE	73.29	974.01	500.00	474.01-
21-00-5141	SERVICE FEES	.00	414.00	800.00	386.00
21-00-5145	REPAIR & MAINT. SEWER	32.98	1,251.99	5,000.00	3,748.01
21-00-5146	EQUIPMENT MAINTENANCE	55.97	11,777.67	38,000.00	26,222.33
21-00-5147	VEHICLE MAINTENANCE	.00	40.25	500.00	459.75
21-00-5150	OTHER MISC. OBJECTS	.00	.00	.00	.00
21-00-5151	ADJUSTMENTS	.00	.00	.00	.00
21-00-5152	REPAIR & MAIN - WWTP	57.99	4,634.81	10,000.00	5,365.19
21-00-5175	CAPITOL IMPROVEMENTS-SEWER	.00	.00	2,000,000.00	2,000,000.00
21-00-5180	AMORTIZATION EXPENSE	.00	.00	.00	.00
21-00-5220	DEPRECIATION EXPENSE	.00	.00	.00	.00
21-00-5300	DISPOSITION OF EQUIPMENT	.00	.00	.00	.00
21-00-5301	BOND REFINANCE EXPENSES	.00	.00	.00	.00
21-00-5306	PRINCIPAL-2016 COM. UT.REV.REF	.00	.00	.00	.00
21-00-5307	INTEREST-2016 COM.UT.REV.REF.	.00	.00	.00	.00
21-00-5326	2021 CURRB PRINCIPAL	.00	305,000.00	305,000.00	.00
21-00-5327	2021 CURRB INTEREST	.00	10,033.75	19,076.00	9,042.25
21-00-5333	2020 CURR PRINCIPAL	.00	.00	210,000.00	210,000.00
21-00-5334	2020 CURR INTEREST	.00	9,566.25	19,133.00	9,566.75
21-00-5337	PRIN: HOLD 2018 C.U.R. BOND	.00	.00	.00	.00
21-00-5338	INT: 2018 C.U.R. BAN	.00	.00	.00	.00
21-90-4011	TRANSFER FROM SALES TAX	.00	.00	.00	.00
21-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
21-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
21-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
21-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
21-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
21-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
21-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
21-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
21-90-5011	TRANSFER TO GENERAL	.00	.00	.00	.00
21-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
21-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
21-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
21-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
21-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
21-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
21-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
21-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
22-00-4105	GRANTS	.00	.00	.00	.00
22-00-4130	CDBG GRANT PROCEEDS	.00	44,667.46	240,000.00	195,332.54
22-00-4180	INTEREST INCOME	.00	.00	.00	.00
22-00-4310	TIF REVENUE	.00	.00	.00	.00
22-00-5050	LEGAL SERVICES	.00	.00	.00	.00
22-00-5100	TIF NOTE DISBURSEMENTS	.00	.00	.00	.00
22-00-5101	DRAW DOWNS	.00	44,667.46	240,000.00	195,332.54
22-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
22-00-5215	TIF NOTE PAYMENTSD	.00	.00	.00	.00
23-00-4000	COUNTY PROPERTY TAX	306,282.43	376,876.65	774,257.00	397,380.35
23-00-4005	COUNTY MOTOR VEHICLE FEE	.00	.00	.00	.00
23-00-4010	COUNTY MOTOR VEHICLE PRO RATE	800.05	1,456.42	1,000.00	456.42-
23-00-4015	PROPERTY TAX CREDIT	.00	26,476.41	.00	26,476.41-
23-00-4020	PROPERTY TAX CREDIT	.00	.00	.00	.00
23-00-4023	TRANSFER FROM CO. BOND	.00	.00	.00	.00
23-00-4030	CO. CARLINE	.00	.00	.00	.00
23-00-4037	COUNTY SPECIAL ASSESSMENTS	.00	.00	31,500.00	31,500.00
23-00-4040	COUNTY IN LIEU OF TAX	.00	.00	3,000.00	3,000.00
23-00-4055	COUNTY HOMESTEAD EXEMPTION	4,348.46	8,696.92	.00	8,696.92-
23-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
23-00-4130	COUNTY BOND PROCEEDS	.00	.00	.00	.00
23-00-4162	INTEREST-NE CLASS	1,306.79	7,374.00	.00	7,374.00-
23-00-4165	INT EARNED ON CO. BOND	.00	.00	.00	.00
23-00-4166	INT EARNED ON CO. DEBT FUND	.00	.00	.00	.00
23-00-4167	INTEREST FSB	158.62	467.47	.00	467.47-
23-00-4170	INT EARNED ON BOND NOTE	.00	.00	.00	.00
23-00-4415	AG LAND TAX CREDIT	.00	21.06	.00	21.06-
23-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
23-00-5141	SERVICE FEES	22.00	972.00	2,400.00	1,428.00
23-00-5175	CAPITAL IMPROVEMENTS	.00	.00	.00	.00
23-00-5316	2007 IMPROVEMENTS	.00	.00	.00	.00
23-00-5325	PRINCIPAL-2016 GO REFG BONDS	.00	.00	.00	.00
23-00-5326	INTEREST-2016 REFG BONDS	.00	.00	.00	.00
23-00-5337	2016 GOVP BOND PRINCIPAL	.00	.00	35,000.00	35,000.00
23-00-5338	2016 GOVP INTEREST	.00	665.00	1,330.00	665.00
23-00-5339	2020 HAFP BOND PRINCIPAL	.00	70,000.00	70,000.00	.00
23-00-5340	2020 HAFP BOND INTEREST	.00	1,392.50	2,785.00	1,392.50
23-00-5345	CAPITAL OUTLAY-LAWSON PARK	.00	.00	.00	.00
23-00-5347	23-00-5348 PRINCIPAL	.00	.00	135,000.00	135,000.00
23-00-5348	2019 GOVP INTEREST	.00	19,191.25	38,383.00	19,191.75
23-00-5349	2020 GOVP PRINCIPAL	.00	.00	155,000.00	155,000.00
23-00-5350	2020 GOVP BOND INTEREST	.00	11,975.00	23,950.00	11,975.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
23-00-5353	NEW BOND - REFINANCING	.00	.00	.00	.00
23-00-5380	2021 GO SWR PRINCIPAL	.00	.00	220,000.00	220,000.00
23-00-5381	2021 GO SWR INTEREST	.00	5,728.75	11,458.00	5,729.25
23-00-5400	2016 HWY ALLOC PRINCIPAL	.00	80,000.00	80,000.00	.00
23-00-5440	2016 HWY ALLOC INTEREST	.00	660.00	660.00	.00
23-00-5450	2016 BAN	.00	.00	.00	.00
23-00-5455	INTEREST - 2016 BAN	.00	.00	.00	.00
23-00-5460	2016B BAN INTEREST	.00	.00	.00	.00
23-00-5470	PRIN 2016 BAN	.00	.00	.00	.00
23-00-5480	2016 VARIOUS PURPOSE	.00	.00	.00	.00
23-00-5490	INTEREST - 2018 BAN	.00	.00	.00	.00
23-90-4010	TRANSER FROM GENERAL	.00	.00	.00	.00
23-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
23-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
23-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
23-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
23-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
23-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
23-90-4023	TRANSFER FROM CO. BOND	.00	.00	.00	.00
23-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
23-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
23-90-4033	TRANSFER FROM TIF G	.00	.00	.00	.00
23-90-4035	TRANSFER FROM TIF ADMIN W/H	.00	.00	.00	.00
23-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
23-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
23-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
23-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
23-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
23-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
23-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
23-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
23-90-5035	TRANSFER TO TIF ADMIN FUNDS	.00	.00	.00	.00
24-00-4180	INTEREST INCOME	9.99	97.26	.00	97.26-
24-00-4310	TIF REVENUES	96,506.04	122,893.64	150,000.00	27,106.36
24-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
24-00-5150	REAL ESTATE TAX REFUND	.00	.00	.00	.00
24-00-5214	TIF COUNTY REIMBURSEMENT	.00	.00	.00	.00
24-00-5215	TIF NOTE PAYMENTS	.00	102,355.30	150,000.00	47,644.70
24-90-5025	TRANSFER TO TIF B	.00	.00	.00	.00
24-90-5033	TRANSFER TO TIF G	.00	.00	.00	.00
24-90-5035	TRANSFER TO ADMIN W/H	.00	.00	.00	.00
25-00-4180	INTEREST INCOME	5.59	39.30	.00	39.30-
25-00-4310	TIF REVENUES	25,181.22	28,953.71	35,000.00	6,046.29
25-00-5150	REAL ESTATE TAX REFUND	.00	.00	.00	.00
25-00-5214	TIF COUNTY REIMBURSEMENT	.00	.00	.00	.00
25-00-5215	TIF NOTE PAYMENTS	.00	16,585.75	35,000.00	18,414.25
25-90-4024	TRANSFER FROM TIF A	.00	.00	.00	.00
25-90-5035	TRANSFER TO ADMIN W/H	.00	.00	.00	.00
26-00-4180	INTEREST INCOME	.00	.00	.00	.00
26-00-4310	TIF REVENUE	.00	.00	.00	.00
26-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
26-00-5215	TIF NOTE PAYMENT	.00	.00	.00	.00
26-90-4035	TRANS FROM TIF ADMIN	.00	.00	.00	.00
26-90-5035	TRANSFER TO TIF ADMIN FUNDS	.00	.00	.00	.00
27-00-4180	INTEREST INCOME	.00	.00	.00	.00
27-00-4310	TIF REVENUE	.00	.00	.00	.00
27-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
27-00-5215	TIF NOTE PAYMENTS	.00	.00	.00	.00
27-90-4035	TRANS FROM TIF ADMIN	.00	.00	.00	.00
27-90-5035	TRANSFER TO TIF ADMIN	.00	.00	.00	.00
28-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
28-00-4105	GRANTS	.00	.00	.00	.00
28-00-4110	INSURANCE ADJUSTMENTS	.00	.00	.00	.00
28-00-4155	GIFTS OR DONATIONS	.00	.00	.00	.00
28-00-4161	INTEREST-MMA	53.15	599.11	.00	599.11-
28-00-4162	INTEREST-NE CLASS	88.16	268.84	.00	268.84-
28-00-4164	INTEREST-CD'S FSB	.00	1,575.77	1,500.00	75.77-
28-00-4167	INTEREST FSB	.00	.00	.00	.00
28-00-4180	INTEREST/CEMETERY FUNDS	4.11	192.44	.00	192.44-
28-00-4185	CEMETERY RECEIPTS	300.00	4,525.00	7,000.00	2,475.00
28-00-5000	REGULAR SALARIES	2,393.86	17,797.13	51,000.00	33,202.87
28-00-5002	OVERTIME SALARY	.00	.00	.00	.00
28-00-5006	SUB AND TEMP SALARIES	.00	64.28	3,500.00	3,435.72
28-00-5009	SOCIAL SECURITY	180.57	1,348.51	4,000.00	2,651.49
28-00-5015	HEALTH INSURANCE	1,135.34	8,958.97	26,000.00	17,041.03
28-00-5030	RETIREMENT	131.68	978.97	2,500.00	1,521.03
28-00-5050	LEGAL SERVICES	.00	.00	.00	.00
28-00-5070	ELECTRICTY	39.26	262.51	500.00	237.49
28-00-5073	GAS AND OIL	.00	47.03	1,000.00	952.97
28-00-5080	RENTALS & LEASES	.00	.00	500.00	500.00
28-00-5100	SUPPLIES	.00	108.00	2,000.00	1,892.00
28-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
28-00-5110	FURNITURE AND EQUIPMENT	.00	.00	.00	.00
28-00-5135	PROPERTY INSURANCE	.00	774.05	1,000.00	225.95
28-00-5141	SERVICE FEES	.00	22.00	.00	22.00-
28-00-5145	REPAIR AND MAINTENANCE	.00	180.00	3,000.00	2,820.00
28-00-5146	EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00
28-00-5150	OTHER MISC OBJECTS	.00	.00	.00	.00
28-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00	.00	.00
28-90-4010	TRANSFER FROM GENERAL	.00	41,000.00	41,000.00	.00
28-90-4011	TRANSFER FROM SALES TAX	.00	.00	.00	.00
28-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
28-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
28-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
28-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
28-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
28-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
28-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
28-90-4028	TRANSFER IN - CEMETERY	.00	.00	.00	.00
28-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
28-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
28-90-5013	TRANSFER TO POOL	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
28-90-5014	TRANSFER TO PARK	.00	.00	.00	.00
28-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
28-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
28-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
28-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
28-90-5028	TRANSFER OUT - CEMETERY	.00	.00	.00	.00
28-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
29-00-4090	OTHER LOCAL REV RECEIPTS	.00	17,392.95	.00	17,392.95-
29-00-4130	Bond Proceeds	.00	.00	.00	.00
29-00-4161	INTEREST	91.98	459.82	.00	459.82-
29-00-4162	INTEREST-NE CLASS	1,457.35	10,565.63	5,000.00	5,565.63-
29-00-4165	INTEREST CD PINNACLE	.00	.00	.00	.00
29-00-4166	INTEREST	43.30	361.69	.00	361.69-
29-00-4167	INTEREST FSB	129.87	893.80	500.00	393.80-
29-00-4193	KENO OPERATING RECEIPTS	75,068.55	527,870.84	850,000.00	322,129.16
29-00-4195	KENO - CITY COMMISIONS	33,993.30	97,322.77	185,000.00	87,677.23
29-00-4200	MISC INCOME	.00	.00	5,000.00	5,000.00
29-00-5010	Transfers to General	.00	.00	.00	.00
29-00-5040	CO TREASURER & OTHER FEES	.00	.00	.00	.00
29-00-5050	ATTORNEY FEES	.00	.00	.00	.00
29-00-5060	AUDIT FEES	.00	5,375.00	13,000.00	7,625.00
29-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
29-00-5115	LICENSE FEES	.00	.00	100.00	100.00
29-00-5141	SERVICE FEES	.00	500.00	400.00	100.00-
29-00-5175	CAPITAL OUTLAY	.00	.00	.00	.00
29-00-5195	STATE TAX	15,747.00	42,516.00	70,000.00	27,484.00
29-00-5200	KENO EXPENSES-OPERATING ACCT	83,866.97	529,643.91	910,000.00	380,356.09
29-00-5205	PRIZE FUND	.00	.00	75,000.00	75,000.00
29-00-5333	2020 COP PRINCIPAL PAYMNT	.00	.00	95,000.00	95,000.00
29-00-5334	2020 COP INTEREST PAYMNT	.00	3,318.75	6,638.00	3,319.25
29-90-4012	TRANSFER FROM STREET	.00	.00	.00	.00
29-90-4013	TRANSFER FROM POOL	.00	.00	.00	.00
29-90-4014	TRANSFER FROM PARK	.00	.00	.00	.00
29-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00	.00	.00
29-90-4020	TRANSFER FROM WATER	.00	.00	.00	.00
29-90-4021	TRANSFER FROM SEWER	.00	.00	.00	.00
29-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00	.00	.00
29-90-4028	TRANSFER FROM CEMETARY	.00	.00	.00	.00
29-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
29-90-4033	TRANSFER FROM TIF G	.00	.00	.00	.00
29-90-5010	TRANSFER TO GENERAL	.00	.00	.00	.00
29-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
29-90-5013	TRANSFER TO POOL	.00	.00	.00	.00
29-90-5014	TRANSFER TO PARK	.00	260,000.00	260,000.00	.00
29-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00	.00	.00
29-90-5020	TRANSFER TO WATER	.00	.00	.00	.00
29-90-5021	TRANSFER TO SEWER	.00	.00	.00	.00
29-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
29-90-5028	TRANSFER TO CEMETERY	.00	.00	.00	.00
29-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
29-90-5033	TRANSFER TO TIF G	.00	.00	.00	.00

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
30-00-4130	TIF NOTE PROCEEDS	.00	.00	.00	.00
30-00-4180	INTEREST INCOME	.00	.00	.00	.00
30-00-4310	TIF REVENUE	.00	.00	.00	.00
30-00-5040	COUNTY TREASURER & OTHER FEES	.00	.00	.00	.00
30-00-5050	LEGAL SERVICES	.00	.00	.00	.00
30-00-5100	TIF NOTE DISBURSEMENTS	.00	.00	.00	.00
30-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
30-00-5215	TIF NOTE PAYMENTS	.00	.00	.00	.00
30-90-4035	TRANSFER FROM TIF ADMIN	.00	.00	.00	.00
30-90-5010	TRANSFER TO GENERAL FUND	.00	.00	.00	.00
30-90-5012	TRANSFER TO STREET	.00	.00	.00	.00
30-90-5035	TRANSFER TO TIF ADMIN	.00	4.02	.00	4.02-
31-00-5215	TIF NOTE PAYMENTS	.00	.00	.00	.00
31-90-5010	TRANSFER TO GENERAL	.00	.00	.00	.00
32-00-4130	TIF F NOTE PROCEEDS	.00	.00	.00	.00
32-00-4180	INTEREST INCOME	.00	.02	.00	.02-
32-00-4310	TIF F REVENUE	.00	.00	.00	.00
32-00-5012	TRANSFER TO STREETS	.00	.00	.00	.00
32-00-5050	LEGAL SERVICES	.00	.00	.00	.00
32-00-5100	TIF F NOTE DISBURSEMENT	.00	.00	.00	.00
32-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
32-00-5215	TIF F NOTE PAYMENTS	.00	.00	.00	.00
32-90-5035	TRANSFER TO TIF ADMIN	.00	5.92-	.00	5.92
33-00-4130	TIF G NOTE PROCEEDS	.00	.00	.00	.00
33-00-4162	INTEREST-NE CLASS	4,160.23	29,861.94	15,000.00	14,861.94-
33-00-4180	INTEREST INCOME- TIF G	17.68	283.68	.00	283.68-
33-00-4310	TIF G REVENUE	78,966.76	164,953.71	185,000.00	20,046.29
33-00-5050	LEGAL SERVICES-TIF G	.00	.00	.00	.00
33-00-5100	TIF G NOTE DISBURSEMENT	.00	.00	.00	.00
33-00-5102	OPERATION SUPPLIES- TIF G	.00	.00	.00	.00
33-00-5141	SERVICE FEES	.00	35.00	.00	35.00-
33-00-5175	CAPITAL IMPROVEMENTS	.00	.00	330,000.00	330,000.00
33-00-5215	TIF G NOTE PAYMENTS	.00	5,500.00	11,000.00	5,500.00
33-00-5343	PRINCIPAL-TIF G	.00	.00	.00	.00
33-00-5344	INTEREST-TIF G	.00	.00	.00	.00
33-90-4011	TRANSFER FROM SALES TAX	.00	.00	.00	.00
33-90-4024	TRANSFER FROM TIF H	.00	.00	.00	.00
33-90-4029	TRANSFER FROM LOTTERY	.00	.00	.00	.00
33-90-5023	TRANSFER OUT	.00	.00	.00	.00
33-90-5029	TRANSFER TO LOTTERY	.00	.00	.00	.00
34-00-4130	TIF J NOTE PROCEEDS	.00	.00	.00	.00
34-00-4180	INTEREST INCOME - TIF J	.03	.19	.00	.19-
34-00-4310	TIF J REVENUE	.00	4,887.21	12,000.00	7,112.79
34-00-5050	LEGAL SERVICES - TIF J	.00	.00	.00	.00
34-00-5100	TIF J - NOTE DISBURSEMENT	.00	.00	.00	.00
34-00-5102	OPERATIONAL SUPPLIES - TIF J	.00	.00	.00	.00
34-00-5215	TIF J NOTE PAYMENTS	.00	4,116.66	12,000.00	7,883.34
34-00-5343	PRINCIPAL - TIF J	.00	.00	.00	.00
34-00-5344	INTEREST - TIF J	.00	.00	.00	.00
34-90-5023	TRANSFER OUT	.00	.00	.00	.00
35-00-4162	INTEREST-NE CLASS	466.56	3,691.15	.00	3,691.15-

REVENUE & EXPENSE REPORT
CALENDAR 4/2025, FISCAL 7/2025

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
35-00-4180	INTEREST INCOME ADMIN W/H	.03	.82	.00	.82-
35-00-4310	ADMIN W/H REVENUE	.00	.00	.00	.00
35-00-4400	TRANSFERS IN	.00	.00	.00	.00
35-00-5050	LEGAL SERVICES-ADMIN W/H FUNDS	410.00	7,533.00	2,000.00	5,533.00-
35-00-5060	OTHER PROF & TECH SERVICE	.00	15,000.00	.00	15,000.00-
35-00-5141	SERVICE FEES	34.00	111.00	.00	111.00-
35-00-5175	CAPITAL IMPROVEMENTS	.00	.00	.00	.00
35-90-4023	TRANSFER FR TIF C MBA POULTRY	.00	.00	.00	.00
35-90-4026	TRANSFER FR TIF C MBA POULTRY	.00	.00	.00	.00
35-90-4027	TRANSFER FROM TIF D	.00	.00	.00	.00
35-90-4030	TRANSFER FROM TIF E	.00	4.02	.00	4.02-
35-90-4032	TRANSFR FROM TIF F	.00	5.92	.00	5.92-
35-90-5023	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00
35-90-5026	TRANS TO TIF C MBA POULTRY	.00	.00	.00	.00
35-90-5027	TRANSFER TO TIF D MBA POULTRY	.00	.00	.00	.00
35-90-5030	TRANSFER TO TIF E WATTS ELEC	.00	.00	.00	.00
36-00-4180	INTEREST EARNED	.52	3.24	.00	3.24-
36-00-4310	TIF REVENUE	10,127.80	23,020.04	38,000.00	14,979.96
36-00-5215	TIF K Note Payments	.00	21,722.45	38,000.00	16,277.55
37-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
37-00-4130	BOND PROCEEDS	.00	.00	.00	.00
37-00-4180	INTERST INCOME	.29	1.23	.00	1.23-
37-00-4310	TIF REVENUES	8,253.91	11,420.33	12,000.00	579.67
37-00-5100	NOTE DISBURSEMENTS	.00	.00	.00	.00
37-00-5102	OPERATION SUPPLIES	.00	.00	.00	.00
37-00-5215	TIF NOTE PAYABLE	10,279.61	20,559.22	12,000.00	8,559.22-
37-00-5343	PRINCIPAL	.00	.00	.00	.00
37-00-5344	INTEREST	.00	.00	.00	.00
38-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00	.00	.00
38-00-4166	INTEREST	1.91	11.67	.00	11.67-
38-00-4195	LOTTERY RECEIPTS	.00	8,602.17	.00	8,602.17-
38-00-5115	LICENSE FEE	.00	.00	.00	.00
38-00-5141	SERVICE FEES	.00	.00	.00	.00
38-00-5149	REFUNDS	.00	.00	.00	.00
38-00-5195	STATE TAX	.00	.00	.00	.00
38-00-5240	RAFFLE PRIZES	.00	2,421.99	.00	2,421.99-
38-90-5017	TRANSFER TO FIRE DONATION	.00	500.00	.00	500.00-
		==========	==========	==========	==========
	DIFFERENCE	1,303,005.64	3,178,850.73	4,028,178.00-	7,207,028.73-
		==========	==========	==========	==========
		==========	==========	==========	==========
	PROOF	1,303,005.64	3,178,850.73	4,028,178.00-	7,207,028.73-
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TREASURER'S REPORT

