

AGENDA
CITY COUNCIL, YORK, NEBRASKA
Thursday, June 19, 2025
5:30 PM

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

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on June 12, 2025
3. Pledge of Allegiance
4. Roll Call
5. Minutes of the June 5, 2025 meeting
6. Claims of Elected Officials
 - 6.1. Claim for Tony North of North Printing and Office Supply in the amount of \$3,275.08
 - 6.2. Claim for Jeff Pieper of Pieper's Inc. in the amount of \$1,632.62
 - 6.3. Claim for Jeff Pieper of Pieper's Pottys in the amount of \$180.00
7. Claims for the period of June 6 through June 19, 2025
8. Department Activities Reports for the month of May 2025
9. Cash Balances for the month of May 2025
10. City Administrator Report
11. Consider approval of special designated license for the Fraternal Order of Eagles, 605 N. Lincoln Ave, for a street dance/band on September 5, 2025

12. Consider approval of special designated license for the Fraternal Order of Eagles, 605 N. Lincoln Ave, for a Bloody Mary bar and outdoor beer garden on September 6, 2025
13. Consider approval of a special designated license from Fresh Foods York Inc, for a wine tasting at the York County Fair, 2345 N. Nebraska Ave, on July 31, 2025
14. Consider approval of a bid from Sabre Communication Corporation for the Fire Station communication tower in the amount of \$81,039.00
15. Mayor Appointment:
 - 15.1. Appointment of Jared Pack to the Anna Bemis Palmer Museum Advisory Board for a term ending July 15, 2028
16. Public Hearing on Special Use Permits
 - 16.1. Consider approval of a special use permit filed by EpWorks LLC for an RV park consisting of 20 full hook-up spots located on Irregular Tract #24 in 36-11-3, City of York
 - 16.2. Consider approval of a special use permit filed by Brandon Skelton for apartments in the lower level of a commercial building, located on Irregular Tract #52 in 7-10-2, City of York
17. Consider approval of #24-DTR-006 Facade Improvement Program to York Dance Center, 415 N. Platte Ave, for awnings and windows and doors, grant in the amount of \$22,160.60, total project cost \$29,547.46
18. Consider approval of #24-DTR-006 Facade Improvement Program to Colburn Consulting & Project Management, 207 E. 6th Street, for exterior repair/replacement, roof, awnings, windows and doors, grant in the amount of \$86,059.89, total project cost \$137,839.00
19. Consider approval of #24-DTR-006 Facade Improvement Program to First National Company, Heritage Realty, 111 E. 6th Street, for exterior repair/replacement, and awnings, grant in the amount of \$7,305.00, total project cost \$9,740.00
20. Second Reading:

Ordinance No. 2396 - to amend Chapter 28, Article II peddlers, Section 28-56 fees, to provide for an annual fee

 - 20.1. Suspend the rules for Ordinance No. 2396
 - 20.2. Passage of Ordinance No. 2396

21. Adjournment

Omaha Mayor John Ewing said he does not support worksite ICE raids, like at Glenn Valley Foods

JULIE ANDERSON
Omaha World-Herald

The day after U.S. Immigration and Customs Enforcement raided an Omaha meat processing plant, Omaha Mayor John Ewing said that he does not support worksite raids in the city.

He noted, however, that he has no influence on how raids are carried out. Instead, his administration has been working with community and advocacy groups since they found out about Tuesday's raid at Glenn Valley Foods to determine the facts and get help to impacted families.

"Certainly this does impact our community," he said. "And it does create fear."

The agents escorted workers from Glenn Valley Foods, 6824 J St. in Omaha onto a bus Tuesday after conducting the raid. A Department of Homeland Security spokeswoman said in a statement late Tuesday that the operation resulted in the arrest of 76 undocumented individuals.

Officials with ICE said in a statement that the agency executed a search warrant at Glenn Valley Foods "based on an ongoing criminal investigation into the large-scale employment of aliens without authorization to work in the United States." No other businesses were targeted, ICE said.

In a statement early Wednesday, ICE officials said Tuesday's raid was the largest worksite enforcement operation in Nebraska under the current Trump administration, which has "prioritized immigration enforcement efforts and strengthened focus on border security."

It also appears to be the largest immigration enforcement action in the state since 2018, when

ICE agents raided a tomato greenhouse, potato processing plant and cattle feedlot in O'Neill. More than 130 workers were detained and 17 people arrested in connection with an illegal employment service run by Juan Pablo Sanchez-Delgado, who took a cut of the undocumented workers' paychecks and failed to pay taxes.

While federal officials did not say where the workers on the bus were taken, relatives went to an ICE detention center on Avenue H.

Douglas County Board Chairman Roger Garcia said he supports the need to find and deal legally with individuals who are in the country illegally and have committed high-level crimes.

But most immigrants, those Omahans seen at construction sites, in restaurants and in schools, are simply working to support their families and contributing to the local economy, he said.

His wife's aunt was among those detained. She has lived in the area for decades and raised a family.

"We can assure you she wasn't involved in any high-level criminal activity," said Garcia, who represents part of South Omaha.

Her son was seeking to

arrange legal counsel, he said, but family members do not currently know where she is being detained.

What exactly will happen next remains unclear. But the action sparked protests at the plant. Later, about 400 protesters gathered near 33rd and L Streets, waving flags and signs as vehicles drove past. About 200 people were present at the peak of another protest at 72nd and Dodge Streets.

The raid came as tensions continue to build over immigration enforcement and responses in Los Angeles, where people protesting immigration raids have clashed with law enforcement. President Donald Trump has deployed National Guard troops and U.S. Marines. Large demonstrations also took place Tuesday in Los Angeles, New York, Chicago, Austin, and Washington D.C.

ICE officials, however, used harsher language in the agency's Wednesday statement. One undocumented individual from Honduras, said ICE acting director Todd Lyons, threatened with a box cutter federal agents "who were doing their job: protecting American citizens, the public and businesses who are being victimized through identity fraud." No agents were injured.

ICE officials said some of the individuals who had been detained had active local warrants, prior convictions for driving under the influence or had previously been deported.

Many now face additional federal charges: fraud and misuse of visas, permits and other documents; assaulting a federal officer; resisting arrest; illegal reentry; and use or misuse of social security numbers.

"Workforce enforcement remains a priority for ICE as it seeks to protect the nation's workforce, eradicate labor trafficking and hold employers accountable for practices that encourage illegal immigration," agency officials said in the statement.

