

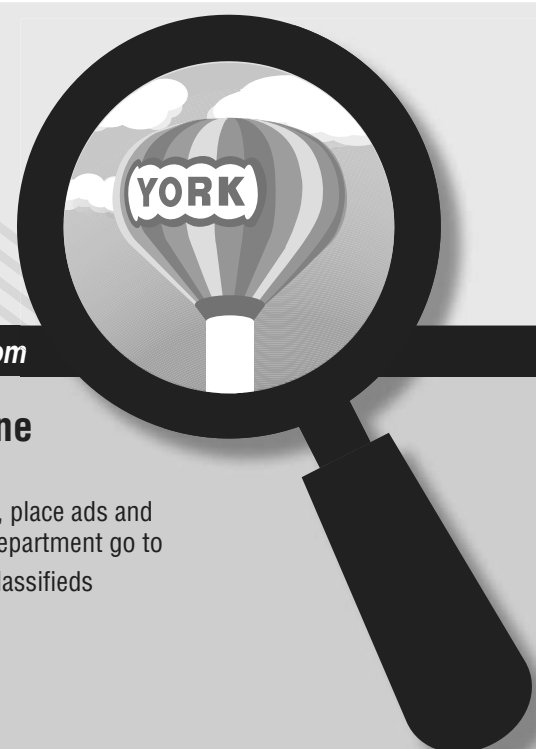
AGENDA
CITY COUNCIL, YORK, NEBRASKA
Wednesday, May 10, 2023
5:30 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL
CHAMBERS

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on April 13 and April 20, 2023
3. Pledge of Allegiance
4. Roll Call
5. Minutes of the May 4, 2023 meeting
6. Public Hearing for the Workforce Housing Incentive Plan
 - 6.1. Consider approval of Resolution 2023-8 for the Workforce Housing Incentive Plan for the City of York
7. Adjournment

York News-Times

Classifieds



www.YorkNewsTimes.com



Place an Ad

To place an ad call our office at (402) 204-7009 Monday thru Friday 8:00 a.m. - 5:00 p.m. Visit us online at YorkNewsTimes.com and check out our classified link



Publishing Deadlines

For ads Appearing Tuesday Friday at 11:00
 Wednesday Monday at 11:00
 Thursday Tuesday at 11:00
 Friday Wednesday at 11:00
 Saturday Thursday at 11:00
 ADvantage Thursday at 11:00



Get Online

To read ads, place ads and contact the classified department go to YorkNewsTimes.com/classifieds

Employment
yntjobseekers.com

0242 Painting

RADCLIFF PAINTING & DECORATING
 Interior/Exterior, Residential/Commercial. Call 402-363-1952.

0355 Pets & Supplies



DAVID is a beautiful black cat. He is a bit shy but given time he will warm up and enjoy sitting with you. He likes to be cuddled and is fully vetted. You can see all of the cats and kittens available through York Adopt a pet www.yorkadoptapet.com You can go to our site and fill out an application. For more information about Dash, please call LaMoine 366-0533.



BE RESPONSIBLE!! SPAY OR NEUTER YOUR PETS!!

0344 Garage Sale

1016 W. Elm Street (York Country Club) Saturday 8:00am-12:00pm Cleaning Out Our Shelves, Miscellaneous Items, Decorations, Pots/Pans, Golf Shop Items, Much More Everything Must Go!! No Offer Refused!

MOVING SALE 2011 E 9th Thursday 12:00am-5:00pm 3-yrd Maytag Upright Freezer, 4-Counter Stools, White Wood Cabinet, 2-Endtables, Fabric/Craft Items, Women's XL Clothes-Shoes, Cupcake Decor, Pioneer Woman, More.

0345 Garage Sale-Out of Town

Two Events, One Weekend in Beaver Crossing!

Spring Fling Antique Thing April 15, from 9:00am-4:00pm, on the grounds of 910 Dimery Ave. Multiple antique dealers, farm fresh goods, food trucks, homemade pie slices, and more! Join us for open acoustic jams at 10 and 2 - bring an instrument or just sing along!

Garage Sales April 14 / 15 watch for the yellow signs, plus tables will be set up inside the fire barn.

