

AGENDA  
CITY COUNCIL, YORK, NEBRASKA  
Thursday, September 7, 2023  
5:15 PM

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

1. Convene as Community Development Agency
2. The Open Meetings Act is posted on the East Wall of the Council Chambers
3. Consider approval of Resolution 2023-20 - recommending approval of the City of York General Redevelopment Plan and approval of related actions
4. Adjourn as Community Development Agency
5. Convene as City Council at 5:30 o'clock p.m.
6. Notice of this meeting was published in the York News Times on August 31, 2023
7. Pledge of Allegiance
8. Roll Call
9. Minutes of August 31, 2023 meeting
10. Claims of Elected Officials
  - 10.1. Claim for Tony North of North Printing and Office Supply in the amount of \$1,349.66
  - 10.2. Claim for Jeff Pieper of Pieper's Inc. in the amount of \$687.90
  - 10.3. Claim for Stephen Postier of the York County Development Corporation in the amount of \$8,333.34
11. Claims for the period of August 18, 2023 through September 7, 2023
12. City Administrator Report
13. General Redevelopment Plan with Bobbi Pettit of Five Rule Planning

14. Public hearing to consider approval of a general redevelopment plan for Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Areas 9 and 10
15. Consider approval of Resolution 2023-21 - approving the City of York General Redevelopment Plan and approval of related actions
16. Consider approval of Resolution 2023-24 - to declare certain city property surplus and authorizing disposition of surplus property
17. Consider approval of a bid from AK Hay for the York Municipal Airport farm ground for a three-year lease (2024-2026) in the amount of \$77,100.00 annually
18. Consider approval of an agreement with YCDC to administer the Nebraska Rural Workforce Housing Fund Grant
19. Consider approval to increase the Base of Restricted Funds by an additional one-percent (1%)
20. Approve 2023-2024 Budget
  - 20.1. Amend the preliminary property tax rate as certified by the York County Clerk - Resolution 2023-22
  - 20.2. Set the property tax rate at .285 - Resolution 2023-23
  - 20.3. Adopt Budget Statement to be termed the Annual Appropriation Bill - Ordinance No. 2358
    - 20.3.1. Suspend the rules for Ordinance No. 2358
    - 20.3.2. Passage of Ordinance No. 2358
  - 20.4. Second Reading:  
Ordinance No. 2356 - Prescribing Sewer Rates
    - 20.4.1. Suspend the rules for Ordinance No. 2356
    - 20.4.2. Passage of Ordinance No. 2356
  - 20.5. Second Reading:  
Ordinance No. 2357 - Prescribing Landfill Rates
    - 20.5.1. Suspend the rules for Ordinance No. 2357
    - 20.5.2. Passage of Ordinance No. 2357

21. Set job classifications, pay grade and set maximum wage levels at step 7 of the pay range schedule to become effective September 25, 2023 through September 30, 2024 - Resolution 2023-25
22. Adopt the pay range schedule for 2023-2024 - Ordinance No. 2359
  - 22.1. Suspend the rules for Ordinance No. 2359
  - 22.2. Passage of Ordinance No. 2359
23. Adjournment

## RESOLUTION 2023-20

### RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF YORK, NEBRASKA; MAKING FINDINGS RELATED TO THE REDEVELOPMENT PLAN; AND APPROVAL OF RELATED ACTIONS

#### BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF YORK, NEBRASKA:

##### Recitals:

a. The Mayor and Council of the City of York, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of York, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Project Area**”) to be blighted and substandard and in need of redevelopment; and

b. The Community Development Agency of York, Nebraska (the “**Agency**”) has prepared a general redevelopment plan (the “**Redevelopment Plan**”) for the Redevelopment Area in the form attached hereto as **Exhibit B**; and

c. Pursuant to §18-2112 of the Act, the Agency, prior to recommending the Redevelopment Plan to the City, has referred the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole and has received the recommendation from the Planning Commission:

d. The Agency has made certain findings and has determined that it is in the best interests of the Agency and the City to approve the Redevelopment Plan and approve the transactions contemplated by the Redevelopment Plan.

##### Resolved that:

1. The Agency determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. The Redevelopment Plan does not presently provide for a division of real estate taxes pursuant to Section 18-2147 of the Act for a redevelopment project. Therefore, the Agency has not prepared a cost benefit analysis pursuant to Section 18-2113 of the Act.

3. The Agency recommends approval of the Redevelopment Plan and the transactions contemplated in the Redevelopment Plan.

4. All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

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

**PASSED AND APPROVED** on \_\_\_\_\_, 2023.

**COMMUNITY DEVELOPMENT  
AGENCY OF YORK, NEBRASKA**

ATTEST:

\_\_\_\_\_  
Chair

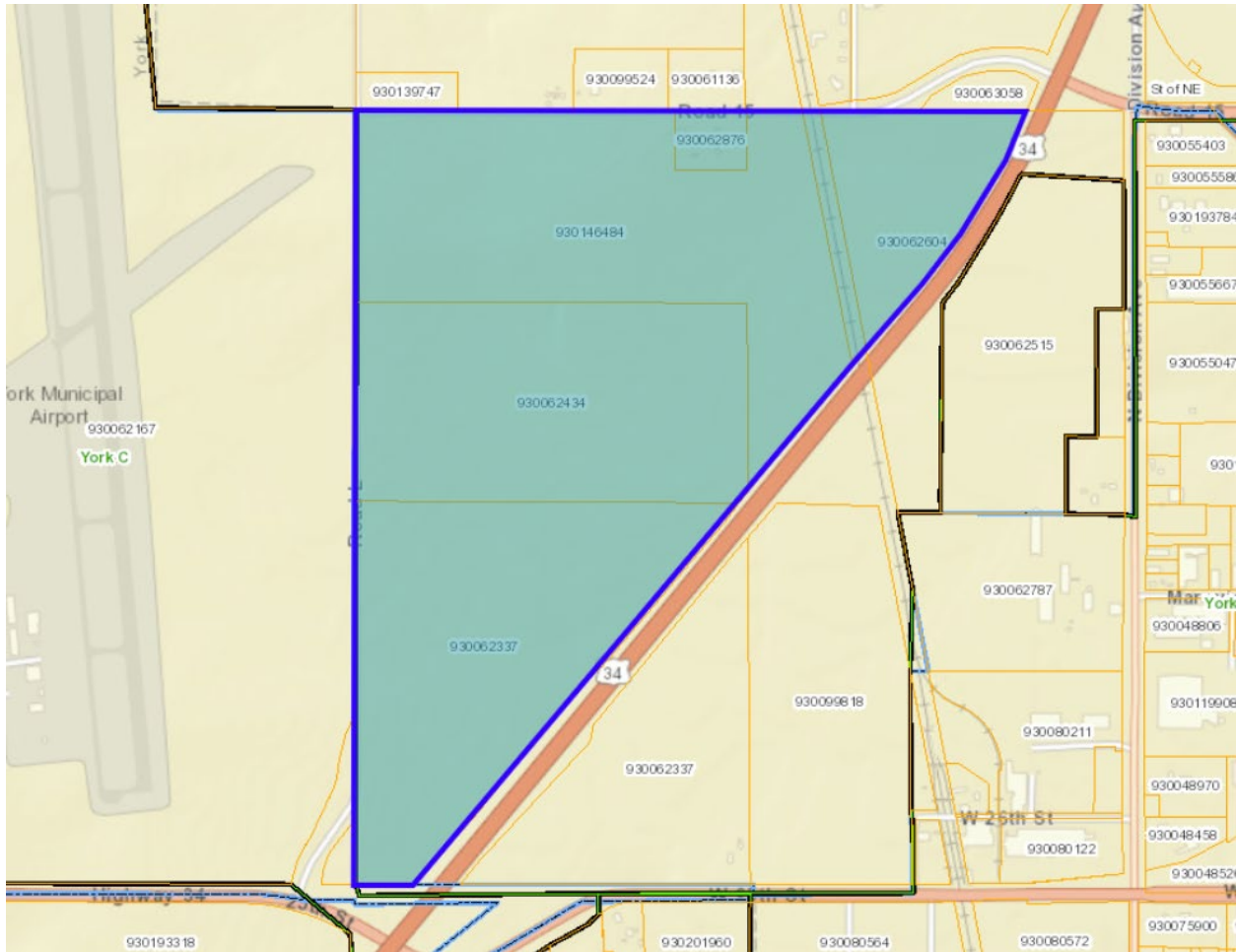
\_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT AREA**  
**[Attach legal description]**

**Proposed Redevelopment Area 9 encompasses approximately 310.653 acres and is described as follows:**

From a point beginning at the southwest corner of Parcel ID (PID) #930062337, then moving north in a straight line until reaching the northwest corner of PID #930146484, then moving east in a straight line along the north property line of PID #930146484 until reaching the southeast corner of PID #930063058, then moving southwest following the west right-of-way line of State HWY 81/34 until reaching the southeast corner of PID #930062337, then moving west along the south property line of PID #930062337 until reaching the southwest corner of PID #930062337, which is the point of beginning, approximately 310.653 acres.



**Proposed Redevelopment Area 10 encompasses approximately 684.49 acres and is described as follows:**

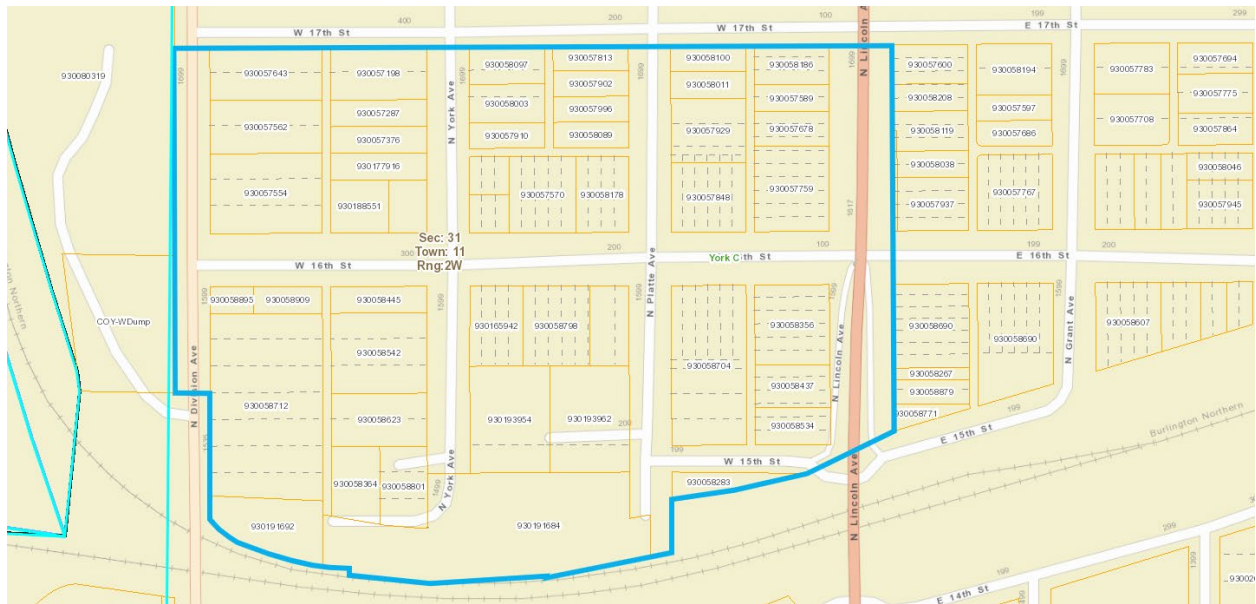
From a point beginning at the southwest corner of Parcel ID (PID) #930099761, then moving south in a straight line until reaching a point on the north property line of PID #930037685, then moving west from that point along the north property line of PID #930037685 until reaching the northwest corner of PID #930037685, then moving south along the west property line of PID #930037685 until reaching the southwest corner of PID #930037685, then moving east along the south property line of PID #930037685 until reaching a point on the south property line of PID #930037685 approximately 1,060 feet east of the southwest corner of PID #930037685, then moving south in a straight line from that point until reaching a point approximately 875 feet directly west of the southwest corner of PID #930036808, then moving east in a straight line from that point until reaching a point approximately 1,417 feet directly east of the southeast corner of PID #930036808, then moving north in a straight line from that point until reaching the north property line of PID #930201248, then moving east along the north property line of PID #930201248 until reaching the southeast corner of PID #930192923, then moving northwest along the east property line of PID #930192923 until reaching the northeast corner of PID #930192923, then moving west along the north property line of PID #930192923 until reaching the intersection of the north property line of PID #930192923 and the York Municipal boundary, then moving north along the York Municipal boundary until reaching the northwest corner of PID #930030400, then continuing along the York municipal boundary moving west then northwest until reaching the southeast corner of PID #930103122, then moving west following the south property line of PID #930103122 until reaching the southeast corner of PID #930199096, then moving north along the east property line of PID #930199096 until reaching the northeast corner of PID #930199096, then moving west along the north property line of PID #930199096 until reaching a point on the northeast property line of PID #930201288 directly west of the northwest corner of PID #930199096, then moving northwest along the northeast property line of PID #930201288 until reaching the north corner of PID #930201288, then moving southwest along the northwest property line of PID #930201288 until reaching the southwest corner of PID #930103122, then moving north following the west property line of PID #930103122 until reaching the northwest corner of PID #930103122, then moving southeast in a straight line from that point until reaching the southeast corner of PID #930103122, then moving east in a straight line until reaching the southeast corner of PID #930199104, then moving north along the east property line of PID #930199104 until reaching the northeast corner of PID #930199104, then moving east following the north property of PID #930103122 until reaching the York Municipal boundary, then moving north following the York Municipal boundary until reaching the northeast corner of PID #930199112, then moving west along the north property line of PID #930199112 until reaching the southwest corner of PID #930197408, then moving north along the east right-of-way (ROW) line of S Lincoln Avenue until reaching the northwest corner of PID #930029429, then moving west in a straight line until reaching a point on the east property line of PID #930100107 directly west of the northwest corner of PID #930029429, then moving south along the east property line of PID #930100107 until reaching the southeast corner of PID #930100107, then moving west along the south property line of PID #930100107 until reaching the southwest corner of PID #930100107, then moving north along the west property line of PID #930100107 until reaching the northwest corner of PID #930100107, then moving west along the south property line of PID #930102940 until reaching the southwest corner of PID #930102940, then moving north along the west property line of PID #930102940 until

reaching the northwest corner of PID #930102940, then moving east in a straight line until reaching a point on the west property line of PID #930029259 directly east of the northeast corner of PID #930102940, then moving north until reaching the northwest corner of PID #930029348, then moving west until reaching the southwest corner of PID #930099761, which is the point of beginning, approximately 684.49 acres.



**Proposed Amendment A to Redevelopment Area 4 encompasses approximately 28.27 acres and is described as follows:**

From a point beginning at the northwest corner of Parcel ID (PID) #930057600, then moving west along the south right-of-way (ROW) line of East 17<sup>th</sup> Street until reaching a point on the east property line of PID #930080319 directly west of the northwest corner of PID #930057643, then moving south along the west ROW line of North Division Avenue until reaching the southeast corner of PID COY-WDump, then moving east in a straight line until reaching a point on the west property line of PID #930058712 directly east of the southeast corner of PID COY-WDump, then moving south along the east ROW line of North Division Avenue until reaching the southwest corner of PID #930131692, then moving east along the north ROW line of the Burlington Northern Railroad until reaching a point directly south of the southwest corner of PID #930058283, then moving north in a straight line from that point until reaching the southwest corner of PID #930058283, then moving northeast along the south property line of PID #930058283 until reaching the northeast corner of PID #930058283, then moving northeast in a straight line from that point until reaching the southwest corner of PID #930058771, then moving north along the east ROW line of North Lincoln Avenue until reaching the northwest corner of PID #930057600, which is the point of beginning, approximately 28.27 acres.



**EXHIBIT B**

**REDEVELOPMENT PLAN**  
**[Attach Redevelopment Plan]**

# CITY OF YORK, NEBRASKA

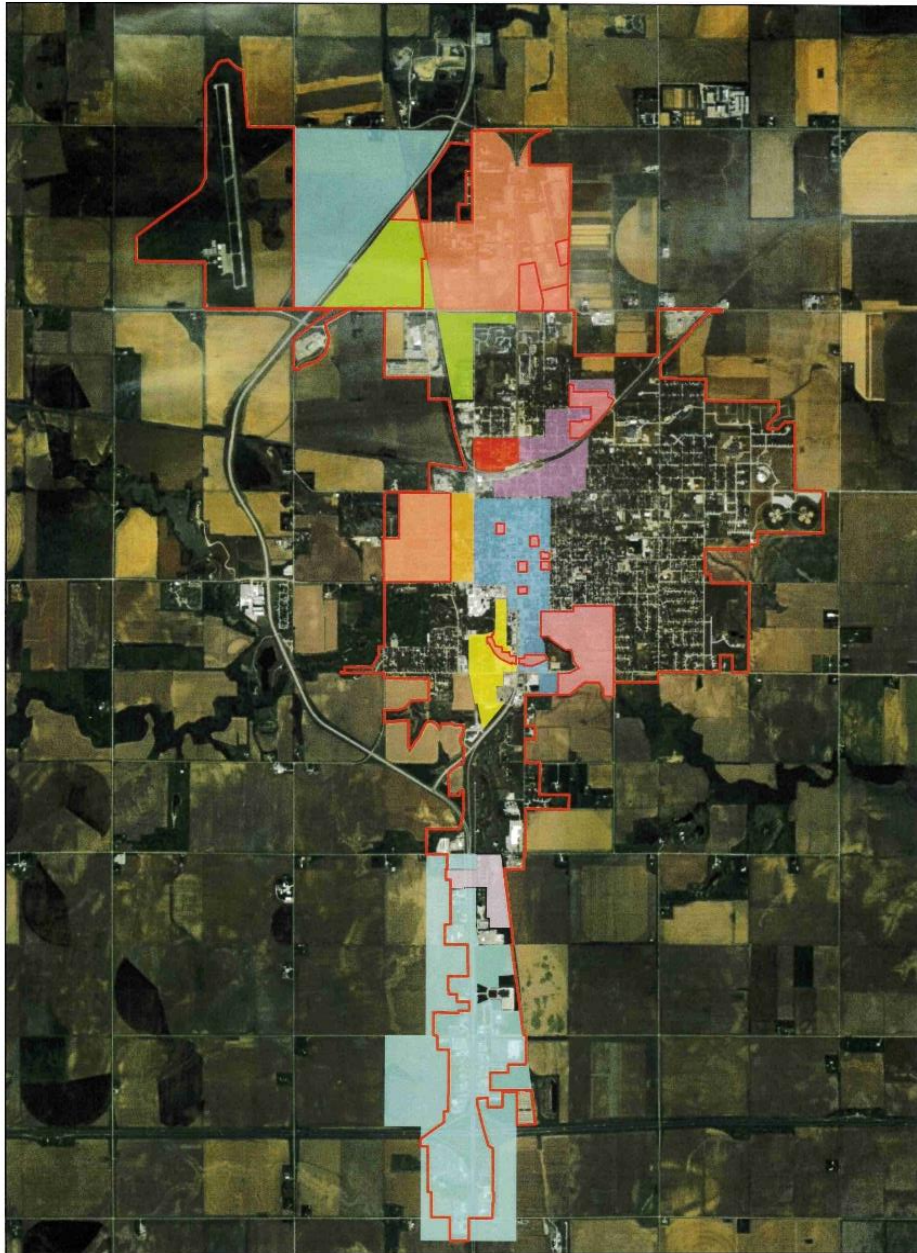
## General Redevelopment Plan

### Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Areas 9 and 10

Bobbi Pettit, AICP

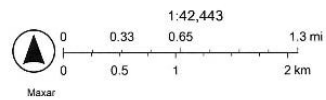
June 22, 2023

#### York Redevelopment and De-blight Areas



6/19/2023

- |                    |    |                              |
|--------------------|----|------------------------------|
| De Blight          | 5  | World Imagery                |
| City Limits        | 6  | Low Resolution 15m Imagery   |
| Blight in City Lim | 7  | High Resolution 60cm Imagery |
| 1                  | 8  | High Resolution 30cm Imagery |
| 2                  | A  | Citations                    |
| 3                  | 10 | 9.6m Resolution Metadata     |
| 4                  | 11 |                              |



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## AMENDMENTS A, B, AND C TO REDEVELOPMENT AREA 2 GENERAL REDEVELOPMENT PLAN

Per Nebraska Revised Statute 18-2103:27, a Redevelopment Plan means:

A plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Per Nebraska Revised Statute 18-2111:1, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Statement of proposed changes.
4. Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.
5. Information showing population density standards, land coverage, and building intensities after development [projects] (not applicable to general redevelopment plan).
6. Site plan of the area [for the redevelopment project] (not applicable to general redevelopment plan).

The maps displayed for items #1 and #2 were provided through the following methods:

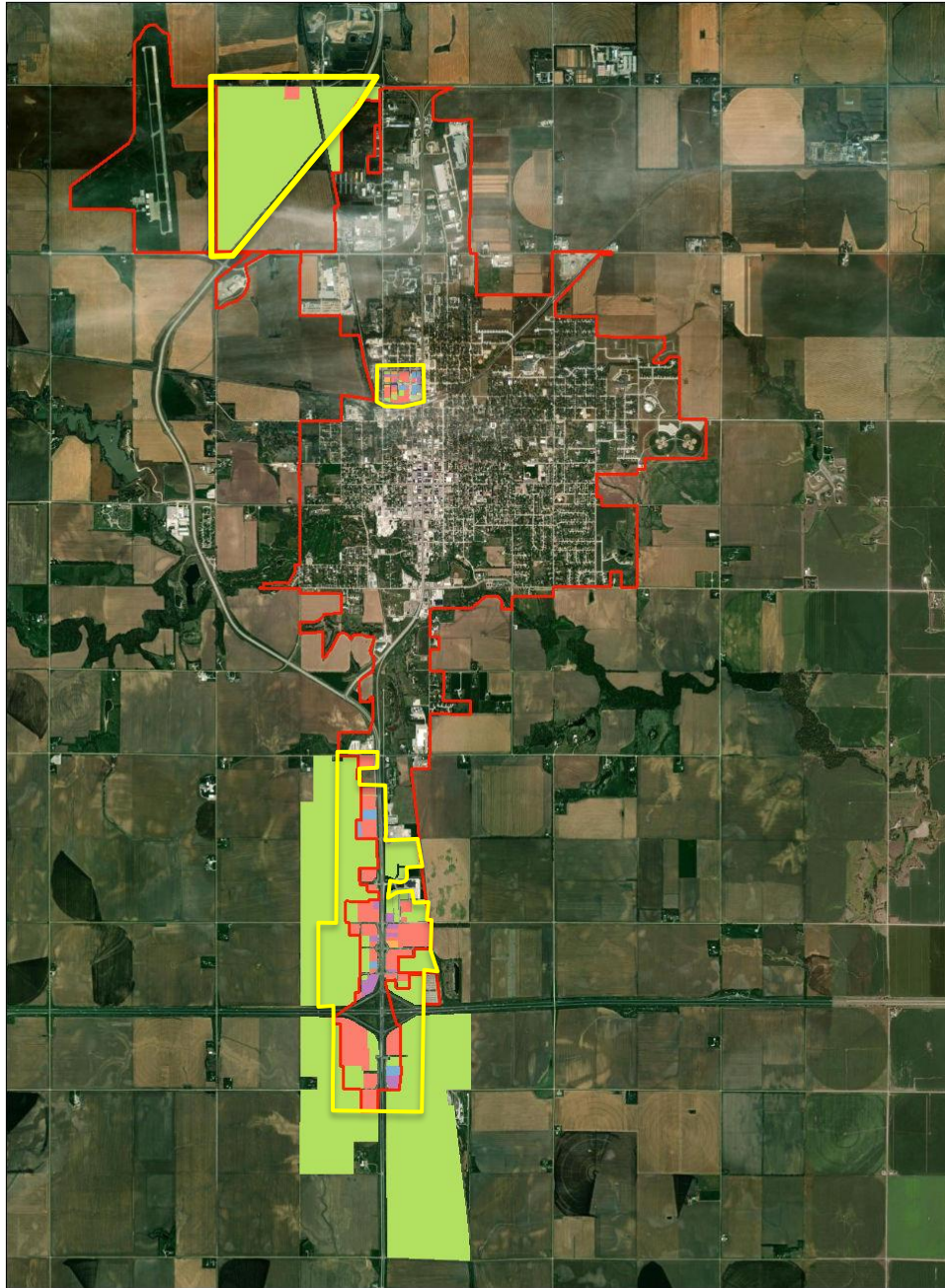
#1 – Existing land uses: provided by the York Comprehensive Plan – Existing Land Use map.

#1 – Condition of real property: provided by York County Assessor and Visual Assessment conducted by Five Rule.

#2 – Proposed future land use: provided by York Comprehensive Plan – Future Land Use map.

**1. Map showing boundaries, existing land uses, and condition of real property in the area:**

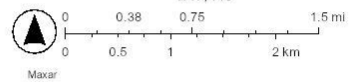
York Condition Map - Proposed Redevelopment Areas



6/19/2023

- City Limits
- Above Normal
- Poor
- Normal
- Very Poor
- Below Normal
- NA
- Other
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata



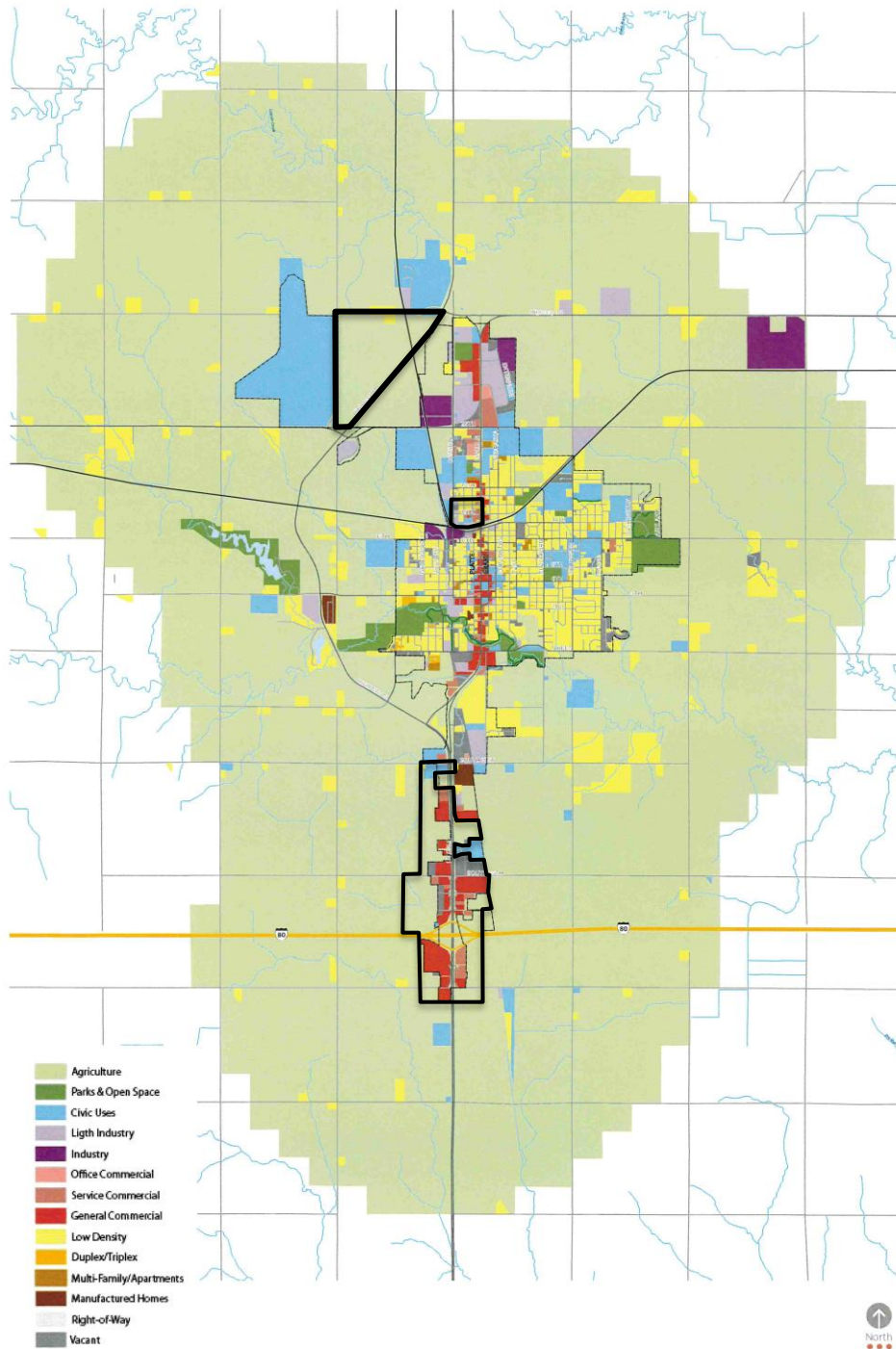
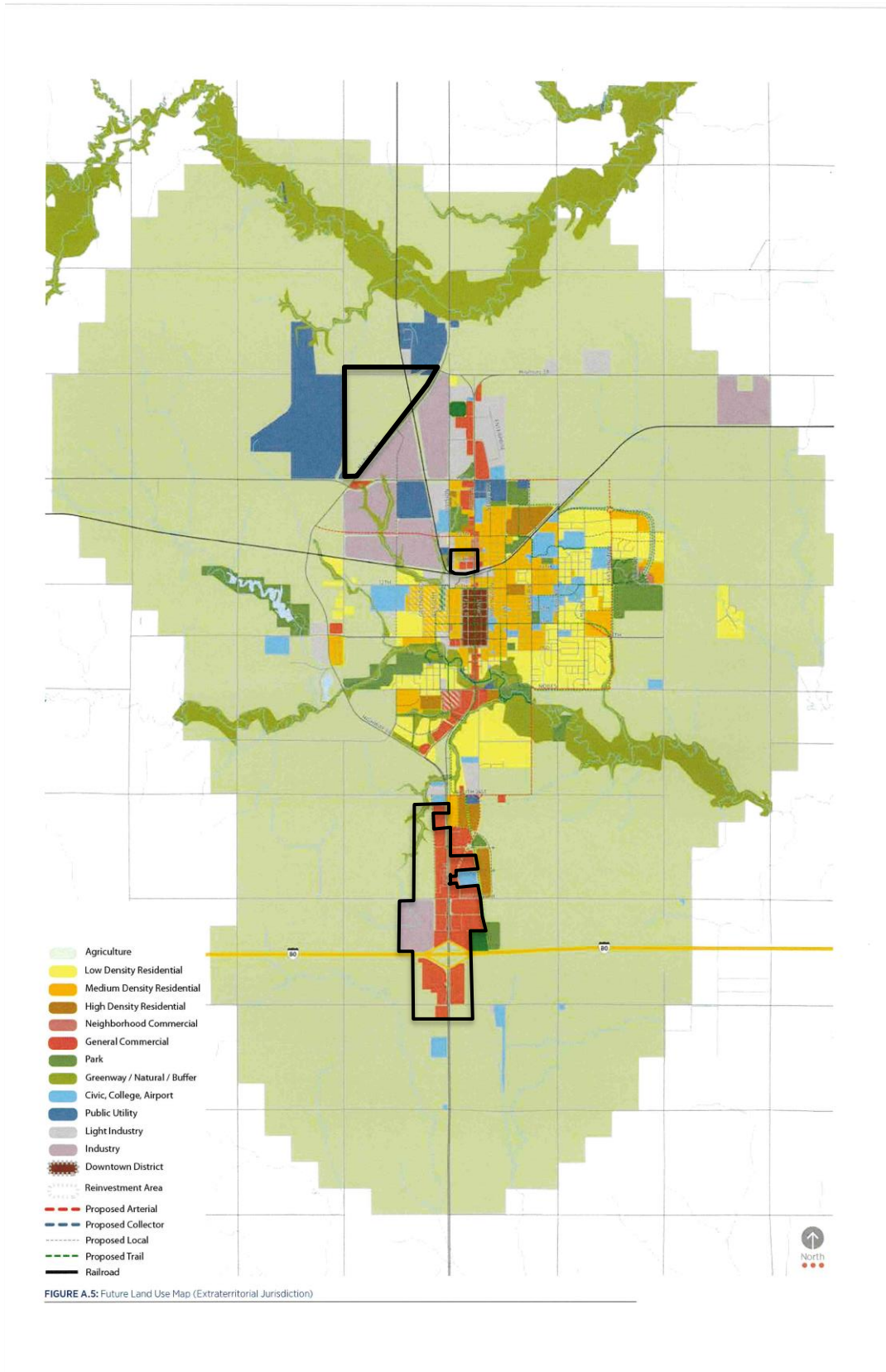


FIGURE A.4: Existing Land Use Map (Extraterritorial Jurisdiction)

**2. Land use plan showing proposed uses:**



**3-4. Statement of proposed changes and statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.**

Per NRS 18-2103:28, redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

- (a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

To enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS 18-2103:26, a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.”