Gary Rohwer, the CEO of Glenn Valley Foods, said that ICE showed up Tuesday morning with a list



NIKOS FRAZIER, OMAHA WORLD-HERALD

Douglas County Commissioner Roger Garcia speaks during a press conference to address Tuesday's U.S. Immigration and Customs Enforcement raid in Omaha on Wednesday, June 11, 2025. Omaha Mayor John Ewing, right, also spoke.

of the names of 97 people they wanted to screen. He said he expected all to be in compliance since the company had used the federal government's E-Verify system.

Rep. Don Bacon, R-Neb.,

said in a statement Tuesday that the warrant served at the plant was in relation to stolen identities. ICE, he said, verified that Glenn Valley complied fully with E-verify and "is a victim in this as well."

LEGAL NOTICES

VILLAGE OF McCool Junction Board of Trustees Regular Meeting Minutes June 1, 2024 AT 7:00 P.M.
Chairperson Browitt called the meeting to order at 7:02 p.m. Notice was posted in three public places and it was noted that the Open Meeting Act was posted in the meeting room for public inspection. Roll Call: White, Hoarty, VanWesten and, Browitt. Absent: Stevens. Also Present: Auman, Simcoe, and Lorimer. Motion to Approve the agenda was made by White, 2 nd by Hoarty. Ayes: All. Absent: Stevens. Public comments: none. Motion to approve the May 5, 2025 Regular Meeting minutes made by VanWesten, 2 nd by White. Ayes: All. Absent: Stevens. Motion to add Sandra Browitt and Kendra Stevens to Cornerstone accounts was made by VanWesten, 2 nd by White. Ayes: All. Absent: Stevens. Summer hours will be Monday-Thursday 7:00-12:00 & 1:00-3:00. Motion to close NDEE loan agreement was made by White, 2 nd by VanWesten. Ayes: All. Absent: Stevens. SENDD community survey will be coming out to our residents. This will have questions about what residents want to see in the future etc. Motion to approve Sewer bond payment was made by White, 2 nd by Hoarty. Ayes: All. Absent: Stevens. Motion to approve floodplain report was made by VanWesten, 2 nd by Hoarty. Ayes: All. Absent: Stevens. Motion to approve Nebraska Department of Transportation Municipality Agreement on State Projects was made by VanWesten, 2 nd by Hoarty. Ayes: All. Absent: Stevens. Motion to approve zoning report was made by White, 2 nd by VanWesten. Ayes: All. Absent: Stevens. Motion to approve the sale of the 6-way blade and box scraper for \$2500 was made by VanWesten, 2 nd by White. Ayes: All. Absent: Stevens. Motion to approve Utility report was made by VanWesten, 2 nd by Hoarty. Ayes: All. Absent: Stevens. Motion to approve Schoch Concrete Construction Inc. bid for the COOP street TIF project was made by Hoarty, 2 nd by Stevens. Ayes: All. Motion to accept the report was made by Hoarty, 2 nd by White. Ayes: All. Absent: Stevens. Motion to approve Treasurer's Report was made by White, 2 nd by VanWesten. Ayes: All. Motion to approve claims for May 2025 was made by Hoarty, 2 nd by VanWesten. Ayes: All. Absent: Stevens. Hoarty made the motion to adjourn, 2 nd by White. Ayes: All. Absent: Stevens. Meeting adjourned at 10:38 p.m. May Claims: BVV, legal, 625.00; Core & Main, 947.57; Critel Enterprises, service labor, 250.00; Dawson Electric, Park, 522.75; Great America Financial Services, copy/printer lease payment, 243.15; Jackson Services, rug/mop/towel services, 129.68; Mead Lumber, 55.94; Nebraska Dept. of environment & Energy loan payment, 10,394.81; Nebraska Generator Service, 1,171.74; Nebraska Public Health Environmental lab, testing, 47.00; Perennial Public Power District, 2814.43; Pieper's Inc., 42.18; Pioneer Research Corp., Degreaser, 1157.97; Sargent Drilling, 1350.00; Shokoski & Associates, 825.00; Windstream, fax/phone, 179.76; WyAd Enterprises, gravel/concrete, 1071.04; York Ace Hardware, 126.11; York Adopt-A-Pet, shelter fee, 150.00; Zito Media, internet, 122.00; Payroll 5/6, 6031.34; Payroll 5/20, 4614.93 ;1-to-1 Technologies, computer protection plans, 223.98; US Treasury, payroll taxes, 3297.24; Nebraska Dept. of Revenue, payroll taxes, 467.23; Cornerstone Bank, employee retirement, 4.82; Nebraska Dept. of Revenue sales & use tax, 463.76; UMB payment, 1918.44
June 12, 2025
COL-NE-1600600 ZNEZ

NOTICE OF PUBLIC MEETING
The Upper Big Blue Natural Resources District will hold the Board of Directors meeting on Thursday, June 19, 2025, at 7:00 p.m. in the NRD Administrative Office Building, 319 East 25th Street, York, Nebraska. The agenda, which is kept continually current, shall be readily available for public inspection at the same address, during normal business hours.
June 12, 2025
COL-NE-1600596 ZNEZ

Notice of Organization of Cedar Hollow, LLC SVEHLA LAW OFFICES, P.C., L.L.O.

NOTICE OF ORGANIZATION OF CEDAR HOLLOW, LLC
Notice is hereby given that CEDAR HOLLOW, LLC, a Nebraska limited liability company, has been organized under the laws of the State of Nebraska. The limited liability company was formed on December 3, 2024, and shall have perpetual existence. The general nature of its business is to engage in and do any lawful act concerning any and all lawful business for which a limited liability company may be organized under the laws of Nebraska, and for all other purposes authorized by law, to the same extent as natural persons might or could do. Its affairs shall be conducted by the Members pursuant to an Operating Agreement duly adopted by the Company. The address of the designated office is 1355 S. Country Club Ave., York NE 68467. Rex L. Rasmussen is the company's agent for service of process. His address is 1355 S. Country Club Ave., York NE 68467.
Kelly M. Thomas, Agent
Svehla Law Offices, P.C., L.L.O.
408 N. Platte Ave., Suite A
York, NE 68467
(402) 362-5506
June 12, 19, 26, 2025
COL-NE-1600604 ZNEZ

PUBLIC NOTICE ABANDONED & UNCLAIMED PERSONAL PROPERTY LEFT IN STORAGE UNITS
Storage units rented in the name of the following people will be liquidated and disposed of if payment arrangements aren't made by Monday June 30, 2025

Cathy Matz
This unit will be auctioned starting July 1, 2025 on Facebook.