0435 Feed/Seed & Supplies

We are buying damaged corn. We will load it and haul it. 316-640-3203

0970 Pickups, 4x2 or 4x4



'02 Ford F-150 Lariat 4dr SuperCrew, 4WD Style-side SB, leather seats, 277K

\$5,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



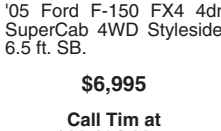
'15 Ford F-350 Super Duty XLT 4X4, 2dr regular cab, 8ft. LB SRW pickup, 6.2 V8 engine, new tires, 70K

0980 Sport Utility Vehicles



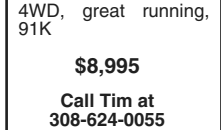
'16 Dodge Grand Caravan SE, Syow-N-Go Seats, middle row is a bench seat, fairly new tires, 103K.

\$12,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



'07 Jeep Grand Cherokee Laredo 4dr SUV 4WD, great running, 91K

\$8,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



'15 Ford Expedition EL King Ranch 4X4 4dr SUV, 2 DVD in head rest, power windows, locks, heated and air conditioning seats, leather, back up camera, sunroof and new tires

\$17,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



0980 Sport Utility Vehicles



'15 Ford Expedition EL King Ranch 4X4 4dr SUV, 2 DVD in head rest, power windows, locks, heated and air conditioning seats, leather, back up camera, sunroof and new tires

\$17,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



0991 Minivans, Buses, Vans



'11 Chrysler Town and Country Touring 4dr mini-Van, 3 rows, Stow-N-Go seats, power windows and locks, 174K

\$5,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



'16 Dodge Grand Caravan SE, Syow-N-Go Seats, middle row is a bench seat, fairly new tires, 103K.

\$12,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



'07 Jeep Grand Cherokee Laredo 4dr SUV 4WD, great running, 91K

\$8,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



0991 Minivans, Buses, Vans



2010 Honda Odyssey EXL Wheelchair Accessible Lowered floor Power in floor ramp Removable front seats Leather interior (heated) Backup camera 4 Q'Straint retractable tie downs 83,435 one owner miles \$27,900 or trade 308-340-2774

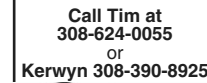
Mobility Motoring McCook 308-340-2774

0995 Autos for Sale or Lease



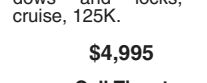
'18 Ford Taurus SEL 4dr Sedan, front wheel drive, 27mpg, brand new tires, keyless entry, remote start, 3.5i V6, 81K.

Just Reduced \$15,995
 Call Tim at 308-624-0055 or Kerwyn 308-390-8925



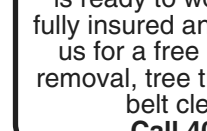
'99 Buick Park Avenue 4dr Sedan, 3.8l motor, heated seats, power windows and locks, tilt, cruise, 125K.

\$4,995
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0099 LEGALS

NOTICE
 Notice is hereby given that a hearing on the Workforce Housing Incentives Plan of the Municipality of York, Nebraska Pursuant to the Nebraska Community Development Law will be held during a special York City Council meeting at 5:30 o'clock p.m. on Wednesday, May 10, 2023 in the Council Chambers, York municipal Building, 100 East 4th Street. The hearing will be open to the attendance and comment of the public. A copy of the Workforce Housing Incentive Plan is available for public inspection at the office of the City Clerk and on the City Website (www.cityofyork.net). The hearing will be held as a component of a special city council meeting occurring at this stated time and place, which meeting will be open to the attendance of the public. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Clerk.

Amanda Ring
 City Clerk

April 13
 ZNEZ

NOTICE
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Amanda Ring
 City Clerk

April 13
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 Notice is hereby given that a meeting of the City Council of the City of York, Nebraska, will be held at 5:30 o'clock p.m. on Thursday, April 20, 2023 in the Council Chambers, York Municipal Building, 100 East 4th Street, which meeting will be open to the attendance of the public. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Clerk.

Amanda Ring,
 City Clerk

April 13
 ZNEZ

NOTICE OF BOARD OF COMMISSIONERS and BOARD OF EQUALIZATION MEETINGS
 NOTICE IS HEREBY GIVEN that a meeting of the Board of Commissioners of York County, Nebraska, will be held beginning at 8:30 a.m. in the Commissioners Room, main floor of the Courthouse (510 Lincoln Ave., York, Nebraska) on Tuesday, April 18, 2023.

The York County Board of Commissioners will meet on Tuesday, April 18, 2023 as the Board of Equalization at 9:45 a.m.