In addition to entering into a redevelopment project for the purpose of completing projects (a) through (g) identified on the previous page, the City of York may also enter into a redevelopment contract for the purposes of carrying out the city’s Workforce Housing Incentive Plan.

The Workforce Housing Incentive Plan was approved by Resolution 2023-8 and is included as an appendix item to this General Redevelopment Plan.

## APPENDIX

### WORKFORCE HOUSING INCENTIVE HOUSING PLAN FOR THE MUNICIPALITY OF YORK, NEBRASKA

#### 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 two hundred seventy-five thousand dollars to construct or rental 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 2018, the City of York (the "City") received a 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.

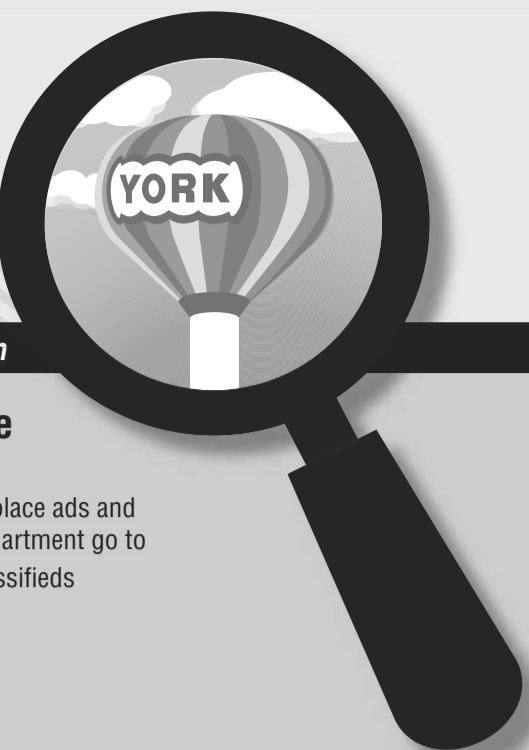
The redeveloper must disclose a detailed project budget including a construction budget and 5-year profit and loss calculation that is reasonable and consistent with construction costs with an return on investment in the city of York. The redeveloper shall provide the CDA with actual costs for the completed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

# Classifieds



www.YorkNewsTimes.com



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Thursday..... Tuesday at 11:00  
Friday..... Wednesday at 11:00  
Saturday..... Thursday at 11:00  
ADvantage..... Thursday at 11:00



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Interior/Exterior,  
Residential/Commercial.  
Call 402-363-1952.

### 0355 Pets & Supplies



**BOOTS:** This friendly guy is a sturdy lovable lap cat. He is fully vetted and anxious to have his own home. He is currently in foster care, please call LaMoine 366-0533 for more information. Applications are available at [yorkadoptpet.com](http://yorkadoptpet.com)



If you are looking for a special cat, Jack is the one to adopt. He is fully vetted and would be a great addition to your family. He is fully vetted and anxious to have his own home. He is currently in foster care, please call LaMoine 366-0533 for more information. Applications are available at [yorkadoptpet.com](http://yorkadoptpet.com)



Such a big lovable teddy bear. Jasper would make a wonderful family addition. He is fully vetted and anxious to have his own home. He is currently in foster care, please call LaMoine 366-0533 for more information. Applications are available at [yorkadoptpet.com](http://yorkadoptpet.com)



### BE RESPONSIBLE!! SPAY OR NEUTER YOUR PETS!!

3214 N. DIVISION AVE  
Friday-10:00am-5:00pm  
Saturday-8:00am-2:00pm  
Antiques, Collectibles,  
Home Interiors, Tools,  
Much Much More.

### 0344 Garage Sale

**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: [yorkadoptpet.com](http://yorkadoptpet.com)



**Equal Housing Opportunity**  
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275. Any reader who suspects an advertiser has discriminated against them should contact the Nebraska Equal Opportunity Commission at (800) 642-6112 or the U.S. Department of Housing and Urban Development, Fair Housing Assistance Division at 800-669-9777.

### 0970 Pickups, 4x2 or 4x4



2019 Chevrolet Silverado 1500 Work Truck 4dr Crew Cab 6.6 ft. SB, 72k miles.

**\$33,900**  
ALL TRADES CONSIDERED  
**Mustard Motors**  
308-940-0287  
[www.mustardsusedcars.com](http://www.mustardsusedcars.com)



'03 Ford F-150 XLT 2dr Standard Cab 4WD Style-side LB, cruise, 87K

**\$10,995**  
Call Tim at 308-624-0055 or Kerwyn 308-390-8925



'19 GMC Sierra 1500 Elevation 4X4, 4dr Double Cab, 6.6ft SB, electric tail gate, back up camera, power windows and locks, cruise, Tonneau cover. 56k

**\$39,995**  
Call Tim at 308-624-0055 or Kerwyn 308-390-8925



2019 Ford Explorer XLT AWD, 30k miles.

**\$25,900**  
ALL TRADES CONSIDERED  
**Mustard Motors**  
308-940-0287  
[www.mustardsusedcars.com](http://www.mustardsusedcars.com)

### 0980 Sport Utility Vehicles



2021 Toyota 4Runner SR5 4X4 4 door SUV, 51k miles

**\$34,900**  
ALL TRADES CONSIDERED  
**Mustard Motors**  
308-940-0287  
[www.mustardsusedcars.com](http://www.mustardsusedcars.com)



'13 Jeep Wrangler Sport 4X4, removable hard top and doors, AM-FM radio with CD Player, 6 speed manual Transmission

**\$18,995**  
Call Tim at 308-624-0055 or Kerwyn 308-390-8925



2016 Dodge Grand Caravan STX Handicap Equipped Lowered floor Power ramp Power sliding doors Removable front seats One owner Excellent condition 130k miles \$29,900 or trade

**Mobility Motoring**  
McCook  
308-340-2774



'05 Cadillac DeVille 4dr Sedan, heated and air conditioning seats, new tires and alignment. 139K

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



'16 Ford F-150 XLT 4X4 SuperCrew 5.5 ft. SB, back up camera, fairly new tires.

**\$22,995**  
Call Tim at 308-624-0055 or Kerwyn 308-390-8925



**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**

### Cross County Community Schools

Cross County is taking applications for the following positions for 2023-2024.  
**Assistant Varsity Boys Basketball Coach**  
Cross County is a Class C-2 school district located 15 minutes north of York and is looking to fill our opening for Assistant Varsity Boys Basketball Coach. The successful candidate will be given all years of experience on activity pay schedule. Interested applicants should forward a letter of application and resume to:  
**Brent Hollinger - Superintendent**  
**Cross County Community Schools**  
PO Box 525  
Stromsburg, NE 68666

### 0995 Autos for Sale or Lease



2021 Dodge Challenger R/T, 2 Door Coupe, 40K miles.

**\$25,900**  
ALL TRADES CONSIDERED  
**Mustard Motors**  
308-940-0287  
[www.mustardsusedcars.com](http://www.mustardsusedcars.com)

### 0996 Legals Name Change Adult

IN THE DISTRICT COURT OF YORK COUNTY, NEBRASKA  
Bryan Luna Escalera, Plaintiff, vs. Consuelo Sanchez, Defendant. Case No. CI 23-156  
**NOTICE OF CUSTODY**

TO: Consuelo Sanchez, whose whereabouts are unknown upon whom personal service of summons cannot be had, and is the defendant in said proceedings: You are notified that on August 10th, the plaintiff, Bryan Lung Escalera filed a Complaint against you in the District Court of York County, Nebraska, at case no. 23-156, the object of which is to obtain custody and determine custody and child support, among other things. You are required to answer said Complaint on or before October 7, 2023 or said Complaint against you will be taken as true.

1/s/Bryan Luna Date: 8/21/23  
Bryan Luna Escalera 127 Forest Heights Dr. #104 York, NE 68467 402-710-1955 Zueszuez1010@gmail.com August 24, 31, 7 ZNEZ

### 0999 LEGALS

**NOTICE OF TRUSTEE'S SALE**  
Re: 5100.0025 TO WHOM IT MAY CONCERN:

You are hereby notified that the following-described properties will be sold by Pinnacle Bank, Trustee, at public auction to the highest bidder at Lower Level of the York County Courthouse, 510 Lincoln Ave, York, Nebraska on October 5, 2023 at 10:00 A.M.:

Lots Thirteen (13) and Fourteen (14), Block Forty-Four (44), in the Original Town of New York, now a part of the City of York, in York County, Nebraska  
Commonly known as 1144 N Platte Ave, York, NE 68467

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of \$5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest bidder is the Beneficiary. The Purchaser shall be responsible for all prior liens, all applicable fees, and all taxes, including the documentary stamp tax. This property is sold "as is" and this sale is made without any warranties as to title or condition of the property.

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The North Half (N1/2) of Lots Thirteen (13) and Fourteen (14), in Block Five (5), Academy Addition to the City of York, in York County, Nebraska  
Commonly known as 508 N Greenwood Ave, York, NE 68467

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of \$5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest

### 0999 LEGALS

If this sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid, or the purchase price if paid by the Purchaser. The Purchaser shall have no further recourse against the Beneficiary, the Servicer for the Beneficiary, the Trustor, the Trustee, or the Beneficiary's/rustee's ervisor's Attorney. If you are a bidder other than the Beneficiary, and you choose to enter a bid at this sale, you are accepting the terms of this sale without recourse as outlined in this Notice of Sale.

Pinnacle Bank, Trustee  
By: Camille R. Hawk Attorney at Law (#20395) For Valentine O'Toole, LLP  
11240 Davenport Street, P.O. Box 540125 Omaha, NE 68154 (402) 330-6300 chawk@valentineo-toole.com  
Its Attorneys August 24, 31, September 14, 21 ZNEZ

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Lot One (1), in Block Eighty-Eight (88), Original Town, now City of York, in York County, Nebraska  
Commonly known as 320 E 3rd St, York, NE 68467

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of \$5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest bidder is the Beneficiary. The Purchaser shall be responsible for all prior liens, all applicable fees, and all taxes, including the documentary stamp tax. This property is sold "as is" and this sale is made without any warranties as to title or condition of the property.

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Its Attorneys August 24, 31, September 7, 14, 21 ZNEZ

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North Fifty-Four feet (54") of Lot (7), Block Two (2), Stevens Addition to the City of York, in York County, Nebraska  
Commonly known as 522 N. College Ave., York, NE 68467

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of \$5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest

### 0099 LEGALS

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Commonly known as 652 W. 5th St., York, NE 68467

The highest bidder will deposit with the Trustee, at the time of the sale, a personal or cashier's check in the amount of \$5,000.00, with the full purchase price, in certified funds, to be received by the Trustee by 5:00 p.m. on the day of the sale, except this requirement is waived when the highest bidder is the Beneficiary. The Purchaser shall be responsible for all prior liens, all applicable fees, and all taxes, including the documentary stamp tax. This property is sold "as is" and this sale is made without any warranties as to title or condition of the property.

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### 0099 LEGALS

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### 0099 LEGALS

accepting the terms of this sale without recourse as outlined in this Notice of Sale.  
Pinnacle Bank, Trustee  
By: Camille R. Hawk Attorney at Law (#20395) For Valentine O'Toole, LLP  
11240 Davenport Street, P.O. Box 540125 Omaha, NE 68154 (402) 330-6300 chawk@valentineo-toole.com  
August 24, 31, September 7, 14, 21 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, September 5, 2023.

The York County Board of Commissioners will meet on Tuesday, September 5, 2023 as the Board of Equalization at 9:30 a.m.

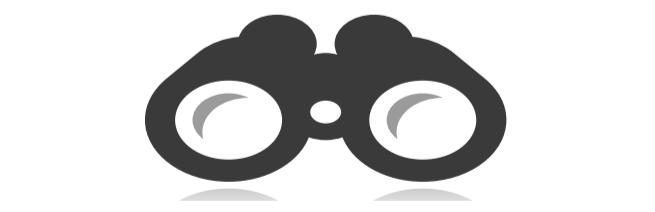
All meetings are held on the main floor of the Courthouse, in the County Commissioners Room, and are open to the public. Agendas for such meetings, kept continuously current, are available for public inspection at the office of the County Clerk; however, the Board may modify the agendas at such meetings.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

Kelly Turner  
York County Clerk  
August 31 ZNEZ

**NOTICE OF MEETING**  
Notice is hereby given that a meeting of the Community Development Agency of the City of York, Nebraska, will be held at 5:15 o'clock p.m. on Thursday, September 7, 2023 in the Council Chambers, York Municipal Building, 100 East 4th Street, which meeting will be open to the attendance of the public. Discussion to be had regarding the General Redevelopment Plan for the City of York.

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, September 7, 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  
August 31 ZNEZ

# LOOKING? LOCAL EMPLOYERS ARE HIRING!



Village of Waco  
IN  
York County, Nebraska

### NOTICE OF BUDGET HEARING AND BUDGET SUMMARY

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 11th day of September 2023, at 7:15 o'clock p.m., at the Village Office for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

|  |    |              |  |
|--|----|--------------|--|
| 2021-2022 Actual Disbursements & Transfers               | \$ | 335,063.30   |  |
| 2022-2023 Actual/Estimated Disbursements & Transfers     | \$ | 287,922.96   |  |
| 2023-2024 Proposed Budget of Disbursements & Transfers   | \$ | 1,062,537.50 |  |
| 2023-2024 Necessary Cash Reserve                         | \$ | 155,185.51   |  |
| 2023-2024 Total Resources Available                      | \$ | 1,217,723.01 |  |
| Total 2023-2024 Personal & Real Property Tax Requirement | \$ | 103,610.14   |  |
| Unbudgeted Property Tax Created For Next Year            | \$ | 336.19       |  |

**SPECIAL MEETING  
CITY COUNCIL – YORK, NEBRAKSA  
August 31, 2023  
5:30 PM**

A meeting of the 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 President announced that the Open Meetings Act was posted on the East Wall of the Council Chambers.

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

Notice of this meeting was given in advance thereof by publication in the York News Times on August 24, 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 August 17, 2023 meeting. Ayes with a motion by Jerry Wilkinson and a second by Jennifer Sheppard. Stephen Postier: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Jerry Wilkinson: Yea, Matt Wagner: Yea, Jeff Pieper: Yea, Scott Van Esch: Yea, Vicki Northrop: Yea

**Public Hearing on the 2023-2024 Budget**

The President announced that this is the time and place for a public hearing on the proposed 2023-2024 budget. Dr. Crawford reviewed the budget process over the last six months. She then presented the highlights of this year's budget. The levy request for this year is \$0.285 and is down from last year's request. Capital highlights for this budget are the fire station, Levitt Stadium turf and the purchase of land for economic development. There are increases to sewer rates and landfill rates. The general and operating funds are down 7% for this year, the property tax rate is down 8%, property valuation change is up 7% and the property tax requested by the City is down 2%. No one from the public addressed the Council. The President thanked the Mayor, City Administrator and department heads for their work on the budget and then closed the public hearing.

**Adjournment**

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 5:43 o'clock p.m.

---

Amanda Ring, City Clerk

---

Barry Redfern, Mayor

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-00001 | CITY OF YORK - WATER DEPT | 1               | 23,776.23       | N    |                 |             |               |
| 01-00010 | GALE                      | 5               | 544.32          | N    |                 |             |               |
| 01-00090 | THE HOME DEPOT PRO        | 6               | 2,178.85        | N    |                 |             |               |
| 01-00110 | MATHESON TRI-GAS          | 4               | 913.71          | N    |                 |             |               |
| 01-00120 | JACKSON SERVICES INC      | 17              | 994.83          | N    |                 |             |               |
| 01-00150 | MISSIONSQUARE RETIREMENT  | 2               | 783.54          | N    |                 |             |               |
| 01-00210 | EAKES OFFICE PLUS         | 2               | 1,343.88        | N    |                 |             |               |
| 01-00290 | NORTH PRINTING & OFFICE S | 12              | 1,349.66        | N    |                 |             |               |
| 01-00300 | BLACK HILLS ENERGY        | 13              | 4,715.32        | N    |                 |             |               |
| 01-00340 | BOUND TREE MEDICAL LLC    | 5               | 2,312.03        | N    |                 |             |               |
| 01-00360 | CITY OF YORK              | 4               | 31,251.53       | N    |                 |             |               |
| 01-00490 | JOHN DEERE FINANCIAL FSB  | 2               | 1,046.07        | N    |                 |             |               |
| 01-00530 | MATT FRIEND TRUCK EQUIP.  | 1               | 3,611.71        | N    |                 |             |               |
| 01-00540 | GLOBAL TECH, INC.         | 7               | 6,118.47        | N    |                 |             |               |
| 01-00570 | SUMMIT FIRE PROTECTION    | 1               | 80.50           | N    |                 |             |               |
| 01-00620 | ROY NICKELS               | 1               | 230.89          | N    |                 |             |               |
| 01-00640 | NEBRASKA PUBLIC POWER DIS | 3               | 9,622.17        | N    |                 |             |               |
| 01-00710 | OVERLAND SAND & GRAVEL    | 10              | 13,049.14       | N    |                 |             |               |
| 01-00740 | TK ELEVATOR CORP          | 1               | 224.52          | N    |                 |             |               |
| 01-00750 | PIEPERS INC               | 5               | 687.90          | N    |                 |             |               |
| 01-00780 | PRESTO X COMPANY          | 9               | 483.73          | N    |                 |             |               |
| 01-00800 | BURST, LLC                | 32              | 1,014.66        | N    |                 |             |               |
| 01-00840 | 16TH STREET CAR WASH      | 1               | 500.00          | N    |                 |             |               |
| 01-01050 | MICROFILM IMAGING SYSTEMS | 1               | 120.00          | N    |                 |             |               |
| 01-01090 | BAKER & TAYLOR, INC       | 7               | 2,162.48        | N    |                 |             |               |
| 01-01280 | PLATTE VALLEY COMMUNICATI | 2               | 377.00          | N    |                 |             |               |
| 01-01290 | GRAND CENTRAL FOODS, INC. | 5               | 180.90          | N    |                 |             |               |

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-01330 | JLC, INCORPORATED         | 5               | 272.17          | N    |                 |             |               |
| 01-01390 | AFLAC                     | 4               | 528.20          | N    |                 |             |               |
| 01-01420 | NE CHILD SUPPORT PAYMENT  | 1               | 259.04          | N    |                 |             |               |
| 01-01460 | PERENNIAL POWER           | 1               | 13,905.32       | N    |                 |             |               |
| 01-01470 | SERVI-TECH LABORATORIES   | 2               | 196.00          | N    |                 |             |               |
| 01-01490 | NE DEPT OF REVENUE        | 2               | 9,371.60        | N    |                 |             |               |
| 01-01510 | HACH CO.                  | 5               | 1,016.15        | N    |                 |             |               |
| 01-01640 | INTERNAL REVENUE SERVICE  | 4               | 53,110.57       | N    |                 |             |               |
| 01-01650 | UNION BANK                | 6               | 31,476.69       | N    |                 |             |               |
| 01-01670 | FRATERNAL ORDER OF POLICE | 3               | 1,260.00        | N    |                 |             |               |
| 01-01690 | UNITED FUND               | 3               | 60.00           | N    |                 |             |               |
| 01-01750 | NEBRASKA PUBLIC HEALTH EN | 1               | 225.00          | N    |                 |             |               |
| 01-01980 | SAHLING KENWORTH INC      | 1               | 2,807.37        | N    |                 |             |               |
| 01-01990 | WAGNER DECORATING         | 4               | 219.95          | N    |                 |             |               |
| 01-02010 | YORK EQUIPMENT, INC.      | 1               | 110.49          | N    |                 |             |               |
| 01-02040 | YORK NEWS-TIMES           | 1               | 229.99          | N    |                 |             |               |
| 01-02060 | NE DEPT OF ENVIRONMENT &  | 1               | 7,650.00        | N    |                 |             |               |
| 01-02200 | JACK'S UNIFORMS & EQUIP   | 2               | 1,695.01        | N    |                 |             |               |
| 01-02210 | KING'S GLASS              | 13              | 1,986.98        | N    |                 |             |               |
| 01-02230 | MCCORMICK HEATING & AC    | 13              | 3,267.12        | N    |                 |             |               |
| 01-02240 | OMAHA WORLD HERALD        | 1               | 156.19          | N    |                 |             |               |
| 01-02250 | MILLER SEED & SUPPLY CO   | 3               | 340.17          | N    |                 |             |               |
| 01-02560 | CITYSERVICEVALCON LLC     | 1               | 26,363.83       | N    |                 |             |               |
| 01-02590 | ADOPT A PET               | 1               | 3,333.34        | N    |                 |             |               |
| 01-02620 | LEAGUE OF NEBRASKA MUNICI | 1               | 130.00          | N    |                 |             |               |
| 01-02650 | O'REILLY AUTO PARTS       | 3               | 78.01           | N    |                 |             |               |
| 01-02730 | SCHOOL DISTRICT OF YORK   | 1               | 56.00           | N    |                 |             |               |

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-03240 | YORK COUNTY DEVELOPMENT C | 1               | 8,333.34        | N    |                 |             |               |
| 01-03260 | HOMETOWN LEASING          | 3               | 247.07          | N    |                 |             |               |
| 01-03590 | PENNER'S TIRE & AUTO      | 4               | 254.27          | N    |                 |             |               |
| 01-03930 | YORK CHAMBER OF COMMERCE  | 1               | 2,500.00        | N    |                 |             |               |
| 01-04110 | BNSF RAILWAY COMPANY      | 1               | 1,762.24        | N    |                 |             |               |
| 01-05130 | JCI INDUSTRIES, INC       | 2               | 1,622.10        | N    |                 |             |               |
| 01-05210 | NEBRASKA LIBRARY ASSOCIAT | 1               | 65.00           | N    |                 |             |               |
| 01-05310 | SAPP BROTHERS PETROLEUM,  | 5               | 8,481.45        | N    |                 |             |               |
| 01-05810 | STEFFEN TRUCK EQUIPMENT   | 1               | 1,479.15        | N    |                 |             |               |
| 01-05870 | WEX BANK                  | 1               | 12,055.15       | N    |                 |             |               |
| 01-06630 | FASTENAL                  | 1               | 36.82           | N    |                 |             |               |
| 01-06970 | NISSEN ELETRIC            | 2               | 1,591.40        | Y    |                 |             |               |
| 01-07940 | NE MUNICIPAL CLERK INSTIT | 1               | 150.00          | N    |                 |             |               |
| 01-08600 | FISHER SCIENTIFIC         | 1               | 369.51          | N    |                 |             |               |
| 01-09090 | WINDSTREAM                | 3               | 925.54          | N    |                 |             |               |
| 01-09220 | CENTRAL NEBRASKA REFRIGER | 1               | 737.54          | N    |                 |             |               |
| 01-09900 | ANDERSON FORD             | 1               | 50,335.00       | N    |                 |             |               |
| 01-1     | MISCELLANEOUS VENDOR      | 4               | 3,500.00        | N    |                 |             |               |
| 01-10020 | YORK COUNTY REGISTER OF D | 1               | 38.00           | N    |                 |             |               |
| 01-10110 | BADGER METER INC          | 1               | 373.20          | N    |                 |             |               |
| 01-10710 | YORK COUNTY SPORTS AUTHOR | 1               | 1,000.00        | N    |                 |             |               |
| 01-10840 | TOTAL ADMINISTRATIVE SERV | 3               | 4,005.28        | N    |                 |             |               |
| 01-10860 | HITZ TOWING               | 17              | 3,553.83        | N    |                 |             |               |
| 01-10880 | RASMUSSEN MECHANICAL SERV | 2               | 4,582.94        | N    |                 |             |               |
| 01-11010 | VERIZON                   | 1               | 1,076.09        | N    |                 |             |               |
| 01-11190 | MEAD LUMBER & RENTAL      | 1               | 11.55           | N    |                 |             |               |
| 01-14410 | LINCOLN WINWATER WORKS    | 5               | 16,036.64       | N    |                 |             |               |

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-14470 | FARMERS COOPERATIVE       | 4               | 424.12          | N    |                 |             |               |
| 01-14850 | CHEREE FOLTS              | 1               | 40.00           | N    |                 |             |               |
| 01-14880 | ALFRED BENESCH & CO       | 4               | 77,619.26       | N    |                 |             |               |
| 01-15280 | ERICK BREKKE              | 1               | 210.69          | N    |                 |             |               |
| 01-15880 | CHARLIE'S U-SAVE RX       | 3               | 313.95          | N    |                 |             |               |
| 01-15900 | ARAMARK UNIFORM SERVICE   | 5               | 726.23          | N    |                 |             |               |
| 01-15930 | STERICYCLE INC            | 1               | 438.28          | N    |                 |             |               |
| 01-15980 | HDR ENGINEERING INC       | 1               | 407.40          | N    |                 |             |               |
| 01-16010 | CHEMSEARCH                | 2               | 1,620.15        | N    |                 |             |               |
| 01-16900 | AQUA-CHEM INC             | 4               | 8,876.35        | N    |                 |             |               |
| 01-17470 | COAST TO COAST            | 1               | 1,458.19        | N    |                 |             |               |
| 01-17590 | TLS CONSTRUCTION LLC      | 1               | 5,904.84        | N    |                 |             |               |
| 01-18350 | METERING & TECHNOLOGY SOL | 1               | 155.12          | N    |                 |             |               |
| 01-18410 | REGIONAL CARE INC         | 1               | 39,034.10       | N    |                 |             |               |
| 01-18640 | FYR-TEK INC               | 1               | 354.92          | N    |                 |             |               |
| 01-19450 | GERHOLD CONCRETE CO INC   | 1               | 2,476.62        | N    |                 |             |               |
| 01-19590 | COLONIAL LIFE             | 4               | 589.22          | N    |                 |             |               |
| 01-19600 | AMERITAS                  | 3               | 1,022.70        | N    |                 |             |               |
| 01-20850 | DEARBORN LIFE INSURANCE C | 1               | 2,922.81        | N    |                 |             |               |
| 01-21320 | CULLIGAN                  | 1               | 15.00           | N    |                 |             |               |
| 01-21330 | THOMAS MOMMENS            | 1               | 120.00          | N    |                 |             |               |
| 01-21570 | CHESTERMAN CO             | 3               | 240.60          | N    |                 |             |               |
| 01-22050 | HEAVY METAL SUPPLY CO     | 4               | 169.53          | N    |                 |             |               |
| 01-22100 | SLACK AUTO SUPPLY LLC     | 2               | 395.48          | N    |                 |             |               |
| 01-22660 | SPECTRUM ENTERPRISE       | 1               | 168.96          | N    |                 |             |               |
| 01-22700 | SPECTRUM BUSINESS         | 1               | 1,059.46        | N    |                 |             |               |
| 01-23150 | CMRS-POC                  | 1               | 6,000.00        | N    |                 |             |               |