CALENDAR 4/2025, FISCAL 7/2025

ACCT	TITLE	LAST REPORT ON HAND	DISBURSED	RECEIVED	CHANGE IN LIABILITY	BALANCE
10	GENERAL	580,082.97	.00	.00	.00	1,040,419.72
11	CITY SALES TAX	4,244,985.59	.00	.00	.00	4,342,740.10
12	STREET	953,739.93	.00	.00	.00	972,211.20
13	POOL	1,312,100.83	.00	.00	.00	1,624,601.56
14	PARK	471,421.63	.00	.00	.00	446,415.02
15	ARPA	44,060.91	.00	.00	.00	44,194.24
16	FIRE DEPARTMENT	138,987.39	.00	.00	.00	141,035.15
17	FIRE DONATION	55,541.99	.00	.00	.00	56,343.62
18	FIRE EQUIPMENT	537,177.38	.00	.00	.00	545,160.52
19	BUILDING & ZONING	301,745.06	.00	.00	.00	301,027.25
20	WATER	2,502,477.93	.00	.00	.00	2,308,984.82
21	SEWER	5,491,337.48	.00	.00	.00	5,568,976.50
22	CDBG FUND	.00	.00	.00	.00	.00
23	DEBT SERVICE	306,521.95	.00	.00	.00	619,396.30
24	TIF H: TSC DISTR CENTE	26,457.49	.00	.00	.00	122,973.52
25	TIF I: TSC RETAIL STOR	3,799.58	.00	.00	.00	28,986.39
26	TIF C: MBA POULTRY A	.00	.00	.00	.00	.00
27	TIF D: MBA POULTRY B	.00	.00	.00	.00	.00
28	CEMETERY	126,825.98	.00	.00	.00	123,390.69
29	LOTTERY	602,230.87	.00	.00	.00	613,401.25
30	TIF E: WATTS ELECTRIC	.00	.00	.00	.00	.00
31	PAYROLL	.00	.00	.00	.00	.00
32	TIF F: KAMTERTER	.02	.00	.00	.00	.02
33	TIF G; BUCKET B AREA	1,274,836.45	.00	.00	.00	1,357,981.12
34	TIF J: VACEK ENTERPRIS	770.96	.00	.00	.00	770.99
35	TIF ADMIN W/H FUNDS	133,373.50	.00	.00	.00	133,396.09
36	TIF K: WOODSTOCK LLC	2,771.26	.00	.00	.00	12,899.58
37	TIF L NW ELECTRIC	2,025.70	.00	.00	.00	.29
38	FIRE/RESCUE LOTTERY/RA	11,630.12	.00	.00	.00	11,632.03
	Report Total	19,124,902.97	.00	.00	.00	20,416,937.97

10-00-1000	CASH IN BANK - GENERAL	88,125.63	153,684.85
10-00-1007	CASH IN BANK - MMA	372,211.12	871,366.23
10-00-1010	CASH AT COUNTY TREASURER	.00	15,368.64
10-00-1100	UNKNOWN CASH ADJUSTMENT	.00	.00
10-00-2000	ACCOUNTS PAYABLE	.00	1,846.52
10-00-2125	FEDERAL TAX PAYABLE	.00	.00
10-00-2130	FICA TAX PAYABLE	.00	.00
10-00-2135	STATE TAX PAYABLE	.00	.00
10-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
10-00-2145	INSURANCE PAYABLE	369.36	2,908.30
10-00-2150	PENSION PAYABLE	.00	.00
10-00-2155	GARNISHMENT PAYABLE	.00	.00
10-00-2160	HSA PAYABLE	.00	.00
10-00-3000	RETAINED EARNINGS	.00	1,254,949.88
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	DIFFERENCE	459,967.39	219,284.98-
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10-00-4000	PROPERTY TAXES	398,289.06	489,198.33
10-00-4005	MOTOR VEHICLE TAX	14,595.24	87,394.12
10-00-4010	MOTOR VEHICLE PRO RATE	1,040.50	1,876.37
10-00-4015	PROPERTY TAX CREDIT	.00	34,433.67
10-00-4018	STATE AID	.00	.00
10-00-4020	PROPERTY TAX CREDIT	.00	.00
10-00-4025	M.I.R.F.	.00	.00
10-00-4030	CARLINE	.00	.00
10-00-4032	LEASE REVENUE	500.00	3,500.00
10-00-4035	FRANCHISE TAX	125,500.21	354,375.26
10-00-4040	IN LIEU OF TAXES	.00	.00
10-00-4050	SALES TAX	.00	.00
10-00-4055	HOMESTEAD EXEMPTION	5,655.35	11,310.70
10-00-4060	INT EARNED ON LOCAL REVENUE	124.36	569.98
10-00-4065	FEES AND PERMITS	.00	200.00
10-00-4070	CITY LICENSES	1,564.00	8,068.00
10-00-4071	CITY FINES	.00	45.00
10-00-4075	DOG LICENSES	105.00	1,760.00
10-00-4080	DOG IMPOUNDMENT & BOARD	.00	.00
10-00-4090	OTHER LOCAL REVENUE RECEIPT	.00	.00
10-00-4091	QUIET ZONE	.00	.00
10-00-4095	LABOR & MATERIALS SOLD - GEN.	.00	.00
10-00-4100	EQUIPMENT SOLD	.00	.00
10-00-4105	GRANTS	.00	500.00
10-00-4106	DEVELOPER: STREET TREES	.00	.00
10-00-4110	INSURANCE ADJUSTMENTS	2,368.12	2,368.12
10-00-4115	OPERATING CONTRIBUTIONS	.00	.00
10-00-4130	BOND PROCEEDS	.00	.00
10-00-4161	INTEREST-MMA	2,630.97	11,457.00
10-00-4210	TOWER RENT	3,466.85	24,267.99
10-00-4215	FARM RENT INCOME	.00	19,095.00
10-00-4410	ADJUSTMENT	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
10-00-4415	AG LAND TAX CREDIT	.00	27.39
10-00-5000	REGULAR SALARIES	8,804.41	65,120.86
10-00-5002	SALARIES OVERTIME	.00	.00
10-00-5005	SALARY OF MAYOR & COUNCIL	.00	15,000.00
10-00-5006	SALARIES PART TIME/TEMP	.00	.00
10-00-5009	SOCIAL SECURITY	665.78	6,075.00
10-00-5015	HEALTH INSURANCE	1,885.81	15,135.83
10-00-5019	WORKER'S COMP INSURANCE	.00	1,414.98
10-00-5020	EMPLOYMENT EXPENSES	320.17	3,203.70
10-00-5025	UNEMPLOYMENT COMPENSATION	380.92-	509.67
10-00-5030	RETIREMENT	484.24	3,581.64
10-00-5035	CLOTHING	.00	.00
10-00-5040	COUNTY TREAS. & OTHER FEES	10.00	786.87
10-00-5045	CUSTODIAL SERVICE	439.23	3,074.61
10-00-5050	LEGAL SERVICES	15,000.00	49,981.00
10-00-5055	CONTRACT OR SECURED SERVICE	38,093.00	266,651.00
10-00-5060	OTHER PROF. & TECH SERVICE	27,238.36	111,543.70
10-00-5065	NATURAL GAS	123.33	880.70
10-00-5070	ELECTRICITY	241.49	1,844.13
10-00-5075	GARBAGE SERVICE	.00	129.24
10-00-5080	RENTALS OR LEASES	.00	33.00
10-00-5085	POSTAGE	292.00	1,708.54
10-00-5090	TELEPHONE	607.35	4,448.69
10-00-5095	ADVERTISING AND PRINTING	153.72	2,691.93
10-00-5100	SUPPLIES	43.70	11,585.83
10-00-5102	OPERATING SUPPLIES	.00	.00
10-00-5105	CONCESSIONS	.00	.00
10-00-5110	FURNITURE AND EQUIPMENT	.00	.00
10-00-5115	LICENSE FEES	.00	.00
10-00-5120	SCHOOL, DUES AND SEMINARS	195.00	2,896.75
10-00-5125	SALES TAX	.00	.00
10-00-5130	DOG BOARD AND DISPOSAL	.00	.00
10-00-5135	PROPERTY INSURANCE	.00	15,356.48
10-00-5140	TRAVEL OR MILEAGE	697.26	922.71
10-00-5145	REPAIR & MAINT. SERVICES	.00	1,196.70
10-00-5149	REFUNDS	.00	.00
10-00-5150	OTHER MISC. OBJECTS	2,000.00	1,999.97
10-00-5155	QUIET ZONE	.00	.00
10-00-5160	DRY DAM	.00	.00
10-00-5170	WATERSHED	.00	.00
10-00-5175	CAPITAL IMPROVEMENTS	.00	.00
10-10-5100	SUPPLIES	.00	.00
10-10-5102	OPERATING SUPPLIES	.00	.00
10-10-5110	FURNITURE AND EQUIPMENT	.00	.00
10-10-5120	SCHOOL, DUES AND SEMINARS	.00	.00
10-10-5140	TRAVEL OR MILEAGE	.00	.00
10-10-5145	REPAIR & MAINT. SERVICES	.00	.00
10-10-5150	OTHER MISC. OBJECTS	.00	.00
10-30-5006	SUB OR TEMP SALARIES	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
10-30-5009	SOCIAL SECURITY	.00	.00
10-40-5000	REGULAR SALARIES	.00	.00
10-40-5001	PARTTIME SALARIES	.00	.00
10-40-5002	SALARIES PART TIME/TEMP	.00	.00
10-40-5009	SOCIAL SECURITY	.00	.00
10-40-5015	HEALTH INSURANCE	.00	.00
10-40-5030	RETIREMENT	.00	.00
10-40-5090	TELEPHONE	.00	.00
10-40-5100	SUPPLIES	.00	.00
10-40-5200	DEPOSIT REFUND	.00	.00
10-50-5000	REGULAR SALARIES	.00	.00
10-50-5009	SOCIAL SECURITY	.00	.00
10-60-5006	SUB OR TEMP SALARIES	.00	.00
10-60-5009	SOCIAL SECURITY	.00	.00
10-90-4011	TRANSFER FROM CITY SALES TAX	.00	.00
10-90-4012	TRANSFER FROM STREET	.00	.00
10-90-4013	TRANSFER FROM POOL	.00	.00
10-90-4014	TRANSFER FROM PARK	.00	.00
10-90-4016	TRANSFER FROM FIRE/RESCUE	1,041.66	7,291.62
10-90-4020	TRANSFER FROM WATER	.00	.00
10-90-4021	TRANSFER FROM SEWER	.00	.00
10-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
10-90-4028	TRANSFER FROM CEMETARY	.00	.00
10-90-4029	TRANSFER FROM LOTTERY	.00	.00
10-90-4030	TRANSFER FROM TIF E	.00	.00
10-90-4031	TRANSFER FROM PAYROLL	.00	.00
10-90-4033	TRANSFER FROM TIF G	.00	.00
10-90-5011	TRANSFER TO CITY SALES TX	.00	.00
10-90-5012	TRANSFER TO STREET	.00	175,000.00
10-90-5013	TRANSFER TO POOL	.00	.00
10-90-5014	TRANSFER TO PARK	.00	180,000.00
10-90-5016	TRANSFER TO FIRE/RESCUE	.00	168,250.00
10-90-5018	TRANSFER TO FD EQUIPMENT FUND	.00	.00
10-90-5019	TRANSFER TO BUILDING	.00	125,000.00
10-90-5020	TRANSFER TO WATER	.00	.00
10-90-5021	TRANSFER TO SEWER	.00	.00
10-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
10-90-5028	TRANSFER TO CEMETERY	.00	41,000.00
10-90-5029	TRANSFER TO LOTTERY	.00	.00
10-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	459,967.39	219,284.98-
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11-00-1000	CASH IN BANK - CITY SALES TAX	80,064.27-	2,460.08
11-00-1007	CASH IN BANK - MMA	150,141.19	1,603,595.39
11-00-1035	CD #19806 SALES TAX	21,232.85	1,925,922.18
11-00-1036	CD# 19937 SALES TAX	6,444.74	810,762.45
11-00-2000	ACCOUNTS PAYABLE	.00	.00
11-00-3000	FUND BALANCE	.00	3,720,411.11

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
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	DIFFERENCE	97,754.51	622,328.99
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11-00-4052	CITY SALES TAX	67,460.08	511,834.12
11-00-4053	AQUATIC CENTER SALES TAX	.00	.00
11-00-4135	REIMBURSEMENT	.00	.00
11-00-4161	INTEREST-MMA	4,841.84	28,999.11
11-00-4163	INTEREST-CD'S HORIZON	27,677.59	84,627.01
11-00-5174	COMMUNITY IMPROVEMENT	.00	.00
11-00-5175	CAPITAL OUTLAY	2,225.00	3,131.25
11-00-5302	BOND PAYMENTS	.00	.00
11-90-4010	TRANSFER FROM GENERAL	.00	.00
11-90-4014	TRANSFER FROM PARK	.00	.00
11-90-4033	TRANSFER FROM TIF G	.00	.00
11-90-5010	TRANSFER TO GENERAL	.00	.00
11-90-5012	TRANSFER TO STREET	.00	.00
11-90-5014	TRANSFER TO PARK	.00	.00
11-90-5021	TRANSFER TO SEWER	.00	.00
11-90-5033	TRANSFER TO TIF G	.00	.00
11-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	97,754.51	622,328.99
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12-00-1000	CASH IN BANK - STREET	15,640.30	34,608.44
12-00-1007	CASH IN BANK - MMA	2,830.97	937,602.76
12-00-2000	ACCOUNTS PAYABLE	.00	4,763.59
12-00-2125	FEDERAL TAX PAYABLE	.00	.00
12-00-2130	FICA TAX PAYABLE	.00	.00
12-00-2135	STATE TAX PAYABLE	.00	.00
12-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
12-00-2145	INSURANCE PAYABLE	.00	.00
12-00-2150	PENSION PAYABLE	.00	.00
12-00-2155	GARNISHMENT PAYABLE	.00	.00
12-00-3000	FUND BALANCE	.00	859,178.37
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	DIFFERENCE	18,471.27	108,269.24
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12-00-4005	MOTOR VEHICLE FEES	10,471.96	29,227.56
12-00-4090	OTHER LOCAL REV RECEIPTS	.00	300.00
12-00-4095	LABOR & MATERIALS SOLD-STREETS	.00	543.75
12-00-4100	EQUIPMENT SOLD	.00	.00
12-00-4105	GRANTS	.00	.00
12-00-4110	INSURANCE ADJUSTMENTS	.00	.00
12-00-4120	HIGHWAY ALLOCATION	45,536.13	342,076.90
12-00-4125	INCENTIVE PAYMENTS	.00	4,000.00
12-00-4130	SALE BONDS - STREETS	.00	.00
12-00-4135	REINBURSEMENT/PROJECT FINANCED	.00	.00
12-00-4161	INTEREST-MMA	2,830.97	20,585.35
12-00-4220	SCRAP SALES	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
12-00-4405	INFRASTRUCTURE FEE	917.80	3,194.10
12-00-5000	REGULAR SALARIES	13,417.91	97,769.56
12-00-5002	SALARIES OVERTIME	160.05	3,287.27
12-00-5006	SUB OR TEMP SALARIES	.00	127.22
12-00-5009	SOCIAL SECURITY	1,019.96	7,582.48
12-00-5015	HEALTH INSURANCE	4,881.06	38,567.45
12-00-5019	WORKER'S COMP INSURANCE	.00	4,959.18
12-00-5030	RETIREMENT	497.46	3,643.92
12-00-5035	CLOTHING	.00	712.45
12-00-5045	CUSTODIAL SERVICES	.00	.00
12-00-5055	CONTRACT OR SECURED SERVI	.00	.00
12-00-5060	PROF&TECH SERVICE/SPECIAL FEES	560.00	129,745.42
12-00-5065	NATURAL GAS	276.36	1,972.83
12-00-5070	ELECTRICITY	6,977.90	48,175.62
12-00-5073	GAS AND OIL	1,621.73	6,752.30
12-00-5075	GARBAGE SERVICE	.00	646.17
12-00-5076	RECYCLING SERVICE	.00	.00
12-00-5080	RENTALS OR LEASES	736.87	1,041.37
12-00-5090	TELEPHONE	131.59	1,145.47
12-00-5095	ADVERTISING AND PRINTING	.00	33.44
12-00-5100	SUPPLIES-OFFICE/SHOP	1,020.80	6,318.57
12-00-5102	SUPPLIES-STREETS	188.34	3,416.59
12-00-5120	FURNITURE AND EQUIPMENT	.00	33,808.34
12-00-5121	SCHOOL,DUES, & SEMINARS	.00	454.50
12-00-5135	PROPERTY INSURANCE	.00	28,832.29
12-00-5140	TRAVEL & MILEAGE	.00	21.00
12-00-5141	SERVICE FEES	.00	.00
12-00-5144	REPAIR & MAINT.SERVICE-BLDG	10.00	8,892.66
12-00-5145	REPAIR & MAINT. STREETS	.00	751.62
12-00-5146	EQUIPMENT MAINTENANCE	5,417.83	21,795.21
12-00-5147	VEHICLE MAINTENANCE	207.95	5,825.62
12-00-5150	OTHER MICS. OBJECTS	.00	.00
12-00-5165	TRAFFIC CONTROL	555.48	6,775.57
12-00-5170	STREET CONTRACTS	3,604.30	3,604.30
12-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00
12-90-4010	TRANSFER FROM GENERAL	.00	175,000.00
12-90-4011	TRANSFER FROM SALES TAX	.00	.00
12-90-4012	TRANSFER FROM STREET	.00	.00
12-90-4013	TRANSFER FROM POOL	.00	.00
12-90-4014	TRANSFER FROM PARK	.00	.00
12-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
12-90-4020	TRANSFER FROM WATER	.00	.00
12-90-4021	TRANSFER FROM SEWER	.00	.00
12-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
12-90-4028	TRANSFER FROM CEMETARY	.00	.00
12-90-4029	TRANSFER FROM LOTTERY	.00	.00
12-90-4030	TRANSFER FROM TIF	.00	.00
12-90-5012	TRANSFER TO STREET	.00	.00
12-90-5013	TRANSFER TO POOL	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
12-90-5014	TRANSFER TO PARK	.00	.00
12-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
12-90-5020	TRANSFER TO WATER	.00	.00
12-90-5021	TRANSFER TO SEWER	.00	.00
12-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
12-90-5028	TRANSFER TO CEMETERY	.00	.00
12-90-5029	TRANSFER TO LOTTERY	.00	.00
12-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	18,471.27	108,269.24
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13-00-1000	CASH IN BANK - POOL	274,494.64	329,494.32
13-00-1007	CASH IN BANK - MMA	35,219.58	493,344.17
13-00-1016	CASH IN BANK-NE CLASS	2,795.86	801,375.20
13-00-1030	CASH IN BANK-AQUATIC CENTER	9.35-	387.87
13-00-2000	ACCOUNTS PAYABLE	50.00	581.34
13-00-2125	FEDERAL TAX PAYABLE	.00	.00
13-00-2130	FICA TAX PAYABLE	.00	.00
13-00-2135	STATE TAX PAYABLE	.00	.00
13-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
13-00-2145	INSURANCE PAYABLE	.00	.00
13-00-2150	PENSION PAYABLE	.00	.00
13-00-2155	GARNISHMENT PAYABLE	.00	.00
13-00-3000	FUND BALANCE	.00	1,001,884.24
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	DIFFERENCE	312,450.73	622,135.98
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13-00-4050	SALES TAX	.00	.00
13-00-4052	CITY SALES TAX	33,729.99	255,916.68
13-00-4085	CONCESSIONS	.00	.00
13-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
13-00-4105	GRANTS	281,000.00	749,349.60
13-00-4130	SALE BONDS - POOL	.00	.00
13-00-4131	AQUA CENTER BOND PROCEEDS	.00	.00
13-00-4132	2022 MUN IMP BOND PROCEED	.00	.00
13-00-4138	POOL DAILY ADMISSIONS	.00	.00
13-00-4140	POOL RECEIPTS	.00	.00
13-00-4141	POOL PASS REVENUE	.00	225.00
13-00-4142	SWIMMING LESSON REVENUE	.00	.00
13-00-4143	POOL PARTY REVENUE	.00	.00
13-00-4144	POOL PARTY DEPOSIT	.00	.00
13-00-4146	SWIM TEAM REVENUE	.00	.00
13-00-4155	GIFT OR DONATIONS	.00	.00
13-00-4161	INTEREST-MMA	1,489.59	10,630.31
13-00-4162	INTEREST-NE CLASS	2,795.86	20,005.87
13-00-4167	INTEREST FSB	.65	44.84
13-00-4185	CONCESSION RECEIPTS	.00	.00
13-00-5000	REGULAR SALARIES	4,245.80	24,270.28
13-00-5002	SALARIES OVERTIME	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
13-00-5006	SUB OR TEMP SALARIES	.00	.00
13-00-5009	SOCIAL SECURITY	323.75	1,829.25
13-00-5015	HEALTH INSURANCE	599.14	5,797.41
13-00-5019	WORKER'S COMP INSURANCE	.00	98.56
13-00-5030	RETIREMENT	172.83	1,050.96
13-00-5035	CLOTHING	.00	.00
13-00-5045	CUSTODIAL SERVICE	.00	.00
13-00-5050	LEGAL SERVICES	.00	.00
13-00-5055	CONTRACTED OR SECURED SERVICES	.00	.00
13-00-5060	OTHER PROF. & TECH SERVICE	.00	1,519.23
13-00-5065	NATURAL GAS	.00	.00
13-00-5070	ELECTRICITY	148.98	1,932.60
13-00-5075	GARBAGE SERVICE	.00	47.50
13-00-5080	RENTALS OR LEASES	.00	.00
13-00-5090	TELEPHONE	43.41	319.29
13-00-5095	ADVERTISING AND PRINTING	.00	86.25
13-00-5100	SUPPLIES	.00	3,106.49
13-00-5102	OPERATION SUPPLIES	956.45	2,123.78
13-00-5105	CONCESSIONS	.00	.00
13-00-5110	FURNITURE AND EQUIPMENT	.00	4,308.08
13-00-5120	SCHOOLS, DUES, & SEMINARS	65.00	105.00
13-00-5125	SALES TAX	.00	.00
13-00-5135	PROPERTY INSURANCE	.00	21,031.91
13-00-5140	TRAVEL OR MILEAGE	.00	.00
13-00-5141	SERVICE FEES	10.00	460.00
13-00-5145	REPAIR & MAINT. SERVICES	.00	228.48
13-00-5149	REFUNDS	.00	.00
13-00-5150	OTHER MISC. OBJECTS	.00	.00
13-00-5160	CONSULTANTS	.00	.00
13-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	58,450.00
13-00-5176	NEW POOL SUPPLIES	.00	.00
13-00-5333	2021 GO AQUATIC CTN PRINCIPAL	.00	225,000.00
13-00-5334	2021 GO AQUATIC CTR INTEREST	.00	17,271.25
13-00-5351	2023 MUNI IMPROV PRINCIPAL	.00	.00
13-00-5352	2023 MUNI IMPROV BOND INTEREST	.00	45,000.00
13-90-4010	TRANSFER FROM GENERAL	.00	.00
13-90-4012	TRANSFER FROM STREET	.00	.00
13-90-4014	TRANSFER FROM PARK	.00	.00
13-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
13-90-4020	TRANSFER FROM WATER	.00	.00
13-90-4021	TRANSFER FROM SEWER	.00	.00
13-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
13-90-4028	TRANSFER FROM CEMETARY	.00	.00
13-90-4029	TRANSFER FROM LOTTERY	.00	.00
13-90-5012	TRANSFER TO STREET	.00	.00
13-90-5014	TRANSFER TO PARK	.00	.00
13-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
13-90-5020	TRANSFER TO WATER	.00	.00
13-90-5021	TRANSFER TO SEWER	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
13-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
13-90-5028	TRANSFER TO CEMETERY	.00	.00
13-90-5029	TRANSFER TO LOTTERY	.00	.00
13-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	312,450.73	622,135.98
14-00-1000	CASH IN BANK - PARK	13,468.35	7,547.81
14-00-1002	PARK & REC FUND	.00	.00
14-00-1003	PARK & REC SCHOLARSHIP ACCT	.15	904.72
14-00-1007	CASH IN BANK - MMA	39,980.16-	6,571.12
14-00-1016	CASH IN BANK-NE CLASS	1,505.05	431,391.37
	DIFFERENCE	25,006.61-	446,415.02
14-00-1750	TRANSFER FROM FIRE EQUIP	.00	.00
	DIFFERENCE	.00	.00
14-00-2000	ACCOUNTS PAYABLE	200.00	3,040.43
14-00-2125	FEDERAL TAX PAYABLE	.00	.00
14-00-2130	FICA TAX PAYABLE	.00	.00
14-00-2135	STATE TAX PAYABLE	.00	.00
14-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
14-00-2145	INSURANCE PAYABLE	.00	.00
14-00-2150	PENSION PAYABLE	.00	.00
14-00-2155	GARNISHMENT PAYABLE	.00	.00
14-00-2300	DUE TO WAVERLY FOUNDATION	.00	.00
14-00-3000	FUND BALANCE	.00	187,998.73
	DIFFERENCE	200.00-	191,039.16-
14-00-4065	FEES & PERMITS	.00	.00
14-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
14-00-4105	GRANTS	.00	.00
14-00-4110	INSURANCE ADJUSTMENTS	.00	30,853.13
14-00-4139	YOUTH FLAG FOOTBAL	.00	.00
14-00-4140	FALL SOCCER RECEIPTS	.00	.00
14-00-4142	SPRING SOCCER RECEIPTS	.00	11,415.00
14-00-4143	BLAST BALL RECEIPTS	610.00	3,110.00
14-00-4144	T-BALL RECEIPTS	1,010.00	5,595.00
14-00-4145	BALL RECEIPTS	55.00	10,855.00
14-00-4146	BALL FIELD RENTAL	.00	140.00
14-00-4147	ADULT VOLLEY BALL	.00	1,200.00
14-00-4148	TOURNAMENTS	.00	2,250.00
14-00-4149	ADULT BASEBALL	.00	.00
14-00-4155	PARK DONATIONS	.00	.00
14-00-4161	INTEREST-MMA	19.84	1,763.89
14-00-4162	INTEREST-NE CLASS	1,505.05	10,718.93