All meetings are held on the main floor of the Courthouse, in the County Commissioners Room, and are open to the public. Agendas for such meetings, kept continuously current, are available for public inspection at the office of the County Clerk; however, the Board may modify the agendas at such meetings. (View agenda on York County website www.yorkcounty.ne.gov)

Kelly Turner
 County Clerk
 York County,
 Nebraska

April 13
 ZNEZ

NOTICE OF PUBLIC MEETING
 The Upper Big Blue Natural Resources District will hold the Board of Directors meeting on Thursday, April 20, 2023, at 7:00 p.m. in the NRD Administrative Office Building, 319 East 25th Street, York, Nebraska. The agenda, which is kept continually current, shall be readily available for public inspection at the same address, during normal business hours.

April 13,
 ZNEZ

VILLAGE OF BENEDICT February 14, 2023
 The following is a condensed form of the minutes. A complete copy is available for inspection at the Village Office during business hours.

Trustees Present: Erich Heiden, Miranda Martin, Brad Broke, and Robert Jensen. Absent, Lonney Schlegelmilch.

The following actions were taken with motions properly carried: Regular Meeting started at 6:30 pm

Approved the meeting agenda for the regular meeting. Approved the minutes for the January 10, 2023, regular meeting. Approved the Treasurer's Report and Schedule of Investments. Approved the bills and payroll.

Approved Ordinance No. 360, Establishing a Franchise Fee on Energy Providers Operating in the Village of Benedict.

Approved Ordinance No. 361, Granting Black Hills Nebraska Gas-Franchise Agreement.

A complete copy of Ordinances are available for review at Village Office during office hours. Approved License Applications for 2023 year to Kopcho's Sanitation and Carl's Skrap.

Next Regular meeting is March 21, 2023, at 6:30 pm in the Community

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Amanda Ring
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CITY OF YORK				
Semi-Annual Statement of Revenues and Expenditures				
October 1, 2022 through March 31, 2023				
(unaudited)				
Fund Type	10/1/2022 Balance	YTD Revenues	YTD Expenditures	3/31/23 Balance
Governmental	\$22,361,953.25	\$15,837,480.34	\$16,335,885.77	\$21,863,547.82
Enterprise	\$36,106,383.51	\$5,390,076.59	\$4,634,104.98	\$36,862,355.12
Internal Service	\$1,279,500.42	\$877,596.47	\$907,905.68	\$1,249,191.21
Total All Funds	\$59,747,837.18	\$22,105,153.40	\$21,877,896.43	\$59,975,094.15

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HENDERSON FUEL STOP IS NOW HIRING!!!

- Full-time Manager
- Full-time Asst. Manager
- Full-time Night Shift

Apply Today!!
 Call 847-910-0052
 Email: advancefuel@gmail.com

YORK ADOPT-A-PET
 WE ARE OPEN!
 York Adopt-A-Pet New Shelter Visiting Hours
 Thursday - Saturday Noon-3:00pm
 Appointments can be made for other days and times by calling the shelter at 402-362-3964.
 You can view our pets on: yorkadoptapet.com

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0435 Feed/Seed & Supplies

We are buying damaged corn. We will load it and haul it. 316-640-3203

0910 RVs, Campers, Motorhomes

FOR SALE



2016 Arctic Fox 5th wheel Model 27-5L 29 1/2 foot, four season, 2 slide outs, 30 amps, vaulted ceiling, lots of storage, newer tires and lots of extra features
Hastings NE
308-390-3249 or
308-390-2983

0970 Pickups, 4x2 or 4x4



'02 Ford F-150 Lariat 4dr SuperCrew, 4WD Style-side SB, leather seats, 277K

\$5,995

Call Tim at 308-624-0055 or Kerwyn 308-390-8925



0980 Sport Utility Vehicles



'05 Ford F-150 FX4 4dr SuperCab 4WD Style-side 6.5 ft. SB.

\$6,995

Call Tim at 308-624-0055

or Kerwyn 308-390-8925



'07 Jeep Grand Cherokee Laredo 4dr SUV 4WD, great running, 91K

\$8,995

Call Tim at 308-624-0055

or Kerwyn 308-390-8925



'12 Chevrolet Equinox LT SUV, FWD, Back up Camera, navigation, XM radio, rebuilt motor from top to bottom. Very clean and runs great

\$6,995

Call Tim at 308-624-0055

or Kerwyn 308-390-8925



0991 Minivans, Buses, Vans



2010 Honda Odyssey EXL Wheelchair Accessible Lowered floor Power in floor ramp Removable front seats Leather interior (heated) Backup camera 4 Q'Straint retractable tie downs \$3,435 one owner miles \$27,900 or trade 308-340-2774

Mobility Motoring
McCook
308-340-2774



Right Here at Home for the Best Value!