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-23300 | BIZCO TECHNOLOGIES        | 2               | 21,555.60       | N    |                 |             |               |
| 01-23820 | MACQUEEN EMERGENCY GROUP  | 3               | 5,514.72        | N    |                 |             |               |
| 01-24120 | FIRESPRING                | 1               | 160.00          | N    |                 |             |               |
| 01-24310 | MAVREENA SHAFFER          | 1               | 42.97           | N    |                 |             |               |
| 01-25100 | NEBRASKA RURAL RADIO ASSO | 2               | 1,050.00        | Y    |                 |             |               |
| 01-25530 | SAM'S CLUB MC/SYNCB       | 1               | 6,158.47        | N    |                 |             |               |
| 01-25650 | CARDMEMBER SERVICE        | 1               | 7,968.41        | N    |                 |             |               |
| 01-26010 | SOARIN GROUP              | 1               | 753.00          | N    |                 |             |               |
| 01-26670 | MIDWEST ALARM SERVICES    | 1               | 91.38           | N    |                 |             |               |
| 01-26700 | PRIDE HOME MAINTENANCE SE | 1               | 4,475.00        | N    |                 |             |               |
| 01-26980 | PATINA STUDIOS            | 1               | 1,607.72        | N    |                 |             |               |
| 01-27210 | MIDWEST AUTO PARTS INC.   | 32              | 3,722.73        | N    |                 |             |               |
| 01-27480 | BRIAN ROWE                | 1               | 1,145.00        | Y    |                 |             |               |
| 01-27570 | LINCOLN CREEK ELECTRIC    | 3               | 638.00          | Y    |                 |             |               |
| 01-27730 | BEN FRANCISCO             | 1               | 75.00           | Y    |                 |             |               |
| 01-28030 | JACOB STUTZMAN            | 1               | 90.00           | Y    |                 |             |               |
| 01-28390 | BEN RODENBURG             | 1               | 29.68           | N    |                 |             |               |
| 01-28510 | LEE ENT ADVERTISING       | 2               | 2,064.10        | N    |                 |             |               |
| 01-28540 | AMAZON BUSINESS           | 27              | 3,489.54        | N    |                 |             |               |
| 01-28570 | ERIC ECKERT               | 1               | 300.00          | N    |                 |             |               |
| 01-29270 | ALLO                      | 2               | 650.12          | N    |                 |             |               |
| 01-29310 | YORK COUNTY 4-H COUNCIL   | 1               | 381.91          | N    |                 |             |               |
| 01-29420 | STRONG1 LLC               | 1               | 56,475.00       | N    |                 |             |               |
| 01-29610 | BENEFIT PLANS ADMINISTRAT | 1               | 750.00          | N    |                 |             |               |
| 01-29630 | COREY PARSONS             | 2               | 93.58           | Y    |                 |             |               |
| 01-29900 | FIRST WIRELESS INC        | 1               | 165.92          | N    |                 |             |               |
| 01-29970 | AUTO ZONE                 | 3               | 86.00           | N    |                 |             |               |

SORTED BY VENDOR

| VENDOR   | NAME                      | NO#<br>INVOICES | TOTAL<br>AMOUNT | 1099 | G/L<br>ACCT NO# | G/L<br>NAME | G/L<br>AMOUNT |
|----------|---------------------------|-----------------|-----------------|------|-----------------|-------------|---------------|
| 01-30010 | DIAMOND ENGINEERING       | 1               | 88,681.62       | N    |                 |             |               |
| 01-30130 | ROAD 6 CUSTOMS            | 1               | 55.00           | N    |                 |             |               |
| 01-30180 | BAUER INFRASTRUCTURE LLC  | 1               | 405,434.08      | Y    |                 |             |               |
| 01-30220 | NEBRASKA SIGN             | 1               | 630.00          | N    |                 |             |               |
| 01-30360 | FIVE RULE                 | 1               | 3,500.00        | N    |                 |             |               |
| 01-30630 | EAGLE PRINTING & SIGN     | 1               | 1,732.00        | N    |                 |             |               |
| 01-30680 | BARCLISTE FARMS LLC       | 1               | 200,000.00      | N    |                 |             |               |
| 01-30690 | EXPROLINK                 | 1               | 23,820.00       | N    |                 |             |               |
| 01-30700 | GARY HABERMAN             | 1               | 6,921.00        | N    |                 |             |               |
| 01-30710 | CARTER & CO APPLIANCE REP | 1               | 75.00           | N    |                 |             |               |
| 01-30720 | TRACTILOGIX               | 1               | 1,470.00        | N    |                 |             |               |
| 01-30730 | GAVIN VICE                | 1               | 1,325.00        | N    |                 |             |               |
| 01-30740 | YORK HIGH SCHOOL          | 1               | 150.00          | N    |                 |             |               |
| 01-30750 | CALIBER ARMOR LLC         | 1               | 1,847.37        | N    |                 |             |               |
| 01-30760 | CRITTERS                  | 1               | 200.00          | N    |                 |             |               |
| 01-30770 | MIDWEST PETROLEUM         | 2               | 5,538.46        | N    |                 |             |               |
| ***      | REPORT TOTALS ***         | 475             | 1,408,579.70    |      |                 |             |               |
|          | Payroll                   |                 | 178,976.48      |      |                 |             |               |
|          | Total                     |                 | 1,587,556.18    |      |                 |             |               |

SELECTION CRITERIA

VENDOR SET: 01 CITY OF YORK  
VENDOR: ALL  
BANK: ALL  
VENDOR CLASS(ES): ALL CLASSES

TRANSACTION SELECTION

REPORTING: PAID ITEMS

|                  |                            |                           |                           |
|------------------|----------------------------|---------------------------|---------------------------|
|                  | =====PAYMENT DATES=====    | =====ITEM DATES=====      | =====POSTING DATES=====   |
| PAID ITEMS DATES | : 8/18/2023 THRU 9/07/2023 | 0/00/0000 THRU 99/99/9999 | 0/00/0000 THRU 99/99/9999 |

PRINT OPTIONS

REPORT SEQUENCE: VENDOR #  
G/L EXPENSE DISTRIBUTION: NO  
CHECK RANGE: 000000 THRU 999999

# CITY OF YORK, NEBRASKA

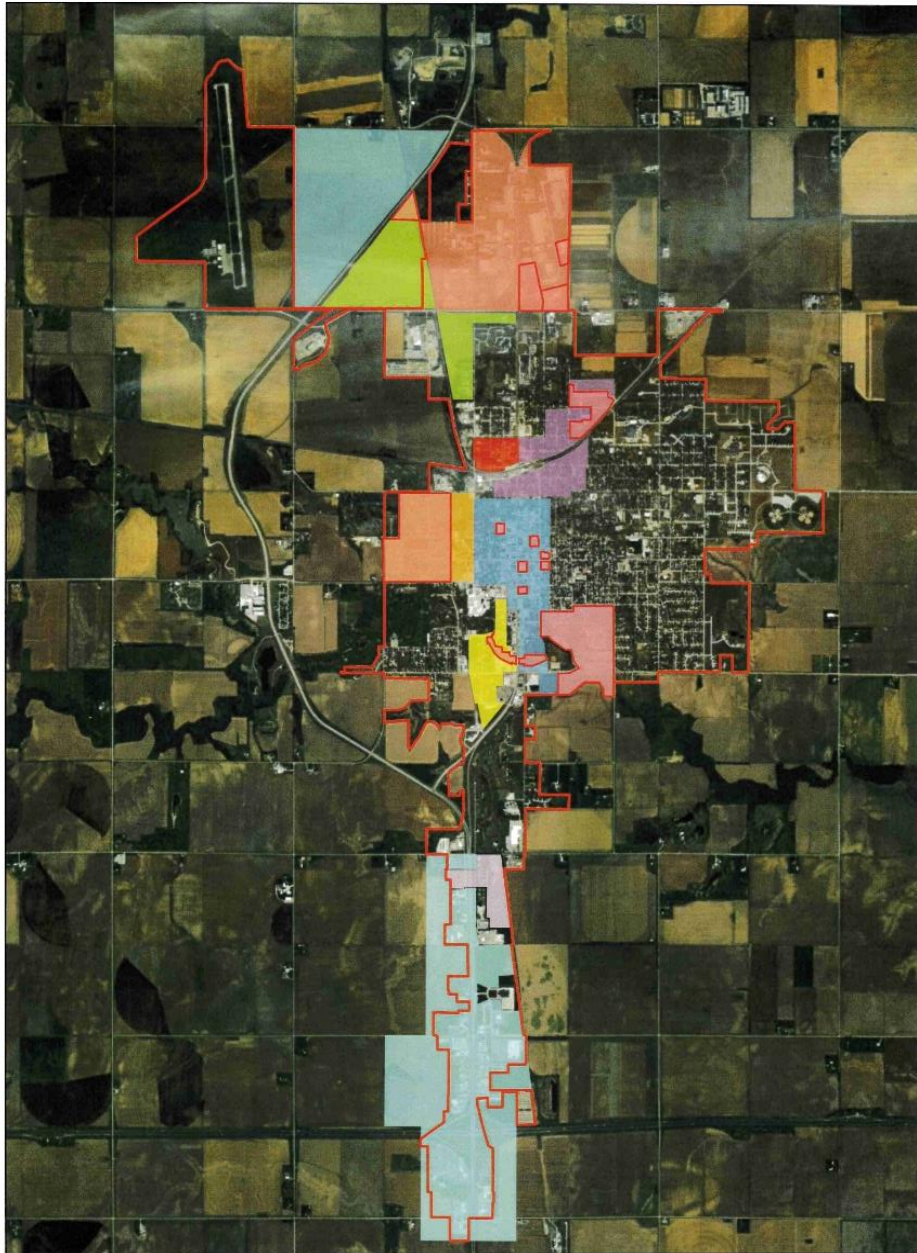
## General Redevelopment Plan

### Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Areas 9 and 10

Bobbi Pettit, AICP

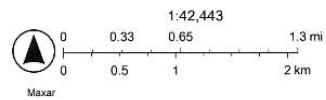
June 22, 2023

#### York Redevelopment and De-blight Areas



6/19/2023

- |                    |    |                              |
|--------------------|----|------------------------------|
| De Blight          | 5  | World Imagery                |
| City Limits        | 6  | Low Resolution 15m Imagery   |
| Blight in City Lim | 7  | High Resolution 60cm Imagery |
| 1                  | 8  | High Resolution 30cm Imagery |
| 2                  | A  | Citations                    |
| 3                  | 10 | 9.6m Resolution Metadata     |
| 4                  | 11 |                              |



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| WORKFORCE HOUSING INCENTIVE HOUSING PLAN FOR THE MUNICIPALITY OF YORK, NEBRASKA | 8 |

## AMENDMENTS A, B, AND C TO REDEVELOPMENT AREA 2 GENERAL REDEVELOPMENT PLAN

Per Nebraska Revised Statute 18-2103:27, a Redevelopment Plan means:

A plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Per Nebraska Revised Statute 18-2111:1, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Statement of proposed changes.
4. Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.
5. Information showing population density standards, land coverage, and building intensities after development [projects] (not applicable to general redevelopment plan).
6. Site plan of the area [for the redevelopment project] (not applicable to general redevelopment plan).

The maps displayed for items #1 and #2 were provided through the following methods:

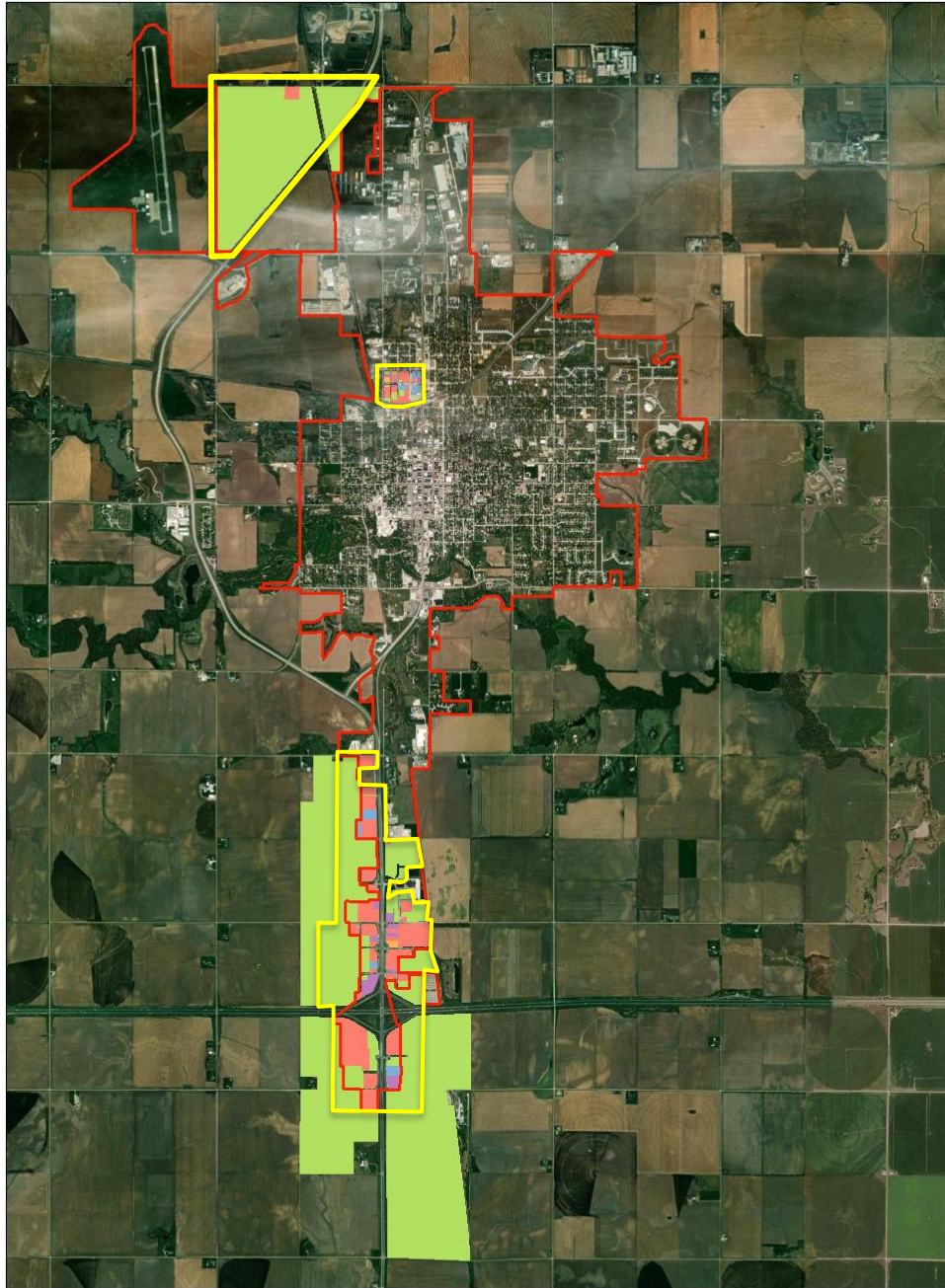
#1 – Existing land uses: provided by the York Comprehensive Plan – Existing Land Use map.

#1 – Condition of real property: provided by York County Assessor and Visual Assessment conducted by Five Rule.

#2 – Proposed future land use: provided by York Comprehensive Plan – Future Land Use map.

**1. Map showing boundaries, existing land uses, and condition of real property in the area:**

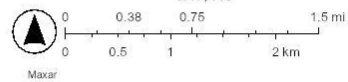
York Condition Map - Proposed Redevelopment Areas



6/19/2023

- City Limits
- Above Normal
- Poor
- Normal
- Very Poor
- Below Normal
- NA
- Other
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata



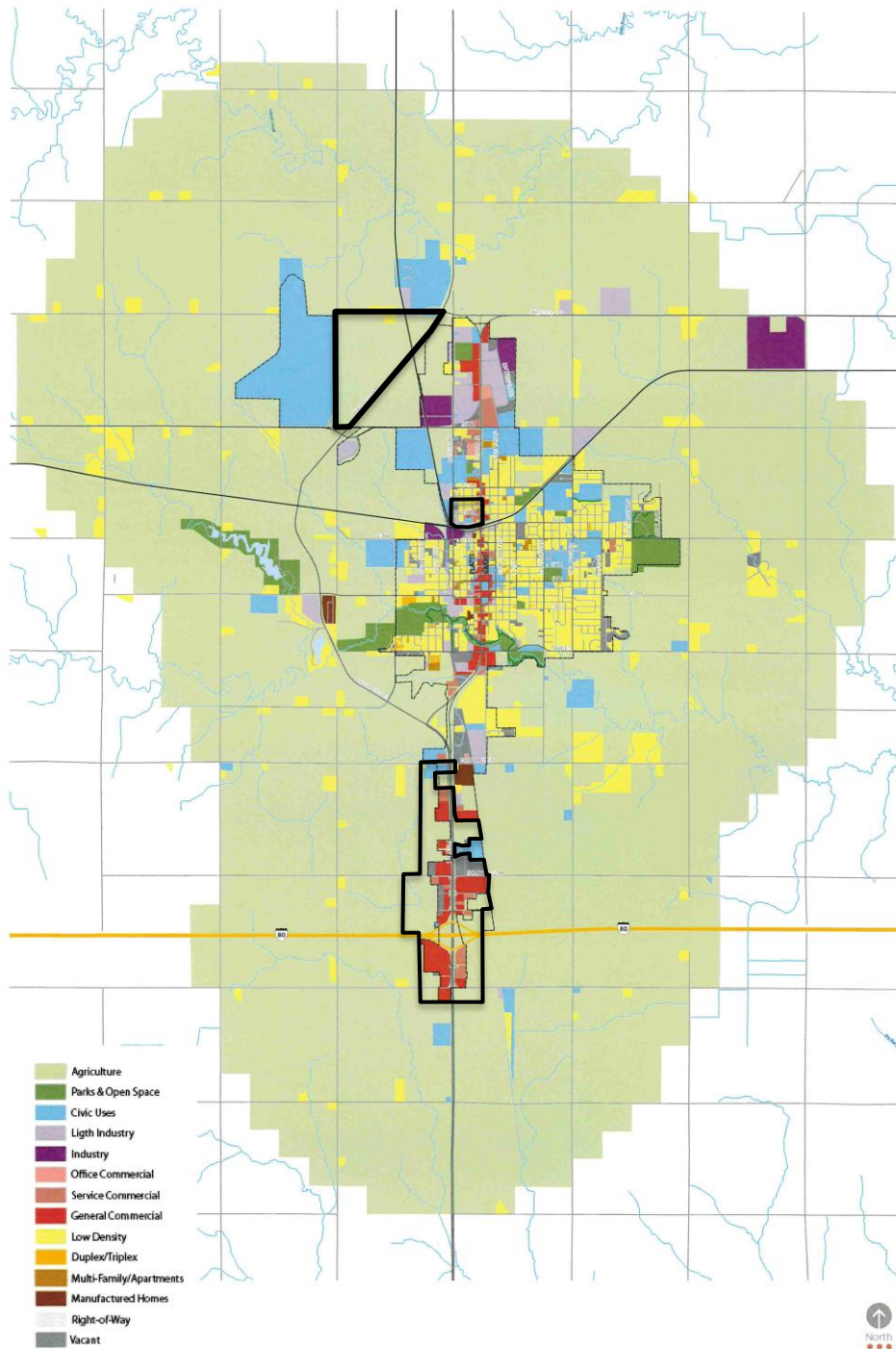
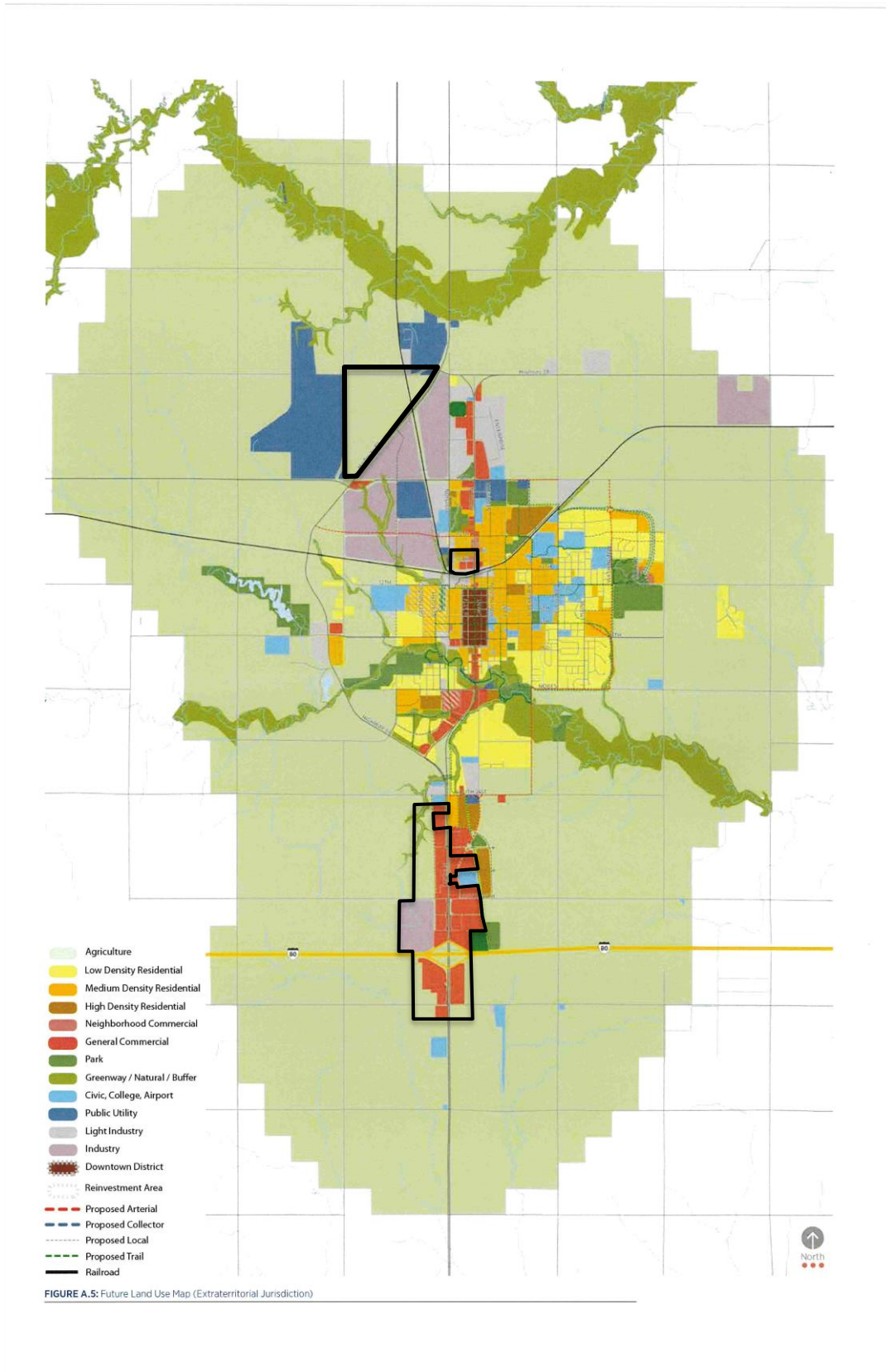


FIGURE A.4: Existing Land Use Map (Extraterritorial Jurisdiction)

**2. Land use plan showing proposed uses:**



**3-4. Statement of proposed changes and statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.**

Per NRS 18-2103:28, redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

- (a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

To enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS 18-2103:26, a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.”

In addition to entering into a redevelopment project for the purpose of completing projects (a) through (g) identified on the previous page, the City of York may also enter into a redevelopment contract for the purposes of carrying out the city’s Workforce Housing Incentive Plan.

The Workforce Housing Incentive Plan was approved by Resolution 2023-8 and is included as an appendix item to this General Redevelopment Plan.

## APPENDIX

### WORKFORCE HOUSING INCENTIVE HOUSING PLAN FOR THE MUNICIPALITY OF YORK, NEBRASKA

#### 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 two hundred seventy-five thousand dollars to construct or rental 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 2018, the City of York (the "City") received a 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.

## RESOLUTION 2023-21

### RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF YORK, NEBRASKA, APPROVING THE CITY OF YORK GENERAL REDEVELOPMENT PLAN AND APPROVAL OF RELATED ACTIONS

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

#### **Recitals:**

a. The Mayor and Council of the City of York, Nebraska (the “**City**”), upon the recommendation of the City Planning Commission (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), has previously declared an area, including an area legally described on the attached **Exhibit A** (the “**Redevelopment Area**”), to be blighted and substandard and in need of redevelopment; and

b. The Community Development Agency of York, Nebraska (the “**Agency**”) has prepared a redevelopment plan (the “**Redevelopment Plan**”) a copy of which is attached hereto as **Exhibit B**; and

c. The Agency submitted the Redevelopment Plan to the Planning Commission for its recommendation on the Redevelopment Plan after holding a public hearing in compliance with the provisions of the Act; and

d. The Planning Commission has reviewed the Redevelopment Plan, held a public hearing thereon and recommended its approval by the Mayor and Council of the City;

e. The Agency has recommended approval of the Redevelopment Plan by the Mayor and Council of the City;

f. The City, in compliance with all public notice requirements imposed by the Act, published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan and received extensive public comment thereon; and

h. The City Council has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in it are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities,

schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

**Resolved that:**

1. The Redevelopment Plan is determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act. Section 18-2102 of the Act establishes the legislative declarations and determinations for the Act. The Redevelopment Plan clearly demonstrates that the criteria declarations have been satisfied. The Redevelopment Area (the “**Site**”) constitutes an economically and socially undesirable land use in its current state. The Site contains numerous buildings and infrastructure in a state of deterioration and is not properly subdivided. The Site is not designed for proper utilization, is undesirable for economic and social purposes and constitutes a barrier to the sound growth of the City. Given the foregoing, the conditions of the Site are beyond the remedy and control of normal regulatory processes and police power and due to the high cost of development and cannot be dealt with effectively by the ordinary operations of private enterprise. Further documentation of these findings is set forth in **Exhibit B**.

The City Council acknowledges receipt of the recommendations of the Agency and the Planning Commission with respect to the Redevelopment Plan.

2. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

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

**PASSED and APPROVED** on \_\_\_\_\_, 2023.

City of York, Nebraska

\_\_\_\_\_  
Mayor

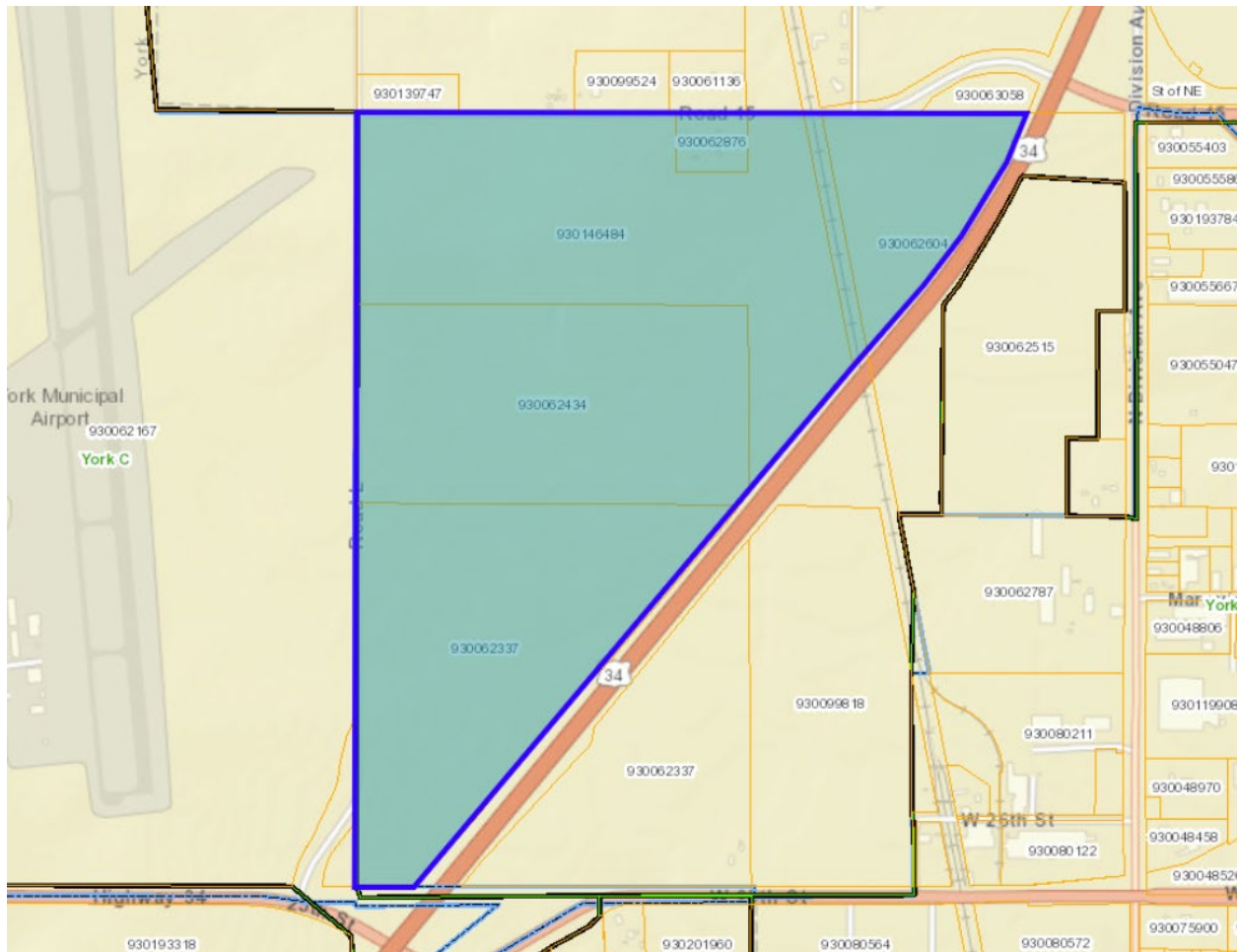
ATTEST:

\_\_\_\_\_  
City Clerk (Seal)

**EXHIBIT A**  
**LEGAL DESCRIPTION OF REDEVELOPMENT AREA**  
**[Attach legal description]**

**Proposed Redevelopment Area 9 encompasses approximately 310.653 acres and is described as follows:**

From a point beginning at the southwest corner of Parcel ID (PID) #930062337, then moving north in a straight line until reaching the northwest corner of PID #930146484, then moving east in a straight line along the north property line of PID #930146484 until reaching the southeast corner of PID #930063058, then moving southwest following the west right-of-way line of State HWY 81/34 until reaching the southeast corner of PID #930062337, then moving west along the south property line of PID #930062337 until reaching the southwest corner of PID #930062337, which is the point of beginning, approximately 310.653 acres.