14th Street Self Storage
PO Box 441
York, NE 68467
661.340.3853
June 5, 12, 19, 2025
COL-NE-1600591 ZNEZ

MCCOOL JUNCTION PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING MINUTES June 2, 2025

Planning and Zoning Commission Chairman Clark called the Regular Meeting to order at 8:00p.m. at the Village Office. Notice of this Meeting was published in the York News-Times and posted in Three public places. Roll Call: Chris Green, Jake Matzner, Matt Clark. Absent: Deb Brisk-Siebert and Sean Parker. At this time, Chairman Clark informed the public that the Open Meetings Act is posted on the wall of the Village Office for public inspection and review. Motion to approve the agenda was made by Green, 2nd by Matzner. Ayes: All. Absent: Brisk-Siebert and Parker. Motion carried. Sean Parker arrived at 8:03 p.m. Motion to approve April 24, 2025 regular meeting minutes was made by Green, 2 nd by Parker. Ayes: All. Absent: Brisk-Siebert. Motion carried. There were no unscheduled visitors. Deb Brisk-Siebert arrived at 8:04 p.m. Zoning Administrators report was made by Jerry Simcoe. Took recommendations to Mr. Coffey. They made the appropriate recommendation changes that there be a Utility easement along property lines and the plat map accurately represent the property with all buildings listed. Also discussed a recommendation to replat buildings to join 522 S First Ave. house so that the business can stay homebased with a home on the parcel. Motion to accept changes to the Final Plat was made by Parker, 2 nd by Matzner. Ayes: All. Motion carried. Motion to adjourn made by Brisk-Siebert, 2 nd by Parker. Ayes: All. Motion carried. Meeting adjourned at 9:00 p.m.
June 12, 2025
COL-NE-1600603 ZNEZ

NEBRASKA PUBLIC POWER DISTRICT LEGAL NOTICE

The June 2025 meeting of the Board of Directors of Nebraska Public Power District will be held Wednesday and Thursday, June 18-19, 2025, in Scottsbluff, Nebraska. All board proceedings will take place at the Hampton Inn and Suites Conference Center, 301 West Highway 26, Scottsbluff.

The schedule for NPPD's June 2025 Board meeting is as follows:

WEDNESDAY, JUNE 18, 2025
NPPD Board of Directors Meeting, including General Counsel Report - 1:00 p.m. MDT

THURSDAY, JUNE 19, 2025
Operations Committee - 8:30 a.m. MDT
Customer and Corporate Services Committee - 8:30 a.m. MDT

Board Strategic Business Matters - following Operations Committee and Customer & Corporate Services Committee
NPPD Board of Directors Meeting - following Board Strategic Business Session
Nuclear Committee of the Whole and Finance Committee of the Whole - will meet as part of the Board of Directors Meeting
Public Comments - 10:30 a.m. MDT

Because these meetings are being conducted outside of NPPD's General Office, no video stream or recording will be available.

It is possible that portions of the June 18-19, 2025, meetings will be held in Executive Session. Agendas for these meetings are kept continuously current and are available for public inspection during business hours at the office of the Assistant Secretary at the Columbus General Office, Columbus, Nebraska, or online at <https://www.nppd.com/about-us/live-streaming>. The agenda for the June 18-19, 2025, meeting includes, among other matters, consideration of a revised wholesale Large Customer Interruptible Rate Schedule (Special Power Product No. 8), a revised wholesale Pilot Program Demand Response Resource Rate Schedule (Special Power Product No. 11), a revised retail Interruptible Service Rider Rate Schedule, and a revised retail Pilot Program Demand Response Resource Rider Rate Schedule, all of which are proposed to become effective for service provided on and after July 1, 2025.

NEBRASKA PUBLIC POWER DISTRICT
June 12, 2025
COL-NE-1600601 ZNEZ

MCCOOL DEVELOPMENT CORPORATION REGULAR MEETING MINUTES June 1, 2024 AT 6:50 P.M.

President Hoarty called the meeting to order at 6:50 p.m. Notice was posted in 3 public places. Roll Call: Hoarty, VanWesten, White, Browitt. Absent: Stevens. Also Present: Auman, Simcoe, and Lorimer. Motion to Approve the agenda was made by White, 2 nd by VanWesten. Ayes: All. Absent: Stevens. President Hoarty noted that the Open Meetings Act is posted in the meeting room for public inspection and review. Public Comments: none. Approval of May meeting minutes was made by VanWesten, 2 nd by White. Ayes: All. Absent: Stevens. SENDD update: Basement was dug and poured. Motion to approve payment 1 of 3 for the amount of \$105,322.80 for the 1 st draw on construction contract was made by Browitt, 2 nd by White. Ayes: All. Absent: Stevens. Final sale paperwork was done and sale of lot 3 block 3 is complete. Motion to approve updates was made by Browitt, 2 nd by White. Ayes: All. Absent: Stevens. VanWesten made the motion to adjourn, 2 nd by White. Ayes: All. Absent: Stevens. Meeting adjourned at 7:01 p.m.
June 12, 2025
COL-NE-1600602 ZNEZ

NOTICE OF MEETING

Notice is hereby given that a budget workshop of the City Council as Committee of the Whole of the City of York, Nebraska, will be held immediately following the adjournment of the City Council meeting on Thursday, June 19, 2025 in the Council Chambers, York Municipal Building, 100 East 4th Street, which meeting will be open to the attendance of the public. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-363-2600. Requests need to be made by 5:00 p.m. on the Friday prior to the meeting.

Amanda Ring, City Clerk
June 12, 2025
COL-NE-1600554 ZNEZ

Legals

NOTICE OF MEETING

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, June 19, 2025 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. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-363-2600. Requests need to be made by 5:00 p.m. on the Friday prior to the meeting.