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
14-00-4165	INTEREST EARNED	.00	.00
14-00-4166	INTEREST	.15	1.04
14-00-4170	ADULT BASKETBALL	.00	.00
14-00-4405	INFRASTRUCTURE FEE	2,118.00	7,371.00
14-00-4420	ADVERTISING REVENUE	.00	.00
14-00-5000	REGULAR SALARIES	10,162.28	69,631.44
14-00-5002	OVERTIME SALARIES	249.83	441.23
14-00-5006	SUB OR TEMP SALARIES	820.08	1,922.34
14-00-5009	SOCIAL SECURITY	830.35	5,375.06
14-00-5015	HEALTH INSURANCE	3,124.44	29,025.48
14-00-5019	WORKER'S COMP INSURANCE	.00	4,455.56
14-00-5030	RETIREMENT	552.93	3,176.78
14-00-5035	CLOTHING	.00	250.00
14-00-5045	CUSTODIAL SERVICE	.00	.00
14-00-5055	CONTRACTED OR SECURED SERVICES	.00	4,905.00
14-00-5060	OTHER PROF. & TECH SERVICE	.00	5,087.10
14-00-5070	ELECTRICITY	907.96	7,136.92
14-00-5073	GAS AND OIL	215.54	2,106.09
14-00-5075	GARBAGE SERVICE	.00	1,922.36
14-00-5080	RENTAL & LEASES	.00	930.00
14-00-5090	PHONE	29.23	204.67
14-00-5095	ADVERTISING & PRINTING	.00	431.25
14-00-5100	SUPPLIES	416.30	4,312.89
14-00-5102	OPERATION SUPPLIES	698.55	4,075.72
14-00-5103	TOURNAMENT SUPPLIES	686.98	1,118.98
14-00-5110	FURNITURE AND EQUIPMENT	.00	37,071.00
14-00-5120	SCHOOLS, DUES AND SEMINARS	.00	118.18
14-00-5125	SALES TAX	.00	.00
14-00-5130	TREES AND PLANTINGS	.00	11,235.00
14-00-5135	PROPERTY INSURANCE	.00	30,670.41
14-00-5140	TRAVEL OR MILEAGE	.00	.00
14-00-5145	REPAIR & MAINT. SERVICES	11,640.18	42,627.94
14-00-5146	EQUIPMENT MAINTENANCE	.00	208.92
14-00-5147	VEHICLE MAINTENANCE	.00	5.86
14-00-5149	REFUNDS	190.00	1,240.00
14-00-5150	OTHER MISC. OBJECTS	.00	.00
14-00-5160	DONATION EXPENSES	.00	210.95
14-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00
14-90-4010	TRANSFER FROM GENERAL	.00	180,000.00
14-90-4011	TRANSFER FROM CITY SALES TAX	.00	.00
14-90-4012	TRANSFER FROM STREET	.00	.00
14-90-4013	TRANSFER FROM POOL	.00	.00
14-90-4014	TRANSFER FROM PARK	.00	.00
14-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
14-90-4020	TRANSFER FROM WATER	.00	.00
14-90-4021	TRANSFER FROM SEWER	.00	.00
14-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
14-90-4028	TRANSFER FROM CEMETARY	.00	.00
14-90-4029	TRANSFER FROM LOTTERY	.00	260,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
14-90-5011	TRANSFER TO CITY SALES TAX	.00	.00
14-90-5012	TRANSFER TO STREET	.00	.00
14-90-5013	TRANSFER TO POOL	.00	.00
14-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
14-90-5020	TRANSFER TO WATER	.00	.00
14-90-5021	TRANSFER TO SEWER	.00	.00
14-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
14-90-5028	TRANSFER TO CEMETERY	.00	.00
14-90-5029	TRANSFER TO LOTTERY	.00	.00
14-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	25,206.61-	255,375.86
15-00-1000	CASH IN BANK - ARPA	.00	35.00
15-00-1007	CASH IN BANK - MMA	133.33	44,159.24
15-00-2000	ACCOUNTS PAYABLE	.00	.00
15-00-3000	RETAINED EARNINGS	.00	62,338.54
	DIFFERENCE	133.33	18,144.30-
15-00-4161	INTEREST-MMA	133.33	1,128.58
15-00-4199	ARPA PROCEEDS	.00	.00
15-00-5060	OTHER PROF & TECH SERVICE	.00	.00
15-00-5141	ARPA EXPENSES	.00	503.88
15-00-5146	EQUIPMENT MAINT	.00	18,769.00
15-00-5175	CAPITAL IMPROVEMENTS	.00	.00
15-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	133.33	18,144.30-
16-00-1000	CASH IN BANK - FIRE DEPT.	1,703.91	27,153.29
16-00-1007	CASH IN BANK - MMA	343.85	113,881.86
16-00-2000	ACCOUNTS PAYABLE	.00	.00
16-00-2125	FEDERAL TAX PAYABLE	.00	.00
16-00-2130	FICA TAX PAYABLE	.00	.00
16-00-2135	STATE TAX PAYABLE	.00	.00
16-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
16-00-2145	INSURANCE PAYABLE	.00	.00
16-00-2150	PENSION PAYABLE	.00	.00
16-00-2155	GARNISHMENT PAYABLE	.00	.00
16-00-2300	DUE TO/FROM OTHER FUNDS	.00	.00
16-00-3000	FUND BALANCE	.00	61.00
	DIFFERENCE	2,047.76	140,974.15
16-00-4090	OTHER LOCAL REV RECEIPTS	.00	5.00
16-00-4091	COVID-19 CARE FUNDS	.00	.00
16-00-4100	EQUIPMENT SOLD	.00	.00
16-00-4105	GRANTS	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
16-00-4110	INSURANCE ADJUSTMENTS	5.00	607.00
16-00-4130	BOND PROCEEDS	.00	.00
16-00-4135	REIMBURSEMENT-MAT'LS/SERVICES	.00	.00
16-00-4155	GIFTS OR DONATIONS	.00	.00
16-00-4160	SUBURBAN FIRE DEPARTMENT	14,020.83	98,145.81
16-00-4161	INTEREST-MMA	343.85	2,631.86
16-00-4165	INTEREST/FIRE-RESCUE	.00	.00
16-00-5003	OFFICER REIMBURSEMENT	.00	4,375.00
16-00-5017	LIFE INSURANCE	.00	7,347.00
16-00-5019	WORKER'S COMP INSURANCE	.00	1,276.00
16-00-5045	CUSTODIAL SERVICE	.00	.00
16-00-5050	LEGAL SERVICES	.00	.00
16-00-5055	CONTRACTED OR SECURED SERVICES	500.00	14,125.00
16-00-5056	ENARSIS ADMIN	.00	.00
16-00-5060	OTHER PROF.& TECH SERVICE	71.48	3,984.18
16-00-5065	NATURAL GAS	329.75	2,781.38
16-00-5070	ELECTRICITY	146.93	1,170.53
16-00-5073	GAS & OIL	529.54	3,939.02
16-00-5075	GARBAGE SERVICE	.00	129.24
16-00-5080	RENTALS OR LEASES	.00	.00
16-00-5085	POSTAGE	.00	.00
16-00-5090	TELEPHONE	275.08	2,191.99
16-00-5095	ADVERTISING AND PRINTING	.00	304.95
16-00-5100	SUPPLIES	85.06	675.54
16-00-5101	FIRE OPERATION SUPPLIES	.00	1,014.43
16-00-5102	MEDICAL SUPPLIES	3,239.48	11,414.69
16-00-5103	FD BUNKER GEAR	532.00	2,042.75
16-00-5110	FURNITURE AND EQUIPMENT	.00	.00
16-00-5112	COMMUNICATION GEAR	.00	.00
16-00-5115	LICENSE FEES	.00	.00
16-00-5120	SCHOOL, DUES AND SEMINARS	795.07	2,384.48
16-00-5135	PROPERTY INSURANCE	.00	20,570.00
16-00-5140	TRAVEL OR MILEAGE	.00	427.95
16-00-5141	SERVICE FEES	.00	.00
16-00-5142	VEHICLE MILEAGE REIMBURSE	.00	18,360.00
16-00-5145	BUILDING REPAIR & MAINTENANCE	.00	1,989.10
16-00-5146	EQUIPMENT-REPAIR & MAINTENANCE	.00	6,888.93
16-00-5147	VEHICLE REPAIR & MAINTENANCE	4,775.87	15,925.06
16-00-5148	COMMUNICATION REPAIR	.00	.00
16-00-5149	REFUNDS	.00	.00
16-00-5150	OTHER MISC. OBJECTS	.00	.00
16-00-5175	CAPITAL IMPROVEMENTS	.00	.00
16-00-5180	INNOCULATIONS	.00	.00
16-00-5225	DONATION FUND-EXPENSES	.00	.00
16-00-5230	VOID!! USE FUND 18 ACCTS	.00	.00
16-00-5231	FEH: FIRE SERVICE CALLS	.00	.00
16-00-5555	UNIFORMS	.00	.00
16-90-4010	TRANSFER FROM GENERAL	.00	168,250.00
16-90-4012	TRANSFER FROM STREET	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
16-90-4013	TRANSFER FROM POOL	.00	.00
16-90-4014	TRANSFER FROM PARK	.00	.00
16-90-4018	TRANSFER FROM FIRE EQUIPMENT	.00	.00
16-90-4020	TRANSFER FROM WATER	.00	.00
16-90-4021	TRANSFER FROM SEWER	.00	.00
16-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
16-90-4028	TRANSFER FROM CEMETARY	.00	.00
16-90-4029	TRANSFER FROM LOTTERY	.00	.00
16-90-5010	TRANSFER TO GENERAL	1,041.66	5,208.30
16-90-5011	TRANSFER TO SALES TAX	.00	.00
16-90-5012	TRANSFER TO STREET	.00	.00
16-90-5013	TRANSFER TO POOL	.00	.00
16-90-5014	TRANSFER TO PARK	.00	.00
16-90-5017	TRANSFER TO FIRE DONATION	.00	.00
16-90-5018	TRANSFER TO FIRE EQUIPMENT	.00	140.00
16-90-5020	TRANSFER TO WATER	.00	.00
16-90-5021	TRANSFER TO SEWER	.00	.00
16-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
16-90-5028	TRANSFER TO CEMETERY	.00	.00
16-90-5029	TRANSFER TO LOTTERY	.00	.00
16-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	2,047.76	140,974.15
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17-00-1000	CASH IN BANK - BURN PERMIT CC	10.00-	10.00
17-00-1007	CASH IN BANK - MMA	.00	.00
17-00-1012	CASH IN BANK-FIRE DONATION	631.95	4,832.69
17-00-1016	CASH IN BANK - NE CLASS	179.68	51,500.93
17-00-2000	ACCOUNTS PAYABLE	.00	.00
17-00-2300	DUE TO/FROM OTHER FUNDS	.00	.00
17-00-3000	FUND BALANCE	.00	51,749.64
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	DIFFERENCE	801.63	4,593.98
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17-00-4065	BURN PERMITS	120.00	570.00
17-00-4070	TABLE RENTAL REVENUE	.00	150.00
17-00-4090	OTHER LOCAL REV RECEIPTS	140.22	140.22
17-00-4105	GRANTS	.00	.00
17-00-4155	GIFTS OR DONATIONS	500.00	21,981.46
17-00-4156	FIRE ENGINE 34 DONATIONS	.00	.00
17-00-4157	SANTA EXPRESS DONATIONS	.00	2,551.98
17-00-4162	INTEREST-NE CLASS	179.68	1,230.22
17-00-4165	INTEREST FIRE DONATION	.00	.00
17-00-4166	INTEREST	.73	11.81
17-00-5035	CLOTHING ALLOWANCE	.00	.00
17-00-5100	SUPPLIES	.00	257.18
17-00-5104	ENGINE 34 EXPENSE	139.00	945.00
17-00-5106	SANTA EXPRESS EXPENSES	.00	3,818.81
17-00-5108	PRIZES	.00	708.64

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
17-00-5150	OTHER MISC EXPENSES	.00	298.08
17-00-5175	CAPITAL EQUIPMENT	.00	16,514.00
17-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
17-90-4018	TRANSFER FROM FIRE EQUIP	.00	.00
17-90-4038	TRANSFER FROM FIRE RAFFLE	.00	500.00
17-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
17-90-5018	TRANSFERS TO FIRE EQUIPMENT	.00	.00
17-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	801.63	4,593.98
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18-00-1000	CASH IN BANK - FIRE EQUIP FUND	.00	.00
18-00-1001	CASH IN BANK-FIREEQUIP HORIZON	6,353.78	40,471.47
18-00-1007	CASH IN BANK - MMA	845.18	279,919.32
18-00-1016	CASH IN BANK - NE CLASS	784.18	224,769.73
18-00-1030	CD# 19609 FIRE EQUIP	.00	.00
18-00-2000	ACCOUNTS PAYABLE	11,890.00-	.00
18-00-3000	FUND BALANCE	.00	493,117.87
18-00-4010	TRANSFER FROM GENERAL FUNDS	.00	.00
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	DIFFERENCE	19,873.14	52,042.65
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18-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
18-00-4091	COVID-19 Care funds	.00	.00
18-00-4105	GRANTS	.00	.00
18-00-4135	REIMBURSEMENT	.00	.00
18-00-4150	FEH: FIRE SERVICE CALLS	.00	187.50
18-00-4151	EMS: RESCUE SERVICE CALLS	18,762.71	73,959.73
18-00-4160	RURAL FIRE DEPARTMENT	.00	.00
18-00-4161	INTEREST-MMA	845.18	5,542.32
18-00-4162	INTEREST-NE CLASS	784.18	5,693.24
18-00-4165	INTEREST - FIRE EQUIPMENT	.00	.00
18-00-4166	INTEREST	5.91	57.99
18-00-5055	CONTRACT/SECURED SERVICES	.00	.00
18-00-5060	OTHER PROF/TECH SERVICE	.00	.00
18-00-5100	SUPPLIES	.00	.00
18-00-5103	FD BUNKER GEAR	.00	11,890.00
18-00-5110	FURNITURE & EQUIPMENT	.00	1,777.58
18-00-5141	SERVICE FEES	.00	.00
18-00-5147	VEHICLE MAINT	.00	7,955.66
18-00-5149	REFUNDS	.00	.00
18-00-5175	CAPITAL EQUIPMENT	.00	.00
18-00-5230	VOID!! USE STANDARD ACCTS	.00	.00
18-00-5231	FEH - FEES	.00	185.63
18-00-5232	EMS - FEES	524.84	11,729.26
18-90-4016	TRANSFER FROM FIRE	.00	140.00
18-90-4029	TRANSFER FROM KENO	.00	.00
18-90-5016	TRANSFER TO FD OPERATIONS	.00	.00
18-90-5017	TRANSFER TO DONATIONS	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
18-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	19,873.14	52,042.65
19-00-1000	CASH IN BANK-BUILDING & ZONING	1,596.45-	10,024.34
19-00-1007	CASH IN BANK - MMA	878.64	291,002.91
19-00-2000	ACCOUNTS PAYABLE	.00	1,795.25
19-00-3000	FUND BALANCE	.00	200,330.66
	DIFFERENCE	717.81-	98,901.34
19-00-4065	FEES & PERMITS	4,472.11	29,018.04
19-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
19-00-4105	GRANTS	.00	.00
19-00-4106	DEVELOPER:STREET TREES	.00	46,500.00
19-00-4161	INTEREST-MMA	878.64	6,500.45
19-00-4200	PERMIT DEPOSITS	2,000.00	7,000.00
19-00-4205	DEVELOPER CONTRIBUTIONS	.00	.00
19-00-4405	INFRASTRUCTURE FEE	3,530.00	12,285.00
19-00-5000	SALARIES - REGULAR	8,215.68	61,182.16
19-00-5001	SALARIES - PART TIME	.00	.00
19-00-5002	SALARIES - OVERTIME	.00	.00
19-00-5009	SS/MED - CITY SHARE	624.63	4,653.32
19-00-5015	HEALTH INSURANCE	1,840.47	14,768.98
19-00-5030	RETIREMENT	451.86	3,364.99
19-00-5035	CLOTHING	.00	.00
19-00-5050	LEGAL SERVICES	.00	.00
19-00-5060	OTHER PROF & TECH SERVICE	403.75	997.75
19-00-5073	GAS & OIL	32.94	178.46
19-00-5090	TELEPHONE	29.23	204.67
19-00-5095	ADVERTISING AND PRINTING	.00	254.45
19-00-5100	SUPPLIES	.00	188.05
19-00-5110	FURNITURE & EQUIPMENT	.00	.00
19-00-5120	SCHOOL, DUES & SEMINARS	.00	935.00
19-00-5135	INSURANCE	.00	702.75
19-00-5140	TRAVEL & MILEAGE	.00	325.86
19-00-5145	REPAIR & MAINT SERVICES	.00	.00
19-00-5146	EQUIPMENT MAINT	.00	.00
19-00-5147	VEHICLE MAINT	.00	52.96
19-00-5150	OTHER MISC.OBJECTS	.00	.00
19-00-5151	OTHER-STREET TREES	.00	435.00
19-00-5201	DEPOSITS REFUNDED	.00	1,760.00
19-00-5205	CONSULTANTS	.00	37,397.75
19-90-4010	TRANSFER FROM GENERAL	.00	125,000.00
19-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	717.81-	98,901.34
20-00-1000	CASH IN BANK - WATER	107,373.77-	30,142.22