**Proposed Redevelopment Area 10 encompasses approximately 684.49 acres and is described as follows:**

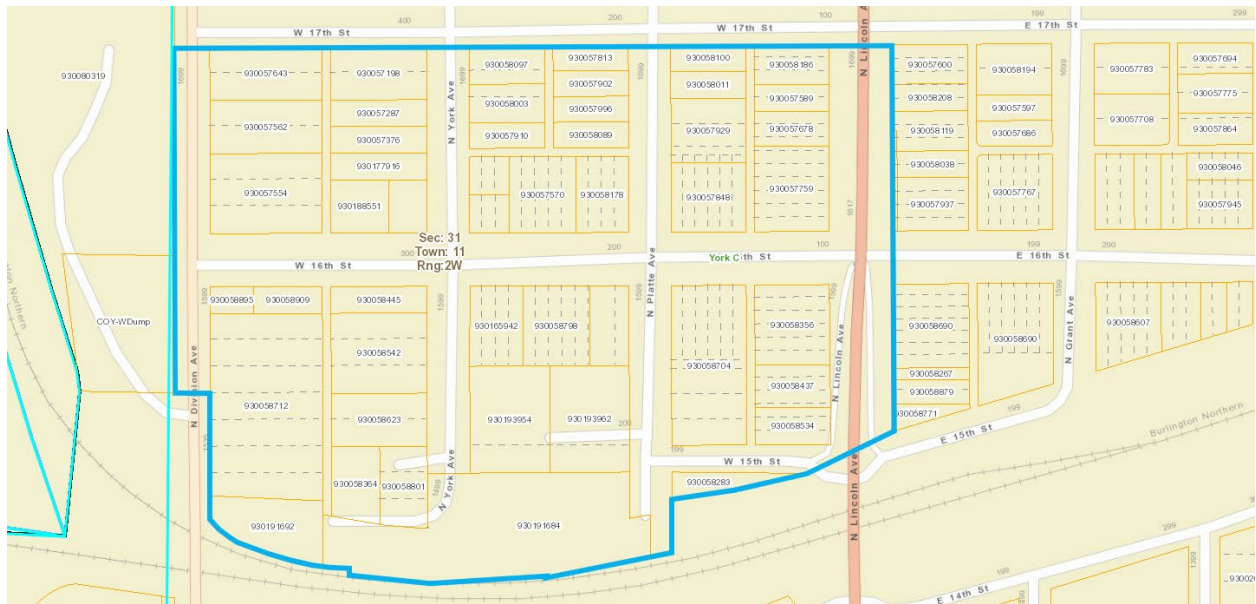
From a point beginning at the southwest corner of Parcel ID (PID) #930099761, then moving south in a straight line until reaching a point on the north property line of PID #930037685, then moving west from that point along the north property line of PID #930037685 until reaching the northwest corner of PID #930037685, then moving south along the west property line of PID #930037685 until reaching the southwest corner of PID #930037685, then moving east along the south property line of PID #930037685 until reaching a point on the south property line of PID #930037685 approximately 1,060 feet east of the southwest corner of PID #930037685, then moving south in a straight line from that point until reaching a point approximately 875 feet directly west of the southwest corner of PID #930036808, then moving east in a straight line from that point until reaching a point approximately 1,417 feet directly east of the southeast corner of PID #930036808, then moving north in a straight line from that point until reaching the north property line of PID #930201248, then moving east along the north property line of PID #930201248 until reaching the southeast corner of PID #930192923, then moving northwest along the east property line of PID #930192923 until reaching the northeast corner of PID #930192923, then moving west along the north property line of PID #930192923 until reaching the intersection of the north property line of PID #930192923 and the York Municipal boundary, then moving north along the York Municipal boundary until reaching the northwest corner of PID #930030400, then continuing along the York municipal boundary moving west then northwest until reaching the southeast corner of PID #930103122, then moving west following the south property line of PID #930103122 until reaching the southeast corner of PID #930199096, then moving north along the east property line of PID #930199096 until reaching the northeast corner of PID #930199096, then moving west along the north property line of PID #930199096 until reaching a point on the northeast property line of PID #930201288 directly west of the northwest corner of PID #930199096, then moving northwest along the northeast property line of PID #930201288 until reaching the north corner of PID #930201288, then moving southwest along the northwest property line of PID #930201288 until reaching the southwest corner of PID #930103122, then moving north following the west property line of PID #930103122 until reaching the northwest corner of PID #930103122, then moving southeast in a straight line from that point until reaching the southeast corner of PID #930103122, then moving east in a straight line until reaching the southeast corner of PID #930199104, then moving north along the east property line of PID #930199104 until reaching the northeast corner of PID #930199104, then moving east following the north property of PID #930103122 until reaching the York Municipal boundary, then moving north following the York Municipal boundary until reaching the northeast corner of PID #930199112, then moving west along the north property line of PID #930199112 until reaching the southwest corner of PID #930197408, then moving north along the east right-of-way (ROW) line of S Lincoln Avenue until reaching the northwest corner of PID #930029429, then moving west in a straight line until reaching a point on the east property line of PID #930100107 directly west of the northwest corner of PID #930029429, then moving south along the east property line of PID #930100107 until reaching the southeast corner of PID #930100107, then moving west along the south property line of PID #930100107 until reaching the southwest corner of PID #930100107, then moving north along the west property line of PID #930100107 until reaching the northwest corner of PID #930100107, then moving west along the south property line of PID #930102940 until reaching the southwest corner of PID #930102940, then moving north along the west property line of PID #930102940 until

reaching the northwest corner of PID #930102940, then moving east in a straight line until reaching a point on the west property line of PID #930029259 directly east of the northeast corner of PID #930102940, then moving north until reaching the northwest corner of PID #930029348, then moving west until reaching the southwest corner of PID #930099761, which is the point of beginning, approximately 684.49 acres.



**Proposed Amendment A to Redevelopment Area 4 encompasses approximately 28.27 acres and is described as follows:**

From a point beginning at the northwest corner of Parcel ID (PID) #930057600, then moving west along the south right-of-way (ROW) line of East 17<sup>th</sup> Street until reaching a point on the east property line of PID #930080319 directly west of the northwest corner of PID #930057643, then moving south along the west ROW line of North Division Avenue until reaching the southeast corner of PID COY-WDump, then moving east in a straight line until reaching a point on the west property line of PID #930058712 directly east of the southeast corner of PID COY-WDump, then moving south along the east ROW line of North Division Avenue until reaching the southwest corner of PID #930131692, then moving east along the north ROW line of the Burlington Northern Railroad until reaching a point directly south of the southwest corner of PID #930058283, then moving north in a straight line from that point until reaching the southwest corner of PID #930058283, then moving northeast along the south property line of PID #930058283 until reaching the northeast corner of PID #930058283, then moving northeast in a straight line from that point until reaching the southwest corner of PID #930058771, then moving north along the east ROW line of North Lincoln Avenue until reaching the northwest corner of PID #930057600, which is the point of beginning, approximately 28.27 acres.



**EXHIBIT A**  
**[Attach Redevelopment Plan]**

# CITY OF YORK, NEBRASKA

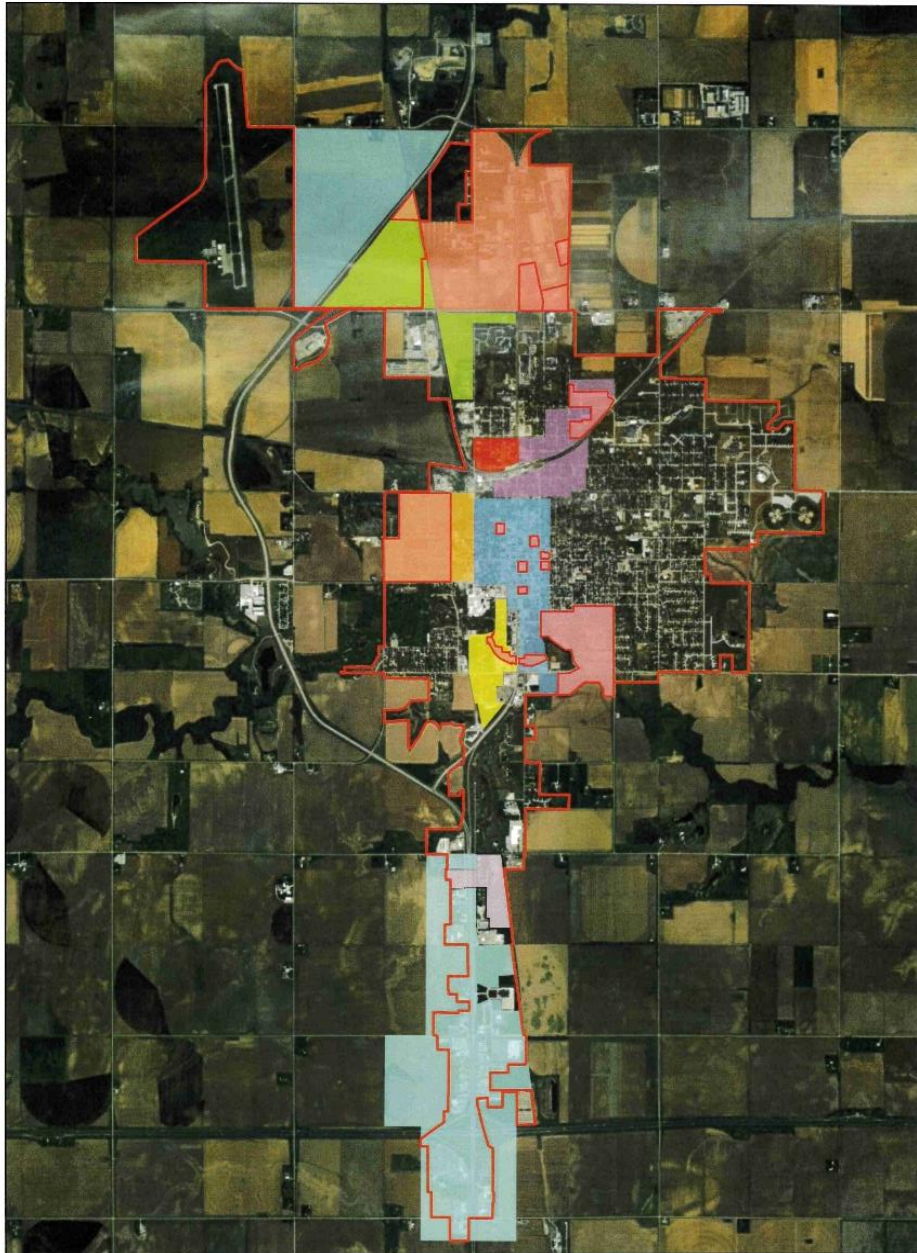
## General Redevelopment Plan

### Proposed Amendment A to Redevelopment Area 4 and Proposed Redevelopment Areas 9 and 10

Bobbi Pettit, AICP

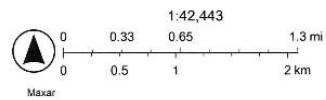
June 22, 2023

#### York Redevelopment and De-blight Areas



6/19/2023

- |                    |    |                              |
|--------------------|----|------------------------------|
| De Blight          | 5  | World Imagery                |
| City Limits        | 6  | Low Resolution 15m Imagery   |
| Blight in City Lim | 7  | High Resolution 60cm Imagery |
| 1                  | 8  | High Resolution 30cm Imagery |
| 2                  | A  | Citations                    |
| 3                  | 10 | 9.6m Resolution Metadata     |
| 4                  | 11 |                              |



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| APPENDIX  | 8 |
| WORKFORCE HOUSING INCENTIVE HOUSING PLAN FOR THE MUNICIPALITY OF YORK, NEBRASKA | 8 |

## AMENDMENTS A, B, AND C TO REDEVELOPMENT AREA 2 GENERAL REDEVELOPMENT PLAN

Per Nebraska Revised Statute 18-2103:27, a Redevelopment Plan means:

A plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Per Nebraska Revised Statute 18-2111:1, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Statement of proposed changes.
4. Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.
5. Information showing population density standards, land coverage, and building intensities after development [projects] (not applicable to general redevelopment plan).
6. Site plan of the area [for the redevelopment project] (not applicable to general redevelopment plan).

The maps displayed for items #1 and #2 were provided through the following methods:

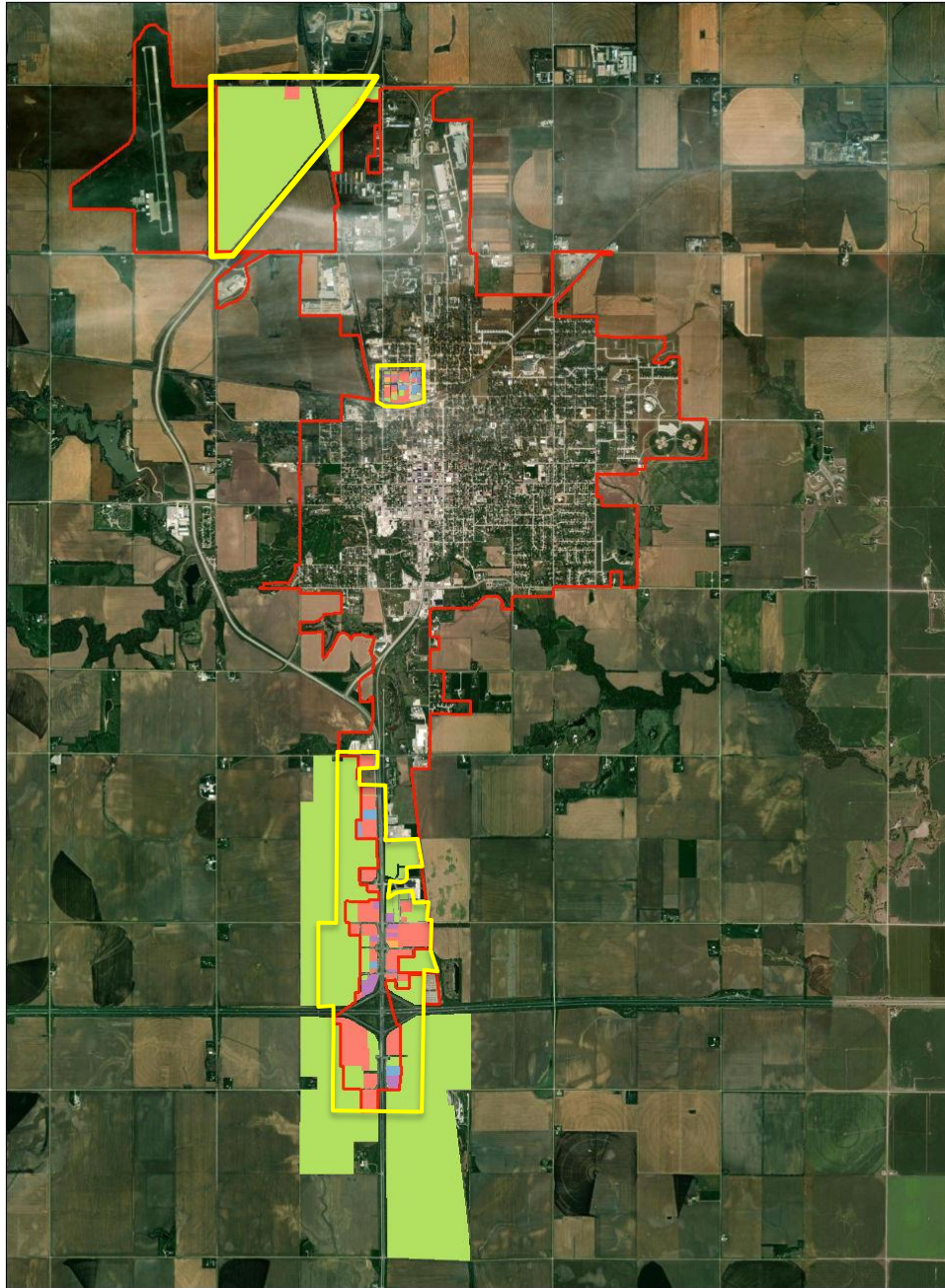
#1 – Existing land uses: provided by the York Comprehensive Plan – Existing Land Use map.

#1 – Condition of real property: provided by York County Assessor and Visual Assessment conducted by Five Rule.

#2 – Proposed future land use: provided by York Comprehensive Plan – Future Land Use map.

**1. Map showing boundaries, existing land uses, and condition of real property in the area:**

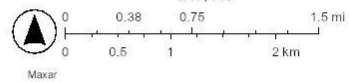
York Condition Map - Proposed Redevelopment Areas



6/19/2023

- City Limits
- Above Normal
- Poor
- Normal
- Very Poor
- Below Normal
- NA
- Other
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 9.6m Resolution Metadata



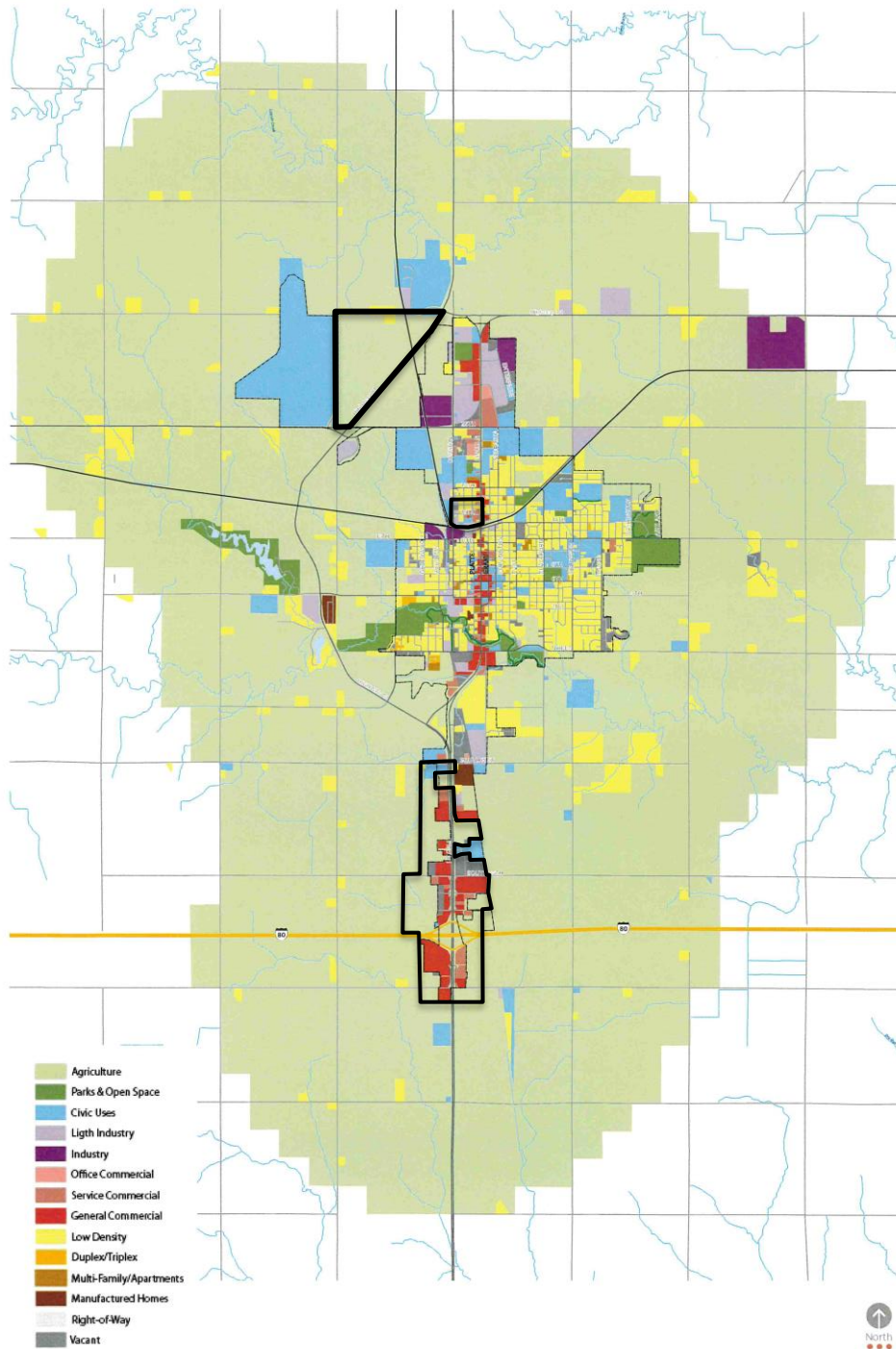
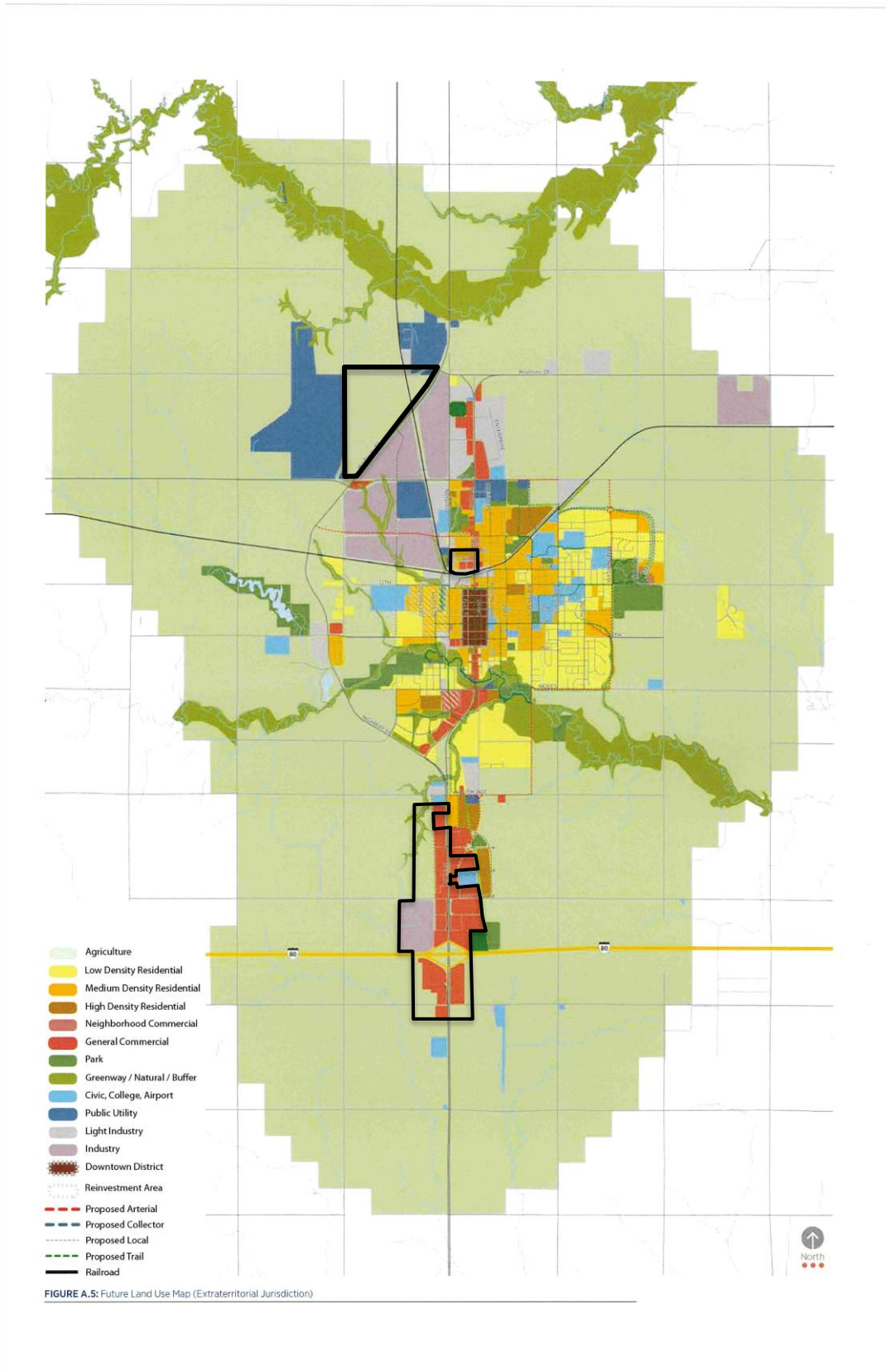


FIGURE A.4: Existing Land Use Map (Extraterritorial Jurisdiction)

**2. Land use plan showing proposed uses:**



**3-4. Statement of proposed changes and statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.**

Per NRS 18-2103:28, redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

- (a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

To enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS 18-2103:26, a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.”

In addition to entering into a redevelopment project for the purpose of completing projects (a) through (g) identified on the previous page, the City of York may also enter into a redevelopment contract for the purposes of carrying out the city’s Workforce Housing Incentive Plan.

The Workforce Housing Incentive Plan was approved by Resolution 2023-8 and is included as an appendix item to this General Redevelopment Plan.

## APPENDIX

### WORKFORCE HOUSING INCENTIVE HOUSING PLAN FOR THE MUNICIPALITY OF YORK, NEBRASKA

#### 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 two hundred seventy-five thousand dollars to construct or rental 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 2018, the City of York (the "City") received a 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.

**RESOLUTION 2023-24**

**A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND  
AUTHORIZING DISPOSITION OF SURPLUS PROPERTY**

**WHEREAS**, there are certain items of City property and equipment surplus to City needs;  
**NOW, THEREFORE**,

**THE CITY COUNCIL OF THE CITY OF YORK, NEBRASKA**, hereby resolves as follows:

**SECTION 1:** The items of City property and equipment listed in Exhibit A, attached hereto, are declared surplus property, and the City staff at the direction of the Mayor, is authorized to sell such property at a price that is in the best interest of the City.

**SECTION 2:** The City staff is hereby authorized to dispose of said surplus property through one of the following methods:

- a) By transfer to a governmental agency.
- b) In trade as credit toward the purchase of a like article.
- c) By sale through competitive sealed bid, public or private sale, consignment or internet auction.

For any surplus property that is not sold, the City may sell the surplus property for salvage or dispose of the surplus property that cannot be sold.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Barry Redfern, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Ring, City Clerk

### EXHIBIT A

| UNIT # | YEAR | DESCRIPTION       | DEPARTMENT  | VALUATION | SERIAL #          |
|--------|------|-------------------|-------------|-----------|-------------------|
| 307    | 2003 | Ford Utility Van  | Comm Center | \$1000    | 1FTRE14W73HA80657 |
| 354    | 1990 | GM Truck          | Parks       | \$500     | 1GTDC14H71Z537656 |
| -      | -    | Precor Elliptical | Comm Center | \$200     | A928B22O70020     |
|        |      |                   |             |           |                   |
|        |      |                   |             |           |                   |
|        |      |                   |             |           |                   |

LEASE AGREEMENT  
YORK MUNICIPAL AIRPORT

THIS AGREEMENT made and entered into the 7<sup>th</sup> day of September, 2023, by and between the City of York, Nebraska, a municipal corporation, herein Lessor, and AK Hay; Alex Kimmerling and Andrea Dey, Lessee, on the following terms and conditions, WITNESSETH:

That the Lessor does hereby lease to Lessee the following described premises on cash rent basis hereinafter set forth, commencing October 1, 2023, and ending the last day of September, 2026, to-wit:

233 acres, more or less, in the following described real estate, final acreage to be determined by the U.S.D.A. measurement, 35 acres of pasture land

- 1) Northeast Quarter (NE ¼) of Section 26, Township 11 North, Range 3, West of the 6<sup>th</sup> P.M., York County, Nebraska
- 2) Southeast Quarter (SE ¼) of Section 26, Township 11 North, Range 3, West of the 6<sup>th</sup> P.M., York County, Nebraska
- 3) A tract of land in the Southwest Quarter (SW ¼), Section 26, Township 11 North, Range 3, West of the 6<sup>th</sup> P.M., York County, Nebraska
- 4) A tract of land in the Northwest Quarter (NW ¼), Section 26, Township 11 North, Range 3, West of the 6<sup>th</sup> P.M., York County, Nebraska
- 5) A tract of land in the Southeast Quarter (SE ¼), Section 23, Township 11 North, Range 3, West of the 6<sup>th</sup> P.M., York County, Nebraska

That certain areas within the above-described premises will be utilized by Lessor as an Airport, the remainder of said premises Lessor hereby agrees to lease to Lessee, consistent with the terms of this Agreement. That it is expressly understood and agreed by the parties hereto that the current Airport Layout Plan on file in the York Public Works Director's Office will be strictly construed and adhered to in determining the areas to be leased to Lessee and the use to which Lessee can utilize said leased areas.

The farming of the leased areas herein and the leased premises will be at all times open to the inspection of Lessor and its duly constituted representatives and a violation by the Lessee of crop restrictions in the various areas as set forth on the said Airport Layout Plan shall constitute a termination of Lessee' rights under the terms of this Lease. That Lessee acknowledges by the execution to types of crops to be grown is in the interest of safety and visibility, among other things, by those using the facilities of said airport, and further that the planting of any said crops in the various areas will not be done until approval as to the type of crop is obtained from Lessor's duly authorized representatives.

NOW, THEREFORE, Lessor hereby agrees to lease to Lessee said 233 acres, more or less, on an annual cash rent of approximately \$331 per acre, or a total annual rent for said Lease in the sum of \$77,100.00.

The initial cash rent payment is \$36,622.50 (\$38,550.00 - \$1,927.50 bid bond) is due and payable March 1, 2024 and the second semi-annual payment of \$38,550.00 shall be due on September 1, 2024. The balance of the semi-annual payments of \$38,550.00 shall be due on March 1, 2025 and 2026 and September 1, 2025 and 2026.

No interest shall accrue on said payments until due date thereof, and in the event said payments are not paid in full on said due dates, interest shall accrue thereon after said due date at the then existing commercial prime rate of interest until paid. In the event said payments of principal and interest are not paid on said due dates hereinbefore set forth, or within 15 days thereafter, all Lessee's rights herein shall be forfeited and cancelled and, in such event, Lessor shall have full right and authority to lease property herein elsewhere as Lessor may determine.