0995 Autos for Sale or Lease



'18 Ford Taurus SEL 4dr Sedan, front wheel drive, 27mpg, brand new tires, keyless entry, remote start, 3.5I V6, 81K.

Just Reduced \$15,995

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'99 Buick Park Avenue 4dr Sedan, 3.8l motor, heated seats, power windows and locks, tilt, cruise, 125K.

\$4,995

Call Tim at 308-624-0055

or Kerwyn 308-390-8925



0099 LEGALS

ADVERTISEMENT FOR BIDS

Sealed BIDS will be received at the Engineer's Office, Miller & Associates, 1111 Central Avenue, Kearney, Nebraska on May 25, 2023, until 2:00 PM, Local Time, and then such BIDS shall be publicly opened and read aloud in the Engineer's Conference Room for furnishing all equipment, labor, materials and appurtenances required to construct lagoon improvements that include 4450 CY of common excavation, 2333 CY of 12" compacted soil liner, 2900 SY riprap and lagoon piping improvements which include an equalization structure and minor lagoon influent piping and pump, and other such work as may be incidental to WASTEWATER LAGOON IMPROVEMENTS.

The Owner reserves the right to reject any or all bids; and to waive irregularities or informalities to accept the BID it deems most beneficial. Bids received after the specified time of closing will be returned unopened. The Owner will accept only those sealed bids, either hand delivered or received via U.S. Mail or other commercial carrier. Items transmitted by facsimile or electronically will not be accepted.

JNJ Tree Service LLC is ready to work for you. We are fully insured and family owned. Call us for a free quote for your tree removal, tree trimming, and shelter belt cleanup needs.
Call 402-604-8046

0099 LEGALS

The Contract Documents may be examined at the following locations: Miller & Associates, 1111 Central Avenue, Kearney, NE 68847 Village of Benedict, 206 Sherman Street, Benedict, NE 68316

Copies of the Contract Documents may be obtained at the office of Miller & Associates, Consulting Engineers, P.C. located at 1111 Central Avenue, Kearney, Nebraska 68847, Telephone 308/434-6456 upon payment of \$55 for each half-size set. Full-size sets of documents can be obtained for a deposit of \$75. Any PLAN HOLDER, upon returning the CONTRACT DOCUMENTS within fourteen (14) days of the BID OPENING, and in good condition, will be refunded \$10. A complete set of electronic copies of drawings, specifications, contract documents and proposal form may be obtained from www.miller-engineers.com for a fee of \$30.00 (non-refundable). Once logged into the website, go to "Bidding Documents"

NOTICE OF ORGANIZATION OF HEARTLANDBEAT, LLC

1. The name of the Limited Liability Company is Heartlandbeat, LLC
2. The address of the initial designated office of the Company in Nebraska is: 1110 N Shore Lane, PO Box 95, Henderson NE 68371
3. The name and address of the Company's initial agent for services of process of the Company is: Christine P. Lovegrove, 179 N 9th, PO Box 311, Geneva NE 68361

HEINISCH & LOVEGROVE LAW OFFICE, P.C LLO 179 North 9th Street PO Box 311 Geneva, NE 68361

April 20, 2023
May 4
ZNEZ

Notice is hereby given that a hearing on the Workforce Housing Incentive Plan for the Municipality of York, Nebraska Pursuant to the Nebraska Community Development Law will be held during a special York City Council meeting at 5:30 o'clock p.m. on Wednesday, May 10, 2023 in the Council Chambers, York Municipal Building, 100 East 4th Street. The hearing will be open to the attendance and comment of the public. A copy of the Workforce Housing Incentive Plan is available for public inspection at the office of the City Clerk and on the City Website (www.cityofyork.net). The hearing will

0099 LEGALS

be held as a component of a special city council meeting occurring at this stated time and place, which meeting will be open to the attendance of the public. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Clerk.