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
20-00-1007	CASH IN BANK - MMA	86,119.34-	2,278,842.60
20-00-1200	ACCOUNTS RECEIVABLE	.00	.00
20-00-1202	OTHER ACCOUNTS RECEIVABLE	.00	.00
20-00-1205	INTERGOV RECEIVABLE	.00	.00
20-00-1400	PREPAID INSURANCE	.00	.00
20-00-1450	INVENTORY	.00	.00
20-00-1505	LAND	.00	.00
20-00-1510	EQUIPMENT	.00	.00
20-00-1511	ACCUM DEPRECIATION - EQUIPMENT	.00	.00
20-00-1515	WATER SYSTE	.00	.00
20-00-1516	ACCUM DEPRECIATION WATER SYSTM	.00	.00
20-00-2000	ACCOUNTS PAYABLE	.00	2,381.89
20-00-2100	ACCRUED SALARIES	.00	.00
20-00-2105	ACCRUED VACATION	.00	.00
20-00-2110	ACCRUED SICK PAY	.00	.00
20-00-2115	ACCRUED PAYROLL TAX	.00	.00
20-00-2120	ACCRUED INTEREST	.00	.00
20-00-2125	FEDERAL TAX PAYABLE	.00	.00
20-00-2130	FICA TAX PAYABLE	.00	.00
20-00-2135	STATE TAX PAYABLE	.00	.00
20-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
20-00-2145	INSURANCE PAYABLE	.00	.00
20-00-2150	PENSION PAYABLE	.00	.00
20-00-2155	GARNISHMENT PAYABLE	.00	.00
20-00-2160	SALES TAX PAYABLE	.00	.00
20-00-2250	DEPOSIT PAYABLE	300.00	18,693.12
20-00-2300	DUE TO OTHER FUNDS	.00	.00
20-00-2500	NDEQ LOAN	.00	.00
20-00-3000	FUND BALANCE	.00	1,225,618.41
		193,793.11-	1,062,291.40
	DIFFERENCE	193,793.11-	1,062,291.40
20-00-4050	SALES TAX	443.78	3,775.43
20-00-4071	CITY FINES	.00	.00
20-00-4090	OTHER LOCAL REV RECEIPTS	485.00	1,546.88
20-00-4095	LABOR & MATERIALS SOLD - WATER	6.14	3,489.76
20-00-4105	GRANTS	.00	9,180.00
20-00-4110	INSURANCE ADJUSTMENTS	.00	60,876.07
20-00-4130	SALE OF BONDS - WATER	.00	.00
20-00-4131	GO WATER BOND 2025 PROC	.00	1,120,000.00
20-00-4161	INTEREST-MMA	6,880.66	36,100.58
20-00-4165	INTEREST/WATER	.00	.00
20-00-4175	CONTRIBUTION INCOME	.00	.00
20-00-4200	INSURANCE PROCEEDS	.00	.00
20-00-4220	SCRAP SALES	.00	.00
20-00-4300	UTILITY SERVICE CHARGE-WATER	63,228.71	523,080.75
20-00-4305	SALE OF WATER	.00	847.23
20-00-4400	DEPOSITS RECEIVED	.00	.00
20-00-4405	INFRASTRUCTURE FEE	211.80	737.10

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
20-00-5000	REGULAR SALARIES	14,000.82	119,462.31
20-00-5002	OVERTIME SALARIES	604.54	3,240.49
20-00-5006	SUB OR TEMP SALARIES	.00	92.82
20-00-5009	SOCIAL SECURITY	1,104.87	9,330.27
20-00-5015	HEALTH INSURANCE	2,451.79	19,300.69
20-00-5019	WORKER'S COMP INSURANCE	.00	2,653.09
20-00-5030	RETIREMENT	586.12	5,047.20
20-00-5035	CLOTHING	.00	215.98
20-00-5050	LABORATORY SERVICES	.00	.00
20-00-5055	CONTRACTED OR SECURED SERVICES	.00	4,226.50
20-00-5056	GRANT EXPENDITURES	.00	.00
20-00-5060	OTHER PROF. & TECH SERVICE	560.00	684.16
20-00-5061	SPECIAL PROF & TECH SERVICES	.00	.00
20-00-5065	SPECIAL PROF & TECH SERVICES	.00	.00
20-00-5070	ELECTRICITY	2,764.66	21,232.83
20-00-5073	GAS AND OIL	163.73	987.31
20-00-5080	RENTALS OR LEASES	.00	417.05
20-00-5085	POSTAGE	152.03	1,701.60
20-00-5090	TELEPHONE	59.12	410.00
20-00-5095	ADVERTISING AND PRINTING	.00	1,057.64
20-00-5100	SUPPLIES	2,167.60	18,893.28
20-00-5102	OPERATION SUPPLIES	.00	.00
20-00-5110	FURNITURE AND EQUIPMENT	.00	33,808.33
20-00-5120	SCHOOL, DUES AND SEMINARS	.00	.00
20-00-5125	SALES TAX-WATER	492.99	3,911.55
20-00-5135	PROPERTY INSURANCE	.00	18,496.75
20-00-5140	TRAVEL OR MILEAGE	.00	113.28
20-00-5141	SERVICE FEES	.00	17,054.00
20-00-5144	REPAIR & MAIN. - BLDG	.00	.00
20-00-5145	REPAIR & MAINT. SERVICES	182.97	8,892.87
20-00-5146	EQUIPMENT MAINTENANCE	1,187.45	8,646.68
20-00-5147	VEHICLE MAINTENANCE	192.90	1,350.06
20-00-5150	OTHER MISC. OBJECTS	.00	.00
20-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	210,791.25	234,069.74
20-00-5180	2021 NDEE PRINCIPAL PAYMENT	.00	.00
20-00-5181	NDEE INTEREST PAYMENT	.00	.00
20-00-5182	2021 GO WATER PRINCIPAL	.00	115,000.00
20-00-5183	2021 GO WATER INTEREST	.00	7,971.25
20-00-5201	REFUNDS	.00	.00
20-00-5210	METER AND READOUT PURCHASE	27,475.36	37,363.67
20-00-5220	DEPRECIATION EXPENSE	.00	.00
20-00-5235	LABORATORY SERVICES	111.00	1,711.00
20-00-5304	BOND NOTES	.00	.00
20-00-5305	INTEREST EXPENSE	.00	.00
20-00-5382	2021 GO WTR REF PRINCIPAL	.00	.00
20-00-5383	2021 GO WTR REF INTEREST	.00	.00
20-00-5400	DEPOSITS REFUNDED	.00	.00
20-90-4012	TRANSFER FROM STREET	.00	.00
20-90-4013	TRANSFER FROM POOL	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
20-90-4014	TRANSFER FROM PARK	.00	.00
20-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
20-90-4021	TRANSFER FROM SEWER	.00	.00
20-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
20-90-4028	TRANSFER FROM CEMETARY	.00	.00
20-90-4029	TRANSFER FROM LOTTERY	.00	.00
20-90-5012	TRANSFER TO STREET	.00	.00
20-90-5013	TRANSFER TO POOL	.00	.00
20-90-5014	TRANSFER TO PARK	.00	.00
20-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
20-90-5021	TRANSFER TO SEWER	.00	.00
20-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
20-90-5028	TRANSFER TO CEMETERY	.00	.00
20-90-5029	TRANSFER TO LOTTERY	.00	.00
20-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	193,793.11-	1,062,291.40
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21-00-1000	CASH IN BANK - SEWER	78,873.15-	56,612.39
21-00-1004	2010 BOND RESERVE	.00	.00
21-00-1007	CASH IN BANK - MMA	141,852.65	2,931,954.00
21-00-1009	2012 BOND RESERVE	.00	.00
21-00-1030	CD# 832 SEWER	.00	30,106.08
21-00-1031	CD #7839 SEWER CD	.00	381,070.99
21-00-1033	CD #19643 SEWER HORIZON	.00	537,952.97
21-00-1034	CD #19805 SEWER HORIZON	6,066.53	550,263.49
21-00-1037	CD #19938	8,592.99	1,081,016.58
21-00-1200	ACCOUNTS RECEIVABLE	.00	.00
21-00-1400	PREPAID INSURANCE	.00	.00
21-00-1505	LAND	.00	.00
21-00-1510	EQUIPMENT	.00	.00
21-00-1511	ACCUM DEPRECIATION - EQUIPMENT	.00	.00
21-00-1520	SEWER SYSTEM	.00	.00
21-00-1521	ACCUM DEPRECIATION - SEWER SYS	.00	.00
21-00-1550	OTHER ACCOUNTS RECEIVABLE	.00	.00
21-00-1600	BOND DISCOUNTS	.00	.00
21-00-2000	ACCOUNTS PAYABLE	.00	2,272.26
21-00-2100	ACCRUED SALARIES	.00	.00
21-00-2105	ACCRUED VACATION	.00	.00
21-00-2110	ACCRUED SICK PAY	.00	.00
21-00-2115	ACCRUED PAYROLL TAX	.00	.00
21-00-2120	ACCRUED INTEREST	.00	.00
21-00-2125	FEDERAL TAX PAYABLE	.00	.00
21-00-2130	FICA TAX PAYABLE	.00	.00
21-00-2135	STATE TAX PAYABLE	.00	.00
21-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
21-00-2145	INSURANCE PAYABLE	.00	.00
21-00-2150	PENSION PAYABLE	.00	.00
21-00-2155	GARNISHMENT PAYABLE	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
21-00-2160	SALES TAX PAYABLE	.00	.00
21-00-2400	DUE TO FUND 23	.00	.00
21-00-2500	SEWER UTILITY BAN, 2007 SERIES	.00	.00
21-00-2502	SEWER COMBINED/REFUNDING	.00	.00
21-00-2504	SEWER UTILITY BAN 2018	.00	.00
21-00-3000	FUND BALANCE	.00	5,381,536.74
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	DIFFERENCE	77,639.02	185,167.50
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21-00-4050	SALES TAX	8,325.13	60,609.73
21-00-4090	OTHER LOCAL REV RECEIPTS	.00	6.00
21-00-4095	LABOR & MATERIALS SOLD - SEWER	.00	.00
21-00-4105	GRANTS	.00	.00
21-00-4110	INSURANCE ADJUSTMENTS	.00	51,290.35
21-00-4130	SALE OF BONDS - SEWER	.00	.00
21-00-4161	INTEREST-MMA	8,852.65	58,831.27
21-00-4163	INTEREST-CD'S HORIZON	14,659.52	57,174.84
21-00-4164	INTEREST-CD'S FSB	.00	9,259.93
21-00-4175	CONTRIBUTION INCOME	.00	.00
21-00-4180	INTEREST INCOME	.00	.00
21-00-4220	SCRAP SALES	.00	.00
21-00-4300	UTILITY SERVICE CHARGE-SEWER	122,364.11	881,351.25
21-00-4405	INFRASTRUCTURE FEE	282.40	982.80
21-00-5000	REGULAR SALARIES	12,736.94	80,317.93
21-00-5002	OVERTIME SALARIES	654.76	3,277.34
21-00-5006	SUB OR TEMP SALARIES	.00	114.90
21-00-5009	SOCIAL SECURITY	1,012.40	6,311.26
21-00-5015	HEALTH INSURANCE	2,339.37	18,398.50
21-00-5019	WORKER'S COMP INSURANCE	.00	1,066.63
21-00-5030	RETIREMENT	674.58	4,260.61
21-00-5035	CLOTHING	.00	119.99
21-00-5045	CUSTODIAL SERVICE	.00	.00
21-00-5050	LABORATORY SERVICES	407.59	3,426.81
21-00-5060	OTHER PROF. & TECH SERVICE	560.00	684.17
21-00-5065	NATURAL GAS	.00	2,543.46
21-00-5070	ELECTRICITY	8,784.48	57,804.44
21-00-5073	GAS AND OIL	190.49	860.62
21-00-5075	GARBAGE SERVICE	.00	1,033.86
21-00-5080	RENTALS OR LEASES	.00	834.10
21-00-5085	POSTAGE	152.04	1,244.70
21-00-5090	TELEPHONE	93.98	1,837.89
21-00-5095	ADVERTISING AND PRINTING	.00	.00
21-00-5100	SUPPLIES	303.56	7,010.96
21-00-5102	OPERATION SUPPLIES	.00	.00
21-00-5110	FURNITURE AND EQUIPMENT	40,230.13	320,435.50
21-00-5120	SCHOOL, DUES AND SEMINARS	.00	300.00
21-00-5125	SALES TAX-SEWER	8,484.24	60,156.79
21-00-5135	PROPERTY INSURANCE	.00	18,605.48
21-00-5140	TRAVEL OR MILEAGE	73.29	974.01

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
21-00-5141	SERVICE FEES	.00	414.00
21-00-5145	REPAIR & MAINT. SEWER	32.98	1,251.99
21-00-5146	EQUIPMENT MAINTENANCE	55.97	11,777.67
21-00-5147	VEHICLE MAINTENANCE	.00	40.25
21-00-5150	OTHER MISC. OBJECTS	.00	.00
21-00-5151	ADJUSTMENTS	.00	.00
21-00-5152	REPAIR & MAIN - WWTP	57.99	4,634.81
21-00-5175	CAPITOL IMPROVEMENTS-SEWER	.00	.00
21-00-5180	AMORTIZATION EXPENSE	.00	.00
21-00-5220	DEPRECIATION EXPENSE	.00	.00
21-00-5300	DISPOSITION OF EQUIPMENT	.00	.00
21-00-5301	BOND REFINANCE EXPENSES	.00	.00
21-00-5306	PRINCIPAL-2016 COM. UT.REV.REF	.00	.00
21-00-5307	INTEREST-2016 COM.UT.REV.REF.	.00	.00
21-00-5326	2021 CURRB PRINCIPAL	.00	305,000.00
21-00-5327	2021 CURRB INTEREST	.00	10,033.75
21-00-5333	2020 CURR PRINCIPAL	.00	.00
21-00-5334	2020 CURR INTEREST	.00	9,566.25
21-00-5337	PRIN: HOLD 2018 C.U.R. BOND	.00	.00
21-00-5338	INT: 2018 C.U.R. BAN	.00	.00
21-90-4011	TRANSFER FROM SALES TAX	.00	.00
21-90-4012	TRANSFER FROM STREET	.00	.00
21-90-4013	TRANSFER FROM POOL	.00	.00
21-90-4014	TRANSFER FROM PARK	.00	.00
21-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
21-90-4020	TRANSFER FROM WATER	.00	.00
21-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
21-90-4028	TRANSFER FROM CEMETARY	.00	.00
21-90-4029	TRANSFER FROM LOTTERY	.00	.00
21-90-5011	TRANSFER TO GENERAL	.00	.00
21-90-5012	TRANSFER TO STREET	.00	.00
21-90-5013	TRANSFER TO POOL	.00	.00
21-90-5014	TRANSFER TO PARK	.00	.00
21-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
21-90-5020	TRANSFER TO WATER	.00	.00
21-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
21-90-5028	TRANSFER TO CEMETERY	.00	.00
21-90-5029	TRANSFER TO LOTTERY	.00	.00
21-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	77,639.02	185,167.50
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22-00-1000	CASH IN BANK- CBDG FUNDS	.00	.00
22-00-2000	ACCOUNTS PAYABLE	.00	.00
22-00-3000	FUND BALANCE	.00	.00
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	DIFFERENCE	.00	.00
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22-00-4105	GRANTS	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
22-00-4130	CDBG GRANT PROCEEDS	.00	44,667.46
22-00-4180	INTEREST INCOME	.00	.00
22-00-4310	TIF REVENUE	.00	.00
22-00-5050	LEGAL SERVICES	.00	.00
22-00-5100	TIF NOTE DISBURSEMENTS	.00	.00
22-00-5101	DRAW DOWNS	.00	44,667.46
22-00-5102	OPERATION SUPPLIES	.00	.00
22-00-5215	TIF NOTE PAYMENTSD	.00	.00
22-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	.00	.00
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23-00-1000	CASH IN BANK - COUNTY BOND	.00	.00
23-00-1003	CASH IN BANK-COUNTY BOND MM	13,432.44-	4,612.17
23-00-1008	COP TRUST RESERVE	.00	.00
23-00-1010	CASH AT COUNTY TREASURER	.00	1,318.28
23-00-1016	CASH IN BANK - NE CLASS	326,306.79	613,465.85
23-00-2000	ACCOUNTS PAYABLE	.00	.00
23-00-2125	FEDERAL TAX PAYABLE	.00	.00
23-00-2130	FICA TAX PAYABLE	.00	.00
23-00-2135	STATE TAX PAYABLE	.00	.00
23-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
23-00-2145	INSURANCE PAYABLE	.00	.00
23-00-2150	PENSION PAYABLE	.00	.00
23-00-2155	GARNISHMENT PAYABLE	.00	.00
23-00-2200	DUE TO FUND 20	.00	.00
23-00-2300	DUE TO FUND 21	.00	.00
23-00-2329	DUE FROM KENO	.00	.00
23-00-3000	FUND BALANCE	.00	388,611.87
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	DIFFERENCE	312,874.35	230,784.43
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23-00-4000	COUNTY PROPERTY TAX	306,282.43	376,876.65
23-00-4005	COUNTY MOTOR VEHICLE FEE	.00	.00
23-00-4010	COUNTY MOTOR VEHICLE PRO RATE	800.05	1,456.42
23-00-4015	PROPERTY TAX CREDIT	.00	26,476.41
23-00-4020	PROPERTY TAX CREDIT	.00	.00
23-00-4023	TRANSFER FROM CO. BOND	.00	.00
23-00-4030	CO. CARLINE	.00	.00
23-00-4037	COUNTY SPECIAL ASSESSMENTS	.00	.00
23-00-4040	COUNTY IN LIEU OF TAX	.00	.00
23-00-4055	COUNTY HOMESTEAD EXEMPTION	4,348.46	8,696.92
23-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
23-00-4130	COUNTY BOND PROCEEDS	.00	.00
23-00-4162	INTEREST-NE CLASS	1,306.79	7,374.00
23-00-4165	INT EARNED ON CO. BOND	.00	.00
23-00-4166	INT EARNED ON CO. DEBT FUND	.00	.00
23-00-4167	INTEREST FSB	158.62	467.47
23-00-4170	INT EARNED ON BOND NOTE	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
23-00-4415	AG LAND TAX CREDIT	.00	21.06
23-00-5102	OPERATION SUPPLIES	.00	.00
23-00-5141	SERVICE FEES	22.00	972.00
23-00-5175	CAPITAL IMPROVEMENTS	.00	.00
23-00-5316	2007 IMPROVEMENTS	.00	.00
23-00-5325	PRINCIPAL-2016 GO REFG BONDS	.00	.00
23-00-5326	INTEREST-2016 REFG BONDS	.00	.00
23-00-5337	2016 GOVP BOND PRINCIPAL	.00	.00
23-00-5338	2016 GOVP INTEREST	.00	665.00
23-00-5339	2020 HAFP BOND PRINCIPAL	.00	70,000.00
23-00-5340	2020 HAFP BOND INTEREST	.00	1,392.50
23-00-5345	CAPITAL OUTLAY-LAWSON PARK	.00	.00
23-00-5347	23-00-5348 PRINCIPAL	.00	.00
23-00-5348	2019 GOVP INTEREST	.00	19,191.25
23-00-5349	2020 GOVP PRINCIPAL	.00	.00
23-00-5350	2020 GOVP BOND INTEREST	.00	11,975.00
23-00-5353	NEW BOND - REFINANCING	.00	.00
23-00-5380	2021 GO SWR PRINCIPAL	.00	.00
23-00-5381	2021 GO SWR INTEREST	.00	5,728.75
23-00-5400	2016 HWY ALLOC PRINCIPAL	.00	80,000.00
23-00-5440	2016 HWY ALLOC INTEREST	.00	660.00
23-00-5450	2016 BAN	.00	.00
23-00-5455	INTEREST - 2016 BAN	.00	.00
23-00-5460	2016B BAN INTEREST	.00	.00
23-00-5470	PRIN 2016 BAN	.00	.00
23-00-5480	2016 VARIOUS PURPOSE	.00	.00
23-00-5490	INTEREST - 2018 BAN	.00	.00
23-90-4010	TRANSER FROM GENERAL	.00	.00
23-90-4012	TRANSFER FROM STREET	.00	.00
23-90-4013	TRANSFER FROM POOL	.00	.00
23-90-4014	TRANSFER FROM PARK	.00	.00
23-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
23-90-4020	TRANSFER FROM WATER	.00	.00
23-90-4021	TRANSFER FROM SEWER	.00	.00
23-90-4023	TRANSFER FROM CO. BOND	.00	.00
23-90-4028	TRANSFER FROM CEMETARY	.00	.00
23-90-4029	TRANSFER FROM LOTTERY	.00	.00
23-90-4033	TRANSFER FROM TIF G	.00	.00
23-90-4035	TRANSFER FROM TIF ADMIN W/H	.00	.00
23-90-5012	TRANSFER TO STREET	.00	.00
23-90-5013	TRANSFER TO POOL	.00	.00
23-90-5014	TRANSFER TO PARK	.00	.00
23-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
23-90-5020	TRANSFER TO WATER	.00	.00
23-90-5021	TRANSFER TO SEWER	.00	.00
23-90-5028	TRANSFER TO CEMETERY	.00	.00
23-90-5029	TRANSFER TO LOTTERY	.00	.00
23-90-5035	TRANSFER TO TIF ADMIN FUNDS	.00	.00
23-99-9999	PROFIT HANDLER	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
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	DIFFERENCE	312,874.35	230,784.43
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24-00-1000	CASH IN BANK - TIF H	.00	.00
24-00-1017	CASH IN BANK-NOTE H TSC DISTR	96,516.03	122,973.52
24-00-2000	ACCOUNTS PAYABLE	.00	.00
24-00-2125	FEDERAL TAX PAYABLE	.00	.00
24-00-2130	FICA TAX PAYABLE	.00	.00
24-00-2135	STATE TAX PAYABLE	.00	.00
24-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
24-00-2145	INSURANCE PAYABLE	.00	.00
24-00-2150	PENSION PAYABLE	.00	.00
24-00-2155	GARNISHMENT PAYABLE	.00	.00
24-00-3000	FUND BALANCE	.00	102,337.92
		==========	==========
	DIFFERENCE	96,516.03	20,635.60
		==========	==========
24-00-4180	INTEREST INCOME	9.99	97.26
24-00-4310	TIF REVENUES	96,506.04	122,893.64
24-00-5102	OPERATION SUPPLIES	.00	.00
24-00-5150	REAL ESTATE TAX REFUND	.00	.00
24-00-5214	TIF COUNTY REIMBURSEMENT	.00	.00
24-00-5215	TIF NOTE PAYMENTS	.00	102,355.30
24-90-5025	TRANSFER TO TIF B	.00	.00
24-90-5033	TRANSFER TO TIF G	.00	.00
24-90-5035	TRANSFER TO ADMIN W/H	.00	.00
24-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	96,516.03	20,635.60
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25-00-1000	CASH IN BANK- TIF I	.00	.00
25-00-1018	CASH IN BANK-NOTE I TSC RETAIL	25,186.81	28,986.39
25-00-2000	ACCOUNTS PAYABLE	.00	.00
25-00-2125	FEDERAL TAX PAYABLE	.00	.00
25-00-2130	FICA TAX PAYABLE	.00	.00
25-00-2135	STATE TAX PAYABLE	.00	.00
25-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
25-00-2145	INSURANCE PAYABLE	.00	.00
25-00-2150	PENSION PAYABLE	.00	.00
25-00-2155	GARNISHMENT PAYABLE	.00	.00
25-00-3000	FUND BALANCE	.00	16,579.13
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	DIFFERENCE	25,186.81	12,407.26
		==========	==========
25-00-4180	INTEREST INCOME	5.59	39.30
25-00-4310	TIF REVENUES	25,181.22	28,953.71
25-00-5150	REAL ESTATE TAX REFUND	.00	.00
25-00-5214	TIF COUNTY REIMBURSEMENT	.00	.00
25-00-5215	TIF NOTE PAYMENTS	.00	16,585.75