#### OTHER PROVISIONS

- 1) Lessor shall have no expense of any kind or nature incurred in the production of crops on said leased premises.
- 2) Lessor and Lessee agree to consult with each other and determine the extent of participation in the Federal government agricultural programs to their joint benefit during the lease term. Lessee agrees to comply with the A.S.C.S. established crop base as it exists at the time of this Agreement and shall not be altered during the term of the Agreement and said base shall not be comingled or involved in any way by the Lessee concerning other leases held by Lessee or on land owned by Lessee which would result in diminishing the existing crop basis on leased premises herein.
- 3) Further provided that there shall be no grazing of livestock owned by Lessee on premises herein or by others on any of the areas being leased hereunder, the pasture land on said leased premises to be for production of hay only which Lessee shall have the right to retain without further cost to Lessee.
- 4) Lessee agrees not to prepare the leased premises for planting, or sow or plant any crop on any portion of said premises which crop would not mature until after the expiration of the lease term herein, except upon written request from the Lessor, and if so requested, and if said land is not rented to Lessee for the next succeeding year, Lessee are to be paid by January 1<sup>st</sup> following an agreed reasonable amount per acre for all acres so prepared and seeded, plus the market price at planting time of the seed, so used, and upon such payment his Lease shall become null and void and Lessee shall forthwith surrender said premises peaceably to lessor.
- 5) Lessee agrees not to re-lease, sublease or assign this Lease on all or any part of said premises, except upon written consent of Lessor.
- 6) Lessor, or the Lessor's legal representatives, shall have the right to enter on said premises to inspect the same or make improvements; and the lessor also expressly reserves the right for Lessor to prepare the premises for future crops and to sow small grain on stubble ground in fall before the expiration of this lease.
- 7) It is expressly understood and agreed that no oral agreements or modifications of this Lease shall be valid, and the provisions hereof may be waived only by written consent of the Lessor; and that Lessee expressly contracts and agrees to ensure the performance of the terms and conditions of this Lease by giving the Lessor, upon demand, a security interest upon all or any part of the crops growing or gathered on said premises during said

- term and if the Lessee, upon demand, neglect or refuse to give such security interest or shall at any time give or attempt to give any person, firm or corporation, a first lien upon all or any part of said crops, or if the rent of any portion thereof is not paid when due or if the Lessee defaults and fails to comply with any of the covenants of or violate any conditions or agreements of this Lease, the Lessor, at Lessor's option, may declare the Lease terminated, may cancel and annul the same, and take immediate possession of the premises and all crops thereon, in order to enforce the forfeiture for non-payment of rent.
- 8) The Lessee agrees to indemnify and hold the Lessor and the property of the Lessor, including the leased premises, free and harmless from any and all claims, liability, loss, damage or expenses resulting from Lessee's occupation and use of the leased premises, specifically including without limitations any claims.
    - a. By reason of the injury to person or property, from whatever cause, while in or on the leased premises or in any way connected with the leased premises, or with the improvements or personal property in or on the premises, including any liability for injury to the person or personal property of the Lessee, their agents, officers or employees;
    - b. By reason of any work performed on said premises or materials furnished to the premises at the instance or request of the Lessee, their agents or employees;
    - c. By reason of the Lessee's failure to perform any provision of this Lease or to comply with any requirement imposed on him or on the leased premises by any duly authorized governmental agency or political subdivision;
    - d. Because of Lessee's failure or inability to pay as they become due any obligations incurred by him in the agricultural or other operations to be conducted by him on the leased premises.
  - 9) Lessee agrees that if he causes any damage to any airport property, whether real or personal, he shall, at his cost, promptly replace or repair said property as directed by Lessor.
  - 10) Lessor agrees that if it causes any damage to Lessee's crops, the cost of said damage shall be deducted from the next rent payment due and owing to Lessor.
  - 11) Lessee agrees to cultivate all tillable land in a good husband like manner and to prepare or break land, plant and rotate crops as Lessor may direct.
  - 12) Lessee agrees to destroy all noxious weeds, cockleburs, sunflowers and weeds of similar nature in early fall before they ripe their seeds, or other times that may be indicated, and to keep weeds cut around the premises leased to the Lessee hereunder.
  - 13) Lessee agrees to cut no trees, shrubs, etc., without written consent of Lessor.
  - 14) Lessee agrees that the Lessor reserves the right to cancel this Lease at any time without liability to anticipated benefits or profits in the case of war, state or national emergency or by action of the United States Government or State of Nebraska or any agency or instrumentality thereof.
  - 15) Lessee agrees to furnish and maintain and repair the irrigation power units that may be required for the farming operation.
  - 16) Lessee agrees to pay for all maintenance and repair to the irrigation wells and gear heads.
  - 17) Lessee agrees to use two (2) foot deep soil sampling and crop yield goals to determine nitrogen application requirements. Copy of soil sample result and crop yield information shall be submitted to owner.

AND IT IS FURTHER AGREED that the covenants herein shall extend and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. It is understood that this Lease is not automatically renewable and that the Lessor is not required to serve notice of cancellation of this Lease prior to September 6, 2023.

IN WITNESS WHEREOF, the parties hereto have subscribed their names on the date first above written.

CITY OF YORK

\_\_\_\_\_  
Barry Redfern, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Ring, City Clerk

\_\_\_\_\_  
(Lessee)

STATE OF NEBRASKA )  
 ) SS.  
County of York )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned Notary Public in and for said County, personally came, Barry Redfern, Mayor, and Amanda Ring, City Clerk, of said City and the identical persons whose names are affixed to the foregoing Lease and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said City of York, Nebraska, and that the seal of said City was thereupon affixed by its authority.

WITNESS my hand and notarial seal the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

STATE OF NEBRASKA )  
 ) SS.  
County of York )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned Notary Public in and for said County, personally came, \_\_\_\_\_, personally known to me to be the identical person who executed the above and foregoing Lease and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

AGREEMENT TO ADMINISTER THE NEBRASKA RURAL  
WORKFORCE HOUSING FUND GRANT

This Agreement is entered into by and between the City of York, Nebraska (hereinafter referred to as "City") and the York County Development Corporation (hereinafter referred to as "YCDC") to provide for the administration of the Nebraska Rural Workforce Housing Fund Grant 22-RWHF-027 (hereinafter referred to as "Grant"), to be administered by YCDC.

RECITALS

This Agreement is entered into for the purpose of administering a grant from the state of Nebraska to YCDC for rural workforce development. The grant requires a match of funds to be contributed from the local community.

1. The City agrees to contribute funds in the amount of \$250,000 to YCDC to be applied to the community match requirement of the Grant.
2. In exchange for the contribution of funds to YCDC by the City, YCDC agrees to perform services necessary to obtain the Grant, and to administer the Grant to promote rural workforce development in the City.
3. YCDC agrees to provide services to administer the Grant through May 10, 2027.

IT IS SO AGREED

CITY OF YORK

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Barry Redfern, Mayor

YORK COUNTY DEVELOPMENT  
CORPORATION

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Lisa Hurley, Executive Director



**2023-2024**

**Annual  
Appropriations  
Bill**

**DRAFT**

**2023-2024  
STATE OF NEBRASKA  
CITY/VILLAGE BUDGET FORM**

**City of York**  
TO THE COUNTY BOARD AND COUNTY CLERK OF  
York County

**This budget is for the Period October 1, 2023 through September 30, 2024**

**Upon Filing, The Entity Certifies the Information Submitted on this Form to be Correct:**

The following **PERSONAL AND REAL PROPERTY TAX** is requested for the ensuing year:

|    |              |  |
|----|--------------|--|
| \$ | 1,950,822.49 | Property Taxes for Non-Bond Purposes                 |
| \$ | -            | Principal and Interest on Bonds                      |
| \$ | 1,950,822.49 | <b>Total Personal and Real Property Tax Required</b> |

**Projected Outstanding Bonded Indebtedness as of October 1, 2023**  
*(As of the Beginning of the Budget Year)*

|                                  |    |                      |
|----------------------------------|----|----------------------|
| Principal                        | \$ | 25,320,000.00        |
| Interest                         | \$ | 2,497,795.00         |
| <b>Total Bonded Indebtedness</b> | \$ | <b>27,817,795.00</b> |

\$ 684,499,118 **Total Certified Valuation (All Counties)**  
*(Certification of Valuation(s) from County Assessor **MUST** be attached)*

**Report of Joint Public Agency & Interlocal Agreements**

Was this Subdivision involved in any Interlocal Agreements or Joint Public Agencies for the reporting period of July 1, 2022 through June 30, 2023?

YES  NO

*If YES, Please submit Interlocal Agreement Report by September 30th.*

**Report of Trade Names, Corporate Names & Business Names**

Did the Subdivision operate under a separate Trade Name, Corporate Name, or other Business Name during the period of July 1, 2022 through June 30, 2023?

YES  NO

*If YES, Please submit Trade Name Report by September 30th.*

**APA Contact Information**

Auditor of Public Accounts  
PO Box 98917  
Lincoln, NE 68509

**Telephone:** (402) 471-2111      **FAX:** (402) 471-3301

**Website:** [auditors.nebraska.gov](http://auditors.nebraska.gov)

**Questions - E-Mail:** [Jeff.Schreier@nebraska.gov](mailto:Jeff.Schreier@nebraska.gov)

**Submission Information**

**Budget Due by 9-30-2023**

**Submit budget to:**

1. Auditor of Public Accounts -Electronically on Website or Mail
2. County Board (SEC. 13-508), C/O County Clerk

City of York in York County

| Line No.                  | Beginning Balances, Receipts, & Transfers                                       | Actual<br>2021 - 2022<br>(Column 1)   | Actual/Estimated<br>2022 - 2023<br>(Column 2) | Adopted Budget<br>2023 - 2024<br>(Column 3) |
|---------------------------|---|---------------------------------------|---|---|
| 1                         | Net Cash Balance  | \$ 8,230,481.67                       | \$ 12,486,884.80                              | \$ 9,152,149.45                             |
| 2                         | Investments   | \$ 22,174,620.57                      | \$ 27,360,152.29                              | \$ 28,020,060.55                            |
| 3                         | County Treasurer's Balance  | \$ 88,670.95                          | \$ 53,161.45                                  | \$ 50,000.00                                |
| 4                         | Beginning Balance Proprietary Function Funds (Only If Page 6 is Used)           |                                       |   | \$ -  |
| 5                         | <b>Subtotal of Beginning Balances</b> (Lines 1 thru 4)                          | <b>\$ 30,493,773.19</b>               | <b>\$ 39,900,198.54</b>                       | <b>\$ 37,222,210.00</b>                     |
| 6                         | Personal and Real Property Taxes (Columns 1 and 2 - See Preparation Guidelines) | \$ 2,020,624.00                       | \$ 1,838,609.00                               | \$ 1,931,507.42                             |
| 7                         | Federal Receipts  | \$ 994,697.87                         | \$ 495,538.00                                 | \$ 6,875,000.00                             |
| 8                         | State Receipts: Motor Vehicle Pro-Rate  | \$ 4,780.00                           | \$ 5,135.00                                   | \$ 4,000.00                                 |
| 9                         |   |                                       |   |   |
| 10                        | State Receipts: Highway Allocation and Incentives                               | \$ 1,082,272.00                       | \$ 1,146,903.00                               | \$ 1,253,898.00                             |
| 11                        | State Receipts: Motor Vehicle Fee   | \$ 79,752.00                          | \$ 72,000.00                                  | \$ 72,000.00                                |
| 12                        | State Receipts: State Aid   |                                       |   |   |
| 13                        | State Receipts: Municipal Equalization Aid                                      | \$ 117,244.00                         | \$ 111,255.00                                 | \$ 113,140.00                               |
| 14                        | State Receipts: Other   |                                       |   |   |
| 15                        | State Receipts: Property Tax Credit   | \$ -                                  | \$ 102,550.00                                 |   |
| 16                        | Local Receipts: Nameplate Capacity Tax  |                                       |   |   |
| 17                        | Local Receipts: Motor Vehicle Tax   | \$ 210,870.00                         | \$ 220,000.00                                 | \$ 220,000.00                               |
| 18                        | Local Receipts: Local Option Sales Tax  | \$ 6,231,847.00                       | \$ 6,778,568.00                               | \$ 6,550,132.00                             |
| 19                        | Local Receipts: In Lieu of Tax  | \$ 128,309.00                         | \$ 125,105.00                                 | \$ 100,000.00                               |
| 20                        | Local Receipts: Other   | \$ 28,059,385.00                      | \$ 20,073,529.46                              | \$ 26,300,269.00                            |
| 21                        | Transfers In of Surplus Fees  |                                       |   |   |
| 22                        | Transfers In Other Than Surplus Fees  | \$ 8,192,523.48                       | \$ 12,882,185.00                              | \$ 11,819,179.00                            |
| 23                        | Proprietary Function Funds (Only if Page 6 is Used)                             |                                       |   | \$ -  |
| 24                        | <b>Total Resources Available</b> (Lines 5 thru 23)                              | <b>\$ 77,616,077.54</b>               | <b>\$ 83,751,576.00</b>                       | <b>\$ 92,461,335.42</b>                     |
| 25                        | <b>Total Disbursements &amp; Transfers</b> (Line 22, Pg 3, 4 & 5)               | <b>\$ 37,715,879.00</b>               | <b>\$ 46,529,366.00</b>                       | <b>\$ 65,835,607.00</b>                     |
| 26                        | <b>Balance Forward/Cash Reserve</b> (Line 24 MINUS Line 25)                     | <b>\$ 39,900,198.54</b>               | <b>\$ 37,222,210.00</b>                       | <b>\$ 26,625,728.42</b>                     |
| 27                        | Cash Reserve Percentage   |                                       |   | 102%  |
| <b>PROPERTY TAX RECAP</b> |   | Tax from Line 6                       |   | \$ 1,931,507.42                             |
|                           |   | County Treasurer Commission at 1%     |   | \$ 19,315.07                                |
|                           |   | <b>Total Property Tax Requirement</b> |   | <b>\$ 1,950,822.49</b>                      |

## City of York in York County

### To Assist the County For Levy Setting Purposes

The Cover Page identifies the Property Tax Request between Principal & Interest on Bonds and All Other Purposes. If your municipality needs more of a breakdown for levy setting purposes, complete the section below.

| Property Tax Request by Fund: |              | Property Tax Request |
|-------------------------------|--------------|----------------------|
| General Fund                  | \$           | 1,950,822.49         |
| Bond Fund                     | \$           | -                    |
| _____ Fund                    |              |                      |
| _____ Fund                    |              |                      |
| <b>Total Tax Request</b>      | <b>** \$</b> | <b>1,950,822.49</b>  |

\*\* This Amount should agree to the Total Personal and Real Property Tax Required on the Cover Page 1.

### Cash Reserve Funds

Statute 13-503 says cash reserve means funds required for the period before revenue would become available for expenditure but shall not include funds held in any special reserve fund. If the cash reserve on Page 2 exceeds 50%, you can list below funds being held in a special reserve fund.

| Special Reserve Fund Name         |    | Amount        |
|-----------------------------------|----|---------------|
| American Rescue Plan (ARPA) Funds | \$ | 494,514.00    |
| Enterprise Funds                  | \$ | 16,165,478.00 |
| Fire Station Sinking Fund         | \$ | 341,950.00    |
| Total Special Reserve Funds       | \$ | 17,001,942.00 |
| Total Cash Reserve                | \$ | 26,625,728.42 |
| Remaining Cash Reserve            | \$ | 9,623,786.42  |
| Remaining Cash Reserve %          |    | 37%           |

### Documentation of Transfers of Surplus Fees:

*(Only complete if Transfers of Surplus Fees Were Budgeted)*

Please explain where the monies will be transferred from, where the monies will be transferred to, and the reason for the transfer.

|                      |                    |
|----------------------|--------------------|
| Transfer From: _____ | Transfer To: _____ |
| Amount: _____        |                    |

Reason:

|                      |                    |
|----------------------|--------------------|
| Transfer From: _____ | Transfer To: _____ |
| Amount: _____        |                    |

Reason:

|                      |                    |
|----------------------|--------------------|
| Transfer From: _____ | Transfer To: _____ |
| Amount: _____        |                    |

Reason:

City of York in York County

| Line No. | 2023-2024 ADOPTED BUDGET Disbursements & Transfers         | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)       | TOTAL                   |
|----------|--|-------------------------|--------------------------|--------------------------|------------------------|-------------|-------------------------|-------------------------|
| 1        | Governmental:  |                         |                          |                          |                        |             |                         |                         |
| 2        | General Government   | \$ 2,819,112.00         | \$ 8,324,110.00          | \$ 330,000.00            |                        |             | \$ 11,380,690.00        | \$ 22,853,912.00        |
| 3        | Public Safety - Police and Fire                            | \$ 5,825,391.00         |                          | \$ 448,801.00            |                        |             |                         | \$ 6,274,192.00         |
| 4        | Public Safety - Other                                      |                         |                          |                          |                        |             |                         | \$ -                    |
| 5        | Public Works - Streets                                     | \$ 1,942,405.00         | \$ 2,661,800.00          | \$ 408,900.00            | \$ 1,120,197.00        |             | \$ 166,329.00           | \$ 6,299,631.00         |
| 6        | Public Works - Other                                       | \$ 511,722.00           | \$ 372,000.00            | \$ 12,000.00             |                        |             |                         | \$ 895,722.00           |
| 7        | Public Health and Social Services                          |                         |                          |                          |                        |             |                         | \$ -                    |
| 8        | Culture and Recreation                                     | \$ 3,885,880.00         | \$ 509,000.00            | \$ 1,082,508.00          |                        |             |                         | \$ 5,477,388.00         |
| 9        | Community Development                                      | \$ 1,657,647.00         | \$ 7,367,977.00          | \$ 56,000.00             | \$ 1,273,975.00        | \$ -        | \$ 272,160.00           | \$ 10,627,759.00        |
| 10       | Miscellaneous  |                         |                          |                          |                        |             |                         | \$ -                    |
| 11       | Business-Type Activities:                                  |                         |                          |                          |                        |             |                         |                         |
| 12       | Airport  |                         |                          |                          |                        |             |                         | \$ -                    |
| 13       | Nursing Home   |                         |                          |                          |                        |             |                         | \$ -                    |
| 14       | Hospital   |                         |                          |                          |                        |             |                         | \$ -                    |
| 15       | Electric Utility   |                         |                          |                          |                        |             |                         | \$ -                    |
| 16       | Solid Waste  | \$ 1,291,155.00         | \$ 3,454,754.00          | \$ 173,000.00            | \$ 324,279.00          |             |                         | \$ 5,243,188.00         |
| 17       | Transportation   |                         |                          |                          |                        |             |                         | \$ -                    |
| 18       | Wastewater   | \$ 1,420,339.00         | \$ 1,865,000.00          | \$ 52,400.00             | \$ 1,468,829.00        |             |                         | \$ 4,806,568.00         |
| 19       | Water  | \$ 1,842,856.00         | \$ 715,000.00            | \$ 101,400.00            | \$ 697,991.00          |             |                         | \$ 3,357,247.00         |
| 20       | Other  |                         |                          |                          |                        |             |                         | \$ -                    |
| 21       | Proprietary Function Funds (Page 6)                        |                         |                          |                          |                        | \$ -        |                         | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Lns 2 thru 21)</b> | <b>\$ 21,196,507.00</b> | <b>\$ 25,269,641.00</b>  | <b>\$ 2,665,009.00</b>   | <b>\$ 4,885,271.00</b> | <b>\$ -</b> | <b>\$ 11,819,179.00</b> | <b>\$ 65,835,607.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

City of York in York County

| Line No. | 2022-2023 ACTUAL/ESTIMATED Disbursements & Transfers      | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)       | TOTAL                   |
|----------|---|-------------------------|--------------------------|--------------------------|------------------------|-------------|-------------------------|-------------------------|
| 1        | Governmental:   |                         |                          |                          |                        |             |                         |                         |
| 2        | General Government  | \$ 2,809,906.00         | \$ 3,457,810.00          | \$ 27,000.00             |                        |             | \$ 12,447,597.00        | \$ 18,742,313.00        |
| 3        | Public Safety - Police and Fire                           | \$ 4,962,690.00         | \$ 8,000.00              | \$ 750,108.00            |                        |             |                         | \$ 5,720,798.00         |
| 4        | Public Safety - Other                                     |                         |                          |                          |                        |             |                         | \$ -                    |
| 5        | Public Works - Streets                                    | \$ 1,442,146.00         | \$ 4,196,019.00          | \$ 112,922.00            | \$ 1,344,908.00        |             | \$ 164,828.00           | \$ 7,260,823.00         |
| 6        | Public Works - Other                                      | \$ 465,934.00           | \$ 15,000.00             | \$ 36,000.00             |                        |             |                         | \$ 516,934.00           |
| 7        | Public Health and Social Services                         |                         |                          |                          |                        |             |                         | \$ -                    |
| 8        | Culture and Recreation                                    | \$ 3,314,904.76         | \$ 238,130.79            | \$ 356,731.45            |                        |             |                         | \$ 3,909,767.00         |
| 9        | Community Development                                     | \$ 262,516.00           | \$ 728,841.00            |                          | \$ 1,058,354.00        |             | \$ 269,760.00           | \$ 2,319,471.00         |
| 10       | Miscellaneous   |                         |                          |                          |                        |             |                         | \$ -                    |
| 11       | Business-Type Activities:                                 |                         |                          |                          |                        |             |                         |                         |
| 12       | Airport   |                         |                          |                          |                        |             |                         | \$ -                    |
| 13       | Nursing Home  |                         |                          |                          |                        |             |                         | \$ -                    |
| 14       | Hospital  |                         |                          |                          |                        |             |                         | \$ -                    |
| 15       | Electric Utility  |                         |                          |                          |                        |             |                         | \$ -                    |
| 16       | Solid Waste   | \$ 1,078,998.00         | \$ 686,811.00            | \$ 60,000.00             | \$ 469,803.00          |             |                         | \$ 2,295,612.00         |
| 17       | Transportation  |                         |                          |                          |                        |             |                         | \$ -                    |
| 18       | Wastewater  | \$ 1,309,142.00         | \$ 240,000.00            | \$ 50,000.00             | \$ 1,414,844.00        |             |                         | \$ 3,013,986.00         |
| 19       | Water   | \$ 1,457,298.00         | \$ 510,000.00            | \$ 78,000.00             | \$ 704,364.00          |             |                         | \$ 2,749,662.00         |
| 20       | Other   |                         |                          |                          |                        |             |                         | \$ -                    |
| 21       | Proprietary Function Funds                                |                         |                          |                          |                        |             |                         | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Ln 2 thru 21)</b> | <b>\$ 17,103,534.76</b> | <b>\$ 10,080,611.79</b>  | <b>\$ 1,470,761.45</b>   | <b>\$ 4,992,273.00</b> | <b>\$ -</b> | <b>\$ 12,882,185.00</b> | <b>\$ 46,529,366.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

City of York in York County

| Line No. | 2021-2022 ACTUAL Disbursements & Transfers                | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)      | TOTAL                   |
|----------|---|-------------------------|--------------------------|--------------------------|------------------------|-------------|------------------------|-------------------------|
| 1        | Governmental:   |                         |                          |                          |                        |             |                        |                         |
| 2        | General Government  | \$ 2,693,455.00         |                          | \$ 1,888,114.00          |                        |             | \$ 7,992,545.00        | \$ 12,574,114.00        |
| 3        | Public Safety - Police and Fire                           | \$ 4,279,028.00         |                          | \$ 173,729.00            |                        |             |                        | \$ 4,452,757.00         |
| 4        | Public Safety - Other                                     |                         |                          |                          |                        |             |                        | \$ -                    |
| 5        | Public Works - Streets                                    | \$ 1,449,450.00         | \$ 1,317,572.00          | \$ 289,923.00            | \$ 692,907.00          |             | \$ 106,082.00          | \$ 3,855,934.00         |
| 6        | Public Works - Other                                      | \$ 514,528.00           | \$ 6,797.00              | \$ 331,914.00            |                        |             |                        | \$ 853,239.00           |
| 7        | Public Health and Social Services                         |                         |                          |                          |                        |             |                        | \$ -                    |
| 8        | Culture and Recreation                                    | \$ 2,738,414.55         | \$ 161,873.64            | \$ 1,008,184.81          |                        |             |                        | \$ 3,908,473.00         |
| 9        | Community Development                                     | \$ 465,511.59           |                          | \$ 817,640.19            | \$ 587,867.74          |             | \$ 93,896.48           | \$ 1,964,916.00         |
| 10       | Miscellaneous   |                         |                          |                          |                        |             |                        | \$ -                    |
| 11       | Business-Type Activities:                                 |                         |                          |                          |                        |             |                        |                         |
| 12       | Airport   |                         |                          |                          |                        |             |                        | \$ -                    |
| 13       | Nursing Home  |                         |                          |                          |                        |             |                        | \$ -                    |
| 14       | Hospital  |                         |                          |                          |                        |             |                        | \$ -                    |
| 15       | Electric Utility  |                         |                          |                          |                        |             |                        | \$ -                    |
| 16       | Solid Waste   | \$ 1,336,130.58         | \$ 2,736,453.42          | \$ 928,600.00            | \$ 179,892.00          |             |                        | \$ 5,181,076.00         |
| 17       | Transportation  |                         |                          |                          |                        |             |                        | \$ -                    |
| 18       | Wastewater  | \$ 1,413,153.63         | \$ 33,269.08             | \$ 71,311.29             | \$ 1,332,315.00        |             |                        | \$ 2,850,049.00         |
| 19       | Water   | \$ 1,160,405.85         | \$ 149,136.39            | \$ 67,107.76             | \$ 698,671.00          |             |                        | \$ 2,075,321.00         |
| 20       | Other   |                         |                          |                          |                        |             |                        | \$ -                    |
| 21       | Proprietary Function Funds                                |                         |                          |                          |                        |             |                        | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Ln 2 thru 21)</b> | <b>\$ 16,050,077.20</b> | <b>\$ 4,405,101.53</b>   | <b>\$ 5,576,524.05</b>   | <b>\$ 3,491,652.74</b> | <b>\$ -</b> | <b>\$ 8,192,523.48</b> | <b>\$ 37,715,879.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

## CORRESPONDENCE INFORMATION

### ENTITY OFFICIAL ADDRESS

*If no official address, please provide address where correspondence should be sent*

|                 |                           |
|-----------------|---------------------------|
| NAME            | <b>CITY OF YORK</b>       |
| ADDRESS         | <b>P.O. BOX 276</b>       |
| CITY & ZIP CODE | <b>YORK, 68467</b>        |
| TELEPHONE       | <b>402-363-2600</b>       |
| WEBSITE         | <b>www.cityofyork.net</b> |

|                  | BOARD CHAIRPERSON         | CLERK/TREASURER/SUPERINTENDENT/OTHER | PREPARER               |
|------------------|---------------------------|--------------------------------------|------------------------|
| NAME             | Jeff Pieper               | Amanda Ring                          | Pellie Thomas          |
| TITLE /FIRM NAME | Chairperson               | Clerk                                | Treasurer              |
| TELEPHONE        | 402-366-3598              | 402-363-2600                         | 402-363-2600           |
| EMAIL ADDRESS    | cessnaflyerjeff@gmail.com | aring@cityofyork.net                 | pthomas@cityofyork.net |

For Questions on this form, who should we contact (please  one): Contact will be via email if supplied.

- Board Chairperson
- Clerk / Treasurer / Superintendent / Other
- Preparer

City of York in York County

2023-2024 LID SUPPORTING SCHEDULE

**Calculation of Restricted Funds**

|  |       |           |                      |
|--|-------|-----------|----------------------|
| Total Personal and Real Property Tax Requirements  | (1)   | \$        | 1,950,822.49         |
| Motor Vehicle Pro-Rate   | (2)   | \$        | 4,000.00             |
| In-Lieu of Tax Payments  | (3)   | \$        | 100,000.00           |
| Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.                         |       |           |                      |
| Prior Year Capital Improvements Excluded from Restricted Funds<br>(From Prior Year Lid Support, Line (17)) |       | \$        | 165,341.00 (4)       |
| <b>LESS:</b> Amount Spent During 2022-2023   |       | \$        | 165,341.00 (5)       |
| <b>LESS:</b> Amount Expected to be Spent in Future Budget Years  |       | \$        | - (6)                |
| Amount to be included as Restricted Funds ( <i>Cannot Be A Negative Number</i> )                           | (7)   | \$        | -                    |
| Motor Vehicle Tax  | (8)   | \$        | 220,000.00           |
| Local Option Sales Tax   | (9)   | \$        | 6,550,132.00         |
| Transfers of Surplus Fees  | (10)  | \$        | -                    |
| Highway Allocation and Incentives  | (11)  | \$        | 1,253,898.00         |
|  | (12)  |           |                      |
| Motor Vehicle Fee  | (13)  | \$        | 72,000.00            |
| Municipal Equalization Fund  | (14)  | \$        | 113,140.00           |
| Insurance Premium Tax  | (15)  | \$        | -                    |
| Nameplate Capacity Tax   | (15a) | \$        | -                    |
| <b>TOTAL RESTRICTED FUNDS (A)</b>  | (16)  | <b>\$</b> | <b>10,263,992.49</b> |

**Lid Exceptions**

|   |       |           |                     |
|---|-------|-----------|---------------------|
| Capital Improvements (Real Property and Improvements<br>on Real Property)   |       | \$        | 355,000.00 (17)     |
| <b>LESS:</b> Amount of prior year capital improvements that were excluded<br>from previous lid calculations but were not spent and now budgeted<br>this fiscal year ( <i>cannot exclude same capital improvements from more<br/>than one lid calculation.</i> ) |       |           |                     |
| Agrees to Line (6).   |       | \$        | - (18)              |
| Allowable Capital Improvements  | (19)  | \$        | 355,000.00          |
| Bonded Indebtedness   | (20)  | \$        | 1,999,661.00        |
| Public Facilities Construction Projects (Statutes 72-2301 to 72-2308)   | (21)  |           |                     |
| Interlocal Agreements/Joint Public Agency Agreements  | (22)  | \$        | 560,497.51          |
| Public Safety Communication Project (Statute 86-416)  | (23)  |           |                     |
| Benefits Paid Under the Firefighter Cancer Benefits Act   | (23a) |           |                     |
| Payments to Retire Interest-Free Loans from the Department of Aeronautics<br>(Public Airports Only)   | (24)  |           |                     |
| Judgments   | (25)  |           |                     |
| Refund of Property Taxes to Taxpayers   | (26)  |           |                     |
| Repairs to Infrastructure Damaged by a Natural Disaster   | (27)  |           |                     |
| <b>TOTAL LID EXCEPTIONS (B)</b>   | (28)  | <b>\$</b> | <b>2,915,158.51</b> |

|   |                        |
|---|------------------------|
| <b>TOTAL RESTRICTED FUNDS<br/>For Lid Computation<br/>(To Line 9 of the Lid Computation Form)</b> | <b>\$ 7,348,833.98</b> |
| <i>To Calculate: Total Restricted Funds (A)-Line 16 MINUS Total Lid Exceptions (B)-Line 28</i>    |                        |

Total Restricted Funds for Lid Computation **cannot** be less than zero. See Instruction Manual on completing the Lid Supporting Schedule.



City of York in York County

**2023-2024 CAPITAL IMPROVEMENT LID EXEMPTIONS**

| <u>Description of Capital Improvement</u> | <u>Amount Budgeted</u> |
|---|------------------------|
| Land purchase for economic development    | \$ 355,000.00          |

Total - Must agree to Line 17 on Lid Support Page 8

\$ 355,000.00

# Municipality Levy Limit Form

## City of York in York County

### Municipality Levy

|   |      |          |              |
|---|------|----------|--------------|
| Personal and Real Property Tax Request                | (1)  |          | 1,950,822.49 |
| Judgments (Not Paid by Liability Insurance)           | (2)  | 0.00     |              |
| Pre-Existing Lease - Purchase Contracts-7/98          | (3)  | 0.00     |              |
| Bonded Indebtedness                                   | (4)  | 0.00     |              |
| Interest Free Financing (Public Airports)             | (5)  | 0.00     |              |
| Benefits Paid Under Firefighter Cancer Benefits Act   | (6)  | 0.00     |              |
| Total Levy Exemptions                                 | (7)  |          | 0.00         |
| Tax Request Subject to Levy Limit                     | (8)  |          | 1,950,822.49 |
| Valuation   | (9)  |          | 684,499,118  |
| Municipality Levy Subject to Levy Authority           | (10) |          | 0.285000     |
| Levy Authority Allocated to Others-                   |      |          |              |
| Airport Authority                                     | (11) |          | 0.000000     |
| Community Redevelopment Authority                     | (12) |          | 0.000000     |
| Transit Authority                                     | (13) |          | 0.000000     |
| Off Street Parking District Valuation                 | (14) |          |              |
| Off Street Parking District Levy (Statute 77-3443(2)) | (15) | 0.000000 | 0.000000     |
| Other   | (16) |          | 0.000000     |
| Total Levy for Compliance Purposes                    | (17) |          | 0.285000 (A) |

### Levy Authority

|  |      |  |              |
|--|------|--|--------------|
| Municipality Levy Limit  | (18) |  | 0.450000     |
| Municipality property taxes designated for interlocal agreements | (19) |  | 0.000000     |
| Total Municipality Levy Authority                                | (20) |  | 0.450000 (B) |
| Voter Approved Levy Override                                     | (21) |  | 0.000000 (C) |

**Note: (A) must be less than the greater of (B) or (C) to be in compliance with the Statutes**

This Form is to be completed to ensure compliance with the levy limits established in State Statute Section 77-3442. The levy limit applicable to municipalities is 45 cents plus 5 cents for interlocal agreements.

