

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on June 9, 2026 at 5:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Public Hearings**
 - 2.a) Public Hearing: Modification to a Redevelopment Plan for an area of the City designated as Blighted and Substandard and in need of Redevelopment pursuant to the Nebraska Community Development Law, known as TIF Area B (Downtown Area-Wide TIF).
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the March 30, 2026 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Consideration of Resolution 26-01 of the Planning Commission of the City of Waverly, Nebraska, making its Recommendation with respect to a Modification to a Redevelopment Plan in an area in the City declared as Blighted and Substandard pursuant to the Nebraska Community Development Law.
 - 5.b) Administrative Report
6. **Adjournment**

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

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

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

PLANNING COMMISSION OF THE
CITY OF WAVERLY, NEBRASKA
RESOLUTION NO. 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WAVERLY, NEBRASKA, MAKING ITS RECOMMENDATION WITH RESPECT TO A MODIFICATION TO A REDEVELOPMENT PLAN IN AN AREA IN THE CITY DECLARED AS BLIGHTED AND SUBSTANDARD PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, upon the recommendation of the Community Redevelopment Authority of the City of Waverly, Nebraska (the “Authority”), the Mayor and City Council of the City of Waverly, Nebraska, have previously adopted a Redevelopment Plan for a specific blighted and substandard area of the City known as TIF Area B (Downtown Area-Wide TIF); and

WHEREAS, the area covered by TIF Area B is described as set forth on **Exhibit A** attached hereto; and

WHEREAS, the existing Redevelopment Plan for TIF Area B (Downtown Area-Wide TIF) is referred to hereinafter as the “Downtown Redevelopment Plan”; and

WHEREAS, the Authority desires to modify the Downtown Redevelopment Plan to include additional potential redevelopment projects as listed on **Exhibit B** attached hereto which are intended to ameliorate blight and substandard conditions in TIF Area B (the “Modification”); and

WHEREAS, the Authority has submitted to this Planning Commission for review and comment on the proposed Modification and this Planning Commission has held a hearing to receive public comment regarding the proposed Modification;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Waverly, Nebraska, that the Planning Commission has reviewed the proposed Modification and determined that it is consistent with and conforms to the general development plan of the City.

BE IT FURTHER RESOLVED, that the Planning Commission recommends approval of the Modification.

BE IT FURTHER RESOLVED, that any resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is repealed to the extent of such conflict. This Resolution shall take effect and be in force and effect from and after its passage, approval and publication as required by law. The provisions of this resolution are separable, and invalidity of any phrase, clause, or part of this Resolution shall not affect the validity or effectiveness of the remainder of this Resolution.

Passed and approved by the Planning Commission this 9th day of June, 2026.

Planning Commission of the
City of Waverly, Nebraska

By: _____
Chairperson

ATTEST:

City Clerk

EXHIBIT A
Legal Description of TIF Area B

The Redevelopment Area begins at the intersection of the north line of Irregular Lot 19, with the west line of 148th Street, thence south along said west line to its intersection with the north line of Lot 2, Kubert's Subdivision, thence west along said north line to its intersection with the east line of Lot 1, Kubert's Subdivision, thence south along said east line to its intersection with the north line of Irregular Lot 133 in the southeast quarter of Section 16, T11N, R8E of the Sixth Principal Meridian, also known as Rose Hill Cemetery, thence west along said north line to its intersection with the west line of Lot 1, Kubert's Subdivision, thence north along said west line to its intersection with the south line of Lot 92, thence west along said line and continuing west along the south line of Lots 110, 104, 114, 113, 49, 37 and 107 to its intersection with the east line of 144th Street, thence south along said east line to its intersection with the south line of Ivanhoe Street, thence west along said south line to its intersection with the east line of 142nd Street, thence south along said east line to its intersection with the south line of Heywood Street, thence west along said south line to its intersection with the south line of Highway 6, thence southwest along said south line to its intersection with the east line of Canongate Road, thence north along said east line to its intersection with the west Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska, thence following along said Corporate Limit Line east and south to its intersection with the north line of the Highway 6 right-of-way, thence northeast along said north line to its intersection with an extension of the west line of 140th Street, thence north along said extended west line to its intersection with the north line of Lancashire Street, thence east along said north line to its intersection with the west line of the vacated alley located in the Waverly Village Subdivision, thence north along said west line to its intersection with the north line of Lot 19 of the Waverly Village Subdivision, thence west along said north line to its intersection with the extended west line of Irregular Lot 162 of the Waverly Village Subdivision, thence north along said extended west line, continuing as the west line of Lot 163, to its intersection with the south line of Irregular Lot 158, in the southwest quarter of Section 16, T11N, R8E (also known as the Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska) thence west along said south line to its intersection with the west line of Lot 158, thence north along said west line, continuing along an extension of said west line to its intersection with the north line of Irregular Lot 216, thence east along said north line to its intersection with the west line of 141st Street, thence north along said west line to its intersection with the south line of Waverly Road, thence east along said south line, across 141st Street, to its intersection with the east line of 141st Street, thence south along said east line to its intersection with the north line of Mansfield Street, thence east along said north line to its intersection with the west line of Lot 194, thence north along said west line to its intersection with the north line of Lot 194, thence east along said north line, continuing east along the north line of Lots 170, 32, 31, 207 and 19, to its intersection with the west line of 148th Street, also known as the point of beginning.

EXHIBIT B

Additional Potential Projects Added to Redevelopment Plan for TIF Area B

1. Workforce/Affordable Housing.
2. Land Acquisition including demolition, site preparation, water, sewer, streets, storm water, sidewalks, public trails.
3. Real Estate Acquisition including rehabilitation of existing structures.
4. Improvements to city-owned buildings in TIF Area B, including city office, city shop buildings, and fire station.
5. Intersection Improvements at Hwy 6 & N. 141st Street including traffic signals, warning lights, pedestrian safety improvements.
6. Intersection Improvements at Hwy 6 & N. 148th Street including turn lanes, traffic signals, other safety improvements, storm water drainage improvements.
7. Installation of Rectangular Rapid Flashing Beacons to improve pedestrian safety within TIF Area B