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
25-90-4024	TRANSFER FROM TIF A	.00	.00
25-90-5035	TRANSFER TO ADMIN W/H	.00	.00
25-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	25,186.81	12,407.26
26-00-1000	CASH IN BANK - TIF C	.00	.00
26-00-1010	CASH AT COUNTY TREASURER	.00	.00
26-00-1019	CASH IN BANK-NOTE C MBA POUL A	.00	.00
26-00-2000	ACCOUNTS PAYABLE	.00	.00
26-00-2125	FEDERAL TAX PAYABLE	.00	.00
26-00-2130	FICA TAX PAYABLE	.00	.00
26-00-2135	STATE TAX PAYABLE	.00	.00
26-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
26-00-2145	INSURANCE PAYABLE	.00	.00
26-00-2150	PENSION PAYABLE	.00	.00
26-00-2155	GARNISHMENT PAYABLE	.00	.00
26-00-3000	FUND BALANCE	.00	.00
	DIFFERENCE	.00	.00
26-00-4180	INTEREST INCOME	.00	.00
26-00-4310	TIF REVENUE	.00	.00
26-00-5102	OPERATION SUPPLIES	.00	.00
26-00-5215	TIF NOTE PAYMENT	.00	.00
26-90-4035	TRANS FROM TIF ADMIN	.00	.00
26-90-5035	TRANSFER TO TIF ADMIN FUNDS	.00	.00
26-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	.00	.00
27-00-1000	CASH IN BANK - TIF D	.00	.00
27-00-1010	CASH AT COUNTY TREASURER	.00	.00
27-00-1020	CASH IN BANK-NOTE D MBA POUL B	.00	.00
27-00-2000	ACCOUNTS PAYABLE	.00	.00
27-00-2125	FEDERAL TAX PAYABLE	.00	.00
27-00-2130	FICA TAX PAYABLE	.00	.00
27-00-2135	STATE TAX PAYABLE	.00	.00
27-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
27-00-2145	INSURANCE PAYABLE	.00	.00
27-00-2150	PENSION PAYABLE	.00	.00
27-00-2155	GARNISHMENT PAYABLE	.00	.00
27-00-3000	FUND BALANCE	.00	.00
	DIFFERENCE	.00	.00
27-00-4180	INTEREST INCOME	.00	.00
27-00-4310	TIF REVENUE	.00	.00
27-00-5102	OPERATION SUPPLIES	.00	.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
27-00-5215	TIF NOTE PAYMENTS	.00	.00
27-90-4035	TRANS FROM TIF ADMIN	.00	.00
27-90-5035	TRANSFER TO TIF ADMIN	.00	.00
27-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	.00	.00
28-00-1000	CASH IN BANK - CEMETERY	3,580.71-	7,126.96
28-00-1007	CASH IN BANK - MMA	53.15	17,602.65
28-00-1011	CASH IN BANK-ROSEHILL MMA	4.11	2,527.07
28-00-1016	CASH IN BANK - NE CLASS	88.16	25,268.84
28-00-1031	CD #3133 CEMETERY FSB	.00	70,865.17
28-00-2000	ACCOUNTS PAYABLE	.00	1,107.37
28-00-2125	FEDERAL TAX PAYABLE	.00	.00
28-00-2130	FICA TAX PAYABLE	.00	.00
28-00-2135	STATE TAX PAYABLE	.00	.00
28-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
28-00-2145	INSURANCE PAYABLE	.00	.00
28-00-2150	PENSION PAYABLE	.00	.00
28-00-2155	GARNISHMENT PAYABLE	.00	.00
28-00-3000	FUND BALANCE	.00	104,663.61
	DIFFERENCE	3,435.29-	17,619.71
28-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
28-00-4105	GRANTS	.00	.00
28-00-4110	INSURANCE ADJUSTMENTS	.00	.00
28-00-4155	GIFTS OR DONATIONS	.00	.00
28-00-4161	INTEREST-MMA	53.15	599.11
28-00-4162	INTEREST-NE CLASS	88.16	268.84
28-00-4164	INTEREST-CD'S FSB	.00	1,575.77
28-00-4167	INTEREST FSB	.00	.00
28-00-4180	INTEREST/CEMETERY FUNDS	4.11	192.44
28-00-4185	CEMETERY RECEIPTS	300.00	4,525.00
28-00-5000	REGULAR SALARIES	2,393.86	17,797.13
28-00-5002	OVERTIME SALARY	.00	.00
28-00-5006	SUB AND TEMP SALARIES	.00	64.28
28-00-5009	SOCIAL SECURITY	180.57	1,348.51
28-00-5015	HEALTH INSURANCE	1,135.34	8,958.97
28-00-5030	RETIREMENT	131.68	978.97
28-00-5050	LEGAL SERVICES	.00	.00
28-00-5070	ELECTRICTY	39.26	262.51
28-00-5073	GAS AND OIL	.00	47.03
28-00-5080	RENTALS & LEASES	.00	.00
28-00-5100	SUPPLIES	.00	108.00
28-00-5102	OPERATION SUPPLIES	.00	.00
28-00-5110	FURNITURE AND EQUIPMENT	.00	.00
28-00-5135	PROPERTY INSURANCE	.00	774.05
28-00-5141	SERVICE FEES	.00	22.00

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
28-00-5145	REPAIR AND MAINTENANCE	.00	180.00
28-00-5146	EQUIPMENT MAINTENANCE	.00	.00
28-00-5150	OTHER MISC OBJECTS	.00	.00
28-00-5175	CAPITAL IMPROVEMENT-REAL PRPTY	.00	.00
28-90-4010	TRANSFER FROM GENERAL	.00	41,000.00
28-90-4011	TRANSFER FROM SALES TAX	.00	.00
28-90-4012	TRANSFER FROM STREET	.00	.00
28-90-4013	TRANSFER FROM POOL	.00	.00
28-90-4014	TRANSFER FROM PARK	.00	.00
28-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
28-90-4020	TRANSFER FROM WATER	.00	.00
28-90-4021	TRANSFER FROM SEWER	.00	.00
28-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
28-90-4028	TRANSFER IN - CEMETERY	.00	.00
28-90-4029	TRANSFER FROM LOTTERY	.00	.00
28-90-5012	TRANSFER TO STREET	.00	.00
28-90-5013	TRANSFER TO POOL	.00	.00
28-90-5014	TRANSFER TO PARK	.00	.00
28-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
28-90-5020	TRANSFER TO WATER	.00	.00
28-90-5021	TRANSFER TO SEWER	.00	.00
28-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
28-90-5028	TRANSFER OUT - CEMETERY	.00	.00
28-90-5029	TRANSFER TO LOTTERY	.00	.00
28-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	3,435.29-	17,619.71
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29-00-1000	CASH IN BANK - KENO	.00	.00
29-00-1005	CASH IN BANK-LOTTERY PRIZE MMA	129.87	79,930.27
29-00-1006	CERTIFICATE OF DEPOSIT	.00	.00
29-00-1007	CASH IN BANK - MMA	91.98	30,459.82
29-00-1013	CASH IN BANK-KENO OPERAT ACCT	8,788.01-	51,942.15
29-00-1014	CASH IN BANK-FIXED KENO ACCT	18,279.19	33,350.60
29-00-1016	CASH IN BANK - NE CLASS	1,457.35	417,718.41
29-00-1030	CD #0065 KENO PINNACLE	.00	.00
29-00-2000	ACCOUNTS PAYABLE	.00	.00
29-00-2125	FEDERAL TAX PAYABLE	.00	.00
29-00-2130	FICA TAX PAYABLE	.00	.00
29-00-2135	STATE TAX PAYABLE	.00	.00
29-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
29-00-2145	INSURANCE PAYABLE	.00	.00
29-00-2150	PENSION PAYABLE	.00	.00
29-00-2155	GARNISHMENT PAYABLE	.00	.00
29-00-2300	DUE FROM OTHER FUNDS	.00	.00
29-00-3000	FUND BALANCE	.00	799,887.41
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	DIFFERENCE	11,170.38	186,486.16-
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ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
29-00-4090	OTHER LOCAL REV RECEIPTS	.00	17,392.95
29-00-4130	Bond Proceeds	.00	.00
29-00-4161	INTEREST	91.98	459.82
29-00-4162	INTEREST-NE CLASS	1,457.35	10,565.63
29-00-4165	INTEREST CD PINNACLE	.00	.00
29-00-4166	INTEREST	43.30	361.69
29-00-4167	INTEREST FSB	129.87	893.80
29-00-4193	KENO OPERATING RECEIPTS	75,068.55	527,870.84
29-00-4195	KENO - CITY COMMISIONS	33,993.30	97,322.77
29-00-4200	MISC INCOME	.00	.00
29-00-5010	Transfers to General	.00	.00
29-00-5040	CO TREASURER & OTHER FEES	.00	.00
29-00-5050	ATTORNEY FEES	.00	.00
29-00-5060	AUDIT FEES	.00	5,375.00
29-00-5102	OPERATION SUPPLIES	.00	.00
29-00-5115	LICENSE FEES	.00	.00
29-00-5141	SERVICE FEES	.00	500.00
29-00-5175	CAPITAL OUTLAY	.00	.00
29-00-5195	STATE TAX	15,747.00	42,516.00
29-00-5200	KENO EXPENSES-OPERATING ACCT	83,866.97	529,643.91
29-00-5205	PRIZE FUND	.00	.00
29-00-5333	2020 COP PRINCIPAL PAYMNT	.00	.00
29-00-5334	2020 COP INTEREST PAYMNT	.00	3,318.75
29-90-4012	TRANSFER FROM STREET	.00	.00
29-90-4013	TRANSFER FROM POOL	.00	.00
29-90-4014	TRANSFER FROM PARK	.00	.00
29-90-4016	TRANSFER FROM FIRE/RESCUE	.00	.00
29-90-4020	TRANSFER FROM WATER	.00	.00
29-90-4021	TRANSFER FROM SEWER	.00	.00
29-90-4023	TRANSFER FROM DEBT SERVIC	.00	.00
29-90-4028	TRANSFER FROM CEMETARY	.00	.00
29-90-4029	TRANSFER FROM LOTTERY	.00	.00
29-90-4033	TRANSFER FROM TIF G	.00	.00
29-90-5010	TRANSFER TO GENERAL	.00	.00
29-90-5012	TRANSFER TO STREET	.00	.00
29-90-5013	TRANSFER TO POOL	.00	.00
29-90-5014	TRANSFER TO PARK	.00	260,000.00
29-90-5016	TRANSFER TO FIRE/RESCUE	.00	.00
29-90-5018	TRANSFER TO FIRE EQUIPMENT	.00	.00
29-90-5020	TRANSFER TO WATER	.00	.00
29-90-5021	TRANSFER TO SEWER	.00	.00
29-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
29-90-5028	TRANSFER TO CEMETERY	.00	.00
29-90-5029	TRANSFER TO LOTTERY	.00	.00
29-90-5033	TRANSFER TO TIF G	.00	.00
29-99-9999	PROFIT HANDLER	.00	.00
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	DIFFERENCE	11,170.38	186,486.16-
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ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
30-00-1000	CASH IN BANK - TIF E	.00	.00
30-00-1021	CASH IN BANK-NOTE E WATTS ELEC	.00	.00
30-00-2000	ACCOUNTS PAYABLE	.00	.00
30-00-3000	FUND BALANCE	.00	4.02
	DIFFERENCE	.00	4.02-
30-00-4130	TIF NOTE PROCEEDS	.00	.00
30-00-4180	INTEREST INCOME	.00	.00
30-00-4310	TIF REVENUE	.00	.00
30-00-5040	COUNTY TREASURER & OTHER FEES	.00	.00
30-00-5050	LEGAL SERVICES	.00	.00
30-00-5100	TIF NOTE DISBURSEMENTS	.00	.00
30-00-5102	OPERATION SUPPLIES	.00	.00
30-00-5215	TIF NOTE PAYMENTS	.00	.00
30-90-4035	TRANSFER FROM TIF ADMIN	.00	.00
30-90-5010	TRANSFER TO GENERAL FUND	.00	.00
30-90-5012	TRANSFER TO STREET	.00	.00
30-90-5035	TRANSFER TO TIF ADMIN	.00	4.02
30-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	.00	4.02-
31-00-1000	CASH IN BANK - PAYROLL	.00	.00
31-00-2000	ACCOUNTS PAYABLE	.00	.00
31-00-2125	FEDERAL TAX PAYABLE	.00	.00
31-00-2130	FICA TAX PAYABLE	.00	.00
31-00-2135	STATE TAX PAYABLE	.00	.00
31-00-2140	CAFETERIA PLAN PAYABLE	.00	.00
31-00-2145	INSURANCE PAYABLE	.00	.00
31-00-2150	PENSION PAYABLE	.00	.00
31-00-2155	GARNISHMENT PAYABLE	.00	.00
31-00-3000	FUND BALANCE	.00	.00
	DIFFERENCE	.00	.00
31-00-5215	TIF NOTE PAYMENTS	.00	.00
31-90-5010	TRANSFER TO GENERAL	.00	.00
31-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	.00	.00
32-00-1000	CASH IN BANK - TIF F	.00	.00
32-00-1022	CASH IN BANK-NOTE F KAMKERTER	.00	.02
32-00-2000	ACCOUNTS PAYABLE	.00	.00
32-00-3000	FUND BALANCE - TIF F	.00	5.92
	DIFFERENCE	.00	5.90-

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
32-00-4130	TIF F NOTE PROCEEDS	.00	.00
32-00-4180	INTEREST INCOME	.00	.02
32-00-4310	TIF F REVENUE	.00	.00
32-00-5012	TRANSFER TO STREETS	.00	.00
32-00-5050	LEGAL SERVICES	.00	.00
32-00-5100	TIF F NOTE DISBURSEMENT	.00	.00
32-00-5102	OPERATION SUPPLIES	.00	.00
32-00-5215	TIF F NOTE PAYMENTS	.00	.00
32-90-5035	TRANSFER TO TIF ADMIN	.00	5.92-
32-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	.00	5.90-
33-00-1000	CASH IN BANK - TIF G	.00	.00
33-00-1010	CASH AT COUNTY TREASURER	.00	1,107.29
33-00-1016	CASH IN BANK - NE CLASS	4,160.23	1,192,444.84
33-00-1023	CASH IN BANK-NOTE G BUCKET B	78,984.44	164,428.99
33-00-2000	ACCOUNTS PAYABLE- TIF G	.00	.00
33-00-3000	FUND BALANCE - TIF G	.00	1,168,416.79
	DIFFERENCE	83,144.67	189,564.33
33-00-4130	TIF G NOTE PROCEEDS	.00	.00
33-00-4162	INTEREST-NE CLASS	4,160.23	29,861.94
33-00-4180	INTEREST INCOME- TIF G	17.68	283.68
33-00-4310	TIF G REVENUE	78,966.76	164,953.71
33-00-5050	LEGAL SERVICES-TIF G	.00	.00
33-00-5100	TIF G NOTE DISBURSEMENT	.00	.00
33-00-5102	OPERATION SUPPLIES- TIF G	.00	.00
33-00-5141	SERVICE FEES	.00	35.00
33-00-5175	CAPITAL IMPROVEMENTS	.00	.00
33-00-5215	TIF G NOTE PAYMENTS	.00	5,500.00
33-00-5343	PRINCIPAL-TIF G	.00	.00
33-00-5344	INTEREST-TIF G	.00	.00
33-90-4011	TRANSFER FROM SALES TAX	.00	.00
33-90-4024	TRANSFER FROM TIF H	.00	.00
33-90-4029	TRANSFER FROM LOTTERY	.00	.00
33-90-5023	TRANSFER OUT	.00	.00
33-90-5029	TRANSFER TO LOTTERY	.00	.00
33-99-9999	PROFIT HANDLER-TIF G	.00	.00
	DIFFERENCE	83,144.67	189,564.33
34-00-1000	CASH IN BANK - TIF J	.00	.00
34-00-1010	CASH AT COUNTY TREASURER-TIF J	.00	.00
34-00-1024	CASH IN BANK-NOTE J VASEK ENT	.03	770.99
34-00-2000	ACCOUNTS PAYABLE - TIF J	.00	.00
34-00-3000	FUND BALANCE - TIF J	.00	.25
	DIFFERENCE	.03	770.74