State Statute Section 86-416 allows for a special tax to fund Public Safety Communication projects, the tax has the same status as bonded indebtedness. State Statute 72-2301 through 72-2308 allows bonds to be issued for Public Facilities Construction Projects. Amounts should be included as Bonded Indebtedness on Line 7 above.

A municipality may exceed the limits in State Statute Section 77-3442 by completing the requirements of State Statute Section 77-3444 (Election or Townhall Meeting). If an amount is entered on Line 21, a sample ballot and election results MUST be submitted with budget. If voter approved override was completed at a Townhall Meeting, minutes of that meeting, and a list of registered voters in the municipality must be submitted. Please refer to the statutes to ensure all requirements are met.

City of York in York County

**2023-2024 ALLOWABLE GROWTH PERCENTAGE COMPUTATION FORM**

YES

This budget is for a VILLAGE; therefore the allowable growth provisions of the Property Tax Request Act DO NOT apply.

**CALCULATION OF ALLOWABLE GROWTH PERCENTAGE**

**Prior Year Total Property Tax Request** (1) \$ 1,983,244.00  
*(Total Personal and Real Property Tax Required from prior year budget - Cover Page)*

**Base Limitation Percentage Increase (2%)** 2.00 % (2)

**Real Growth Percentage Increase**

$$\frac{6,477,302.00}{2023 \text{ Real Growth Value per Assessor}} \div \frac{594,642,448.00}{\text{Prior Year Total Real Property Valuation per Assessor}} = \underline{1.09} \% (3)$$

*Note: Real Growth Value per Assessor for purposes of the Property Tax Request Act (§77-1631) is different than the growth value for purposes of the Lid on Restricted Funds (§13-518). The County Assessor must provide you with separate growth amounts.*

**Total Allowable Growth Percentage Increase (Line 2 + Line 3)** (4) 3.09 %

**Allowable Dollar Amount of Increase to Property Tax Request (Line 1 x Line 4)** (5) \$ 61,282.24

**TOTAL BASE PROPERTY TAX REQUEST AUTHORITY (Line 1 + Line 5)** (6) \$ 2,044,526.24

**ACTUAL PROPERTY TAX REQUEST**

**2023-2024 ACTUAL Total Property Tax Request** (7) \$ 1,950,822.49  
*(Total Personal and Real Property Tax Required from Cover Page)*

**Property Tax Request is within allowable growth percentage. Political subdivision is NOT required to complete postcard notification requirements, or participate in the joint public hearing.**

If line (7) is **greater than** line (6), your political subdivision **is required** to participate in the joint public hearing, and complete the postcard notification requirements of §77-1633. You must provide your information to the County Assessor electronically by September 4th. You are not required to hold the Special Hearing to Set the Final Tax Request outlined in §77-1632. The joint public hearing is completed in lieu of this hearing.

If line (7) is **less than** line (6), your political subdivision **is not required** to participate in the joint public hearing, or complete the postcard notification requirements of §77-1633. You are required to hold the Special Hearing to Set the Final Tax Request outlined in §77-1632.

City of York  
IN  
York County, Nebraska

**NOTICE OF BUDGET HEARING AND BUDGET SUMMARY**

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 31 day of August 2023, at 5:30 o'clock P.M., at the Municipal Building for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

|  |    |               |
|--|----|---------------|
| 2021-2022 Actual Disbursements & Transfers               | \$ | 37,715,879.00 |
| 2022-2023 Actual/Estimated Disbursements & Transfers     | \$ | 46,529,366.00 |
| 2023-2024 Proposed Budget of Disbursements & Transfers   | \$ | 65,835,607.00 |
| 2023-2024 Necessary Cash Reserve                         | \$ | 26,625,728.42 |
| 2023-2024 Total Resources Available                      | \$ | 92,461,335.42 |
| Total 2023-2024 Personal & Real Property Tax Requirement | \$ | 1,950,822.49  |
| Unused Budget Authority Created For Next Year            | \$ | 3,952.13      |

**Breakdown of Property Tax:**

|   |    |              |
|---|----|--------------|
| Personal and Real Property Tax Required for Non-Bond Purposes | \$ | 1,950,822.49 |
| Personal and Real Property Tax Required for Bonds             | \$ | -            |

**NOTICE OF SPECIAL HEARING TO SET FINAL TAX REQUEST**

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 77-1632, that the governing body will meet on the 7 day of September 2023, at 5:30 o'clock P.M., at the Municipal Building for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request.

|  | 2022            | 2023            | Change |
|--|-----------------|-----------------|--------|
| Operating Budget                                       | 63,011,993.00   | 65,835,607.00   | 4%     |
| Property Tax Request                                   | \$ 1,983,244.00 | \$ 1,950,822.49 | -2%    |
| Valuation  | 639,756,195     | 684,499,118     | 7%     |
| Tax Rate   | 0.310000        | 0.285000        | -8%    |
| Tax Rate if Prior Tax Request was at Current Valuation | 0.289737        |                 |        |





**CERTIFICATION OF TAXABLE VALUE FOR COUNTIES AND CITIES**

**TAX YEAR 2023**

{certification required on or before August 20th of each year}

To: YORK CITY

TAXABLE VALUE LOCATED IN THE COUNTY OF YORK COUNTY, NE

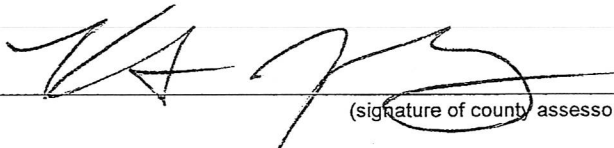
| Name of Political Subdivision | Subdivision Type | Value attributable to Growth | Total Taxable Value | Real Growth Value a | Prior Year Total Real Property Valuation | Real Growth Percentage b |
|-------------------------------|------------------|------------------------------|---------------------|---------------------|--|--------------------------|
| YORK GENERAL                  | City             | \$4,926,841                  | \$684,499,118       | \$6,477,302         | \$594,642,448                            | 1.08928%                 |

\* Value attributable to growth is determined pursuant to Neb. Rev. Stat. § 13-518 which includes real and personal property and annexation, if applicable.

a) Real Growth Value is determined pursuant to Neb. Rev. Stat. § 77-1631 which includes (i) improvements to real property as a result of new construction and additions to existing buildings, (ii) any other improvements to real property which increase the value of such property, (iii) annexation of real property by the political subdivision, and (iv) a change in the use of real property; and (v) the annual increase in the excess value for any tax increment financing project located in the political subdivision, if applicable.

b) Real Growth Percentage is determined pursuant to Neb. Rev. Stat. § 77-1631 and is equal to the political subdivision's Real Growth Value divided by the political subdivision's total real property valuation from the prior year.

I, York County, NE County Assessor, hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year, pursuant to Neb. Rev. Stat. § 13-509 and § 13-518.

  
 \_\_\_\_\_  
 (signature of county assessor)

08/18/2023  
 \_\_\_\_\_  
 (date)

CC: County Clerk, York County, NE County

CC: County Clerk where district is headquartered, if different county, York County, NE County

Note to Political Subdivision: A copy of the Certification of Value must be attached to the budget document.

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)



**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):


TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

---

|                     | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| NAME of TIF PROJECT |                |                  |
| YORKREDEVL3LEVANDER | \$24,605       | \$381,302        |

---

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

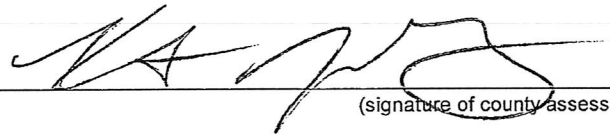
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| YORK BeavCrkProd    | \$210,738      | \$511,725        |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT        | TIF BASE VALUE | TIF EXCESS VALUE |
|----------------------------|----------------|------------------|
| CRA YORK-NUTRITION SERVICE | \$187,687      | \$2,142,031      |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

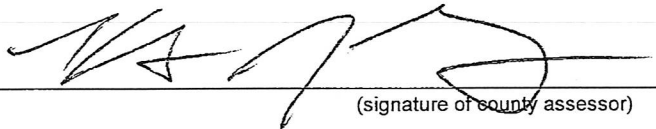
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT      | TIF BASE VALUE | TIF EXCESS VALUE |
|--------------------------|----------------|------------------|
| YORKREDEVEL BUKASKEBUILD | \$46,270       | \$375,747        |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

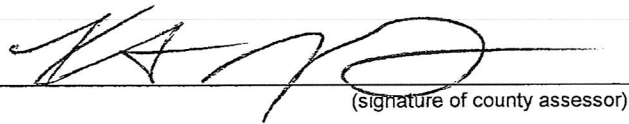
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| YORK CREEKSIDEAPTS  | \$81,225       | \$4,351,574      |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

RESOLUTION NO. 2023-22

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL of the City of York, Nebraska:

That the City of York, Nebraska, has determined the necessity to amend the preliminary property tax rate as certified by the York County Clerk.

That the Mayor and City Council have published notice of a public hearing called for the purpose of receiving testimony on such proposed amendment as provided for in Section 55 of L.B. 693 of the 94<sup>th</sup> Legislative Second Session.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of York, Nebraska, do hereby determine the necessity to amend the preliminary property tax rate, the amended rate to be determined after the budget documents are prepared.

PASSED AND APPROVED THIS 7<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Barry Redfern, Mayor

Attest:

\_\_\_\_\_  
Amanda Ring, City Clerk

Councilmember \_\_\_\_\_ moved and Councilmember \_\_\_\_\_  
seconded that Resolution 2023-22 be approved.

Ayes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RESOLUTION NO. 2023-23

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that Governing Body of the City of York pass by a majority vote a resolution setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; and

NOW, THEREFORE, the Governing Body of the City of York, by a majority vote, resolves that:

- 1) The 2023-2024 property tax request be set  
     General Fund: \$ 1,950,822.49  
     Bond Fund: \$ 0.00
- 2) The total assessed value of property differs from last year’s total assessed value by 6.99 percent.
- 3)The tax rate which would levy the same amount of property taxes as last year, when multiplied by new total assessed value of property, would be \$0.289737 per \$100 of assessed value.
- 4)The City of York proposes to adopt a property tax request that will cause its tax rate to be 0.285 of \$100 of assessed value.
- 5) Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of York will increase last year’s budget by 4.48 percent.
- 6) A copy of this resolution will be certified and forwarded to the County Clerk on or before October 15, 2023.

PASSED AND APPROVED THIS 7<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Amanda Ring, City Clerk

\_\_\_\_\_  
Barry Redfern, Mayor

Councilmember \_\_\_\_\_ moved and Councilmember \_\_\_\_\_ seconded that Resolution 2023-23 be approved.

Ayes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORDINANCE NO. 2358

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES TO PROVIDE FOR AN EFFECTIVE DATE

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

Section 1. That the All-Purpose Levy is hereby adopted.

Section 2. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2023 through September 30, 2024. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of York, Nebraska. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of York County, Nebraska, for use by the levying authority.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication as required by law.

PASSED AND APPROVED this 7<sup>th</sup> day of September, 2022.

---

Barry Redfern, Mayor

ATTEST:

---

Amanda Ring, York City Clerk



**2023-2024**

**Annual  
Appropriations  
Bill**

**DRAFT**

**2023-2024  
STATE OF NEBRASKA  
CITY/VILLAGE BUDGET FORM**

**City of York**  
TO THE COUNTY BOARD AND COUNTY CLERK OF  
York County

**This budget is for the Period October 1, 2023 through September 30, 2024**

**Upon Filing, The Entity Certifies the Information Submitted on this Form to be Correct:**

The following **PERSONAL AND REAL PROPERTY TAX** is requested for the ensuing year:

|    |              |  |
|----|--------------|--|
| \$ | 1,950,822.49 | Property Taxes for Non-Bond Purposes                 |
| \$ | -            | Principal and Interest on Bonds                      |
| \$ | 1,950,822.49 | <b>Total Personal and Real Property Tax Required</b> |

**Projected Outstanding Bonded Indebtedness as of October 1, 2023**  
*(As of the Beginning of the Budget Year)*

|                                  |    |                      |
|----------------------------------|----|----------------------|
| Principal                        | \$ | 25,320,000.00        |
| Interest                         | \$ | 2,497,795.00         |
| <b>Total Bonded Indebtedness</b> | \$ | <b>27,817,795.00</b> |

\$ 684,499,118 **Total Certified Valuation (All Counties)**  
*(Certification of Valuation(s) from County Assessor **MUST** be attached)*

**Report of Joint Public Agency & Interlocal Agreements**

Was this Subdivision involved in any Interlocal Agreements or Joint Public Agencies for the reporting period of July 1, 2022 through June 30, 2023?

YES  NO

*If YES, Please submit Interlocal Agreement Report by September 30th.*

**Report of Trade Names, Corporate Names & Business Names**

Did the Subdivision operate under a separate Trade Name, Corporate Name, or other Business Name during the period of July 1, 2022 through June 30, 2023?

YES  NO

*If YES, Please submit Trade Name Report by September 30th.*

**APA Contact Information**

Auditor of Public Accounts  
PO Box 98917  
Lincoln, NE 68509

**Telephone:** (402) 471-2111      **FAX:** (402) 471-3301

**Website:** [auditors.nebraska.gov](http://auditors.nebraska.gov)

**Questions - E-Mail:** [Jeff.Schreier@nebraska.gov](mailto:Jeff.Schreier@nebraska.gov)

**Submission Information**

**Budget Due by 9-30-2023**

**Submit budget to:**

1. Auditor of Public Accounts -Electronically on Website or Mail
2. County Board (SEC. 13-508), C/O County Clerk

City of York in York County

| Line No.                  | Beginning Balances, Receipts, & Transfers                                       | Actual<br>2021 - 2022<br>(Column 1)   | Actual/Estimated<br>2022 - 2023<br>(Column 2) | Adopted Budget<br>2023 - 2024<br>(Column 3) |
|---------------------------|---|---------------------------------------|---|---|
| 1                         | Net Cash Balance  | \$ 8,230,481.67                       | \$ 12,486,884.80                              | \$ 9,152,149.45                             |
| 2                         | Investments   | \$ 22,174,620.57                      | \$ 27,360,152.29                              | \$ 28,020,060.55                            |
| 3                         | County Treasurer's Balance  | \$ 88,670.95                          | \$ 53,161.45                                  | \$ 50,000.00                                |
| 4                         | Beginning Balance Proprietary Function Funds (Only If Page 6 is Used)           |                                       |   | \$ -  |
| 5                         | <b>Subtotal of Beginning Balances</b> (Lines 1 thru 4)                          | <b>\$ 30,493,773.19</b>               | <b>\$ 39,900,198.54</b>                       | <b>\$ 37,222,210.00</b>                     |
| 6                         | Personal and Real Property Taxes (Columns 1 and 2 - See Preparation Guidelines) | \$ 2,020,624.00                       | \$ 1,838,609.00                               | \$ 1,931,507.42                             |
| 7                         | Federal Receipts  | \$ 994,697.87                         | \$ 495,538.00                                 | \$ 6,875,000.00                             |
| 8                         | State Receipts: Motor Vehicle Pro-Rate  | \$ 4,780.00                           | \$ 5,135.00                                   | \$ 4,000.00                                 |
| 9                         |   |                                       |   |   |
| 10                        | State Receipts: Highway Allocation and Incentives                               | \$ 1,082,272.00                       | \$ 1,146,903.00                               | \$ 1,253,898.00                             |
| 11                        | State Receipts: Motor Vehicle Fee   | \$ 79,752.00                          | \$ 72,000.00                                  | \$ 72,000.00                                |
| 12                        | State Receipts: State Aid   |                                       |   |   |
| 13                        | State Receipts: Municipal Equalization Aid                                      | \$ 117,244.00                         | \$ 111,255.00                                 | \$ 113,140.00                               |
| 14                        | State Receipts: Other   |                                       |   |   |
| 15                        | State Receipts: Property Tax Credit   | \$ -                                  | \$ 102,550.00                                 |   |
| 16                        | Local Receipts: Nameplate Capacity Tax  |                                       |   |   |
| 17                        | Local Receipts: Motor Vehicle Tax   | \$ 210,870.00                         | \$ 220,000.00                                 | \$ 220,000.00                               |
| 18                        | Local Receipts: Local Option Sales Tax  | \$ 6,231,847.00                       | \$ 6,778,568.00                               | \$ 6,550,132.00                             |
| 19                        | Local Receipts: In Lieu of Tax  | \$ 128,309.00                         | \$ 125,105.00                                 | \$ 100,000.00                               |
| 20                        | Local Receipts: Other   | \$ 28,059,385.00                      | \$ 20,073,529.46                              | \$ 26,300,269.00                            |
| 21                        | Transfers In of Surplus Fees  |                                       |   |   |
| 22                        | Transfers In Other Than Surplus Fees  | \$ 8,192,523.48                       | \$ 12,882,185.00                              | \$ 11,819,179.00                            |
| 23                        | Proprietary Function Funds (Only if Page 6 is Used)                             |                                       |   | \$ -  |
| 24                        | <b>Total Resources Available</b> (Lines 5 thru 23)                              | <b>\$ 77,616,077.54</b>               | <b>\$ 83,751,576.00</b>                       | <b>\$ 92,461,335.42</b>                     |
| 25                        | <b>Total Disbursements &amp; Transfers</b> (Line 22, Pg 3, 4 & 5)               | <b>\$ 37,715,879.00</b>               | <b>\$ 46,529,366.00</b>                       | <b>\$ 65,835,607.00</b>                     |
| 26                        | <b>Balance Forward/Cash Reserve</b> (Line 24 MINUS Line 25)                     | <b>\$ 39,900,198.54</b>               | <b>\$ 37,222,210.00</b>                       | <b>\$ 26,625,728.42</b>                     |
| 27                        | Cash Reserve Percentage   |                                       |   | 102%  |
| <b>PROPERTY TAX RECAP</b> |   | Tax from Line 6                       |   | \$ 1,931,507.42                             |
|                           |   | County Treasurer Commission at 1%     |   | \$ 19,315.07                                |
|                           |   | <b>Total Property Tax Requirement</b> |   | <b>\$ 1,950,822.49</b>                      |

## City of York in York County

### To Assist the County For Levy Setting Purposes

The Cover Page identifies the Property Tax Request between Principal & Interest on Bonds and All Other Purposes. If your municipality needs more of a breakdown for levy setting purposes, complete the section below.

| Property Tax Request by Fund: | Property Tax Request      |
|-------------------------------|---------------------------|
| General Fund                  | \$ 1,950,822.49           |
| Bond Fund                     | \$ -                      |
| _____ Fund                    |                           |
| _____ Fund                    |                           |
| <b>Total Tax Request</b>      | <b>** \$ 1,950,822.49</b> |

\*\* This Amount should agree to the Total Personal and Real Property Tax Required on the Cover Page 1.

### Cash Reserve Funds

Statute 13-503 says cash reserve means funds required for the period before revenue would become available for expenditure but shall not include funds held in any special reserve fund. If the cash reserve on Page 2 exceeds 50%, you can list below funds being held in a special reserve fund.

| Special Reserve Fund Name         | Amount           |
|-----------------------------------|------------------|
| American Rescue Plan (ARPA) Funds | \$ 494,514.00    |
| Enterprise Funds                  | \$ 16,165,478.00 |
| Fire Station Sinking Fund         | \$ 341,950.00    |
| Total Special Reserve Funds       | \$ 17,001,942.00 |
| Total Cash Reserve                | \$ 26,625,728.42 |
| Remaining Cash Reserve            | \$ 9,623,786.42  |
| Remaining Cash Reserve %          | 37%              |

### Documentation of Transfers of Surplus Fees:

*(Only complete if Transfers of Surplus Fees Were Budgeted)*

Please explain where the monies will be transferred from, where the monies will be transferred to, and the reason for the transfer.

|                |              |
|----------------|--------------|
| Transfer From: | Transfer To: |
| _____          | _____        |
| Amount:        |              |

Reason:

|                |              |
|----------------|--------------|
| Transfer From: | Transfer To: |
| _____          | _____        |
| Amount:        |              |

Reason:

|                |              |
|----------------|--------------|
| Transfer From: | Transfer To: |
| _____          | _____        |
| Amount:        |              |

Reason:

City of York in York County

| Line No. | 2023-2024 ADOPTED BUDGET Disbursements & Transfers         | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)       | TOTAL                   |
|----------|--|-------------------------|--------------------------|--------------------------|------------------------|-------------|-------------------------|-------------------------|
| 1        | Governmental:  |                         |                          |                          |                        |             |                         |                         |
| 2        | General Government   | \$ 2,819,112.00         | \$ 8,324,110.00          | \$ 330,000.00            |                        |             | \$ 11,380,690.00        | \$ 22,853,912.00        |
| 3        | Public Safety - Police and Fire                            | \$ 5,825,391.00         |                          | \$ 448,801.00            |                        |             |                         | \$ 6,274,192.00         |
| 4        | Public Safety - Other                                      |                         |                          |                          |                        |             |                         | \$ -                    |
| 5        | Public Works - Streets                                     | \$ 1,942,405.00         | \$ 2,661,800.00          | \$ 408,900.00            | \$ 1,120,197.00        |             | \$ 166,329.00           | \$ 6,299,631.00         |
| 6        | Public Works - Other                                       | \$ 511,722.00           | \$ 372,000.00            | \$ 12,000.00             |                        |             |                         | \$ 895,722.00           |
| 7        | Public Health and Social Services                          |                         |                          |                          |                        |             |                         | \$ -                    |
| 8        | Culture and Recreation                                     | \$ 3,885,880.00         | \$ 509,000.00            | \$ 1,082,508.00          |                        |             |                         | \$ 5,477,388.00         |
| 9        | Community Development                                      | \$ 1,657,647.00         | \$ 7,367,977.00          | \$ 56,000.00             | \$ 1,273,975.00        | \$ -        | \$ 272,160.00           | \$ 10,627,759.00        |
| 10       | Miscellaneous  |                         |                          |                          |                        |             |                         | \$ -                    |
| 11       | Business-Type Activities:                                  |                         |                          |                          |                        |             |                         |                         |
| 12       | Airport  |                         |                          |                          |                        |             |                         | \$ -                    |
| 13       | Nursing Home   |                         |                          |                          |                        |             |                         | \$ -                    |
| 14       | Hospital   |                         |                          |                          |                        |             |                         | \$ -                    |
| 15       | Electric Utility   |                         |                          |                          |                        |             |                         | \$ -                    |
| 16       | Solid Waste  | \$ 1,291,155.00         | \$ 3,454,754.00          | \$ 173,000.00            | \$ 324,279.00          |             |                         | \$ 5,243,188.00         |
| 17       | Transportation   |                         |                          |                          |                        |             |                         | \$ -                    |
| 18       | Wastewater   | \$ 1,420,339.00         | \$ 1,865,000.00          | \$ 52,400.00             | \$ 1,468,829.00        |             |                         | \$ 4,806,568.00         |
| 19       | Water  | \$ 1,842,856.00         | \$ 715,000.00            | \$ 101,400.00            | \$ 697,991.00          |             |                         | \$ 3,357,247.00         |
| 20       | Other  |                         |                          |                          |                        |             |                         | \$ -                    |
| 21       | Proprietary Function Funds (Page 6)                        |                         |                          |                          |                        | \$ -        |                         | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Lns 2 thru 21)</b> | <b>\$ 21,196,507.00</b> | <b>\$ 25,269,641.00</b>  | <b>\$ 2,665,009.00</b>   | <b>\$ 4,885,271.00</b> | <b>\$ -</b> | <b>\$ 11,819,179.00</b> | <b>\$ 65,835,607.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

City of York in York County

| Line No. | 2022-2023 ACTUAL/ESTIMATED Disbursements & Transfers      | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)       | TOTAL                   |
|----------|---|-------------------------|--------------------------|--------------------------|------------------------|-------------|-------------------------|-------------------------|
| 1        | Governmental:   |                         |                          |                          |                        |             |                         |                         |
| 2        | General Government  | \$ 2,809,906.00         | \$ 3,457,810.00          | \$ 27,000.00             |                        |             | \$ 12,447,597.00        | \$ 18,742,313.00        |
| 3        | Public Safety - Police and Fire                           | \$ 4,962,690.00         | \$ 8,000.00              | \$ 750,108.00            |                        |             |                         | \$ 5,720,798.00         |
| 4        | Public Safety - Other                                     |                         |                          |                          |                        |             |                         | \$ -                    |
| 5        | Public Works - Streets                                    | \$ 1,442,146.00         | \$ 4,196,019.00          | \$ 112,922.00            | \$ 1,344,908.00        |             | \$ 164,828.00           | \$ 7,260,823.00         |
| 6        | Public Works - Other                                      | \$ 465,934.00           | \$ 15,000.00             | \$ 36,000.00             |                        |             |                         | \$ 516,934.00           |
| 7        | Public Health and Social Services                         |                         |                          |                          |                        |             |                         | \$ -                    |
| 8        | Culture and Recreation                                    | \$ 3,314,904.76         | \$ 238,130.79            | \$ 356,731.45            |                        |             |                         | \$ 3,909,767.00         |
| 9        | Community Development                                     | \$ 262,516.00           | \$ 728,841.00            |                          | \$ 1,058,354.00        |             | \$ 269,760.00           | \$ 2,319,471.00         |
| 10       | Miscellaneous   |                         |                          |                          |                        |             |                         | \$ -                    |
| 11       | Business-Type Activities:                                 |                         |                          |                          |                        |             |                         |                         |
| 12       | Airport   |                         |                          |                          |                        |             |                         | \$ -                    |
| 13       | Nursing Home  |                         |                          |                          |                        |             |                         | \$ -                    |
| 14       | Hospital  |                         |                          |                          |                        |             |                         | \$ -                    |
| 15       | Electric Utility  |                         |                          |                          |                        |             |                         | \$ -                    |
| 16       | Solid Waste   | \$ 1,078,998.00         | \$ 686,811.00            | \$ 60,000.00             | \$ 469,803.00          |             |                         | \$ 2,295,612.00         |
| 17       | Transportation  |                         |                          |                          |                        |             |                         | \$ -                    |
| 18       | Wastewater  | \$ 1,309,142.00         | \$ 240,000.00            | \$ 50,000.00             | \$ 1,414,844.00        |             |                         | \$ 3,013,986.00         |
| 19       | Water   | \$ 1,457,298.00         | \$ 510,000.00            | \$ 78,000.00             | \$ 704,364.00          |             |                         | \$ 2,749,662.00         |
| 20       | Other   |                         |                          |                          |                        |             |                         | \$ -                    |
| 21       | Proprietary Function Funds                                |                         |                          |                          |                        |             |                         | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Ln 2 thru 21)</b> | <b>\$ 17,103,534.76</b> | <b>\$ 10,080,611.79</b>  | <b>\$ 1,470,761.45</b>   | <b>\$ 4,992,273.00</b> | <b>\$ -</b> | <b>\$ 12,882,185.00</b> | <b>\$ 46,529,366.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

City of York in York County

| Line No. | 2021-2022 ACTUAL Disbursements & Transfers                | Operating Expenses (A)  | Capital Improvements (B) | Other Capital Outlay (C) | Debt Service (D)       | Other (E)   | Transfers Out (F)      | TOTAL                   |
|----------|---|-------------------------|--------------------------|--------------------------|------------------------|-------------|------------------------|-------------------------|
| 1        | Governmental:   |                         |                          |                          |                        |             |                        |                         |
| 2        | General Government  | \$ 2,693,455.00         |                          | \$ 1,888,114.00          |                        |             | \$ 7,992,545.00        | \$ 12,574,114.00        |
| 3        | Public Safety - Police and Fire                           | \$ 4,279,028.00         |                          | \$ 173,729.00            |                        |             |                        | \$ 4,452,757.00         |
| 4        | Public Safety - Other                                     |                         |                          |                          |                        |             |                        | \$ -                    |
| 5        | Public Works - Streets                                    | \$ 1,449,450.00         | \$ 1,317,572.00          | \$ 289,923.00            | \$ 692,907.00          |             | \$ 106,082.00          | \$ 3,855,934.00         |
| 6        | Public Works - Other                                      | \$ 514,528.00           | \$ 6,797.00              | \$ 331,914.00            |                        |             |                        | \$ 853,239.00           |
| 7        | Public Health and Social Services                         |                         |                          |                          |                        |             |                        | \$ -                    |
| 8        | Culture and Recreation                                    | \$ 2,738,414.55         | \$ 161,873.64            | \$ 1,008,184.81          |                        |             |                        | \$ 3,908,473.00         |
| 9        | Community Development                                     | \$ 465,511.59           |                          | \$ 817,640.19            | \$ 587,867.74          |             | \$ 93,896.48           | \$ 1,964,916.00         |
| 10       | Miscellaneous   |                         |                          |                          |                        |             |                        | \$ -                    |
| 11       | Business-Type Activities:                                 |                         |                          |                          |                        |             |                        |                         |
| 12       | Airport   |                         |                          |                          |                        |             |                        | \$ -                    |
| 13       | Nursing Home  |                         |                          |                          |                        |             |                        | \$ -                    |
| 14       | Hospital  |                         |                          |                          |                        |             |                        | \$ -                    |
| 15       | Electric Utility  |                         |                          |                          |                        |             |                        | \$ -                    |
| 16       | Solid Waste   | \$ 1,336,130.58         | \$ 2,736,453.42          | \$ 928,600.00            | \$ 179,892.00          |             |                        | \$ 5,181,076.00         |
| 17       | Transportation  |                         |                          |                          |                        |             |                        | \$ -                    |
| 18       | Wastewater  | \$ 1,413,153.63         | \$ 33,269.08             | \$ 71,311.29             | \$ 1,332,315.00        |             |                        | \$ 2,850,049.00         |
| 19       | Water   | \$ 1,160,405.85         | \$ 149,136.39            | \$ 67,107.76             | \$ 698,671.00          |             |                        | \$ 2,075,321.00         |
| 20       | Other   |                         |                          |                          |                        |             |                        | \$ -                    |
| 21       | Proprietary Function Funds                                |                         |                          |                          |                        |             |                        | \$ -                    |
| 22       | <b>Total Disbursements &amp; Transfers (Ln 2 thru 21)</b> | <b>\$ 16,050,077.20</b> | <b>\$ 4,405,101.53</b>   | <b>\$ 5,576,524.05</b>   | <b>\$ 3,491,652.74</b> | <b>\$ -</b> | <b>\$ 8,192,523.48</b> | <b>\$ 37,715,879.00</b> |

- (A) **Operating Expenses** should include Personal Services, Operating Expenses, Supplies and Materials, and Equipment Rental.
- (B) **Capital Improvements** should include acquisition of real property or acquisition, construction, or extension of any improvements on real property.
- (C) **Other Capital Outlay** should include other items to be inventoried (i.e. equipment, vehicles, etc.).
- (D) **Debt Service** should include Bond Principal and Interest Payments, Payments to Retirement Interest-Free Loans from NDA (Airports) and other debt payments.
- (E) **Other** should include Judgments, and Proprietary Function Funds if a separate budget is filed.
- (F) **Transfers** should include Transfers and Transfers of Surplus Fees

## CORRESPONDENCE INFORMATION

### ENTITY OFFICIAL ADDRESS

*If no official address, please provide address where correspondence should be sent*

|                 |                           |
|-----------------|---------------------------|
| NAME            | <b>CITY OF YORK</b>       |
| ADDRESS         | <b>P.O. BOX 276</b>       |
| CITY & ZIP CODE | <b>YORK, 68467</b>        |
| TELEPHONE       | <b>402-363-2600</b>       |
| WEBSITE         | <b>www.cityofyork.net</b> |

|                  | BOARD CHAIRPERSON         | CLERK/TREASURER/SUPERINTENDENT/OTHER | PREPARER               |
|------------------|---------------------------|--------------------------------------|------------------------|
| NAME             | Jeff Pieper               | Amanda Ring                          | Pellie Thomas          |
| TITLE /FIRM NAME | Chairperson               | Clerk                                | Treasurer              |
| TELEPHONE        | 402-366-3598              | 402-363-2600                         | 402-363-2600           |
| EMAIL ADDRESS    | cessnaflyerjeff@gmail.com | aring@cityofyork.net                 | pthomas@cityofyork.net |

For Questions on this form, who should we contact (please  one): Contact will be via email if supplied.