Amanda Ring, City Clerk
June 12, 2025
COL-NE-1600553 ZNEZ



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REGULAR MEETING
CITY COUNCIL – YORK, NEBRASKA
June 5, 2025
5:30 PM

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

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

Mayor: Barry Redfern: Present. Councilmembers: Jeff Pieper: Absent, Jeff McGregor: Present, Vicki Northrop: Present, Tony North: Present, Jennifer Sheppard: Absent, Stephen Postier: Present, Jerry Wilkinson: Present, Scott Van Esch: Absent. The following City Officials were present: City Administrator Dr. Sue Crawford, City Attorney Charley Campbell, Public Works Director James Paul, Planning Director Dan Aude, Parks and Recreation Director Cheree Folts, City Treasurer Pellie Thomas, Human Resources Director Denise Pfeifer and City Clerk Amanda Ring.

Notice of this meeting was given in advance thereof by publication in the York News Times on May 29, 2025, 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 May 15, 2025 meeting. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Claims of Elected Officials

Motion to approve the claim for Tony North of North Printing and Office Supply in the amount of \$800.53. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Abstain (With Conflict), Stephen Postier: Yea, Jerry Wilkinson: Yea.

Motion to approve the claim for Jeff Pieper of Pieper's Inc. in the amount of \$17,169.00. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Motion to approve the claim for Jeff Pieper of Pieper's Pottys in the amount of \$270.00. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Motion to approve the claim for Stephen Postier of the York County Development Corporation in the amount of \$8,797.83. Ayes with a motion by Jerry Wilkinson and a second by Jeff McGregor. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Abstain (With Conflict), Jerry Wilkinson: Yea.

Claims

Motion to approve the claims for May 16, 2025 through June 5, 2025. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

City Administrator Report

Dr. Crawford proclaimed the city is busy with all the summer activities happening. Outdoor recreation activities, library programs, street repair and mowing have all begun. The family aquatic center is still looking for lifeguards to help staff the swimming pool. If interested, a person can apply from the city's website or in person. The city is very appreciative of all those working hard to make all the opportunities available to the citizens of York. She shared the comprehensive plan review has begun. A public meeting will be held next Wednesday, June 11, at 5:30 pm. All the information is on the front page of the website. There are cards with a QR code for short surveys for citizens to complete available at many public facilities. The questions will change each month. The interactive website is available for the public to add comments and concerns.

Open Contract – American Legion

Dr. Crawford stated this needs to be done as it has been done in the past for council members with an affiliation, to be listed as a claim of an elected official.

Motion to approve the open contract with the American Legion for community projects. Ayes with a motion by Tony North and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Abstain (With Conflict), Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

SDLs for Sunset Bowl

Motion to approve the special designated licenses for Sunset Bowl Cornhole League, 1923 N. Lincoln Ave, dates as follows: June 20, June 27, July 11, July 18 and July 25, 2025. Ayes with a motion by Jerry Wilkinson and a second by Tony North. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Mayor Appointment

The Mayor thanked Jerry Clinch for his time served on the Library Advisory Board.

Motion to approve the appointment of Leanna Hawley to the Library Advisory Board for a term ending July 1, 2028. Ayes with a motion by Tony North and a second by Jeff McGregor. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Resolution 2025-13 -Surplus Property

RESOLUTION 2025-13

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 COUNCILOF 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.

EXHIBIT A

UNIT #	YEAR	DESCRIPTION	DEPARTMENT	VALUATION	SERIAL #
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		Miscellaneous supplies/equipment: Rusted filing cabinet, broken lounge chair, broken bench, hose,	FAC		
120	2009	Chevy Colorado	Street		
234	2019	Wachs Valve Exerciser	Water		
104	1999	Ford F250 Pickup	Street		
129	2001	Kelly Creswell Paint Striper	Street		
	1988	Ford F800 6-ton Single Axle Dump Truck			

Motion to approve Resolution 2025-13; to declare certain city property surplus and authorize disposition of surplus property. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Scott Van Esch: Absent, Jeff McGregor: Yea, Vicki Northrop: Yea, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea.

Ordinance No. 2396 –

ORDINANCE NO. 2396

AN ORDINANCE TO AMEND CHAPTER 28, ARTICLE II PEDDLERS, SECTION 28-56 FEES, TO PROVIDE FOR AN ANNUAL FEE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS ORDINANCE.

This was the first reading of Ordinance No. 2396. The second reading will be June 19, 2025.

Ordinance Committee Report on Food Trucks

The ordinance committee shared conversation had regarding food trucks and permitting. Discussion was had about adding the operation of food trucks to the peddler's permit application. Any agricultural products are exempt from a peddler's permit in the State of Nebraska. It was decided not to add food trucks from the peddler's permit. Councilmember Wilkinson shared he agreed it shouldn't be included in the peddler's permit portion, but should likely have its own ordinance for regulation. He shared that you have to have a food license and a sales tax ID to operate a food truck by state law. Councilmember Wilkinson shared his expertise with the requirements of the state and other surrounding counties and cities for the operation of a food truck. The only enforcement from the state for food trucks is a food inspector, and he stated there are only a couple food inspectors in the state currently. The suggestion was made to have food trucks file with the city their tax ID number, contact person, permit fee and business address for the food truck operator as a tracking tool. Discussion was had about the difference between cottage food laws and having a license to operate a food truck. Charley reported that food truck laws have been discussed in the legislature for several years. Dan shared that a couple of city employees had been tasked with enforcing the ordinances put in place. He stated that the language in the ordinance makes it difficult to regulate food trucks and other peddlers. Other discussion was had about the new permitting system and how integration for a change with food truck permitting would function. It was stated that food truck information is currently on the city's website. It was recommended to conduct more research with other cities to determine the best way to proceed.

Adjournment

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 6:03 p.m.