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
34-00-4130	TIF J NOTE PROCEEDS	.00	.00
34-00-4180	INTEREST INCOME - TIF J	.03	.19
34-00-4310	TIF J REVENUE	.00	4,887.21
34-00-5050	LEGAL SERVICES - TIF J	.00	.00
34-00-5100	TIF J - NOTE DISBURSEMENT	.00	.00
34-00-5102	OPERATIONAL SUPPLIES - TIF J	.00	.00
34-00-5215	TIF J NOTE PAYMENTS	.00	4,116.66
34-00-5343	PRINCIPAL - TIF J	.00	.00
34-00-5344	INTEREST - TIF J	.00	.00
34-90-5023	TRANSFER OUT	.00	.00
34-99-9999	PROFIT HANDLER - TIF J	.00	.00
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	DIFFERENCE	.03	770.74
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35-00-1000	CASH ACCOUNT - ADMIN W/H	.00	.00
35-00-1016	CASH IN BANK - NE CLASS	2,733.44-	133,026.92
35-00-1025	CASH IN BANK-ADMIN W/H FUNDS	2,756.03	369.17
35-00-2000	ACCOUNTS PAYABLE	.00	.00
35-00-3000	FUND BALANCE-ADMIN FUNDS	.00	152,338.18
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	DIFFERENCE	22.59	18,942.09-
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35-00-4162	INTEREST-NE CLASS	466.56	3,691.15
35-00-4180	INTEREST INCOME ADMIN W/H	.03	.82
35-00-4310	ADMIN W/H REVENUE	.00	.00
35-00-4400	TRANSFERS IN	.00	.00
35-00-5050	LEGAL SERVICES-ADMIN W/H FUNDS	410.00	7,533.00
35-00-5060	OTHER PROF & TECH SERVICE	.00	15,000.00
35-00-5141	SERVICE FEES	34.00	111.00
35-00-5175	CAPITAL IMPROVEMENTS	.00	.00
35-90-4023	TRANSFER FR TIF C MBA POULTRY	.00	.00
35-90-4026	TRANSFER FR TIF C MBA POULTRY	.00	.00
35-90-4027	TRANSFER FROM TIF D	.00	.00
35-90-4030	TRANSFER FROM TIF E	.00	4.02
35-90-4032	TRANSFR FROM TIF F	.00	5.92
35-90-5023	TRANSFER TO DEBT SERVICE	.00	.00
35-90-5026	TRANS TO TIF C MBA POULTRY	.00	.00
35-90-5027	TRANSFER TO TIF D MBA POULTRY	.00	.00
35-90-5030	TRANSFER TO TIF E WATTS ELEC	.00	.00
35-99-9999	PROFIT HANDLER-ADMIN FUNDS	.00	.00
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	DIFFERENCE	22.59	18,942.09-
		==========	==========
36-00-1026	CASH IN BANK-TIF K WOODSTOCK	10,128.32	12,899.58
36-00-2000	ACCOUNTS PAYABLE	.00	.00
36-00-3000	FUND BALANCE	.00	11,598.75
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	DIFFERENCE	10,128.32	1,300.83
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ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL.
36-00-4180	INTEREST EARNED	.52	3.24
36-00-4310	TIF REVENUE	10,127.80	23,020.04
36-00-5215	TIF K Note Payments	.00	21,722.45
36-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	10,128.32	1,300.83
37-00-1028	CASH IN BANK-NOTE L NW ELECTR	2,025.41-	.29
37-00-2000	ACCOUNTS PAYABLE	.00	.00
37-00-3000	FUND BALANCE	.00	9,137.95
	DIFFERENCE	2,025.41-	9,137.66-
37-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
37-00-4130	BOND PROCEEDS	.00	.00
37-00-4180	INTERST INCOME	.29	1.23
37-00-4310	TIF REVENUES	8,253.91	11,420.33
37-00-5100	NOTE DISBURSEMENTS	.00	.00
37-00-5102	OPERATION SUPPLIES	.00	.00
37-00-5215	TIF NOTE PAYABLE	10,279.61	20,559.22
37-00-5343	PRINCIPAL	.00	.00
37-00-5344	INTEREST	.00	.00
37-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	2,025.41-	9,137.66-
38-00-1045	FIRE/RESCUE/LOTTERY/RAFFLE	1.91	11,632.03
38-00-2000	ACCOUNTS PAYABLE	.00	.00
38-00-3000	FUND BALANCE	.00	5,940.18
	DIFFERENCE	1.91	5,691.85
38-00-4090	OTHER LOCAL REV RECEIPTS	.00	.00
38-00-4166	INTEREST	1.91	11.67
38-00-4195	LOTTERY RECEIPTS	.00	8,602.17
38-00-5115	LICENSE FEE	.00	.00
38-00-5141	SERVICE FEES	.00	.00
38-00-5149	REFUNDS	.00	.00
38-00-5195	STATE TAX	.00	.00
38-00-5240	RAFFLE PRIZES	.00	2,421.99
38-90-5017	TRANSFER TO FIRE DONATION	.00	500.00
38-99-9999	PROFIT HANDLER	.00	.00
	DIFFERENCE	1.91	5,691.85
	PROOF	.00	.00

3220 N 20th Street, Suite #3
Lincoln, Nebraska 68521
P (402) 466-3911
Terracon.com

May 6, 2025

City of Waverly, NE
14130 Lancashire Street
Waverly, Nebraska 68462-0427

Attn: Tracey Whyman
P: (402) 786-2312
E: traceyw@citywaverly.com

RE: Proposal for Geotechnical Engineering Services
Canongate Road Improvements
Canongate Rd. between Kenilworth St. and Castlewood St.
Waverly, Nebraska
Terracon Proposal No. PA3255047

Dear Mr. Whyman:

We appreciate the opportunity to submit the attached proposal to City of Waverly, NE (the City) to provide Geotechnical Engineering services for the above referenced project. The attached proposal is organized into the following sections as referenced in the Agreement for Services.

Project Information
Scope of Services
Compensation
Schedule
Site Location
Anticipated Exploration Plan

Authorization for Terracon to proceed in accordance with the attached proposal can be issued by signing and returning the Agreement for Services. We appreciate the opportunity to provide this proposal and look forward to working with you on this project.

Sincerely,
Terracon

Levi E. Brown, P.E.
Project Engineer

Bradley A. Levich, P.E.
Senior Principal

Distribution: Addressee (pdf)

Reference Number: PA3255047

AGREEMENT FOR SERVICES

This AGREEMENT is between City of Waverly NE ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Canongate Road Improvements project ("Project"), as described in Consultant's Proposal dated 05/06/2025 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. Scope of Services. The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. Acceptance/ Termination. Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. Change Orders. Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. Compensation and Terms of Payment. Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. Third Party Reliance. This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. LIMITATION OF LIABILITY. **CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
7. Indemnity/Statute of Limitations. Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. Warranty. Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
9. Insurance. Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance ($1,000,000); (ii) commercial general liability insurance ($2,000,000 occ / $4,000,000 agg); (iii) automobile liability insurance ($2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability ($5,000,000 occ / agg); and (v) professional liability insurance ($1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

10. CONSEQUENTIAL DAMAGES. **NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. Dispute Resolution. Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
12. Subsurface Explorations. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. Testing and Observations. Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. Sample Disposition, Affected Materials, and Indemnity. Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. Ownership of Documents. Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. Utilities. Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. Site Access and Safety. Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant:	Terracon Consultants, Inc.	Client:	City of Waverly NE
By:	Bradley A Levich Date: 5/6/2025	By:	Date:
Name/Title:	Bradley A Levich, P.E. / Office Manager	Name/Title:	Tracey Whyman
Address:	3220 N 20th St, Ste 3 Lincoln, NE 68521-1382	Address:	14130 Lancashire PO Box 427 Waverly, NE 68462-0427
Phone:	(402) 466-3911 Fax: (402) 466-0811	Phone:	(402) 786-2312 Fax:
Email:	Brad.Levich@terracon.com	Email:	traceyw@citywaverly.com

Project Information

Our Scope of Services is based on our understanding of the project as described by the City and the expected subsurface conditions described below. We have not visited the project site to confirm site conditions. Aspects of the project which are undefined or assumed are highlighted. We request the City and/or the design team verify all information prior to mobilization.

Planned Construction

Item	Description
Information Provided	Information was provided from JEO via email on April 22, 2025 including an aerial map with the section of Canongate Road to be improved and a project description.
Project Description	According to JEO, Canongate Rd. is experiencing significant deterioration of the paving and roadbed south of the overpass at Hwy 6 to Castlewood (≈1,400 ft.) and north of the overpass to Kenilworth St. (≈2,400 ft.). The purpose of this study is to evaluate the existing pavement condition, the pavement subgrade, provide recommended asphalt thicknesses for both mill and overlay or full-depth replacement options, and to provide subgrade preparation recommendations for possible full-depth replacements.
Culverts / Drainage Structures	None anticipated nor a part of this project.
Pavements	According to the Nebraska bridge database, the bridge structure over Highway 6 in Canongate Road was constructed in 1982 (structure C005504107P). The Average Daily Traffic (ADT) for year 2017 was noted as 4,089. The Future ADT is projected as 6,951 for year 2042. We assume 10% of this traffic is loaded truck traffic. Terracon should be provided actual traffic volumes and types to design pavement thicknesses for the City of Waverly. Given the design approach is to account for both mill and overlay option and full depth replacement, we assume that the pavement type to be implemented will be asphalt.
Building Code	2018 IBC

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project is located at Canongate Rd. between Kenilworth St. and Castlewood St. in Waverly, Nebraska. Latitude 40.91310°N, 96.536750°W Longitude (approximate). See Site Location
Site History	From review of online information, the bridge over Highway 6 along Canongate Rd. (structure C005504107P) was constructed in 1982, and Canongate Rd. is assumed to have been constructed at the same time. Prior to this, the area was likely agricultural farmland.
Existing Improvements	Asphalt road of Canongate Rd. with a concrete overpass over Highway 6 and railroad tracks.
Existing Topography	Below is an elevation profile of the indicated stretch of Canongate Rd. from Google Earth. The large dip in the middle is where the overpass bridge spans across the approach embankments. Elevations gradually increase from elevation 1118 feet at the north end to the a maximum height of the overpass around elevation 1156 feet, back down to the south to about elevation 1124 feet. <N S>
Site Access	We expect the site and all exploration locations are accessible with our truck-mounted drilling equipment and support vehicles (pick-up trucks). Traffic control will be required for completion of the borings and coring.
Expected Subsurface Conditions	From our past borings near Canongate Rd., we expect most of the soil encountered will consist of cohesive fill soils. If native soil is encountered, we would expect clay soils to be encountered consisting of clay loess or clay alluvium.

Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/ report delivery as described in the following sections.

Field Exploration

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider accepting this proposal as authorization to access the property.

Terracon will conduct field services during normal business hours (Monday through Friday between 7:00 a.m. and 5:00 p.m.). If our exploration must take place over a weekend, please contact us so we can discuss time restrictions and adjust our schedule and fee.

Field Exploration Scope: We recommend the following exploration program:

Exploration Type	Number	Planned Depth (feet) [1]	Planned Location [2]
Cores and Soil Borings	10	5	Roadway (6 north of the overpass and 4 south of the overpass)
Dynamic Cone Penetration (DCP) Tests	5	3	Select core locations determined by site visit and visual inspection of pavement distresses

1. Although not anticipated, borings will be terminated at shallower depths if practical refusal is encountered.
2. See Anticipated Exploration Plan. Final locations will depend on selected locations from the performed site walk by an engineer.

Layout and Elevations: We will spot the borings relative to existing features and based on planned GPS coordinates. We will document the final boring locations using a handheld GPS device with a lateral accuracy of about 20 feet. The locations should be considered accurate only to the degree implied by these methods.

The ground surface elevations at the boring locations will be interpolated from a topographic plan of the site or Google Earth. True surface elevations at these locations could differ due to interpolation, and other differences could occur from superposing approximate locations on the topographic plan.

If precise locations and elevations are desired, we recommend the client retain JEO to mark the boring locations and provide ground elevations.

Subsurface Exploration Procedures – Soil Borings: We will advance the soil borings with a truck-mounted drill rig using continuous-flight solid-stem augers.

The existing pavement will be cored and the pavement core will be transported to our lab for visual inspections and measuring thicknesses. No additional asphalt testing is included. Soil sampling in the borings will be in general accordance with industry standard procedures using thin-walled Shelby tubes. Two samples will be obtained in the upper 5 feet of each boring. The samples will be placed in appropriate containers, transported to our soil laboratory for testing, and reviewed by a geotechnical engineer.

We will observe and record groundwater levels in the boreholes during drilling and sampling. Long term monitoring of groundwater is not included as a part of these services.

Our exploration team will prepare field boring logs as part of standard drilling operations, including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples.

Property Disturbance: Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance will occur. Our Scope of Services does not include services associated with site clearing, wet ground conditions, or repair of/damage to existing landscape. We should be notified if such conditions exist so we can adjust our exploration locations and/or fees.

We will backfill borings with auger cuttings and/or bentonite pellets upon completion. Pavements will be patched with cold-mix asphalt and/or ready-mixed concrete, as appropriate. Our services do not include repair of the site beyond backfilling our boreholes and patching existing pavements.

Excess auger cuttings will be dispersed in the general vicinity of the borehole off of the roadway. Because backfill often settles below the surface, we recommend boreholes be periodically checked and backfilled. We can provide this service or grout the boreholes for additional fees at your request.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope of Services considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but unusual or unnatural materials observed while drilling will be noted on our logs.

We will contact the local “one-call” service for location of utilities in public easements. Locating private lines on the property is not part of the “one-call.” We request that the City provide us with public utility maps including private stub information if available prior to our exploration.

Efforts undertaken by Terracon to sweep for utilities are solely for the safety of our field crew, and are not a site-wide review or to be relied on by others. We recommend other studies in conjunction with coordination by a civil engineer or surveyor be undertaken if locating and documenting utilities are required across the site.

All private line information should be supplied to Terracon to assist with utility locate efforts. The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities consist of non-electrically conductive materials and may not be readily detected and similarly deeply buried utilities may not be detected. Authorizing Terracon to sweep for utilities does not relieve the owner of responsibility in identifying underground utilities. We are not responsible for damage to utilities that are not made aware to us or utilities that cannot be located due to bury depths or materials.

Traffic Control: For the work scope of this proposal we have budgeted for subcontracting traffic control services (signage and flaggers) during our drilling activities. This proposal assumes that one traffic lane can be closed temporarily within +/- one hundred feet of our drill rig during our drilling activities. Alternatively, others could provide all required traffic control as a means to reduce Terracon’s fee.

Laboratory Testing

The project engineer will review the field data from the exploration and then assign the types and numbers of tests. We have budgeted to perform visual classification and moisture content on all samples, and dry density and strength tests (unconfined compression/calibrated penetrometer) as appropriate on thin-walled tube samples. In addition, we have budgeted to perform Atterberg Limits tests on 5 selected samples. One composite bulk sample of excess auger cuttings will have an Atterberg Limits test, a standard Proctor, and a California Bearing Ratio (CBR) test conducted.

In the event additional testing is necessary, we will notify you of this need prior to initiating the additional testing and will not proceed without your approval.

Our laboratory testing program will include review of the soil samples by an engineer. Based on the material's texture and plasticity, we will describe soil samples in general accordance with the Unified Soil Classification System (USCS).

Engineering and Report Delivery

The results of our field and laboratory programs will be evaluated, and a Geotechnical Engineering Report will be prepared by or under the supervision of a licensed professional engineer. The Geotechnical Engineering Report will provide the following:

- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Typed boring logs with:
  - soil stratification based on visual soil classification (Unified Soil Classification System)
  - summarized laboratory data
  - groundwater levels observed in the boreholes
  - ground surface elevation
  - approximate latitude-longitude
- Earthwork recommendations including site/subgrade preparation
- Pavement overlay discussion or full depth replacement considerations
- Pavement subgrade preparation discussion
- Soil subgrade parameters for pavement design
- New pavement design based on the traffic information provided [1]
- Site drainage discussion
- Construction considerations

1. We will provide a pavement thickness design for full-depth replacement and mill and overlay options based on specific traffic data which will need to be provided to Terracon.

In addition to an emailed report, the report will be posted to Terracon's online client portal, Compass. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal.

The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering report. Previous submittals, collaboration, and the report will be maintained in our system to allow future reference as the project goes through design and construction.

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of reviewing project plans and specifications related to site preparation and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with the recommendations in the geotechnical engineering report. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Compensation

The fees in the following table are based upon our understanding of the site, the project as summarized in Project Information, and our planned Scope of Services:

Task	Lump Sum Fee[1, 2]
Site walk and Exploration Point Layout	$1,000
Subsurface Exploration, Laboratory Testing, Geotechnical Reporting	$11,900
Subcontracted Traffic Control	$5,000
Total	$17,900

1. The fee considers one drill rig mobilization and no unexpected on-site delays. Our fee will increase for each additional mobilization. A drill crew standby rate of $400 per hour will be invoiced for unexpected delays.
2. Effective for 90 days from the date of the proposal.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. We anticipate that meetings may be convened to discuss our report, to discuss project design and development, and for engineering assistance associated with preparation of construction documents. Time associated with engineers to travel to and attend such meetings or telephone conference calls will be charged at a rate of $160/hour for Project Manager/Engineer, $195/hour for Senior Engineer, and $225/hour for Principal. Mileage for travel to/from meetings will be charged at a rate of $0.95/mile. We will obtain your written authorization prior to incurring additional costs.

If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, utility clearance, or lack of permission. Please contact us if the following schedule is inconsistent with your needs.

GeoReport Stage	Anticipated Posting Date [1]
Project Planning and Schedule Review	3-5 days from Notice to Proceed
Site Characterization	10-15 days after completing the field exploration
Geotechnical Engineering	20-25 days after completing the field exploration [2]

1. Includes consideration of the client's schedule information provided to us at the time of this proposal. Schedule changes relayed to us after project acceptance may not be achievable.
2. When information is needed prior to completing our report, we will provide preliminary recommendations for specific project elements after completing our field and laboratory programs.

Site Location

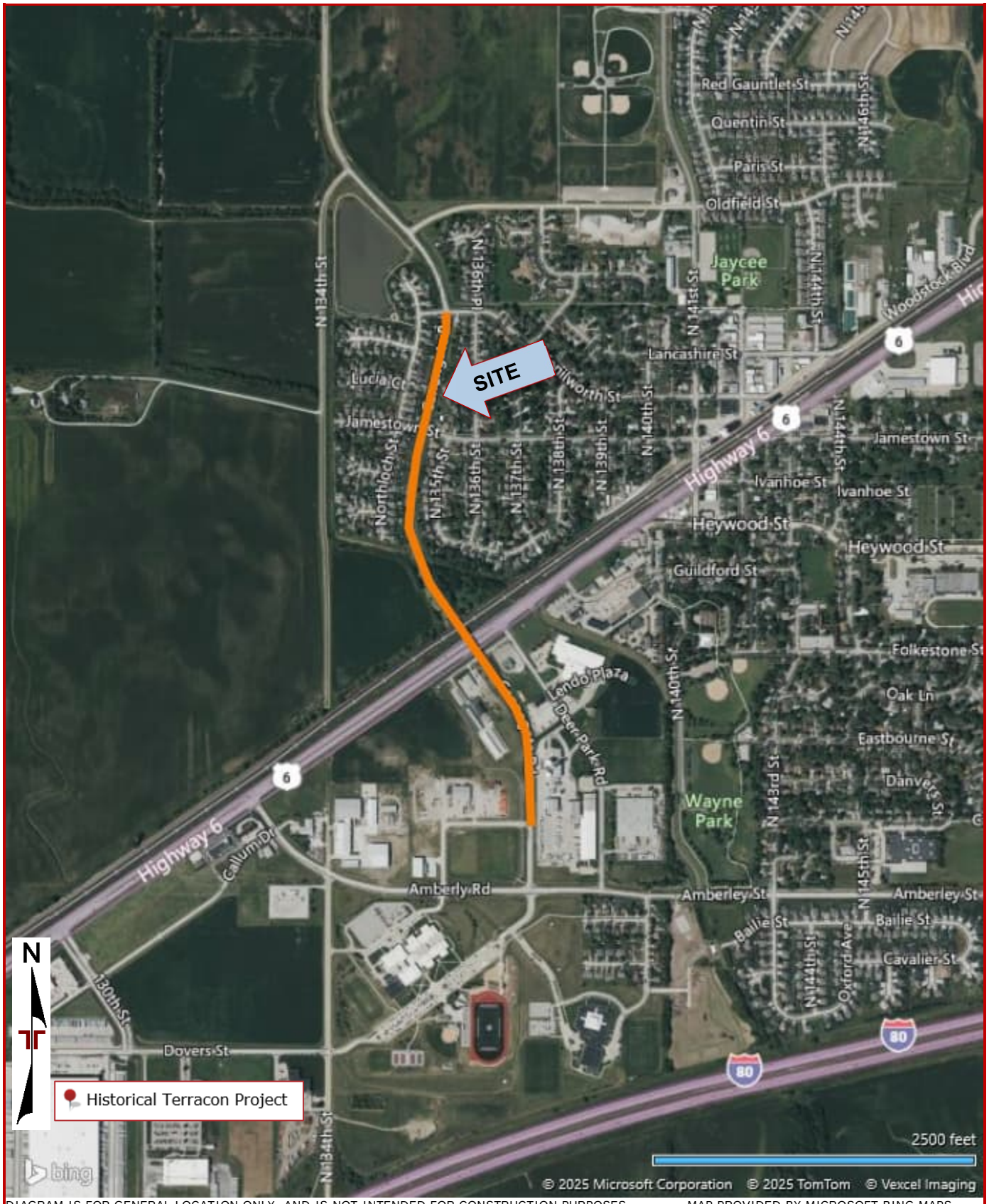


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES MAP PROVIDED BY MICROSOFT BING MAPS

Anticipated Exploration Plan

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

Thiele Geotech Inc

13478 Chandler Road
Omaha, Nebraska 68138-3716
402.556.2171 Fax 402.556.7831
www.thielegeotech.com

April 23, 2025

Mr. Tracey Whyman, Public Works Director
City of Waverly
P.O. Box 427
14130 Lancashire Street
Waverly, NE 68462

RE: PROPOSAL FOR GEOTECHNICAL EXPLORATION
CANONGATE ROAD IMPROVEMENTS, CANONGATE RD., N. 135TH ST. TO KENILWORTH ST., WAVERLY, NE

Dear Mr. Whyman:

Enclosed is our proposal for geotechnical exploration related to the proposed Canongate Road Improvements project to be located along Canongate Road from North 135th Street to Kenilworth Street in Waverly, Nebraska. The accompanying proposal describes our approach and proposed scope of services, the estimated cost of the study, and the contract terms.

Thiele Geotech is a service-oriented firm offering geotechnical, material, and environmental engineering. Our focus is on providing quality engineering solutions based on each individual client's needs. Our professional staff has experience with similar projects, and we have the equipment and resources available to complete this study.

We look forward to working with you and your design team on this project. If you have any questions, please call. If the accompanying proposal is acceptable, please return an executed copy to our office.

Respectfully,
Thiele Geotech, Inc.

Cody G. Kimball

Cody G. Kimball, P.E.

Enclosures

Copy: Marvin Larson – JEO Consulting Group, Inc.

R:\PROPOSAL\GEOTECHNICAL DEPARTMENT\CANONGATE ROAD IMPROVEMENTS.DOCX

Geotechnical Exploration Proposal
Canongate Road Improvements
Canongate Road, North 135th Street to Kenilworth Street
Waverly, Nebraska
April 23, 2025

Thiele Geotech, Inc. is pleased to submit our proposal for geotechnical exploration related to the referenced project. The following sections detail our understanding of the project, our proposed scope of services, and the cost of the study. A proposed coring/boring location plan is attached in Exhibit A and the contract terms are attached in Exhibit B. This proposal will be held open for a period of 45 days from the above date.

PROJECT DESCRIPTION

Our understanding of the project is based upon JEO Consulting Group.