- Board Chairperson
- Clerk / Treasurer / Superintendent / Other
- Preparer

City of York in York County

2023-2024 LID SUPPORTING SCHEDULE

**Calculation of Restricted Funds**

|  |       |    |                      |
|--|-------|----|----------------------|
| Total Personal and Real Property Tax Requirements  | (1)   | \$ | 1,950,822.49         |
| Motor Vehicle Pro-Rate   | (2)   | \$ | 4,000.00             |
| In-Lieu of Tax Payments  | (3)   | \$ | 100,000.00           |
| Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.                         |       |    |                      |
| Prior Year Capital Improvements Excluded from Restricted Funds<br>(From Prior Year Lid Support, Line (17)) |       | \$ | 165,341.00 (4)       |
| <b>LESS:</b> Amount Spent During 2022-2023   |       | \$ | 165,341.00 (5)       |
| <b>LESS:</b> Amount Expected to be Spent in Future Budget Years  |       | \$ | - (6)                |
| Amount to be included as Restricted Funds ( <b>Cannot Be A Negative Number</b> )                           | (7)   | \$ | -                    |
| Motor Vehicle Tax  | (8)   | \$ | 220,000.00           |
| Local Option Sales Tax   | (9)   | \$ | 6,550,132.00         |
| Transfers of Surplus Fees  | (10)  | \$ | -                    |
| Highway Allocation and Incentives  | (11)  | \$ | 1,253,898.00         |
|  | (12)  |    |                      |
| Motor Vehicle Fee  | (13)  | \$ | 72,000.00            |
| Municipal Equalization Fund  | (14)  | \$ | 113,140.00           |
| Insurance Premium Tax  | (15)  | \$ | -                    |
| Nameplate Capacity Tax   | (15a) | \$ | -                    |
| <b>TOTAL RESTRICTED FUNDS (A)</b>  | (16)  | \$ | <b>10,263,992.49</b> |

**Lid Exceptions**

|   |       |    |                     |
|---|-------|----|---------------------|
| Capital Improvements (Real Property and Improvements<br>on Real Property)   |       | \$ | 355,000.00 (17)     |
| <b>LESS:</b> Amount of prior year capital improvements that were excluded<br>from previous lid calculations but were not spent and now budgeted<br>this fiscal year ( <i>cannot exclude same capital improvements from more<br/>than one lid calculation.</i> ) |       |    |                     |
| Agrees to Line (6).   |       | \$ | - (18)              |
| Allowable Capital Improvements  | (19)  | \$ | 355,000.00          |
| Bonded Indebtedness   | (20)  | \$ | 1,999,661.00        |
| Public Facilities Construction Projects (Statutes 72-2301 to 72-2308)   | (21)  |    |                     |
| Interlocal Agreements/Joint Public Agency Agreements  | (22)  | \$ | 560,497.51          |
| Public Safety Communication Project (Statute 86-416)  | (23)  |    |                     |
| Benefits Paid Under the Firefighter Cancer Benefits Act   | (23a) |    |                     |
| Payments to Retire Interest-Free Loans from the Department of Aeronautics<br>(Public Airports Only)   | (24)  |    |                     |
| Judgments   | (25)  |    |                     |
| Refund of Property Taxes to Taxpayers   | (26)  |    |                     |
| Repairs to Infrastructure Damaged by a Natural Disaster   | (27)  |    |                     |
| <b>TOTAL LID EXCEPTIONS (B)</b>   | (28)  | \$ | <b>2,915,158.51</b> |

|   |                        |
|---|------------------------|
| <b>TOTAL RESTRICTED FUNDS<br/>For Lid Computation<br/>(To Line 9 of the Lid Computation Form)</b> | <b>\$ 7,348,833.98</b> |
| <i>To Calculate: Total Restricted Funds (A)-Line 16 MINUS Total Lid Exceptions (B)-Line 28</i>    |                        |

Total Restricted Funds for Lid Computation **cannot** be less than zero. See Instruction Manual on completing the Lid Supporting Schedule.

City of York  
IN  
York County

**LID COMPUTATION FORM FOR FISCAL YEAR 2023-2024**

**PRIOR YEAR RESTRICTED FUNDS AUTHORITY OPTION 1 OR OPTION 2**

**OPTION 1**

|  |                     |
|--|---------------------|
| Prior Year Restricted Funds Authority (Base Amount) = Line (8) from last year's Lid Form | 7,104,141.17        |
|  | Option 1 - (Line 1) |

**OPTION 2**  
*Only use if a vote was taken at a townhall meeting to exceed Lid for one year*

|   |                     |
|---|---------------------|
| Line (1) of Prior Year Lid Computation Form   | Option 2 - (A)      |
| Allowable Percent Increase <b>Less</b> Vote Taken (Prior Year Lid Computation Form Line (6) - Line (5)) | Option 2 - (B) %    |
| Dollar Amount of Allowable Increase Excluding the vote taken Line (A) times Line (B)                    | -                   |
| Calculated Prior Year Restricted Funds Authority (Base Amount) Line (A) Plus Line (C)                   | Option 2 - (C)      |
|   | Option 2 - (Line 1) |

**CURRENT YEAR ALLOWABLE INCREASES**

|          |   |        |
|----------|---|--------|
| <b>1</b> | <b><u>BASE LIMITATION PERCENT INCREASE (2.5%)</u></b> | 2.50 % |
|          |   | (2)    |

|          |   |     |
|----------|---|-----|
| <b>2</b> | <b><u>ALLOWABLE GROWTH PER THE ASSESSOR MINUS 2.5%</u></b>  | - % |
|          |   | (3) |
|          | $\frac{4,926,841.00}{2023 \text{ Value Attributable to Growth per Assessor}} \div \frac{639,756,195.00}{2022 \text{ Valuation}} = \frac{0.77}{\text{Multiply times 100 To get \%}}$ | %   |

|          |  |        |
|----------|--|--------|
| <b>3</b> | <b><u>ADDITIONAL ONE PERCENT COUNCIL/BOARD APPROVED INCREASE</u></b>   | 1.00 % |
|          |  | (4)    |
|          | $\frac{8}{\# \text{ of Board Members voting "Yes" for Increase}} \div \frac{8}{\text{Total \# of Members in Governing Body at Meeting}} = \frac{100.00}{\text{Must be at least 75\% (.75) of the Governing Body}}$ | %      |

**ATTACH A COPY OF THE BOARD MINUTES APPROVING THE INCREASE.**

|          |   |     |
|----------|---|-----|
| <b>4</b> | <b><u>SPECIAL ELECTION/TOWNHALL MEETING - VOTER APPROVED % INCREASE</u></b> | %   |
|          |   | (5) |

**Please Attach Ballot Sample and Election Results OR Record of Action From Townhall Meeting**

|  |        |
|--|--------|
| TOTAL ALLOWABLE PERCENT INCREASE = Line (2) + Line (3) + Line (4) + Line (5) | 3.50 % |
|  | (6)    |

|   |            |
|---|------------|
| Allowable Dollar Amount of Increase to Restricted Funds = Line (1) x Line (6) | 248,644.94 |
|   | (7)        |

|  |              |
|--|--------------|
| Total Restricted Funds Authority = Line (1) + Line (7) | 7,352,786.11 |
|  | (8)          |

|   |              |
|---|--------------|
| Less: Restricted Funds from Lid Supporting Schedule | 7,348,833.98 |
|   | (9)          |

|   |          |
|---|----------|
| Total Unused Restricted Funds Authority = Line (8) - Line (9) | 3,952.13 |
|   | (10)     |

**LINE (10) MUST BE GREATER THAN OR EQUAL TO ZERO OR YOU ARE IN VIOLATION OF THE LID LAW.**

City of York in York County

**2023-2024 CAPITAL IMPROVEMENT LID EXEMPTIONS**

| <u>Description of Capital Improvement</u> | <u>Amount Budgeted</u> |
|---|------------------------|
| Land purchase for economic development    | \$ 355,000.00          |

Total - Must agree to Line 17 on Lid Support Page 8

\$ 355,000.00

# Municipality Levy Limit Form

## City of York in York County

### Municipality Levy

|   |      |          |              |
|---|------|----------|--------------|
| Personal and Real Property Tax Request                | (1)  |          | 1,950,822.49 |
| Judgments (Not Paid by Liability Insurance)           | (2)  | 0.00     |              |
| Pre-Existing Lease - Purchase Contracts-7/98          | (3)  | 0.00     |              |
| Bonded Indebtedness                                   | (4)  | 0.00     |              |
| Interest Free Financing (Public Airports)             | (5)  | 0.00     |              |
| Benefits Paid Under Firefighter Cancer Benefits Act   | (6)  | 0.00     |              |
| Total Levy Exemptions                                 | (7)  |          | 0.00         |
| Tax Request Subject to Levy Limit                     | (8)  |          | 1,950,822.49 |
| Valuation   | (9)  |          | 684,499,118  |
| Municipality Levy Subject to Levy Authority           | (10) |          | 0.285000     |
| Levy Authority Allocated to Others-                   |      |          |              |
| Airport Authority                                     | (11) |          | 0.000000     |
| Community Redevelopment Authority                     | (12) |          | 0.000000     |
| Transit Authority                                     | (13) |          | 0.000000     |
| Off Street Parking District Valuation                 | (14) |          |              |
| Off Street Parking District Levy (Statute 77-3443(2)) | (15) | 0.000000 | 0.000000     |
| Other   | (16) |          | 0.000000     |
| Total Levy for Compliance Purposes                    | (17) |          | 0.285000 (A) |

### Levy Authority

|  |      |  |              |
|--|------|--|--------------|
| Municipality Levy Limit  | (18) |  | 0.450000     |
| Municipality property taxes designated for interlocal agreements | (19) |  | 0.000000     |
| Total Municipality Levy Authority                                | (20) |  | 0.450000 (B) |
| Voter Approved Levy Override                                     | (21) |  | 0.000000 (C) |

**Note: (A) must be less than the greater of (B) or (C) to be in compliance with the Statutes**

This Form is to be completed to ensure compliance with the levy limits established in State Statute Section 77-3442. The levy limit applicable to municipalities is 45 cents plus 5 cents for interlocal agreements.

State Statute Section 86-416 allows for a special tax to fund Public Safety Communication projects, the tax has the same status as bonded indebtedness. State Statute 72-2301 through 72-2308 allows bonds to be issued for Public Facilities Construction Projects. Amounts should be included as Bonded Indebtedness on Line 7 above.

A municipality may exceed the limits in State Statute Section 77-3442 by completing the requirements of State Statute Section 77-3444 (Election or Townhall Meeting). If an amount is entered on Line 21, a sample ballot and election results MUST be submitted with budget. If voter approved override was completed at a Townhall Meeting, minutes of that meeting, and a list of registered voters in the municipality must be submitted. Please refer to the statutes to ensure all requirements are met.

City of York in York County

**2023-2024 ALLOWABLE GROWTH PERCENTAGE COMPUTATION FORM**

YES

This budget is for a VILLAGE; therefore the allowable growth provisions of the Property Tax Request Act DO NOT apply.

**CALCULATION OF ALLOWABLE GROWTH PERCENTAGE**

**Prior Year Total Property Tax Request** (1) \$ 1,983,244.00  
*(Total Personal and Real Property Tax Required from prior year budget - Cover Page)*

**Base Limitation Percentage Increase (2%)** 2.00 % (2)

**Real Growth Percentage Increase**

$$\frac{6,477,302.00}{2023 \text{ Real Growth Value per Assessor}} \div \frac{594,642,448.00}{\text{Prior Year Total Real Property Valuation per Assessor}} = \underline{1.09} \% (3)$$

*Note: Real Growth Value per Assessor for purposes of the Property Tax Request Act (§77-1631) is different than the growth value for purposes of the Lid on Restricted Funds (§13-518). The County Assessor must provide you with separate growth amounts.*

**Total Allowable Growth Percentage Increase (Line 2 + Line 3)** (4) 3.09 %

**Allowable Dollar Amount of Increase to Property Tax Request (Line 1 x Line 4)** (5) \$ 61,282.24

**TOTAL BASE PROPERTY TAX REQUEST AUTHORITY (Line 1 + Line 5)** (6) \$ 2,044,526.24

**ACTUAL PROPERTY TAX REQUEST**

**2023-2024 ACTUAL Total Property Tax Request** (7) \$ 1,950,822.49  
*(Total Personal and Real Property Tax Required from Cover Page)*

**Property Tax Request is within allowable growth percentage. Political subdivision is NOT required to complete postcard notification requirements, or participate in the joint public hearing.**

If line (7) is **greater than** line (6), your political subdivision **is required** to participate in the joint public hearing, and complete the postcard notification requirements of §77-1633. You must provide your information to the County Assessor electronically by September 4th. You are not required to hold the Special Hearing to Set the Final Tax Request outlined in §77-1632. The joint public hearing is completed in lieu of this hearing.

If line (7) is **less than** line (6), your political subdivision **is not required** to participate in the joint public hearing, or complete the postcard notification requirements of §77-1633. You are required to hold the Special Hearing to Set the Final Tax Request outlined in §77-1632.

City of York  
IN  
York County, Nebraska

**NOTICE OF BUDGET HEARING AND BUDGET SUMMARY**

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Sections 13-501 to 13-513, that the governing body will meet on the 31 day of August 2023, at 5:30 o'clock P.M., at the Municipal Building for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the following proposed budget. The budget detail is available at the office of the Clerk during regular business hours.

|  |                  |
|--|------------------|
| 2021-2022 Actual Disbursements & Transfers               | \$ 37,715,879.00 |
| 2022-2023 Actual/Estimated Disbursements & Transfers     | \$ 46,529,366.00 |
| 2023-2024 Proposed Budget of Disbursements & Transfers   | \$ 65,835,607.00 |
| 2023-2024 Necessary Cash Reserve                         | \$ 26,625,728.42 |
| 2023-2024 Total Resources Available                      | \$ 92,461,335.42 |
| Total 2023-2024 Personal & Real Property Tax Requirement | \$ 1,950,822.49  |
| Unused Budget Authority Created For Next Year            | \$ 3,952.13      |

**Breakdown of Property Tax:**

|   |                 |
|---|-----------------|
| Personal and Real Property Tax Required for Non-Bond Purposes | \$ 1,950,822.49 |
| Personal and Real Property Tax Required for Bonds             | \$ -            |

**NOTICE OF SPECIAL HEARING TO SET FINAL TAX REQUEST**

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 77-1632, that the governing body will meet on the 7 day of September 2023, at 5:30 o'clock P.M., at the Municipal Building for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request.

|  | 2022            | 2023            | Change |
|--|-----------------|-----------------|--------|
| Operating Budget                                       | 63,011,993.00   | 65,835,607.00   | 4%     |
| Property Tax Request                                   | \$ 1,983,244.00 | \$ 1,950,822.49 | -2%    |
| Valuation  | 639,756,195     | 684,499,118     | 7%     |
| Tax Rate   | 0.310000        | 0.285000        | -8%    |
| Tax Rate if Prior Tax Request was at Current Valuation | 0.289737        |                 |        |





**CERTIFICATION OF TAXABLE VALUE FOR COUNTIES AND CITIES**

**TAX YEAR 2023**

{certification required on or before August 20th of each year}

To: YORK CITY

TAXABLE VALUE LOCATED IN THE COUNTY OF YORK COUNTY, NE

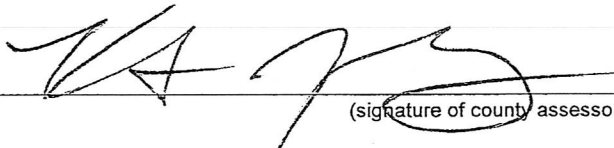
| Name of Political Subdivision | Subdivision Type | Value attributable to Growth | Total Taxable Value | Real Growth Value a | Prior Year Total Real Property Valuation | Real Growth Percentage b |
|-------------------------------|------------------|------------------------------|---------------------|---------------------|--|--------------------------|
| YORK GENERAL                  | City             | \$4,926,841                  | \$684,499,118       | \$6,477,302         | \$594,642,448                            | 1.08928%                 |

\* Value attributable to growth is determined pursuant to Neb. Rev. Stat. § 13-518 which includes real and personal property and annexation, if applicable.

a) Real Growth Value is determined pursuant to Neb. Rev. Stat. § 77-1631 which includes (i) improvements to real property as a result of new construction and additions to existing buildings, (ii) any other improvements to real property which increase the value of such property, (iii) annexation of real property by the political subdivision, and (iv) a change in the use of real property; and (v) the annual increase in the excess value for any tax increment financing project located in the political subdivision, if applicable.

b) Real Growth Percentage is determined pursuant to Neb. Rev. Stat. § 77-1631 and is equal to the political subdivision's Real Growth Value divided by the political subdivision's total real property valuation from the prior year.

I, York County, NE County Assessor, hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year, pursuant to Neb. Rev. Stat. § 13-509 and § 13-518.

  
 \_\_\_\_\_  
 (signature of county assessor)

08/18/2023  
 \_\_\_\_\_  
 (date)

CC: County Clerk, York County, NE County

CC: County Clerk where district is headquartered, if different county, York County, NE County

*Note to Political Subdivision: A copy of the Certification of Value must be attached to the budget document.*

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)



**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

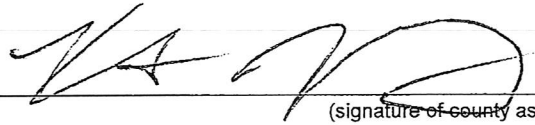
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| YORKREDEVL3LEVANDER | \$24,605       | \$381,302        |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

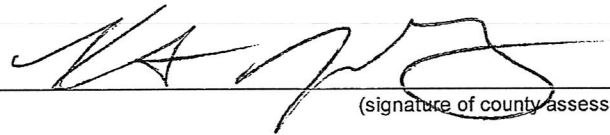
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| YORK BeavCrkProd    | \$210,738      | \$511,725        |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

---

| NAME of TIF PROJECT        | TIF BASE VALUE | TIF EXCESS VALUE |
|----------------------------|----------------|------------------|
| CRA YORK-NUTRITION SERVICE | \$187,687      | \$2,142,031      |

---

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

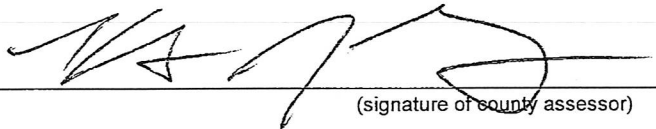
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT      | TIF BASE VALUE | TIF EXCESS VALUE |
|--------------------------|----------------|------------------|
| YORKREDEVEL BUKASKEBUILD | \$46,270       | \$375,747        |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

**CERTIFICATION OF TAXABLE VALUE FOR COMMUNITY REDEVELOPMENT PROJECTS OR TAX INCREMENT FINANCING PROJECTS  
(TIF) BASE AND EXCESS VALUE**

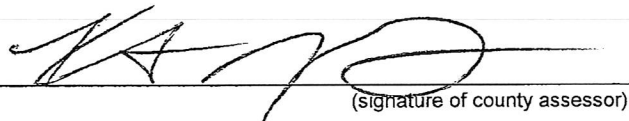
**TAX YEAR 2023**  
{certification required annually}

TO City or Community Redevelopment Authority (CRA):

TIF BASE & EXCESS VALUE LOCATED IN THE CITY OF YORK CIT,  
LOCATED IN THE COUNTY OF YORK COUNTY, NE

| NAME of TIF PROJECT | TIF BASE VALUE | TIF EXCESS VALUE |
|---------------------|----------------|------------------|
| YORK CREEKSIDEAPTS  | \$81,225       | \$4,351,574      |

I, York County, NE County Assessor, hereby certify that the valuations listed herein is, to the best of my knowledge and belief, the true and accurate BASE VALUE and EXCESS VALUE for the Community Redevelopment/Tax Increment Financing Projects (TIF) for the current year, pursuant to Neb. Rev. Stat. § 18-2148, § 18-2149, and § 13-509.

  
(signature of county assessor)



08/18/2023  
(date)

CC: County Clerk, York County, NE County  
County Treasurer, York County, NE County

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2023)

ORDINANCE NO. 2356

AN ORDINANCE TO AMEND PORTIONS OF CHAPTER 37 OF THE MUNICIPAL CODE OF THE CITY OF YORK, NEBRASKA, PRESCRIBING SEWER RATES, REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH, AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

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

Section 1.

*Sec. 37-91 Schedule of Rates (Commercial and Residential)*

- |     |  |            |
|-----|--|------------|
| (a) | Usage Charge per 100 cubic feet  | \$2.29     |
|     | Usage Charge over 1,000,000 cubic feet   | \$2.77     |
| (b) | The bi-monthly rates to be charged to users shall be determined by meter size, as follows: |            |
|     | Minimum per household  | \$56.89    |
|     | 5/8 and 3/4 inch   | \$56.89    |
|     | 1 inch   | \$91.36    |
|     | 1 ½ inch   | \$238.43   |
|     | 2 inch   | \$404.10   |
|     | 3 inch   | \$825.21   |
|     | 4 inch   | \$1,526.54 |
|     | 6 inch   | \$2,977.20 |

The balance of said section to remain unchanged.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

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

PASSED AND APPROVED by the York City Council this \_\_\_\_\_ day of September, 2023.

\_\_\_\_\_  
Barry Redfern, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Ring, York City Clerk

RESOLUTION NO. 2023-25

BE IT RESOLVED that the Mayor and City Council of the City of York, Nebraska, hereby fix and prescribe job classifications, pay grades and set maximum wage levels at step 7 of the Pay Range Schedule to become effective on September 25, 2023, pursuant to authority granted in Ordinance No. 2359 of the City of York. BE IT FURTHER RESOLVED that the 2023-2024 Budget include funds required to defray these salary adjustments.

|   | Title                           | Pay Grade | Title                                  | Pay Grade |
|---|---------------------------------|-----------|--|-----------|
| * | Airport Operations Manager      | 45.5      | Library Assistant III                  | 35.5      |
| * | Asset Manager/Planning Director | 45.5      | * Library Director                     | 47.5      |
|   | Assistant City Clerk/Treasurer  | 39.5      | Maintenance Worker I                   | 35.0      |
|   | Ballfield Complex Maint. Supr.  | 40.0      | Maintenance Worker II                  | 36.0      |
|   | Building Inspector              | 43.5      | Maintenance Worker III                 | 37.5      |
| * | City Administrator              | 60.0      | Museum Complex Coordinator             | 36.0      |
| * | City Attorney – Part Time       | 44.0      | * Parks & Recreation Director          | 50.0      |
| * | City Clerk                      | 48.5      | Plant Operator I – Wastewater          | 38.5      |
| * | City Treasurer                  | 50.5      | Plant Operator II – Wastewater         | 41.0      |
|   | Convention Center Coordinator   | 34.0      | Plant Operator III – Wastewater        | 43.5      |
| * | Convention Center Director      | 47.0      | Plant Superintendent – Wastewater      | 46.5      |
|   | Custodian I                     | 30.5      | * Police Captain                       | 49.5      |
|   | Custodian II                    | 34.5      | * Police Chief                         | 52.0      |
|   | Custodian Supervisor            | 36.0      | Police Officer                         | P-1       |
|   | Equipment Mechanic              | 42.0      | Police Sergeant                        | P-2       |
|   | Fire Captain                    | F-4       | Public Works Clerk                     | 36.5      |
| * | Fire Chief                      | 52.0      | * Public Works Director – Engineer     | 53.5      |
|   | Fire Medic I                    | F-1       | * Public Works Director – Non-Engineer | 51.0      |
|   | Fire Medic II                   | F-2       | Records Administrator                  | 37.0      |
|   | Fire Medic III                  | F-3       | * Recreation Coordinator               | 40.5      |
|   | Foreman I                       | 40.0      | Secretary I                            | 34.0      |
|   | Foreman II                      | 42.0      | Secretary II                           | 35.5      |
| * | Human Resources Director        | 50.0      | Support Services Officer               | 32.5      |
|   | Laborer                         | 35.0      | System Operator I – Water              | 37.0      |
|   | Landfill Clerk                  | 35.0      | System Operator II – Water             | 40.0      |
|   | Landfill Operator               | 37.5      | Utilities Billing Manager              | 39.5      |
|   | Landfill Superintendent         | 41.5      | Water Superintendent                   | 46.5      |
| * | Librarian                       | 35.5      |  |           |

(\*denotes exempt employee) (NOTE: Part-time positions previously listed will be moved to the new part-time pay scale effective 1/1/2024)

PASSED AND APPROVED THIS 7<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Amanda Ring, City Clerk

\_\_\_\_\_  
Barry Redfern, Mayor

ORDINANCE NO. 2359

AN ORDINANCE OF THE CITY OF YORK, NEBRASKA, AMENDING A PORTION OF SECTION 2, CHAPTER 2, ADMINISTRATION OF THE YORK MUNICIPAL CODE; REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH, AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

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

Section 1. That Section 2-12 – Pay Range Schedule of Chapter 2 Administration be amended to read as attached hereto and made part of as Exhibit A:

Section 2. All ordinance or parts of ordinance in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 7<sup>th</sup> day of September, 2023.