Amanda Ring, City Clerk

Barry Redfern, Mayor

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-00010	GALE	4	663.55	N		
01-00110	MATHESON TRI-GAS	1	84.05	N		
01-00120	JACKSON SERVICES INC	10	745.08	N		
01-00200	NEBRASKA MACHINERY CO	2	3,861.84	N		
01-00210	EAKES OFFICE PLUS	2	393.36	N		
01-00230	CORNHUSKER STATE IND.	1	37.00	N		
01-00290	NORTH PRINTING & OFFICE S	11	3,275.08	N		
01-00340	BOUND TREE MEDICAL LLC	4	927.66	N		
01-00360	CITY OF YORK	1	296.29	N		
01-00540	GLOBAL TECH, INC.	8	2,952.48	N		
01-00570	SUMMIT FIRE PROTECTION	1	372.05	N		
01-00640	NEBRASKA PUBLIC POWER DIS	4	46,834.54	N		
01-00710	OVERLAND SAND & GRAVEL	1	262.50	N		
01-00750	PIEPERS INC	4	1,632.62	N		
01-00780	PRESTO X COMPANY	13	874.06	N		
01-00800	BURST, LLC	43	2,579.35	N		
01-00911	CORNERSTONE INS GROUP	1	799.00	N		
01-00990	ANGLE, MURPHY & CAMPBELL,	1	120.52	N		
01-01090	BAKER & TAYLOR, INC	6	1,590.41	N		
01-01290	GRAND CENTRAL FOODS, INC.	12	532.36	N		
01-01330	JLC, INCORPORATED	6	308.74	N		
01-01340	KOPCHOS SANITATION, INC	10	2,233.00	N		
01-01350	PROTEX CENTRAL INC.	1	140.00	N		
01-01470	SERVI-TECH LABORATORIES	3	525.00	N		
01-01510	HACH CO.	3	374.72	N		
01-01880	FEDERAL LICENSING, INC.	1	135.00	N		
01-02010	YORK EQUIPMENT, INC.	3	2,630.33	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-02080	TYLER TECHNOLOGIES - INCO	2	3,109.17	N			
01-02210	NE DOOR & WINDOW LLC YORK	1	599.41	N			
01-02230	MCCORMICK HEATING & AC	4	1,149.16	N			
01-02250	MILLER SEED & SUPPLY CO	5	5,489.83	N			
01-02500	YORK FARM SUPPLYLLC	1	637.00	N			
01-02530	PEPSI COLA OF LINCOLN/ TO	5	2,376.46	N			
01-02560	CITYSERVICEVALCON LLC	1	8.06	N			
01-02680	SCHEMMER ASSOCIATES	1	10,249.19	N			
01-02920	FALLER LANDSCAPE	1	345.39	N			
01-03020	MICHAEL QUBTY	1	155.88	Y			
01-03360	DIAMOND VOGEL PAINT CENTE	1	6,656.00	N			
01-03590	PENNER'S TIRE & AUTO	2	529.94	N			
01-04240	NE DEPT OF REVENUE	1	36.25	N			
01-05310	SAPP BROTHERS PETROLEUM,	5	4,357.29	N			
01-05800	NATIONAL LEAGUE OF CITIES	1	1,314.00	N			
01-0599	RYAN STASTNY	1	640.00	Y			
01-06120	NEBRASKA RURAL WATER ASSO	1	1,600.00	N			
01-06410	CASH-WA DISTRIBUTING	5	5,573.72	N			
01-09090	WINDSTREAM	1	45.53	N			
01-1	MISCELLANEOUS VENDOR	9	2,894.09	N			
01-10020	YORK COUNTY REGISTER OF D	1	68.00	N			
01-10110	BADGER METER INC	1	484.08	N			
01-11020	CENTRAL COMM COLLEGE	1	1,344.00	N			
01-11190	MEAD LUMBER & RENTAL	2	382.20	N			
01-11220	PAUL DAVIS RESTORATION &	1	300.00	N			
01-14020	OMAHA STAGE EQUIPMENT INC	1	26,743.00	N			
01-14410	LINCOLN WINWATERWORKS	5	38,833.18	N			

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-14460	HIEBNER BODY SHOP	1	88.41	N			
01-14880	ALFRED BENESCH & CO	3	18,727.62	N			
01-15000	ROLLNRACK LLC	1	122.00	Y			
01-15280	ERICK BREKKE	1	168.77	N			
01-15560	OMAHA TRUCK CENTER	1	6,891.41	N			
01-15940	MED-TECH RESOURCE INC	2	2,152.42	N			
01-15980	HDR ENGINEERING INC	1	5,925.93	N			
01-16710	ONE CALL CONCEPTS INC	2	270.83	N			
01-16900	AQUA-CHEM INC	5	8,082.20	N			
01-17530	B F T, LP	1	276.79	Y			
01-17960	WILLIAM LEE LUNDY	1	150.00	Y			
01-18350	METERING & TECHNOLOGY SOL	1	1,405.81	N			
01-18700	PIEPERS POTTYS	1	180.00	N			
01-19370	NE TECHNOLOGY & TELECOMMU	2	143.72	N			
01-19450	GERHOLD CONCRETE CO INC	2	3,070.83	N			
01-20850	DEARBORN LIFE INSURANCE C	1	2,113.45	N			
01-21770	JANSSEN FORD	2	698.18	N			
01-22050	HEAVY METAL SUPPLY CO	11	723.41	N			
01-22100	SLACK AUTO SUPPLY LLC	1	58.87	N			
01-22660	SPECTRUM ENTERPRISE	1	11.19	N			
01-23820	MACQUEEN EMERGENCY GROUP	2	1,341.82	N			
01-24090	AXIA PAYMENTS	1	11.38	N			
01-24250	JEFFERSON COMMUNITY HEALT	1	5.00	N			
01-24440	QUALITY SOUND & COMMUNICA	1	35.00	Y			
01-24570	NE DEPT OF TRANSPORTATION	1	25.00	N			
01-25080	DEARBORN NATIONAL-VOLFIR	1	159.60	N			
01-25370	BRANDON LAMBERT	1	54.73	N			

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-25530	SAM'S CLUB MC/SYNCB	1	10,668.23	N			
01-25650	CARDMEMBER SERVICE	1	8,710.41	N			
01-25730	MUNSTER TINT & VINYL LLC	1	50.00	N			
01-25890	VESSCO INC	1	2,645.79	N			
01-26150	VVS INC - CANTEEN	1	308.64	N			
01-26300	CENTRAL STATES HYDRAULIC	1	159.22	N			
01-26770	MATT GEORGES	1	200.00	Y			
01-27210	MIDWEST AUTO PARTS INC.	14	596.91	N			
01-27480	BRIAN ROWE	2	2,260.00	Y			
01-27570	LINCOLN CREEK ELECTRIC, L	2	1,608.32	N			
01-27730	BENJAMIN FRANCISCO	1	75.00	Y			
01-28030	JACOB STUTZMAN	1	62.67	Y			
01-28080	FIRST NATIONALCOMPANY	1	1,000.00	N			
01-28540	AMAZON BUSINESS	15	1,380.16	N			
01-28690	DEFENSE TECHNOLOGY	1	5,812.30	N			
01-29200	REGGIE RAFERT	1	53.50	N			
01-29270	ALLO	5	519.02	N			
01-29660	MONICA TIDYMAN	2	88.66	N			
01-29670	BRITTANY STEINER	1	108.12	N			
01-29690	PAYMENTECH, LLC	1	2,894.47	N			
01-29950	AMERICAN EXPRESS TRAVEL R	1	9.00	N			
01-30150	CARRIE REMMERS	1	200.00	N			
01-31140	THE CAR CLINIC LLC	2	665.85	Y			
01-31490	VESTIS	1	174.25	N			
01-31510	HD SUPPLY	6	4,023.96	N			
01-31730	UNANIMOUS INC	1	875.00	N			
01-31900	SCHEELE-KAYTON CONSTRUCTI	1	518,508.00	N			