Amanda Ring
City Clerk
April 20, 2023
ZNEZ

Notice is hereby given that a hearing on the Workforce Housing Incentive Plan for the Municipality of York, Nebraska Pursuant to the Nebraska Community Development Law will be held during the York Planning Commission meeting at 5:15 o'clock p.m. on Tuesday, May 9, 2023 in the Council Chambers, York Municipal Building, 100 East 4th Street. The hearing will be open to the attendance and comment of the public. A copy of the Workforce Housing Incentive Plan is available for public inspection at the office of the City Clerk and on the City Website (www.cityofyork.net). The hearing will be held as a component of the Planning Commission meeting occurring at this stated time and place, which meeting will be open to the attendance of the public. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Clerk.

Amanda Ring
City Clerk
April 20, 2023
ZNEZ

NOTICE OF MEETING

Notice is hereby given that a meeting of the Community Redevelopment Authority Advisory Committee of the City of York, Nebraska, will be held at 5:30 o'clock p.m. on Thursday, April 27, 2023, in the Council Chambers, York Municipal Building, 100 East 4th Street, which meeting will be open to the attendance of the public. Discussion will be had regarding the Workforce Housing Incentive Plan and plans for next steps to update the city's redevelopment plan. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Administrator.

April 20, 2023
ZNEZ

0099 LEGALS

NOTICE OF ORGANIZATION

Notice is hereby given that Thiao LLC has been organized under the laws of the State of Nebraska. The designated office of the Company is 1935 NORTH LINCOLN AVENUE, APT #304, YORK, NE 68467. The registered agent of the Company is Thia Ceu Or, 1935 NORTH LINCOLN AVENUE, APT #304, YORK, NE 68467. The general nature of the business will be to engage in the transaction of any or all lawful business, for which a limited liability company may be organized under the laws of the State of Nebraska. The Company commenced its existence on March 16 2023, and its duration shall be perpetual.

Organizer Name: Thia Ceu Or

April 20, 2023
May 4
ZNEZ

ORGANIZATION OF LIMITED LIABILITY COMPANY

Name of the limited liability company: The Photo Experience LLC
Street and mailing address of the initial designated office: 1315 Kiplinger Ave, York, NE 68467

Name of the initial agent for service of process: Nebraska Registered Agent LLC

Street, mailing address and post office box (if any) of the initial agent for service of process: 200 S 21st ste 400A, Lincoln, NE 68510

Michelle L. McClelland
Organizer
April 20, 2023
May 4
ZNEZ

THE DISTRICT COURT OF YORK COUNTY, NEBRASKA

SCOTT YATES, Plaintiff,

vs. CASE NO. CI 22-174

NORMA WIEMER, SANDRA BRODERSON, LAURA DAMME, WAYNE R. LONG II, HAROLD LONG, EARL LONG, NINA HENRY, SHIRLEY LONG, CHARLES LONG, JAMES LONG, TONY LONG, ROBERT LONG, DOUGLAS LONG, JERRY LONG, AND JEFFERY LONG, AS TENANTS IN COMMON; John Doe & Jane Doe; and all other person /entities having or claiming any right, interest, lien or title in: c. Real names unknown. Defendants.

0099 LEGALS

NOTICE OF SHERIFF'S SALE

Notice is hereby given that by virtue of an Order of Sale issued by the District Court of York County, Nebraska, case No. CI 22-174, filed and on record in said County, in an action whereby: Scott Yates is Plaintiff and Norma Wiemer, Sandra Broderon, Laura Damme, Wayne R. Long II, Harold Long, Earl Long, Nina Henry, Shirley Long, Charles Long, James Long, Tony Long, Robert Long, Douglas Long, Jerry Long, Jeffery Long and John Doe and Jane Doe are the Defendants, which prays for the foreclosure of a Tax Sale Certificate Lien upon the following described real estate, to-wit:

Lots One (1), Two (2), Three (3) and Four (4), Block Thirty-seven (37), Village of McCool Junction, York County, Nebraska.

I will sell the same on the 15th day of May, 2023, at 10:30 a.m., at the lower level of the York County Courthouse, located at 510 N. Lincoln Ave., in the City of York, York County, Nebraska, offer for sale the real estate property of the Defendants, in and to the highest bidder at public auction. Said property and appurtenances to be sold to satisfy the amounts provided in the Foreclosure Decree rendered in and by said Court and Order of Sale. As stated on said Order for Sale, said property will be sold as upon execution to satisfy the amounts due in the Decree together with interest, attorney's fees and costs, foreclosing liens for real estate taxes and/or special assessment upon said real estate, unpaid general real estate taxes together with interest, miscellaneous fees, costs and accruing costs in said action upon said real estate property.

