

## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of Waverly, Nebraska, that a public hearing will be held at 5:00 p.m. on Tuesday, June 9, 2026, at the Waverly Community Meeting Hall, 14130 Lancashire Street, Waverly, Nebraska.

The purpose of the hearing is to obtain public comment prior to consideration of a 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. The property which is the subject of this notice and of the public hearing is referred to as TIF Area B (Downtown Area-Wide TIF) and is described as follows:

The Redevelopment Area begins at the intersection of the north line of Irregular Lot 19, with the west line of 148<sup>th</sup> 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 144<sup>th</sup> 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 142<sup>nd</sup> 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 140<sup>th</sup> 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 141<sup>st</sup> Street, thence north along said west line to its intersection with the south line of Waverly Road, thence east along said south line, across 141<sup>st</sup> Street, to its intersection with the east line of 141<sup>st</sup> 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 148<sup>th</sup> Street, also known as the point of beginning.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed Modification to the Redevelopment Plan. A map of the Redevelopment Area and a copy of the cost-benefit analysis for the Modification to the Redevelopment Plan will be maintained at the office of the City Clerk and are available for review prior to the hearing.

Megan Frye  
City Clerk

*[Publish on 5/21/2026 and 5/28/2026]*