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-32210	INTERMEDIA.NET, INC.	1	2,009.33		N		
01-32830	LINE TO LINE LLC	1	2,419.00		N		
01-32850	HARD HEAD VETERANS	1	7,295.84		N		
01-32860	ARNOLD MOTOR SUPPLY	1	11.10		N		
01-32870	SELLER INSTRUMENT & MANUF	1	1,557.71		N		
01-32880	KANSAS CITY AUDIO - VISUA	1	54,149.00		N		
*** REPORT TOTALS ***		340	875,095.25				
		Payroll	243,378.18				
		Total	1,118,473.43				

DEPARTMENT REPORTS

MAY

2025

COMMUNITY CENTER
CONVENTION CENTER
FIRE
KILGORE MEMORIAL LIBRARY
POLICE
PUBLIC WORKS

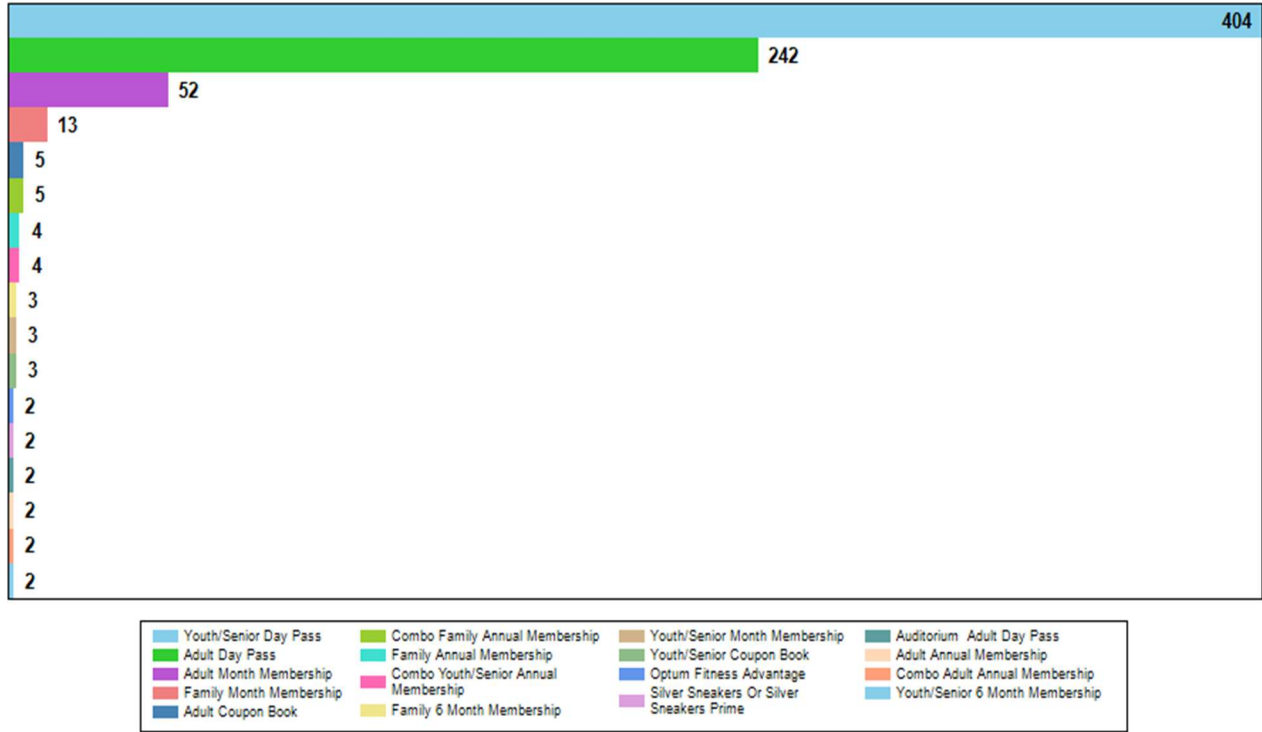
YORK PARKS & RECREATION - MAY 2025

COMMUNITY CENTER

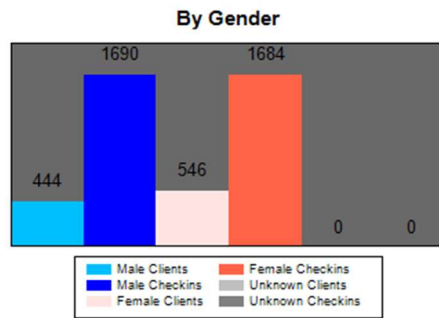
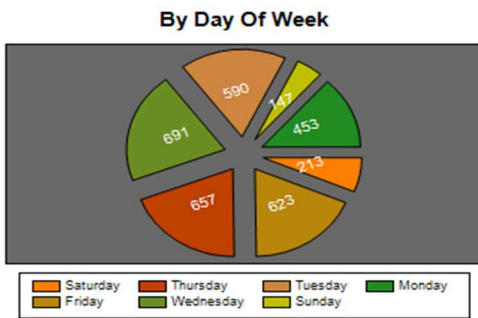
Total Income \$16,121.00

	CASH	CHECK	CREDIT	TOTAL	Center Admissions	Aud Admissions	Center Programs	Center Rentals	Aud Rentals	Miscellaneous
TOTALS	\$2,691.00	\$4,265.50	\$9,164.50	\$16,121.00	\$10,796.00	\$0.00	\$2,905.00	\$320.00	\$2,000.00	\$100.00