Terms of Sale: Said real estate property will be sold as a unit, purchaser to pay 25 percent (%) of the purchase price down on the day of sale. The down payment shall be payable in United States Currency issued by the Treasurer of the United States of America or by Cashier's Check issued by a National or State Chartered Bank or Savings and Loan Association. Balance of sale price to be paid upon confirmation of the sale by the Court. Balance shall be

0099 LEGALS

paid with United States Currency issued by the Treasurer of the United States of America or by Cashier's Check drawn upon a National or State Chartered bank or Savings and Loan Association.

Sale announcement given by me, or under my direction, on said day of sale shall take precedence of printed material. Sale to remain open for a maximum of one (1) hour as long as bidding is active.

Given under my hand this 17th day of April, 2023.

PAUL M. VRBKA,
York County Sheriff

April 20, 2023,
May 4
ZNEZ



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REGULAR MEETING
CITY COUNCIL – YORK, NEBRAKSA
May 4, 2023
5:30 PM

A meeting of the Mayor and City Council of the City of York, Nebraska, was convened in open and public session at 5:30 o'clock p.m. in the Council Chambers.

The Mayor announced that the Open Meetings Act was posted on the East Wall of the Council Chambers.

Mayor: Barry Redfern: Present. Councilmembers: Vicki Northrop: Absent, Tony North: Present, Jennifer Sheppard: Present, Stephen Postier: Absent, Jerry Wilkinson: Present, Matt Wagner: Absent, Jeff Pieper: Present, Scott Van Esch: Present. The following City Officials were present: City Administrator Dr. Sue Crawford, Attorney Charley Campbell, Police Chief Ed Tjaden, Public Works Director James Paul, Parks & Rec Director Cheree Folts, Treasurer Pellie Thomas, Human Resource Director Denise Pfeifer, Convention Center Director Terri Carlson, Library Director Deb Robertson and City Clerk Amanda Ring.

Notice of this meeting was given in advance thereof by publication in the York News Times on April 27, 2023, the City's designated method for giving notice, a copy of the proof of publication being attached to these minutes. Notice of this meeting was given to the Mayor and all members of the City Council and a copy of their acknowledgment and receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in advance notice to the Mayor and City Council for this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Minutes

Motion to approve the minutes of the April 20, 2023 meeting. Ayes with a motion by Jeff Pieper and a second by Tony North. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Claims of Elected Officials

Motion to approve the claim for Tony North of North Printing and Office Supply in the amount of \$2,189.58. Ayes with a motion by Jerry Wilkinson and a second by Scott Van Esch. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Abstain (With Conflict), Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Motion to approve the claim for Stephen Postier of the York County Development Corporation in the amount of \$8,333.34. Ayes with a motion by Jerry Wilkinson and a second by Tony North. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Claims

Motion to approve the claims for April 21, 2023 through May 4, 2023. Ayes with a motion by Jerry Wilkinson and a second by Jennifer Sheppard. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

City Administrator Report

Dr. Crawford stated that by being fiscally responsible can produce exciting opportunities. She then asked Convention Center Director, Terri Carlson, to share with the Council. Terri told the Council about an idea she has been considering for a while now: an indoor sports complex. She is going to schedule a one-day workshop with RDG Planning and Design to learn more about moving forward with this idea. It may also double as a storm shelter for interstate traffic as well.

Class C Liquor License – Grand Central Foods

The Mayor stated this is the time and place for a public hearing on a Class C Liquor License filed by Fresh Foods York Inc. There was no public comment. Motion to approve the application filed by Fresh Foods York Inc. for a Class C Liquor License for Grand Central Foods, 311 N. Lincoln Ave, and naming Chris Rieger as manager of said license and make same recommendation to the Nebraska Liquor Control Commission. Ayes with a motion by Jerry Wilkinson and a second by Jeff Pieper. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Two Messaging Signs

James Paul shared information with the Council regarding the capabilities of the messaging signs. Motion to approve the quote from All Traffic Solutions for two message sign units with trailers in the amount of \$33,507.31. Ayes with a motion by Scott Van Esch and a second by Jennifer Sheppard. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Mayor Appointments