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Barry Redfern, Mayor

ATTEST:

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Amanda Ring, York City Clerk

| CITY OF YORK                                      |   |         |         |         |         |         |         |         |
|---|---|---------|---------|---------|---------|---------|---------|---------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |         |         |         |         |         |         |         |
| Pay   |   |         |         |         |         |         |         |         |
| Grade   |   | Step 1  | Step 2  | Step 3  | Step 4  | Step 5  | Step 6  | Step 7  |
| 30.0  | M | 2472.30 | 2595.91 | 2725.71 | 2861.99 | 3005.09 | 3155.35 | 3313.12 |
|   | A | 29,668  | 31,151  | 32,709  | 34,344  | 36,061  | 37,864  | 39,757  |
|   | H | 14.263  | 14.976  | 15.725  | 16.512  | 17.337  | 18.204  | 19.114  |
|   | B | 1141.06 | 1198.11 | 1258.02 | 1320.92 | 1386.97 | 1456.32 | 1529.13 |
| 30.5  | M | 2534.11 | 2660.81 | 2793.85 | 2933.54 | 3080.22 | 3234.23 | 3395.94 |
|   | A | 30,409  | 31,930  | 33,526  | 35,203  | 36,963  | 38,811  | 40,751  |
|   | H | 14.620  | 15.351  | 16.118  | 16.924  | 17.771  | 18.659  | 19.592  |
|   | B | 1169.59 | 1228.07 | 1289.47 | 1353.94 | 1421.64 | 1492.72 | 1567.36 |
| 31.0  | M | 2595.91 | 2725.71 | 2861.99 | 3005.09 | 3155.35 | 3313.12 | 3478.77 |
|   | A | 31,151  | 32,709  | 34,344  | 36,061  | 37,864  | 39,757  | 41,745  |
|   | H | 14.976  | 15.725  | 16.512  | 17.337  | 18.204  | 19.114  | 20.070  |
|   | B | 1198.11 | 1258.02 | 1320.92 | 1386.97 | 1456.32 | 1529.13 | 1605.59 |
| 31.5  | M | 2660.81 | 2793.85 | 2933.54 | 3080.22 | 3234.23 | 3395.94 | 3565.74 |
|   | A | 31,930  | 33,526  | 35,203  | 36,963  | 38,811  | 40,751  | 42,789  |
|   | H | 15.351  | 16.118  | 16.924  | 17.771  | 18.659  | 19.592  | 20.572  |
|   | B | 1228.07 | 1289.47 | 1353.94 | 1421.64 | 1492.72 | 1567.36 | 1645.73 |
| 32.0  | M | 2725.71 | 2861.99 | 3005.09 | 3155.35 | 3313.12 | 3478.77 | 3652.71 |
|   | A | 32,709  | 34,344  | 36,061  | 37,864  | 39,757  | 41,745  | 43,833  |
|   | H | 15.725  | 16.512  | 17.337  | 18.204  | 19.114  | 20.070  | 21.073  |
|   | B | 1258.02 | 1320.92 | 1386.97 | 1456.32 | 1529.13 | 1605.59 | 1685.87 |
| 32.5  | M | 2793.85 | 2933.54 | 3080.22 | 3234.23 | 3395.94 | 3565.74 | 3744.03 |
|   | A | 33,526  | 35,203  | 36,963  | 38,811  | 40,751  | 42,789  | 44,928  |
|   | H | 16.118  | 16.924  | 17.771  | 18.659  | 19.592  | 20.572  | 21.600  |
|   | B | 1289.47 | 1353.94 | 1421.64 | 1492.72 | 1567.36 | 1645.73 | 1728.01 |
| 33.0  | M | 2861.99 | 3005.09 | 3155.35 | 3313.12 | 3478.77 | 3652.71 | 3835.35 |
|   | A | 34,344  | 36,061  | 37,864  | 39,757  | 41,745  | 43,833  | 46,024  |
|   | H | 16.512  | 17.337  | 18.204  | 19.114  | 20.070  | 21.073  | 22.127  |
|   | B | 1320.92 | 1386.97 | 1456.32 | 1529.13 | 1605.59 | 1685.87 | 1770.16 |
| 33.5  | M | 2933.54 | 3080.22 | 3234.23 | 3395.94 | 3565.74 | 3744.03 | 3931.23 |
|   | A | 35,203  | 36,963  | 38,811  | 40,751  | 42,789  | 44,928  | 47,175  |
|   | H | 16.924  | 17.771  | 18.659  | 19.592  | 20.572  | 21.600  | 22.680  |
|   | B | 1353.94 | 1421.64 | 1492.72 | 1567.36 | 1645.73 | 1728.01 | 1814.41 |
| 34.0  | M | 3005.09 | 3155.35 | 3313.12 | 3478.77 | 3652.71 | 3835.35 | 4027.11 |
|   | A | 36,061  | 37,864  | 39,757  | 41,745  | 43,833  | 46,024  | 48,325  |
|   | H | 17.337  | 18.204  | 19.114  | 20.070  | 21.073  | 22.127  | 23.233  |
|   | B | 1386.97 | 1456.32 | 1529.13 | 1605.59 | 1685.87 | 1770.16 | 1858.67 |
| 34.5  | M | 3080.22 | 3234.23 | 3395.94 | 3565.74 | 3744.03 | 3931.23 | 4127.79 |
|   | A | 36,963  | 38,811  | 40,751  | 42,789  | 44,928  | 47,175  | 49,534  |
|   | H | 17.771  | 18.659  | 19.592  | 20.572  | 21.600  | 22.680  | 23.814  |
|   | B | 1421.64 | 1492.72 | 1567.36 | 1645.73 | 1728.01 | 1814.41 | 1905.13 |

| CITY OF YORK                                      |   |         |         |         |         |         |         |         |
|---|---|---------|---------|---------|---------|---------|---------|---------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |         |         |         |         |         |         |         |
| Pay Grade   |   | Step 1  | Step 2  | Step 3  | Step 4  | Step 5  | Step 6  | Step 7  |
| 35.0  | M | 3155.35 | 3313.12 | 3478.77 | 3652.71 | 3835.35 | 4027.11 | 4228.47 |
|   | A | 37,864  | 39,757  | 41,745  | 43,833  | 46,024  | 48,325  | 50,742  |
|   | H | 18.204  | 19.114  | 20.070  | 21.073  | 22.127  | 23.233  | 24.395  |
|   | B | 1456.32 | 1529.13 | 1605.59 | 1685.87 | 1770.16 | 1858.67 | 1951.60 |
| 35.5  | M | 3234.23 | 3395.94 | 3565.74 | 3744.03 | 3931.23 | 4127.79 | 4334.18 |
|   | A | 38,811  | 40,751  | 42,789  | 44,928  | 47,175  | 49,534  | 52,010  |
|   | H | 18.659  | 19.592  | 20.572  | 21.600  | 22.680  | 23.814  | 25.005  |
|   | B | 1492.72 | 1567.36 | 1645.73 | 1728.01 | 1814.41 | 1905.13 | 2000.39 |
| 36.0  | M | 3313.12 | 3478.77 | 3652.71 | 3835.35 | 4027.11 | 4228.47 | 4439.89 |
|   | A | 39,757  | 41,745  | 43,833  | 46,024  | 48,325  | 50,742  | 53,279  |
|   | H | 19.114  | 20.070  | 21.073  | 22.127  | 23.233  | 24.395  | 25.615  |
|   | B | 1529.13 | 1605.59 | 1685.87 | 1770.16 | 1858.67 | 1951.60 | 2049.18 |
| 36.5  | M | 3395.94 | 3565.74 | 3744.03 | 3931.23 | 4127.79 | 4334.18 | 4550.89 |
|   | A | 40,751  | 42,789  | 44,928  | 47,175  | 49,534  | 52,010  | 54,611  |
|   | H | 19.592  | 20.572  | 21.600  | 22.680  | 23.814  | 25.005  | 26.255  |
|   | B | 1567.36 | 1645.73 | 1728.01 | 1814.41 | 1905.13 | 2000.39 | 2100.41 |
| 37.0  | M | 3478.77 | 3652.71 | 3835.35 | 4027.11 | 4228.47 | 4439.89 | 4661.89 |
|   | A | 41,745  | 43,833  | 46,024  | 48,325  | 50,742  | 53,279  | 55,943  |
|   | H | 20.070  | 21.073  | 22.127  | 23.233  | 24.395  | 25.615  | 26.896  |
|   | B | 1605.59 | 1685.87 | 1770.16 | 1858.67 | 1951.60 | 2049.18 | 2151.64 |
| 37.5  | M | 3565.74 | 3744.03 | 3931.23 | 4127.79 | 4334.18 | 4550.89 | 4778.44 |
|   | A | 42,789  | 44,928  | 47,175  | 49,534  | 52,010  | 54,611  | 57,341  |
|   | H | 20.572  | 21.600  | 22.680  | 23.814  | 25.005  | 26.255  | 27.568  |
|   | B | 1645.73 | 1728.01 | 1814.41 | 1905.13 | 2000.39 | 2100.41 | 2205.43 |
| 38.0  | M | 3652.71 | 3835.35 | 4027.11 | 4228.47 | 4439.89 | 4661.89 | 4894.98 |
|   | A | 43,833  | 46,024  | 48,325  | 50,742  | 53,279  | 55,943  | 58,740  |
|   | H | 21.073  | 22.127  | 23.233  | 24.395  | 25.615  | 26.896  | 28.240  |
|   | B | 1685.87 | 1770.16 | 1858.67 | 1951.60 | 2049.18 | 2151.64 | 2259.22 |
| 38.5  | M | 3744.03 | 3931.23 | 4127.79 | 4334.18 | 4550.89 | 4778.44 | 5017.36 |
|   | A | 44,928  | 47,175  | 49,534  | 52,010  | 54,611  | 57,341  | 60,208  |
|   | H | 21.600  | 22.680  | 23.814  | 25.005  | 26.255  | 27.568  | 28.946  |
|   | B | 1728.01 | 1814.41 | 1905.13 | 2000.39 | 2100.41 | 2205.43 | 2315.70 |
| 39.0  | M | 3835.35 | 4027.11 | 4228.47 | 4439.89 | 4661.89 | 4894.98 | 5139.73 |
|   | A | 46,024  | 48,325  | 50,742  | 53,279  | 55,943  | 58,740  | 61,677  |
|   | H | 22.127  | 23.233  | 24.395  | 25.615  | 26.896  | 28.240  | 29.652  |
|   | B | 1770.16 | 1858.67 | 1951.60 | 2049.18 | 2151.64 | 2259.22 | 2372.18 |
| 39.5  | M | 3931.23 | 4127.79 | 4334.18 | 4550.89 | 4778.44 | 5017.36 | 5268.22 |
|   | A | 47,175  | 49,534  | 52,010  | 54,611  | 57,341  | 60,208  | 63,219  |
|   | H | 22.680  | 23.814  | 25.005  | 26.255  | 27.568  | 28.946  | 30.394  |
|   | B | 1814.41 | 1905.13 | 2000.39 | 2100.41 | 2205.43 | 2315.70 | 2431.49 |

| CITY OF YORK                                      |   |         |         |         |         |         |         |         |
|---|---|---------|---------|---------|---------|---------|---------|---------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |         |         |         |         |         |         |         |
| Pay Grade   |   | Step 1  | Step 2  | Step 3  | Step 4  | Step 5  | Step 6  | Step 7  |
| 40.0  | M | 4027.11 | 4228.47 | 4439.89 | 4661.89 | 4894.98 | 5139.73 | 5396.72 |
|   | A | 48,325  | 50,742  | 53,279  | 55,943  | 58,740  | 61,677  | 64,761  |
|   | H | 23.233  | 24.395  | 25.615  | 26.896  | 28.240  | 29.652  | 31.135  |
|   | B | 1858.67 | 1951.60 | 2049.18 | 2151.64 | 2259.22 | 2372.18 | 2490.79 |
| 40.5  | M | 4127.79 | 4334.18 | 4550.89 | 4778.44 | 5017.36 | 5268.22 | 5531.64 |
|   | A | 49,534  | 52,010  | 54,611  | 57,341  | 60,208  | 63,219  | 66,380  |
|   | H | 23.814  | 25.005  | 26.255  | 27.568  | 28.946  | 30.394  | 31.913  |
|   | B | 1905.13 | 2000.39 | 2100.41 | 2205.43 | 2315.70 | 2431.49 | 2553.06 |
| 41.0  | M | 4228.47 | 4439.89 | 4661.89 | 4894.98 | 5139.73 | 5396.72 | 5666.55 |
|   | A | 50,742  | 53,279  | 55,943  | 58,740  | 61,677  | 64,761  | 67,999  |
|   | H | 24.395  | 25.615  | 26.896  | 28.240  | 29.652  | 31.135  | 32.692  |
|   | B | 1951.60 | 2049.18 | 2151.64 | 2259.22 | 2372.18 | 2490.79 | 2615.33 |
| 41.5  | M | 4334.18 | 4550.89 | 4778.44 | 5017.36 | 5268.22 | 5531.64 | 5808.22 |
|   | A | 52,010  | 54,611  | 57,341  | 60,208  | 63,219  | 66,380  | 69,699  |
|   | H | 25.005  | 26.255  | 27.568  | 28.946  | 30.394  | 31.913  | 33.509  |
|   | B | 2000.39 | 2100.41 | 2205.43 | 2315.70 | 2431.49 | 2553.06 | 2680.72 |
| 42.0  | M | 4439.89 | 4661.89 | 4894.98 | 5139.73 | 5396.72 | 5666.55 | 5949.88 |
|   | A | 53,279  | 55,943  | 58,740  | 61,677  | 64,761  | 67,999  | 71,399  |
|   | H | 25.615  | 26.896  | 28.240  | 29.652  | 31.135  | 32.692  | 34.326  |
|   | B | 2049.18 | 2151.64 | 2259.22 | 2372.18 | 2490.79 | 2615.33 | 2746.10 |
| 42.5  | M | 4550.89 | 4778.44 | 5017.36 | 5268.22 | 5531.64 | 5808.22 | 6098.63 |
|   | A | 54,611  | 57,341  | 60,208  | 63,219  | 66,380  | 69,699  | 73,184  |
|   | H | 26.255  | 27.568  | 28.946  | 30.394  | 31.913  | 33.509  | 35.184  |
|   | B | 2100.41 | 2205.43 | 2315.70 | 2431.49 | 2553.06 | 2680.72 | 2814.75 |
| 43.0  | M | 4661.89 | 4894.98 | 5139.73 | 5396.72 | 5666.55 | 5949.88 | 6247.38 |
|   | A | 55,943  | 58,740  | 61,677  | 64,761  | 67,999  | 71,399  | 74,969  |
|   | H | 26.896  | 28.240  | 29.652  | 31.135  | 32.692  | 34.326  | 36.043  |
|   | B | 2151.64 | 2259.22 | 2372.18 | 2490.79 | 2615.33 | 2746.10 | 2883.40 |
| 43.5  | M | 4778.44 | 5017.36 | 5268.22 | 5531.64 | 5808.22 | 6098.63 | 6403.56 |
|   | A | 57,341  | 60,208  | 63,219  | 66,380  | 69,699  | 73,184  | 76,843  |
|   | H | 27.568  | 28.946  | 30.394  | 31.913  | 33.509  | 35.184  | 36.944  |
|   | B | 2205.43 | 2315.70 | 2431.49 | 2553.06 | 2680.72 | 2814.75 | 2955.49 |
| 44.0  | M | 4894.98 | 5139.73 | 5396.72 | 5666.55 | 5949.88 | 6247.38 | 6559.74 |
|   | A | 58,740  | 61,677  | 64,761  | 67,999  | 71,399  | 74,969  | 78,717  |
|   | H | 28.240  | 29.652  | 31.135  | 32.692  | 34.326  | 36.043  | 37.845  |
|   | B | 2259.22 | 2372.18 | 2490.79 | 2615.33 | 2746.10 | 2883.40 | 3027.57 |
| 44.5  | M | 5017.36 | 5268.22 | 5531.64 | 5808.22 | 6098.63 | 6403.56 | 6723.74 |
|   | A | 60,208  | 63,219  | 66,380  | 69,699  | 73,184  | 76,843  | 80,685  |
|   | H | 28.946  | 30.394  | 31.913  | 33.509  | 35.184  | 36.944  | 38.791  |
|   | B | 2315.70 | 2431.49 | 2553.06 | 2680.72 | 2814.75 | 2955.49 | 3103.26 |

| CITY OF YORK                                      |   |         |         |         |         |         |         |         |
|---|---|---------|---------|---------|---------|---------|---------|---------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |         |         |         |         |         |         |         |
| Pay Grade   |   | Step 1  | Step 2  | Step 3  | Step 4  | Step 5  | Step 6  | Step 7  |
| 45.0  | M | 5139.73 | 5396.72 | 5666.55 | 5949.88 | 6247.38 | 6559.74 | 6887.73 |
|   | A | 61,677  | 64,761  | 67,999  | 71,399  | 74,969  | 78,717  | 82,653  |
|   | H | 29.652  | 31.135  | 32.692  | 34.326  | 36.043  | 37.845  | 39.737  |
|   | B | 2372.18 | 2490.79 | 2615.33 | 2746.10 | 2883.40 | 3027.57 | 3178.95 |
| 45.5  | M | 5268.22 | 5531.64 | 5808.22 | 6098.63 | 6403.56 | 6723.74 | 7059.92 |
|   | A | 63,219  | 66,380  | 69,699  | 73,184  | 76,843  | 80,685  | 84,719  |
|   | H | 30.394  | 31.913  | 33.509  | 35.184  | 36.944  | 38.791  | 40.730  |
|   | B | 2431.49 | 2553.06 | 2680.72 | 2814.75 | 2955.49 | 3103.26 | 3258.43 |
| 46.0  | M | 5396.72 | 5666.55 | 5949.88 | 6247.38 | 6559.74 | 6887.73 | 7232.12 |
|   | A | 64,761  | 67,999  | 71,399  | 74,969  | 78,717  | 82,653  | 86,785  |
|   | H | 31.135  | 32.692  | 34.326  | 36.043  | 37.845  | 39.737  | 41.724  |
|   | B | 2490.79 | 2615.33 | 2746.10 | 2883.40 | 3027.57 | 3178.95 | 3337.90 |
| 46.5  | M | 5531.64 | 5808.22 | 6098.63 | 6403.56 | 6723.74 | 7059.92 | 7412.92 |
|   | A | 66,380  | 69,699  | 73,184  | 76,843  | 80,685  | 84,719  | 88,955  |
|   | H | 31.913  | 33.509  | 35.184  | 36.944  | 38.791  | 40.730  | 42.767  |
|   | B | 2553.06 | 2680.72 | 2814.75 | 2955.49 | 3103.26 | 3258.43 | 3421.35 |
| 47.0  | M | 5666.55 | 5949.88 | 6247.38 | 6559.74 | 6887.73 | 7232.12 | 7593.72 |
|   | A | 67,999  | 71,399  | 74,969  | 78,717  | 82,653  | 86,785  | 91,125  |
|   | H | 32.692  | 34.326  | 36.043  | 37.845  | 39.737  | 41.724  | 43.810  |
|   | B | 2615.33 | 2746.10 | 2883.40 | 3027.57 | 3178.95 | 3337.90 | 3504.80 |
| 47.5  | M | 5808.22 | 6098.63 | 6403.56 | 6723.74 | 7059.92 | 7412.92 | 7783.57 |
|   | A | 69,699  | 73,184  | 76,843  | 80,685  | 84,719  | 88,955  | 93,403  |
|   | H | 33.509  | 35.184  | 36.944  | 38.791  | 40.730  | 42.767  | 44.905  |
|   | B | 2680.72 | 2814.75 | 2955.49 | 3103.26 | 3258.43 | 3421.35 | 3592.42 |
| 48.0  | M | 5949.88 | 6247.38 | 6559.74 | 6887.73 | 7232.12 | 7593.72 | 7973.41 |
|   | A | 71,399  | 74,969  | 78,717  | 82,653  | 86,785  | 91,125  | 95,681  |
|   | H | 34.326  | 36.043  | 37.845  | 39.737  | 41.724  | 43.810  | 46.000  |
|   | B | 2746.10 | 2883.40 | 3027.57 | 3178.95 | 3337.90 | 3504.80 | 3680.04 |
| 48.5  | M | 6098.63 | 6403.56 | 6723.74 | 7059.92 | 7412.92 | 7783.57 | 8172.75 |
|   | A | 73,184  | 76,843  | 80,685  | 84,719  | 88,955  | 93,403  | 98,073  |
|   | H | 35.184  | 36.944  | 38.791  | 40.730  | 42.767  | 44.905  | 47.150  |
|   | B | 2814.75 | 2955.49 | 3103.26 | 3258.43 | 3421.35 | 3592.42 | 3772.04 |
| 49.0  | M | 6247.38 | 6559.74 | 6887.73 | 7232.12 | 7593.72 | 7973.41 | 8372.08 |
|   | A | 74,969  | 78,717  | 82,653  | 86,785  | 91,125  | 95,681  | 100,465 |
|   | H | 36.043  | 37.845  | 39.737  | 41.724  | 43.810  | 46.000  | 48.300  |
|   | B | 2883.40 | 3027.57 | 3178.95 | 3337.90 | 3504.80 | 3680.04 | 3864.04 |
| 49.5  | M | 6403.56 | 6723.74 | 7059.92 | 7412.92 | 7783.57 | 8172.75 | 8581.38 |
|   | A | 76,843  | 80,685  | 84,719  | 88,955  | 93,403  | 98,073  | 102,977 |
|   | H | 36.944  | 38.791  | 40.730  | 42.767  | 44.905  | 47.150  | 49.508  |
|   | B | 2955.49 | 3103.26 | 3258.43 | 3421.35 | 3592.42 | 3772.04 | 3960.64 |

| CITY OF YORK                                      |   |         |         |         |         |         |          |          |
|---|---|---------|---------|---------|---------|---------|----------|----------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |         |         |         |         |         |          |          |
| Pay Grade   |   | Step 1  | Step 2  | Step 3  | Step 4  | Step 5  | Step 6   | Step 7   |
| 50.0  | M | 6559.74 | 6887.73 | 7232.12 | 7593.72 | 7973.41 | 8372.08  | 8790.68  |
|   | A | 78,717  | 82,653  | 86,785  | 91,125  | 95,681  | 100,465  | 105,488  |
|   | H | 37.845  | 39.737  | 41.724  | 43.810  | 46.000  | 48.300   | 50.715   |
|   | B | 3027.57 | 3178.95 | 3337.90 | 3504.80 | 3680.04 | 3864.04  | 4057.24  |
| 50.5  | M | 6723.74 | 7059.92 | 7412.92 | 7783.57 | 8172.75 | 8581.38  | 9010.45  |
|   | A | 80,685  | 84,719  | 88,955  | 93,403  | 98,073  | 102,977  | 108,125  |
|   | H | 38.791  | 40.730  | 42.767  | 44.905  | 47.150  | 49.508   | 51.983   |
|   | B | 3103.26 | 3258.43 | 3421.35 | 3592.42 | 3772.04 | 3960.64  | 4158.67  |
| 51.0  | M | 6887.73 | 7232.12 | 7593.72 | 7973.41 | 8372.08 | 8790.68  | 9230.22  |
|   | A | 82,653  | 86,785  | 91,125  | 95,681  | 100,465 | 105,488  | 110,763  |
|   | H | 39.737  | 41.724  | 43.810  | 46.000  | 48.300  | 50.715   | 53.251   |
|   | B | 3178.95 | 3337.90 | 3504.80 | 3680.04 | 3864.04 | 4057.24  | 4260.10  |
| 51.5  | M | 7059.92 | 7412.92 | 7783.57 | 8172.75 | 8581.38 | 9010.45  | 9460.97  |
|   | A | 84,719  | 88,955  | 93,403  | 98,073  | 102,977 | 108,125  | 113,532  |
|   | H | 40.730  | 42.767  | 44.905  | 47.150  | 49.508  | 51.983   | 54.583   |
|   | B | 3258.43 | 3421.35 | 3592.42 | 3772.04 | 3960.64 | 4158.67  | 4366.60  |
| 52.0  | M | 7232.12 | 7593.72 | 7973.41 | 8372.08 | 8790.68 | 9230.22  | 9691.73  |
|   | A | 86,785  | 91,125  | 95,681  | 100,465 | 105,488 | 110,763  | 116,301  |
|   | H | 41.724  | 43.810  | 46.000  | 48.300  | 50.715  | 53.251   | 55.914   |
|   | B | 3337.90 | 3504.80 | 3680.04 | 3864.04 | 4057.24 | 4260.10  | 4473.11  |
| 52.5  | M | 7412.92 | 7783.57 | 8172.75 | 8581.38 | 9010.45 | 9460.97  | 9934.02  |
|   | A | 88,955  | 93,403  | 98,073  | 102,977 | 108,125 | 113,532  | 119,208  |
|   | H | 42.767  | 44.905  | 47.150  | 49.508  | 51.983  | 54.583   | 57.312   |
|   | B | 3421.35 | 3592.42 | 3772.04 | 3960.64 | 4158.67 | 4366.60  | 4584.93  |
| 53.0  | M | 7593.72 | 7973.41 | 8372.08 | 8790.68 | 9230.22 | 9691.73  | 10176.32 |
|   | A | 91,125  | 95,681  | 100,465 | 105,488 | 110,763 | 116,301  | 122,116  |
|   | H | 43.810  | 46.000  | 48.300  | 50.715  | 53.251  | 55.914   | 58.710   |
|   | B | 3504.80 | 3680.04 | 3864.04 | 4057.24 | 4260.10 | 4473.11  | 4696.76  |
| 53.5  | M | 7783.57 | 8172.75 | 8581.38 | 9010.45 | 9460.97 | 9934.02  | 10430.72 |
|   | A | 93,403  | 98,073  | 102,977 | 108,125 | 113,532 | 119,208  | 125,169  |
|   | H | 44.905  | 47.150  | 49.508  | 51.983  | 54.583  | 57.312   | 60.177   |
|   | B | 3592.42 | 3772.04 | 3960.64 | 4158.67 | 4366.60 | 4584.93  | 4814.18  |
| 54.0  | M | 7973.41 | 8372.08 | 8790.68 | 9230.22 | 9691.73 | 10176.32 | 10685.13 |
|   | A | 95,681  | 100,465 | 105,488 | 110,763 | 116,301 | 122,116  | 128,222  |
|   | H | 46.000  | 48.300  | 50.715  | 53.251  | 55.914  | 58.710   | 61.645   |
|   | B | 3680.04 | 3864.04 | 4057.24 | 4260.10 | 4473.11 | 4696.76  | 4931.60  |
| 54.5  | M | 8172.75 | 8581.38 | 9010.45 | 9460.97 | 9934.02 | 10430.72 | 10952.26 |
|   | A | 98,073  | 102,977 | 108,125 | 113,532 | 119,208 | 125,169  | 131,427  |
|   | H | 47.150  | 49.508  | 51.983  | 54.583  | 57.312  | 60.177   | 63.186   |
|   | B | 3772.04 | 3960.64 | 4158.67 | 4366.60 | 4584.93 | 4814.18  | 5054.89  |

| CITY OF YORK                                      |   |          |          |          |          |          |          |          |
|---|---|----------|----------|----------|----------|----------|----------|----------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |          |          |          |          |          |          |          |
| Pay Grade   |   | Step 1   | Step 2   | Step 3   | Step 4   | Step 5   | Step 6   | Step 7   |
| 55.0  | M | 8372.08  | 8790.68  | 9230.22  | 9691.73  | 10176.32 | 10685.13 | 11219.39 |
|   | A | 100,465  | 105,488  | 110,763  | 116,301  | 122,116  | 128,222  | 134,633  |
|   | H | 48.300   | 50.715   | 53.251   | 55.914   | 58.710   | 61.645   | 64.727   |
|   | B | 3864.04  | 4057.24  | 4260.10  | 4473.11  | 4696.76  | 4931.60  | 5178.18  |
| 55.5  | M | 8581.38  | 9010.45  | 9460.97  | 9934.02  | 10430.72 | 10952.26 | 11499.87 |
|   | A | 102,977  | 108,125  | 113,532  | 119,208  | 125,169  | 131,427  | 137,998  |
|   | H | 49.508   | 51.983   | 54.583   | 57.312   | 60.177   | 63.186   | 66.345   |
|   | B | 3960.64  | 4158.67  | 4366.60  | 4584.93  | 4814.18  | 5054.89  | 5307.63  |
| 56.0  | M | 8790.68  | 9230.22  | 9691.73  | 10176.32 | 10685.13 | 11219.39 | 11780.36 |
|   | A | 105,488  | 110,763  | 116,301  | 122,116  | 128,222  | 134,633  | 141,364  |
|   | H | 50.715   | 53.251   | 55.914   | 58.710   | 61.645   | 64.727   | 67.964   |
|   | B | 4057.24  | 4260.10  | 4473.11  | 4696.76  | 4931.60  | 5178.18  | 5437.09  |
| 56.5  | M | 9010.45  | 9460.97  | 9934.02  | 10430.72 | 10952.26 | 11499.87 | 12074.87 |
|   | A | 108,125  | 113,532  | 119,208  | 125,169  | 131,427  | 137,998  | 144,898  |
|   | H | 51.983   | 54.583   | 57.312   | 60.177   | 63.186   | 66.345   | 69.663   |
|   | B | 4158.67  | 4366.60  | 4584.93  | 4814.18  | 5054.89  | 5307.63  | 5573.02  |
| 57.0  | M | 9230.22  | 9691.73  | 10176.32 | 10685.13 | 11219.39 | 11780.36 | 12369.38 |
|   | A | 110,763  | 116,301  | 122,116  | 128,222  | 134,633  | 141,364  | 148,433  |
|   | H | 53.251   | 55.914   | 58.710   | 61.645   | 64.727   | 67.964   | 71.362   |
|   | B | 4260.10  | 4473.11  | 4696.76  | 4931.60  | 5178.18  | 5437.09  | 5708.94  |
| 57.5  | M | 9460.97  | 9934.02  | 10430.72 | 10952.26 | 11499.87 | 12074.87 | 12678.61 |
|   | A | 113,532  | 119,208  | 125,169  | 131,427  | 137,998  | 144,898  | 152,143  |
|   | H | 54.583   | 57.312   | 60.177   | 63.186   | 66.345   | 69.663   | 73.146   |
|   | B | 4366.60  | 4584.93  | 4814.18  | 5054.89  | 5307.63  | 5573.02  | 5851.67  |
| 58.0  | M | 9691.73  | 10176.32 | 10685.13 | 11219.39 | 11780.36 | 12369.38 | 12987.85 |
|   | A | 116,301  | 122,116  | 128,222  | 134,633  | 141,364  | 148,433  | 155,854  |
|   | H | 55.914   | 58.710   | 61.645   | 64.727   | 67.964   | 71.362   | 74.930   |
|   | B | 4473.11  | 4696.76  | 4931.60  | 5178.18  | 5437.09  | 5708.94  | 5994.39  |
| 58.5  | M | 9934.02  | 10430.72 | 10952.26 | 11499.87 | 12074.87 | 12678.61 | 13312.54 |
|   | A | 119,208  | 125,169  | 131,427  | 137,998  | 144,898  | 152,143  | 159,750  |
|   | H | 57.312   | 60.177   | 63.186   | 66.345   | 69.663   | 73.146   | 76.803   |
|   | B | 4584.93  | 4814.18  | 5054.89  | 5307.63  | 5573.02  | 5851.67  | 6144.25  |
| 59.0  | M | 10176.32 | 10685.13 | 11219.39 | 11780.36 | 12369.38 | 12987.85 | 13637.24 |
|   | A | 122,116  | 128,222  | 134,633  | 141,364  | 148,433  | 155,854  | 163,647  |
|   | H | 58.710   | 61.645   | 64.727   | 67.964   | 71.362   | 74.930   | 78.676   |
|   | B | 4696.76  | 4931.60  | 5178.18  | 5437.09  | 5708.94  | 5994.39  | 6294.11  |
| 59.5  | M | 10430.72 | 10952.26 | 11499.87 | 12074.87 | 12678.61 | 13312.54 | 13978.17 |
|   | A | 125,169  | 131,427  | 137,998  | 144,898  | 152,143  | 159,750  | 167,738  |
|   | H | 60.177   | 63.186   | 66.345   | 69.663   | 73.146   | 76.803   | 80.643   |
|   | B | 4814.18  | 5054.89  | 5307.63  | 5573.02  | 5851.67  | 6144.25  | 6451.46  |

| CITY OF YORK                                      |   |          |          |          |          |          |          |          |
|---|---|----------|----------|----------|----------|----------|----------|----------|
| FINAL 2023-2024 PAY SCHEDULES (Effective 9/25/23) |   |          |          |          |          |          |          |          |
| Pay   |   |          |          |          |          |          |          |          |
| Grade   |   | Step 1   | Step 2   | Step 3   | Step 4   | Step 5   | Step 6   | Step 7   |
| 60.0  | M | 10685.13 | 11219.39 | 11780.36 | 12369.38 | 12987.85 | 13637.24 | 14319.10 |
|   | A | 128,222  | 134,633  | 141,364  | 148,433  | 155,854  | 163,647  | 171,829  |
|   | H | 61.645   | 64.727   | 67.964   | 71.362   | 74.930   | 78.676   | 82.610   |
|   | B | 4931.60  | 5178.18  | 5437.09  | 5708.94  | 5994.39  | 6294.11  | 6608.82  |