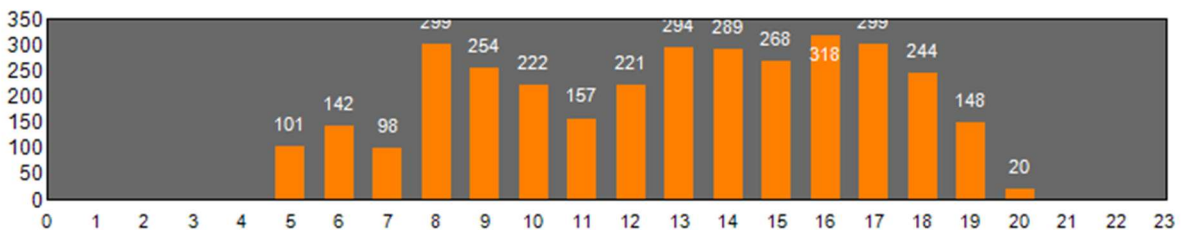
Total Memberships/Day Passes/Coupon Books Sold: 750



Attendance Total by Membership: 3,216



By Hour of Day



YORK PARKS & RECREATION - MAY 2025

BALLPARK COMPLEX

Total Income \$53,535.05

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Miller Concessions	Rental Fees	Player Fees	Sponsorships	RV Fees	Registration & Facility Fees	Split % w/	Miscellaneous	Notes
TOTALS	\$26,648.45	\$13,945.00	\$12,861.60	\$53,535.05	\$38,160.05	\$4,300.00	\$9,465.00	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00	\$0.00	

SOCCER COMPLEX

Total Income \$4,348.50

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Rental Fees	Player Fees	Sponsorships	Split % w/	Miscellaneous	Notes
TOTALS	\$1,253.25	\$2,330.00	\$765.25	\$4,348.50	\$1,450.00	\$2,330.00	\$0.00	\$0.00	\$0.00	\$0.00	

FAMILY AQUATIC CENTER

Total Income \$7,611.00

Total Concession Income \$227.50

	CASH	CHECK	CREDIT	FAC TOTAL	FAC Admissions	FAC Programs	Swim Team Fees	FAC Attendance		CASH	CHECK	CREDIT	FAC Concessions	TOTAL
TOTALS	\$1,614.00	\$2,639.00	\$3,358.00	\$7,611.00	\$5,796.00	\$935.00	\$880.00	450	TOTALS	\$195.50	\$0.00	\$32.00	\$227.50	\$227.50

PARKS

Total Income \$2,029.00

	CASH	CHECK	CREDIT	TOTAL	Park Income	Levitt Concessions	Miller Concessions	Levitt Rentals	Miscellaneous	Notes
TOTALS				\$3,244.75	\$0.00	\$2,029.00		\$0.00	\$0.00	

FACILITY USAGE BY YPR LEAGUES AND PUBLIC RESERVATIONS

Auditorium	54	Miller Park Fields	67	Park Tennis Courts	3
Community Center	61	Levitt Field	24	Ballpark Complex Fields	108
Family Aquatic Center	7	Levitt Batting Cage	8	Ballpark Complex Batting Cages	52
Soccer Complex Fields	70	Park Shelters	5	Park Volleyball Courts	2

SUPPLY WORKS ORDERS BY DEPARTMENT

Water Department	\$36.10	Auditorium	\$807.41	City Shop	\$0.00
City Offices	\$0.00	Ballpark Complex	\$244.20	Soccer Complex	\$0.00
Police Dept	\$0.00	Airport	\$0.00	Museum	\$23.55
Fire Dept	\$0.00	FAC	\$168.73	Parks	\$453.03
Community Center	\$257.20	Library	\$0.00		
Total					\$1,990.22

NOTE: All Total Income figures are unofficial calculations.



May Department Report

Number of Events: 23

- Events held on 21 out of 31 days

Number of Guests: 3,451

Types of Events: Tour Nebraska, Nebraska Association of County Officials, Church Service/Gathering, Conference, Graduation Parties, Meetings, Showers, Trainings, Weddings, Workshop

Highlights of the Month:

May was a bit quieter as we wrapped up the school year and geared up for the busy summer season. We hosted several graduation parties for local students, a tradition that always brings energy and excitement to our space. As expected, we saw a slight uptick in bookings for next year's graduations immediately following a bustling graduation weekend. We also got a head start on wedding season, hosting two large weddings throughout the month—setting the tone for a lively season ahead.

Another highlight of May was the NACO (Nebraska Association of County Officials) Conference, which brought in attendees from 45 counties across the state. It was a fantastic opportunity to showcase what our community has to offer.

We were also proud to be selected as the host site for this year's Tour Nebraska Road Trip! This unique 500-mile, two-day driving event—open to all four-wheel vehicles 30 years or older—is not a car show, but rather a celebration of the open road and classic vehicles. First launched in 1992, Tour Nebraska last came through York in 2017, setting a record with 484 participants. We're excited to welcome it back this year!

**Terri Carlson | Director
Holthus Convention Center**





York Fire Department Monthly Report – May 2025

During the month of May 2025, the York Fire Department responded to a total of **145 calls for service**. Of these, **11 were fire-related calls**, detailed as follows:

- 4 automatic fire alarms
- 1 power line down
- 1 carbon monoxide (CO) incident
- 1 cooking fire resulting in approximately \$500 in damages
- 1 silage pile fire with estimated damages of \$5,000
- 1 building fire with no reported damage
- 2 outside rubbish/grass fires with an estimated \$100 in total damages

The department also responded to **105 EMS calls** through the 911 system. Notably, there were **8 instances** where **two ambulances** were in use simultaneously and **1 instance** involving **three pieces of apparatus** responding concurrently. Additionally, we completed **29 medical transports** from York County hospitals to specialized medical facilities.

Department Activities

- On **May 9th**, our **rescue truck**, along with Firefighters **Lambert** and **Francisco**, participated in **York Middle School's Career Day**, helping engage and educate local students.
- We conducted regular equipment maintenance, including testing of the **engine**, **aerial pump**, and **SCBA compressor**.
- Several meetings were held regarding the **new fire station construction project**.
- Firefighter **Lundy** and I worked on preparing a **Request for Proposal (RFP)** for the **communications tower** at the new station site.