Motion to approve the reappointment of the following: Matt Leif and Ken Ekeler to the Board of Public Works for a term ending June 1, 2026; Mark Deepe to the Aviation Board for a term ending June 1, 2026; Marilyn Jackman to the Personnel Board for a term ending June 1, 2027 and Jerry Clinch to the Library Advisory Board for a term ending July 1, 2028. Ayes with a motion by Tony North and a second by Scott Van Esch. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Closed Session

Motion to enter into closed session at 5:45 p.m. to discuss potential land acquisition, location and purchase price. Ayes with a motion by Jeff Pieper and a second by Tony North. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Motion to come out of closed session at 5:56 p.m. where no action was taken. Ayes with a motion by Jennifer Sheppard and a second by Jerry Wilkinson. Vicki Northrop: Absent, Stephen Postier: Absent, Matt Wagner: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea.

Adjournment

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 5:57 o'clock p.m.

Amanda Ring, City Clerk

Barry Redfern, Mayor

RESOLUTION 2023-8

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF YORK, NEBRASKA, APPROVING A WORKFORCE HOUSING INCENTIVE PLAN

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

Recitals:

a. The City of York, Nebraska, a municipal corporation (the “City”), has determined it to be desirable to undertake and carry out urban redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;

b. The Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects including redevelopment projects involving construction of workforce housing;

c. The City has received a Housing Study, pursuant to Section 18-2142.05 of the Act which is current within twenty-four months of the date of this Resolution;

d. The City has prepared an incentive plan for construction of housing in the municipality targeted to house existing or new workers in the City of York, Nebraska, a copy of which is attached hereto as Exhibit “A”;

e. The City published and mailed notices of a public hearing on such Incentive Plan pursuant to the Section 2115.01 of the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Incentive Plan; and

f. The City has reviewed the Incentive Plan and determined that such incentive plan is necessary to prevent the spread of blight and substandard conditions within the municipality, will promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.

Resolved that:

1. The Incentive Plan is necessary to prevent the spread of blight and substandard conditions within the municipality, will promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.

2. The Incentive Plan is approved in the form attached as Exhibit A.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on _____.

Mayor

ATTEST:

City Clerk (Seal)

Exhibit "A"
[Attach copy of Housing study]

WORKFORCE HOUSING INCENTIVE PLAN FOR THE
MUNICIPALITY OF YORK, NEBRASKA
PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW

Introduction:

The 2018 Nebraska Legislature passed Legislative Bill 496 (the "Bill") which amended the Nebraska Community Development Law (the "Act"). The Bill was signed by the Governor in May of 2019. Before the Bill was passed, TIF was generally limited to pay costs of site purchase, utility extension, public infrastructure, sidewalks, planning and certain rehabilitation expenditures. The Bill, among other items, provided that tax increment financing (TIF) may be used for the actual construction of new workforce housing and rehabilitation costs exceeding 50% of assessed valuation on residential workforce housing units.

Prior to utilizing TIF for workforce housing, the city must (a) receive a housing study within the last 24 months and (b) hold a hearing on an incentive plan for the use of TIF for workforce housing.

Workforce housing means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than Three hundred and twenty-five thousand dollars (\$325,000) per unit for single family owner occupied units and Two hundred and fifty thousand dollars (\$250,000) per unit for newly constructed rental units to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing.

§18-2103 (32) R.R.S.

Rural community means any municipality in a county with a population of fewer than one hundred thousand inhabitants as determined by the most recent federal decennial census. The York County 2020 Census indicates a population of approximately 13,700. §18-2103 (30) R.R.S.

In 2023 the City of York (the "City") received a current housing study entitled "York County Housing Study" (the "Study"). The Study noted that York has an affordable housing gap of over 100 housing units in all housing price ranges but 1 and noted a need for over 100 owner units and over 100 rental units by 2025. The study concludes that York needs large numbers of housing of all types for current and future residents and that is a challenge to attract new businesses to locate here.

The law requires that a workforce housing incentive plan be necessary to prevent the spread of blight and substandard conditions within the municipality, promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.

This Workforce Housing Incentive Plan shall be effective for the City of York, Nebraska, until modified pursuant to the Act.