The project consists of evaluating the existing pavement and soil conditions along Canongate Road from North 135th Street to Kenilworth Street in Waverly, Nebraska.

We understand that the client is considering two options for most of this project, a mill and overlay or a full-depth replacement. According to conversations with JEO Consulting Group, the County is requiring a full-depth replacement of the pavement approximately 50 to 60 feet immediate north and south of the bridge abutments located over Cornhusker Highway.

Based on previous experience in the area, the soils on the site are expected to consist of man-placed fill overlying alluvium.

SCOPE OF SERVICES

Our proposed geotechnical exploration will consist of pavement cores of the existing roadway, test borings to obtain geologic information and samples of the site soils, laboratory tests to determine the relevant engineering properties of the various soil strata, and a report of geotechnical engineering recommendations.

Prior to drill rig mobilization, Thiele Geotech will call 811 Nebraska One Call to locate public utilities at the project site. Any private utilities not located by 811 should be located by others. We will subcontract a third party to provide a lane closure and flaggers during drilling. We assume that coordination with the City and notification to the public regarding partial lane closure will be performed by others.

With the anticipated soil conditions, we propose to conduct a total of 12 pavement cores and 12 test borings. The pavement cores and borings will be spaced across the site and at strategic locations identified in Exhibit A. Based on boring depths of 10 feet, a total drilling footage of up to 120 lineal feet is proposed. The borings will be sampled at intervals of 5 feet or less and a descriptive log of the test borings will be prepared. The pavement core and soil boring locations will be backfilled with auger cuttings and pavements will be patched with like-material.

Based on the results of the test borings, a laboratory testing program will be established to evaluate the engineering properties of the various soil strata. Laboratory testing may include moisture content and density determinations to characterize the state and uniformity of the deposits, unconfined compression tests to determine shear strength parameters, one-dimensional consolidation tests to evaluate compressibility, and index property tests for classification. California Bearing Ratio and Modified Proctor tests will also be performed to determine subgrade support values for pavement design.

Our report will present the existing pavement thickness from the core samples, discuss the general soil and ground water conditions underlying the site; present the relevant engineering properties of the existing soils; provide earthwork and site preparation recommendations; discuss the feasibility of a pavement overlay; and recommend design criteria and parameters for full-depth replacement where necessary, and other earth supported improvements.

The proposed scope of services does not include an evaluation of potential contamination on or near the site. If the environmental condition of the property is a concern, an environmental site assessment can be provided as an additional service.

ESTIMATED COST & SCHEDULE

Based on the indicated work scope, we propose a lump sum fee of $17,700 for the geotechnical exploration. If additional work is authorized by the client due to unforeseen subsurface conditions or due to a change in scope, additional drilling, testing, and/or engineering will be provided at our normal fee schedule rates or for an agreed lump sum fee.

Approximately 6 to 8 weeks from your notice to proceed will be required to complete the study. The schedule is somewhat dependent on weather, site access conditions, and other factors including the actual subsurface conditions identified in the test borings. If this proposed schedule does not meet your project requirements, we would be happy to discuss alternate schedules.

ADDITIONAL SERVICES

Subsequent to completion of the geotechnical exploration report, additional services are often required that are not included in the above estimate. These include consultation with the design team and review of the final plans and specifications. In addition, construction phase quality control testing is an additional service not included in the above estimate. An environmental assessment, if required, can also be performed as an additional service. If we are requested to provide additional services including, but not limited to the above, you will be billed in accordance with our normal fee schedule. We would be happy to provide cost estimates for any additional services at your request.

EXHIBITS

Exhibit A - Proposed Coring/Boring Location Plan
Exhibit B - General Conditions

THIELE GEOTECH, INC.
By: Raeanna C.D. Thiele
Raeanna C.D. Thiele, P.E.
rthiele@thielegeotech.com
13478 Chandler Road
Omaha, Nebraska 68138-3716
402/556-2171

CLIENT: _____
Signed By: _____ Date: _____
Name: _____
Email: _____
Address: _____
City, State: _____
Phone: _____
Accounts Payable Contact:
_____
Accounts Payable Email:
_____

Exhibit A
Proposed Coring/Boring Location Plan
Legend
Coring/Boring Location
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12
N 134th St
Deer Park Rd
Energy Way
Guilford St
Jamestown St
Northcote St
N 135th St
N 136th St
N 137th St
N 138th St
N 139th St
N 140th St
N 141st St
Woodstock Blvd
Kenilworth St
Lancashire St
Helwood St
Holley Dr
WSP, B-4: 25'
WSP, B-2: 25'
WSP, B-3: 25'
Google Earth
Image © 2025 Airbus
1000 ft

GENERAL CONDITIONS

1. SCOPE OF WORK: Thiele Geotech, Inc. (including its officers, directors, employees and subconsultants, hereafter referred to as TG) shall perform the services described in the contract and shall invoice the client for those services at the Fee Schedule rates. Any cost estimates stated in this contract shall not be considered as firm figures unless specifically stated in this contract. If unexpected site conditions are discovered, the scope of services may change. TG will provide additional services at the contract Fee Schedule rates.

2. ACCESS TO SITES, PERMITS, AND APPROVALS: The client shall furnish TG with right-of-access to the site in order to conduct the planned exploration. Unless otherwise agreed, the client will also secure all necessary permits, approvals, licenses, and consents necessary to the performance of the services hereunder. While TG will take reasonable precautions to minimize damage to the property, it is understood by the client that, in the normal course of work, some damage may occur, the restoration of which is not part of this agreement.

3. UTILITIES: In the performance of its work, TG will take reasonable precautions to avoid damage or injury to subsurface utilities or structures. This includes requesting locates of utility owned lines and services. The client agrees to identify the type and location of any privately owned subsurface utilities or structures. The client further agrees to hold TG harmless and indemnify TG for any claims, payments, or other liability, including attorney fees, incurred by TG for damage to any privately owned subsurface utilities or structures which are not correctly identified to TG.

4. UNANTICIPATED HAZARDOUS MATERIALS: It shall be the duty of the client to advise TG of any known or suspected hazardous substances which are or may be related to the services provided; such hazardous substances including but not limited to products, materials, or wastes which may exist on or near any premises upon which work is to be performed by TG. If TG observes or suspects the existence of hazardous materials during the course of providing services, TG may, at its option, suspend further work on the project and notify client of the conditions. Services will be resumed only after a renegotiation of scope of services and fees. In the event that such renegotiation cannot occur to the satisfaction of TG, TG may, at its option, terminate this contract. It is understood and agreed that TG does not create, generate, or at any time take possession or ownership of hazardous materials as a result of its exploration services.

5. REPORTS AND INVOICES: TG will furnish up to 3 copies of reports to the client. Additional copies will be provided at the expense of the client. TG may submit invoices to the client monthly and upon completion of services. Payment is due upon presentation of invoices and past due 30 days from the invoice date. Client agrees to pay a finance charge on past due invoices of 1.25 percent per month, but not exceeding the maximum rate allowed by law.

6. OWNERSHIP OF DOCUMENTS: All reports, boring logs, data, notes, calculations, estimates, and other documents prepared by TG as instruments of service shall remain the property of TG.

7. SAMPLE DISPOSAL: Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test.

8. CONFIDENTIALITY: TG will hold confidential all business or technical information obtained from the client or generated in the performance of services hereunder and identified in writing by the client as confidential. TG will not disclose such information without the client's consent except to the extent required for; 1) performance of services under this contract; 2) compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of TG against claims or liabilities arising from performance of services under this contract. TG's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others. TG's technical and pricing information are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of TG.

9. STANDARD OF CARE: Services performed by TG under this contract will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, express or implied, is made or intended by the proposal for services or by furnishing oral or written reports of the findings made. The client recognizes that TG does not owe any fiduciary responsibility to the client. The client further recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, tests, or explorations are made by TG, and that the data, interpretations, and recommendations of TG are based solely upon the data available to TG. TG will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

10. LIMITATION OF LIABILITY: In recognition of the relative risks, rewards, and benefits to both the client and to TG, the risks have been allocated such that the client agrees to limit TG's liability to the client and all other parties claiming to have relied on TG's work provided through the client to $50,000 or TG's total fee for services rendered on this project, whichever is greater. This limitation of liability is a business understanding between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action except for willful misconduct or gross negligence.

11. CONSEQUENTIAL DAMAGES: Neither party, including their respective contractors or subconsultants, shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages. This mutual waiver of consequential damages shall include, but is not limited to: loss of use, loss of profit, loss of business, loss of income, loss of reputation, and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty.

12. CLAIMS: Client agrees that any claim for damages filed against TG by Client or any contractor or subcontractor hired directly or indirectly by Client will be filed solely against TG or its successors or assigns, and that no individual person shall be made personally liable for damages, in whole or in part. All claims by Client shall be deemed relinquished unless filed within one year after substantial completion of TG's services under this agreement.

13. TERMINATION: This contract may be terminated by either party upon 7 days prior written notice. In the event of termination, TG shall be compensated by client for all services performed up to and including the termination date and for the completion of such services and records as are necessary to place TG's files in order and/or protect its professional reputation. If either party terminates this contract, these General Conditions shall survive termination and shall remain enforceable between the parties.

14. DISPUTE RESOLUTION: In an effort to resolve any conflicts that arise during or following this project, the client and TG agree that all disputes between them arising out of or related to this agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The client and TG also agree to include a similar mediation provision in all agreements with independent contractors and consultants thereby providing for mediation as the primary method for dispute resolution for all parties on the project.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding TG's services.

16. ASSIGNMENT: Neither party under this contract may transfer or assign any rights under or interests in this contract without the prior written consent of the other party.

17. PROVISIONS SEVERABLE: In the event that any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

3220 N 20th Street, Suite #3
Lincoln, Nebraska 68521
P (402) 466-3911
Terracon.com

May 2, 2025

City of Waverly, NE
14130 Lancashire Street
Waverly, Nebraska 68462-0427

Attn: Tracey Whyman
P: (402) 786-2312
E: traceyw@citywaverly.com

RE: Proposal for Geotechnical Engineering Services
Fire Station
Amberly Road & N 135th Street
Waverly, Nebraska
Terracon Proposal No. PA3255046

Dear Mr. Whyman:

We appreciate the opportunity to submit the attached proposal to City of Waverly, NE (the City) to provide Geotechnical Engineering services for the above referenced project. The attached proposal is organized into the following sections as referenced in the Agreement for Services.

Project Information
Scope of Services
Compensation
Schedule
Site Location
Anticipated Exploration Plan

Authorization for Terracon to proceed in accordance with the attached proposal can be issued by signing and returning the Agreement for Services. We appreciate the opportunity to provide this proposal and look forward to working with you on this project.

Sincerely,
Terracon

Levi E. Brown, P.E.
Project Engineer

Bradley A. Levich, P.E.
Senior Principal

Distribution: Addressee (pdf)

Reference Number: PA3255046

AGREEMENT FOR SERVICES

This AGREEMENT is between City of Waverly NE ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Waverly Fire Station project ("Project"), as described in Consultant's Proposal dated 05/02/2025 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. Scope of Services. The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. Acceptance/ Termination. Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. Change Orders. Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. Compensation and Terms of Payment. Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. Third Party Reliance. This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. LIMITATION OF LIABILITY. **CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
7. Indemnity/Statute of Limitations. Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. Warranty. Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
9. Insurance. Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance ($1,000,000); (ii) commercial general liability insurance ($2,000,000 occ / $4,000,000 agg); (iii) automobile liability insurance ($2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability ($5,000,000 occ / agg); and (v) professional liability insurance ($1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

10. CONSEQUENTIAL DAMAGES. **NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. Dispute Resolution. Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
12. Subsurface Explorations. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. Testing and Observations. Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. Sample Disposition, Affected Materials, and Indemnity. Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. Ownership of Documents. Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. Utilities. Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. Site Access and Safety. Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant:	Terracon Consultants, Inc.	Client:	City of Waverly NE
By:	Bradley A Levich Date: 5/2/2025	By:	Date:
Name/Title:	Bradley A Levich, P.E. / Office Manager	Name/Title:	Tracey Whyman
Address:	3220 N 20th St, Ste 3 Lincoln, NE 68521-1382	Address:	14130 Lancashire PO Box 427 Waverly, NE 68462-0427
Phone:	(402) 466-3911 Fax: (402) 466-0811	Phone:	(402) 786-2312 Fax:
Email:	Brad.Levich@terracon.com	Email:	traceyw@citywaverly.com

Project Information

Our Scope of Services is based on our understanding of the project as described by JEO and the expected subsurface conditions described below. We have not visited the project site to confirm site conditions. Aspects of the project which are undefined or assumed are highlighted. We request the City and/or the design team verify all information prior to mobilization.

Planned Construction

Item	Description
Information Provided	Information was provided via email from JEO on April 22, 2025 including: ■ Project description ■ Proposed building soil boring location plan on a JEO Site Plan dated August 18, 2023 ■ Proposed borrow site boring location plan ■ Concept image of fire station ■ Floodplain development permit
Project Description	The following project description was provided by JEO: *The building will utilize a clear span pre-engineered metal building for the main apparatus space (24' sidewall) with cast-in-place concrete foundations. The partial second story area will continue with the pre-engineered shell with the second level being steel framing with concrete over metal deck. The office and meeting areas will utilize the pre-engineered shell and conventional framing to create masonry facades on the main building structure. The exterior façade will primarily consist of a masonry/stone veneer, prefinished metal wall panels, and a prefinished standing seam roof panel. The building will be sub-divided into various offices, meeting rooms, restrooms, and apparatus bays.*
Finished Floor Elevation	Not provided. Finished floor elevation for the building is reported by JEO to be 3 to 4 feet above existing grade.
Maximum Loads	Anticipated structural loads were provided by JEO: ■ Columns: 75 to 100 kips ■ Walls: 3 to 4 kips per linear foot (klf) ■ Office Slabs: 100 pounds per square foot (psf) ■ Bay Slabs: 250 pounds per square foot (psf)

Item	Description
Grading/Slopes	Grading plan not provided. According to JEO approximately 3 to 4 feet of fill will be required to develop building floor grade. Final slopes are anticipated to have a maximum inclination of 3H:1V (Horizontal: Vertical) or flatter.
Below-Grade Structures	None anticipated nor a part of this project.
Free-Standing Retaining Walls	
Pavements	Pavements are planned to surround the fire station building with eastern and northern entry drives. Terracon will provide pavement subgrade preparation recommendations.
Building Code	2018 IBC.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project is located at Amberly Road & N 135th Street in Waverly, Nebraska. Latitude 40.90788° N, Longitude 96.53626° W (approximate). See Site Location
Site History	From review of historical aerial photography on Google Earth, it appears that the site was undeveloped agricultural land prior to 2006. There appears to have been some grading operations in the northern area of the project around 2007 with the construction of the building to the north as shown below. The northern edge of the site was then used as a storage area for the business to the north, until construction of N 135th Street sometime between 2018 and 2020 also shown below. The project area has remained undeveloped since these surrounding developments.

	2007 2020
Existing Improvements	The site appears to be vacant. City utilities such as water seem to be present in the perimeter right of way, and there is a tree strip along the southern edge of the site.
Current Ground Cover	Grass lot.
Existing Topography	According to Google Earth, the site is relatively flat, slightly decreasing in elevation to the north from about elevation 1126 feet in the southeast corner of the site down to about elevation 1124 feet in the northwest corner of the site.
Site Access	We expect the site and all exploration locations are accessible with our truck/ATV-mounted drilling equipment and support vehicles (pick-up trucks).
Expected Subsurface Conditions	From review of nearby historical soil borings (about 500 feet away from this project) and publicly available soil maps, we anticipate soil conditions will consist of about 15 feet of clay soils underlain by sandy alluvial soils. Groundwater is anticipated to be encountered around 15 to 20 feet below existing grade. Given our nearby experience and the proposed development, we anticipate that this site may require a surcharge prior to construction or soil improvement.

Scope of Services

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/ report delivery as described in the following sections.

Field Exploration

Site Access: Terracon must be granted access to the site by the property owner. Without information to the contrary, we consider accepting this proposal as authorization to access the property.

Our proposed fees do not include time to negotiate and coordinate access with landowners or tenants, or payments for crop damages or landscaping repair. Unbudgeted costs will be added to our invoice at Cost + 15%.

Terracon will conduct field services during normal business hours (Monday through Friday between 7:00 a.m. and 5:00 p.m.). If our exploration must take place over a weekend, please contact us so we can discuss time restrictions and adjust our schedule and fee.

Field Exploration Scope: JEO requested the following boring locations and we recommend the following depths:

Exploration Type	Number	Planned Depth (feet) [1]	Planned Location [2]
Soil Borings	2	20	Building area
	2	30	
	2	10	Borrow area

1. Although not anticipated, borings will be terminated at shallower depths if practical refusal is encountered.
2. See Anticipated Exploration Plan.

Layout and Elevations: We will locate the borings by field measurements with a GPS device which can document the exploration point location with about 15-foot horizontal accuracy. If the client provides a site topographic survey of the site, we can interpolate our boring elevations, otherwise elevations will be obtained from Google Earth. If the site survey will take place after our exploration, we can leave the borings staked for surveyors to tie in our boring locations. The locations and elevations should be considered accurate only to the degree implied by these methods.

If precise locations and elevations are desired, we recommend the client retain a licensed surveyor to stake the boring locations and provide ground elevations.

Subsurface Exploration Procedures – Soil Borings: We will advance the soil borings with a truck or ATV-mounted drill rig. Continuous-flight hollow-stem augers will be used to advance the boreholes through the upper clays and until groundwater is encountered; the boring method will then switch to rotary wash methods.

Sampling in the borings will be in general accordance with industry standard procedures using thin-walled Shelby tubes and split-barrel samplers. Four samples will be obtained in the upper 10 feet of each boring and then samples will be obtained at intervals of 5 feet thereafter. The samples will be placed in appropriate containers, transported to our soil laboratory for testing, and reviewed by a geotechnical engineer.

We will observe and record groundwater levels in the boreholes during drilling and sampling. No long-term groundwater monitoring is included as a part of this project but Terracon can provide this services if desired.

Our exploration team will prepare field boring logs as part of standard drilling operations, including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples.

Property Disturbance: Terracon will take reasonable efforts to reduce damage to the property. However, it should be understood that in the normal course of our work some disturbance will occur. Our Scope of Services does not include services associated with site clearing, wet ground conditions, tree or shrub clearing, or repair of/damage to existing landscape or crops. We should be notified if such conditions exist so we can adjust our exploration locations and/or fees.

We will backfill borings with auger cuttings and/or bentonite pellets upon completion. Our services do not include repair of the site beyond backfilling our boreholes.

Excess auger cuttings and drilling fluids will be dispersed in the general vicinity of the borehole. Because backfill often settles below the surface, we recommend boreholes be periodically checked and backfilled. We can provide this service or grout the boreholes for additional fees at your request.

Our field equipment includes heavy drill rigs and support vehicles carrying water tanks. We will take reasonable efforts to avoid excessive damage or rutting due to our equipment; however, the extent of damage will highly depend on the near-surface soil

moisture content and presence/absence of frost or poor drainage. At a minimum, the field equipment will leave depressions several inches deep in even dry weather with firm ground conditions. Similarly, tracked equipment will tear through vegetation and roots. More disturbance occurs during wet weather and in soft ground conditions.

Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope of Services considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but unusual or unnatural materials observed while drilling will be noted on our logs.

We will contact the local “one-call” service for location of utilities in public easements. Locating private lines on the property is not part of the “one-call” or included as a part of our services.

All private line information should be supplied to Terracon to assist with utility locate efforts. The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities consist of non-electrically conductive materials and may not be readily detected and similarly deeply buried utilities may not be detected. Authorizing Terracon to sweep for utilities does not relieve the owner of responsibility in identifying underground utilities. We are not responsible for damage to utilities that are not made aware to us or utilities that cannot be located due to bury depths or materials.

Laboratory Testing

The project engineer will review the field data from the exploration and then assign the types and numbers of tests. We have budgeted to perform visual classification and moisture content on all samples, and dry density and strength tests (unconfined compression/calibrated penetrometer) as appropriate on thin-walled tube samples.

We have budgeted the following tests:

Laboratory Test [1]	Quantity
Atterberg limits – Building area	1
Atterberg limits – Borrow area	1 per boring (2 total)

In the event additional testing is necessary, we will notify you of this need prior to initiating the additional testing and will not proceed without your approval.

Our laboratory testing program will include review of the soil samples by an engineer. Based on the material's texture and plasticity, we will describe soil samples in general accordance with the Unified Soil Classification System (USCS).

Engineering and Report Delivery

The results of our field and laboratory programs will be evaluated, and a Geotechnical Engineering Report will be prepared by or under the supervision of a licensed professional engineer. The Geotechnical Engineering Report will provide the following:

- Site Location and Exploration Plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Typed boring logs with:
  - soil stratification based on visual soil classification (Unified Soil Classification System)
  - summarized laboratory data
  - groundwater levels observed in the boreholes
  - ground surface elevation
  - approximate latitude-longitude
- Plotted laboratory (consolidation) test results
- Earthwork recommendations including site/subgrade preparation
- Recommendations for design and construction of interior floor slabs
- Shallow foundation system recommendations
  - Foundation support discussion
  - Net allowable bearing pressure
  - Anticipated total foundation settlement
  - Anticipated differential foundation settlement
  - Frost penetration and foundation discussion
  - Installation recommendations
  - Recommendations for a soil improvement system, if appropriate
- Seismic site classification [1]
- Pavement subgrade preparation discussion
- Site drainage discussion
- Construction considerations

1. The International Building Code (IBC) requires a soil profile determination extending a depth of 100 feet for seismic site classification. We believe the proposed scope will provide sufficient information for foundation bearing capacity and settlement evaluations for the building planned for this project, but does not explore to a depth of 100 feet. We will extrapolate the soil conditions encountered

in the borings to a depth of 100 feet to estimate the site class. More accurate IBC classification can be achieved by expanding our scope to perform a deeper soil boring or to use surface geophysical testing methods to measure the average soil shear wave velocity to a depth of 100 feet.