TIF for workforce housing for each project is to be implemented pursuant to a redevelopment plan recommended by the York Community Development Agency (CDA), and approved after hearing by the York City Council pursuant to the Act. This Workforce Housing Incentive Plan is intended to incent development of workforce housing that supports current and prospective employees of local and area businesses and public service corporations. IT IS NOT INTENDED AND WILL NOT BE USED TO CONSTRUCT HIGHER END HOMES OR CUSTOM-BUILT HOMES.

All redevelopment contracts between the CDA and a redeveloper providing TIF benefits for workforce housing will be negotiated on a case-by-case basis with TIF incentives to be determined by the CDA in amounts required to accomplish the goal of incenting the development of safe and decent workforce housing in the City of York. The CDA shall document that each project utilizing TIF for Workforce Housing shall not unduly enrich the redeveloper. This shall be accomplished by examining proposed profit on each owner-occupied residence and the return on investment of each apartment project. Each redevelopment plan is unique and the capacity of each redeveloper is different.

In each redevelopment contract for workforce housing the CDA shall set standards appropriate for each workforce housing development project related to residence or apartment size, construction standards, costs and rental rates. Workforce housing TIF incentives will be provided subject to the following requirements.

Owner occupied housing:

TIF may be used for actual construction costs to offset or reduce risks of (a) holding costs prior to sale; (b) reduction in sales price from realistic projected sale price; and for a reduction in sales price for the benefit of a purchaser. The CDA shall insure that projections for construction and sales costs are reasonable in the market.

The redeveloper must disclose a detailed project budget including a line-item construction budget and sale price that is reasonable and consistent with current construction costs in the city of York and compliant with Workforce housing standards established by the Nebraska Department of Economic Development and the State Legislature. The redeveloper shall provide the CDA with actual costs for the completed project.

Rental housing:

TIF may be used for actual construction costs to offset or reduce risk to profitability to incent investment in workforce housing apartments.

The redeveloper must disclose a detailed project budget including a construction budget and 5-year profit and loss calculation that is reasonable and consistent with construction costs with an appropriate return on investment in the city of York and compliant with Workforce housing standards established by the Nebraska Department of Economic Development and the State Legislature. The redeveloper shall provide the CDA with actual costs for the completed project.

Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value:

1. For existing residences requiring rehabilitation in excess of 50% of assessed valuation, TIF may be used for actual rehabilitation costs to offset or reduce risks of (a) holding costs prior to sale; (b) reduction in sales price from realistic projected sale price; and for a reduction in sales price for the benefit of the purchaser. The CDA shall insure that projections for construction and sales costs are reasonable in the market.

The redeveloper must disclose a detailed project budget including a construction budget and sale price that is reasonable and consistent with construction costs in the city of York and compliant with Workforce housing standards established by the Nebraska Department of Economic Development and the State Legislature. The redeveloper shall provide the CDA with actual costs for the completed project.

2. For existing apartments requiring rehabilitation in excess of 50% of assessed valuation TIF may be used for actual rehabilitation construction costs to offset or reduce risk to profitability to incent investment in rehabilitation of workforce housing apartments.

The redeveloper must disclose a detailed project budget including a construction budget and 5-year profit and loss calculation that is reasonable and consistent with construction costs with an return on investment in the city of York and compliant with Workforce housing standards established by the Nebraska Department of Economic Development and the State Legislature. The redeveloper shall provide the CDA with actual costs for the completed project.

Upper-story housing.

1. For upper-story housing for apartments, TIF may be used for actual rehabilitation construction costs to offset or reduce risks to profitability.

The redeveloper must disclose a detailed project budget including a construction budget and 5-year profit and loss calculation that is reasonable and consistent with construction costs with an return on investment in the city of York. The redeveloper shall provide the CDA with actual costs for the completed project.

2. For upper-story condominium/townhomes requiring rehabilitation, TIF may be used for actual construction or rehabilitation costs to offset or reduce risks of (a) holding costs prior to sale; (b) reduction in sales price from realistic projected sale price; and for a reduction in sales price for the benefit of the purchaser. The CDA shall insure that projections for construction and sales costs are reasonable in the market.

The redeveloper must disclose a detailed project budget including a construction budget and sale price that is reasonable and consistent with construction costs in the city of York and compliant with Workforce housing standards established by the Nebraska Department of Economic Development and the State Legislature. The redeveloper shall provide the CDA with actual costs for the completed project.

On all redevelopment projects requesting workforce housing TIF the CDA shall consider acceptable returns on investment for the type of housing proposed including cap rates.