In addition to an emailed report, the report will be posted to Terracon's online client portal, Compass. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal.

The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan
- Site Characterization – Findings of the site exploration and laboratory results
- Geotechnical Engineering Report

When services are complete, we upload a printable version of our completed Geotechnical Engineering report. Previous submittals, collaboration, and the report will be maintained in our system to allow future reference as the project goes through design and construction.

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of reviewing project plans and specifications related to site preparation, foundation, floor slab, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. Our assessment is based on widely spaced exploration locations and the assumption that construction methods will be performed in a manner sufficient to meet our expectations and consistent with the recommendations in the geotechnical

engineering report. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, floor slab, and pavement construction. These services allow a more comprehensive understanding of subsurface conditions and necessary documentation of construction to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Compensation

The fees in the following table are based upon our understanding of the site, the project as summarized in Project Information, and our planned Scope of Services:

Task	Lump Sum Fee[1, 2]
Staking, Subsurface Exploration, Laboratory Testing, Geotechnical Reporting	$6,500

1. The fee considers one drill rig mobilization and no unexpected on-site delays. Our fee will increase for each additional mobilization. A drill crew standby rate of $400 per hour will be invoiced for unexpected delays.
2. Effective for 90 days from the date of the proposal.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. We anticipate that meetings may be convened to discuss our report, to discuss project design and development, and for engineering assistance associated with preparation of construction documents. Time associated with engineers to travel to and attend such meetings or telephone conference calls will be charged at a rate of $160/hour for Project Manager/Engineer, $195/hour for Senior Engineer, and $225/hour for Principal. Mileage for travel to/from meetings will be charged at a rate of $0.95/mile. We will obtain your written authorization prior to incurring additional costs.

If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability. However, our schedule does not account for delays in field exploration beyond our control, such as weather conditions, utility clearance, or lack of permission. Please contact us if the following schedule is inconsistent with your needs.

GeoReport Stage	Anticipated Posting Date [1]
Project Planning and Schedule Review	3-5 days from Notice to Proceed
Site Characterization	10-15 days after completing the field exploration
Geotechnical Engineering	20-25 days after completing the field exploration [2]

1. Includes consideration of the client's schedule information provided to us at the time of this proposal. Schedule changes relayed to us after project acceptance may not be achievable.
2. When information is needed prior to completing our report, we will provide preliminary recommendations for specific project elements after completing our field and laboratory programs.

Site Location

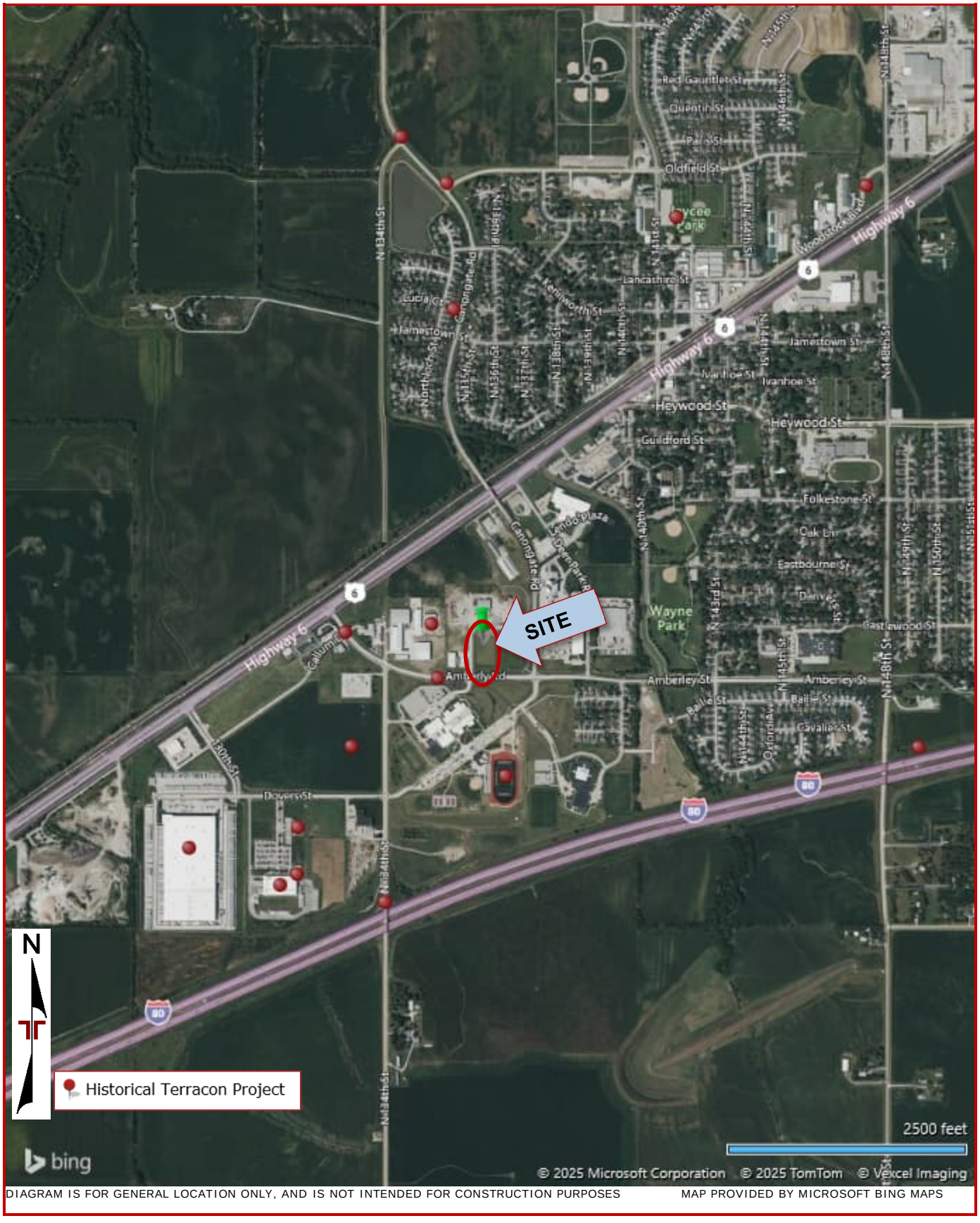


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES MAP PROVIDED BY MICROSOFT BING MAPS

Anticipated Exploration Plan – Fire Station

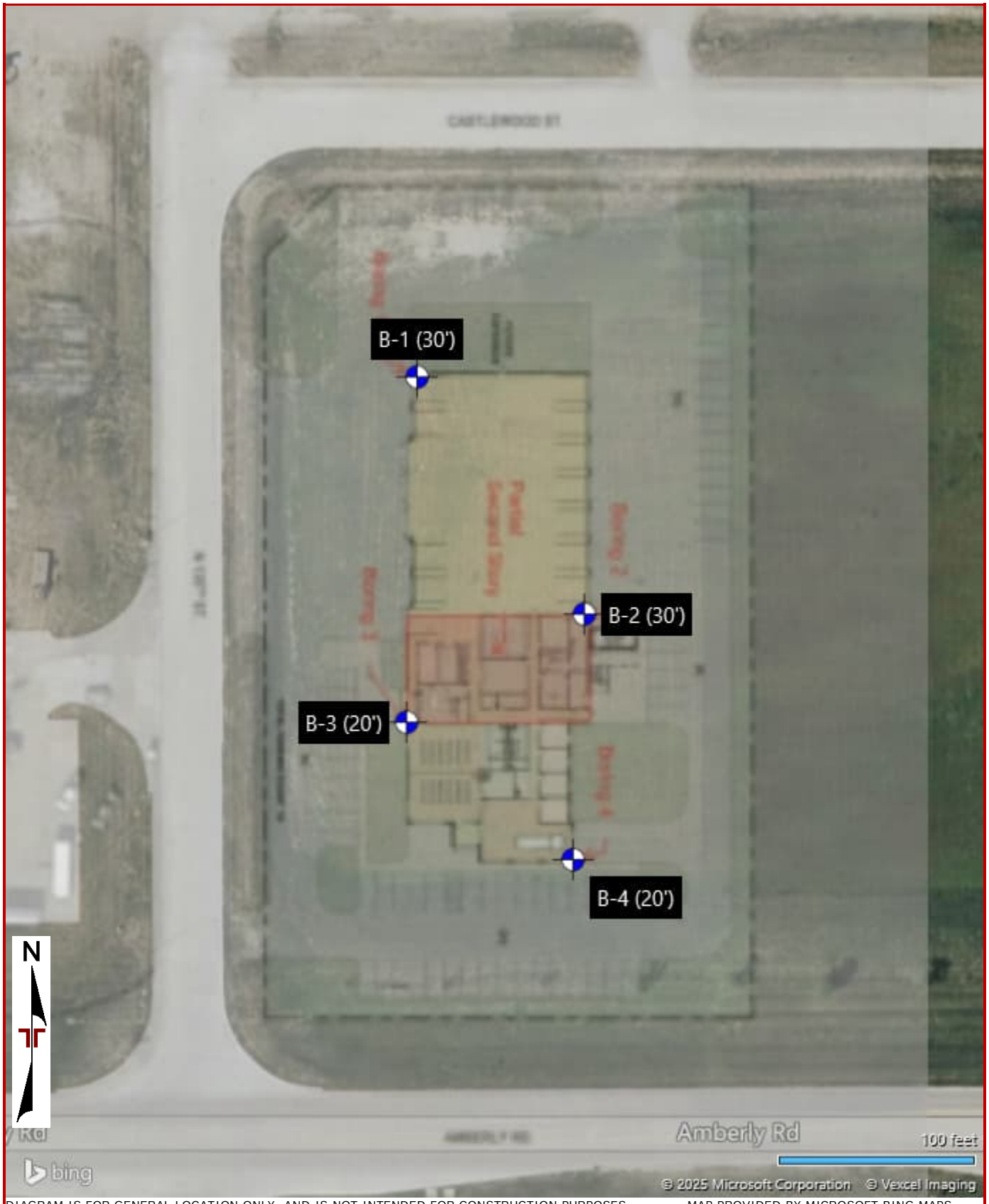


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

Anticipated Exploration Plan – Borrow Area

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

Thiele Geotech Inc

13478 Chandler Road
Omaha, Nebraska 68138-3716
402.556.2171 Fax 402.556.7831
www.thielegeotech.com

April 23, 2025

Mr. Tracey Whyman, Public Works Director
City of Waverly
P.O. Box 427
14130 Lancashire Street
Waverly, NE 68462

RE: PROPOSAL FOR GEOTECHNICAL EXPLORATION
WAVERLY FIRE STATION, N. 135TH ST. & AMBERLY RD., WAVERLY, NE

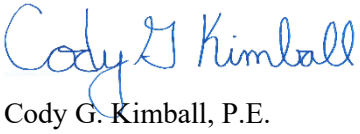
Dear Mr. Whyman:

Enclosed is our proposal for geotechnical exploration related to the proposed fire station to be located northwest of the North 135th Street and Amberly Road intersection in Waverly, Nebraska. The accompanying proposal describes our approach and proposed scope of services, the estimated cost of the study, and the contract terms.

Thiele Geotech is a service-oriented firm offering geotechnical, material, and environmental engineering. Our focus is on providing quality engineering solutions based on each individual client's needs. Our professional staff has experience with similar projects, and we have the equipment and resources available to complete this study.

We look forward to working with you and your design team on this project. If you have any questions, please call. If the accompanying proposal is acceptable, please return an executed copy to our office.

Respectfully,
Thiele Geotech, Inc.



Cody G. Kimball, P.E.

Enclosures

Copy: Marvin Larson – JEO Consulting Group, Inc.

R:\PROPOSAL\GEOTECHNICAL DEPARTMENT\WAVERLY FIRE STATION.DOCX

Geotechnical Exploration Proposal
Waverly Fire Station
North 135th Street & Amberly Road
Omaha, Nebraska
April 23, 2025

Thiele Geotech, Inc. is pleased to submit our proposal for geotechnical exploration related to the referenced project. The following sections detail our understanding of the project, our proposed scope of services, and the cost of the study. The contract terms are attached in Exhibit A. This proposal will be held open for a period of 45 days from the above date.

PROJECT DESCRIPTION

Our understanding of the project is based upon information provided by JEO Consulting Group.

The project consists of constructing a new fire station northwest of the North 135th Street and Amberly Road intersection in Waverly, Nebraska. We understand that the structure will be one to two stories in height and assume it will be slab-on-grade. Paved parking including 74 parking stalls is proposed to the north, south and east of the building. Paved drive lanes will surround the structure on all sides with entrances from North 135th Street and Castlewood Street.

We understand the building will utilize a clear span pre-engineered metal building for the main apparatus space (24 feet sidewall) with cast-in-place concrete foundations. The partial second story area will continue with the pre-engineered shell with the second level being steel framing with concrete over metal deck. The office and meeting areas will utilize the pre-engineered shell and conventional framing to create masonry facades on the main building structure. The exterior façade will primarily consist of a masonry/stone veneer, prefinished metal wall panels, and a prefinished standing seam roof panel. The building will be sub-divided into various offices, meeting rooms, restrooms, and apparatus bays.

Structural loading information was not provided at the time of this proposal. Therefore, we have assumed maximum column loads of 150 kips and maximum continuous wall loads of 6 kips per lineal foot.

The building site is located within the floodplain and will require up to 2 to 4 feet of controlled structural fill to elevate the site to an elevation of 1,128 feet. Currently no site retaining walls are planned and we assume that all slopes will be 3H:1V or flatter. JEO Consulting Group has indicated a potential borrow site is being considered for fill placement and the borrow site is located southwest of Waverly High School.

Based on previous experience in the area, the soils on the site are expected to consist of alluvium.

SCOPE OF SERVICES

Our proposed geotechnical exploration will consist of test borings to obtain geologic information and samples of the site soils, bulk samples of the potential borrow site, laboratory tests to determine the relevant engineering properties of the various soil strata, and a report of geotechnical engineering recommendations.

Prior to drill rig mobilization, Thiele Geotech will call 811 Nebraska One Call to locate public utilities at the project site. Any private utilities not located by 811 should be located by others.

In accordance with the request for proposal, a total of six test borings will be conducted at locations identified by JEO Consulting Group. Four borings will be located within the proposed fire station building

footprint and two borings will be located at the potential borrow location. Based on boring depths of 10 to 40 feet, a total drilling footage of up to 125 lineal feet are proposed. The borings will be sampled at intervals of 5 feet or less and a descriptive log of the test borings will be prepared.

Based on the results of the test borings, a laboratory testing program will be established to evaluate the engineering properties of the various soil strata. Laboratory testing may include moisture content and density determinations to characterize the state and uniformity of the deposits, unconfined compression tests to determine shear strength parameters, one-dimensional consolidation tests to evaluate compressibility, index property tests for classification, and Standard Proctor tests on the bulk samples for fill requirements.

Our report will discuss the general soil and ground water conditions underlying the site; present the relevant engineering properties of the existing soils; provide earthwork and site preparation recommendations; and recommend design criteria and parameters for foundations, pavements, and other earth supported improvements.

The proposed scope of services does not include an evaluation of potential contamination on or near the site. If the environmental condition of the property is a concern, an environmental site assessment can be provided as an additional service.

ESTIMATED COST & SCHEDULE

Based on the indicated work scope, we propose a lump sum fee of $9,875 for the geotechnical exploration. If additional work is authorized by the client due to unforeseen subsurface conditions or due to a change in scope, additional drilling, testing, and/or engineering will be provided at our normal fee schedule rates or for an agreed lump sum fee.

Approximately 6 to 8 weeks from your notice to proceed will be required to complete the study. The schedule is somewhat dependent on weather, site access conditions, and other factors including the actual subsurface conditions identified in the test borings. If this proposed schedule does not meet your project requirements, we would be happy to discuss alternate schedules.

ADDITIONAL SERVICES

Subsequent to completion of the geotechnical exploration report, additional services are often required that are not included in the above estimate. These include consultation with the design team and review of the final plans and specifications. In addition, construction phase quality control testing is an additional service not included in the above estimate. An environmental assessment, if required, can also be performed as an additional service. If we are requested to provide additional services including, but not limited to the above, you will be billed in accordance with our normal fee schedule. We would be happy to provide cost estimates for any additional services at your request.

EXHIBITS

Exhibit A - General Conditions

THIELE GEOTECH, INC.

By: Raeanna C.D. Thiele

Raeanna C.D. Thiele, P.E.

rthiele@thielegeotech.com

13478 Chandler Road

Omaha, Nebraska 68138-3716

402/556-2171

CLIENT: _____

Signed By: _____ Date: _____

Name: _____

Email: _____

Address: _____

City, State: _____

Phone: _____

Accounts Payable Contact:

_____

Accounts Payable Email:

_____

GENERAL CONDITIONS

1. SCOPE OF WORK: Thiele Geotech, Inc. (including its officers, directors, employees and subconsultants, hereafter referred to as TG) shall perform the services described in the contract and shall invoice the client for those services at the Fee Schedule rates. Any cost estimates stated in this contract shall not be considered as firm figures unless specifically stated in this contract. If unexpected site conditions are discovered, the scope of services may change. TG will provide additional services at the contract Fee Schedule rates.

2. ACCESS TO SITES, PERMITS, AND APPROVALS: The client shall furnish TG with right-of-access to the site in order to conduct the planned exploration. Unless otherwise agreed, the client will also secure all necessary permits, approvals, licenses, and consents necessary to the performance of the services hereunder. While TG will take reasonable precautions to minimize damage to the property, it is understood by the client that, in the normal course of work, some damage may occur, the restoration of which is not part of this agreement.

3. UTILITIES: In the performance of its work, TG will take reasonable precautions to avoid damage or injury to subsurface utilities or structures. This includes requesting locates of utility owned lines and services. The client agrees to identify the type and location of any privately owned subsurface utilities or structures. The client further agrees to hold TG harmless and indemnify TG for any claims, payments, or other liability, including attorney fees, incurred by TG for damage to any privately owned subsurface utilities or structures which are not correctly identified to TG.

4. UNANTICIPATED HAZARDOUS MATERIALS: It shall be the duty of the client to advise TG of any known or suspected hazardous substances which are or may be related to the services provided; such hazardous substances including but not limited to products, materials, or wastes which may exist on or near any premises upon which work is to be performed by TG. If TG observes or suspects the existence of hazardous materials during the course of providing services, TG may, at its option, suspend further work on the project and notify client of the conditions. Services will be resumed only after a renegotiation of scope of services and fees. In the event that such renegotiation cannot occur to the satisfaction of TG, TG may, at its option, terminate this contract. It is understood and agreed that TG does not create, generate, or at any time take possession or ownership of hazardous materials as a result of its exploration services.

5. REPORTS AND INVOICES: TG will furnish up to 3 copies of reports to the client. Additional copies will be provided at the expense of the client. TG may submit invoices to the client monthly and upon completion of services. Payment is due upon presentation of invoices and past due 30 days from the invoice date. Client agrees to pay a finance charge on past due invoices of 1.25 percent per month, but not exceeding the maximum rate allowed by law.

6. OWNERSHIP OF DOCUMENTS: All reports, boring logs, data, notes, calculations, estimates, and other documents prepared by TG as instruments of service shall remain the property of TG.

7. SAMPLE DISPOSAL: Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test.

8. CONFIDENTIALITY: TG will hold confidential all business or technical information obtained from the client or generated in the performance of services hereunder and identified in writing by the client as confidential. TG will not disclose such information without the client's consent except to the extent required for; 1) performance of services under this contract; 2) compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) compliance with any court order or other governmental directive; and/or 4) protection of TG against claims or liabilities arising from performance of services under this contract. TG's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others. TG's technical and pricing information are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of TG.

9. STANDARD OF CARE: Services performed by TG under this contract will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, express or implied, is made or intended by the proposal for services or by furnishing oral or written reports of the findings made. The client recognizes that TG does not owe any fiduciary responsibility to the client. The client further recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, tests, or explorations are made by TG, and that the data, interpretations, and recommendations of TG are based solely upon the data available to TG. TG will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

10. LIMITATION OF LIABILITY: In recognition of the relative risks, rewards, and benefits to both the client and to TG, the risks have been allocated such that the client agrees to limit TG's liability to the client and all other parties claiming to have relied on TG's work provided through the client to $50,000 or TG's total fee for services rendered on this project, whichever is greater. This limitation of liability is a business understanding between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action except for willful misconduct or gross negligence.

11. CONSEQUENTIAL DAMAGES: Neither party, including their respective contractors or subconsultants, shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages. This mutual waiver of consequential damages shall include, but is not limited to: loss of use, loss of profit, loss of business, loss of income, loss of reputation, and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty.

12. CLAIMS: Client agrees that any claim for damages filed against TG by Client or any contractor or subcontractor hired directly or indirectly by Client will be filed solely against TG or its successors or assigns, and that no individual person shall be made personally liable for damages, in whole or in part. All claims by Client shall be deemed relinquished unless filed within one year after substantial completion of TG's services under this agreement.

13. TERMINATION: This contract may be terminated by either party upon 7 days prior written notice. In the event of termination, TG shall be compensated by client for all services performed up to and including the termination date and for the completion of such services and records as are necessary to place TG's files in order and/or protect its professional reputation. If either party terminates this contract, these General Conditions shall survive termination and shall remain enforceable between the parties.

14. DISPUTE RESOLUTION: In an effort to resolve any conflicts that arise during or following this project, the client and TG agree that all disputes between them arising out of or related to this agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The client and TG also agree to include a similar mediation provision in all agreements with independent contractors and consultants thereby providing for mediation as the primary method for dispute resolution for all parties on the project.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding TG's services.

16. ASSIGNMENT: Neither party under this contract may transfer or assign any rights under or interests in this contract without the prior written consent of the other party.

17. PROVISIONS SEVERABLE: In the event that any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.