Training

Our training focus in May included:

- **Annual hose testing**, where every hose—both in the station and on apparatus—was tested, dried, rolled, and replaced.
- Continued work with our **training academy**, including:
 - Hose advancement and search pattern training at an **acquired structure** located at **126 West Nobes Road**
 - **Live fire training** conducted at the same site on **May 31st**
- **Extrication drills** conducted during shift training
- **Paramedic students** began their **internships** with us this month

- A total of **250 hours of training** were logged for the month

Respectfully submitted,

Anthony Bestick

York Fire Chief

Kilgore Memorial Library
Director's Report
Prepared for June, 2025
York City Council meeting

1. The Elmer Baker Display Case has a display of Japanese Kokeshi Dolls. This display is from the collection of Kathy Redman. If you, or anyone you know, has a collection they are willing to share in our display case or gallery wall, let us know at the library!
2. The library held two Summer Reading Kick-off events in May.
 - a. On May 19 the Summer Reading Smackdown opened for our adult readers to track their reading to learn Who Reads More on Highway 34, Seward or York? In the first two weeks we have registered more readers for this program than all of the summer of 2024!
 - b. On Saturday, May 31 the Color Your World theme for Summer 2025 started with the Edgerton Explorit Center on site to discover the science behind the magic of bubbles. This event was followed by the annual Friends of the Library picnic lunch.
3. On May 29, the leadership team for the library attended a professional development session with a representative from the [Uncommon Compass](#), leading us through a communications style discussion.
4. The library celebrated National Comic Book month with a Comic Book Workshop. The program was open to anyone age 8 through adult. The workshop was led by Do Art Productions on Tuesday, May 13, at 6:00 pm.
5. The annual inventory of the library collection has been completed by the collection management team.
6. During the month of June six library staff members will lead 29 unique events for youth, families, and adults. This library is ready to serve the entire community all summer long! We hope you and your family will be able to join us for one or more event. To learn about all that is planned visit our website at <https://yorklibrary.org/>.

Respectfully submitted by,



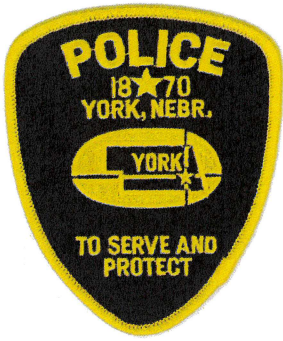
Debora Robertson
Director, Kilgore Memorial Library

LIBRARY DATA AT A GLANCE

Data Type	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Year to Date
Added to Physical Collections	259	312	233	327	205	345	298	291					2,270
Added to E-Book Collections	449	506	503	431	416	496	353	293					3,447
Physical item circulation	5,646	4,967	5,009	5,365	5,169	5,943	5,388	6,210					43,697
E-books Circulations	2,074	2,019	2,130	2,498	2,176	2,259	2,155	2,289					17,600
New Patrons	159	132	144	220	150	182	143	207					1,337
Public Computer logins	771	587	555	571	505	555	661	559					4,764
Door Count	3,907	3,537	3,187	3,215	3,153	3,281	3,800	3,686					27,766
Website visits	838	935	1,481	1,700	1,219	1,600	1,800	2,500					12,073
Meeting Room Use	1,442	661	373	419	439	631	888	767					5,620

Data Type	Total 2024	Total 2023	Total 2022
Physical Collections	55,576	59,885	62,255
E-Book Collections	76,651	63,283	59,624
Physical item circulation	66,080	62,261	63,625
E-book Circulations	27,194	20,693	17,362
Registered Borrowers	4,766	4,502	4,077
Public Computer logins	7,934	7,112	6,849
Door Count	39,785	36,610	36,648
Website visits	12,943	36,979	47,270
Meeting Room Use	6,613	5,738	5,239

Data for annual report to Nebraska Library Commission submitted January each year.



York Police Department

315 North Grant Ave.
York, Nebraska 68467

Monthly Activity Summary Report May 2025

Total Calls for Service: 951

Types of Calls:

Accidents:	22
Adult/Child Abuse Investigations:	49
Alarms/Security Checks:	51
Animals:	51
Assaults:	18
Assist Outside Agencies:	8
Community Services:	98
Disturbances/Disorderly Conducts:	21
Health/Enumerations:	53
Larceny/Thefts:	20
Traffic:	139
Vandalism/Criminal Mischiefs:	7
Welfare/Mental Health	29

Enforcement Activity:

Criminal Arrest/Citations:	28
Traffic Citations:	41
Traffic Warnings:	211
Health Violations:	46

Miles Patrolled: 11,939

Additional Information:

"May was a busy month for the police department. Our calls for service increased by 99 calls from the previous month and over 200 in comparison to February. Generally speaking, this increase is in all areas but specifically child abuse investigations, health code violations and traffic complaints. We also saw an increase in the number of traffic accidents with one the 4000 blk. of South Lincoln Ave. resulting in a fatality. This accident remains under investigation as we work to gather more information about what occurred.

While handling an increase in calls for service, the police department continued our community outreach by providing presentations at York Public Schools Career Day and their driver's education program."

**CITY OF YORK
CASH BALANCES
for the Month of May 2025**

Fund #	Fund	10/1/2024 Balance	Current Month Receipts	YTD Receipts	Current Month Disbursements	YTD Disbursements	Ending Balance
10-101	General	\$4,264,873.70	\$1,441,640.63	\$11,362,955.84	\$1,029,602.17	\$10,336,862.60	\$5,290,966.94
	American Rescue Plan Act	\$20,934.06	\$0.00	\$0.00	\$0.00	\$20,934.06	\$0.00
10-102	Auditorium	\$0.00	\$23,373.47	\$185,476.05	\$10,125.85	\$147,748.44	\$37,727.61
10-103	Park	\$51,100.00	\$101,707.47	\$622,757.44	\$218,253.17	\$601,266.04	\$72,591.40
10-104	Police	\$49,856.00	\$262,244.47	\$2,102,298.55	\$268,280.09	\$2,013,541.57	\$138,612.98
10-105	Community Center	\$0.00	\$63,740.23	\$609,808.84	\$50,722.30	\$466,760.37	\$143,048.47
10-106	Aquatic Center	\$0.00	\$30,548.38	\$220,489.54	\$28,895.05	\$135,410.59	\$85,078.95
10-110	Senior Center	\$0.00	\$1,928.46	\$15,427.68	\$726.59	\$9,187.82	\$6,239.86
10-201	Convention Center	\$0.00	\$57,862.22	\$565,821.75	\$110,983.99	\$503,912.77	\$61,908.98
10-111	Ball Field	\$0.00	\$84,228.21	\$393,858.36	\$71,212.53	\$375,954.16	\$17,904.20
10-112	Museum	\$0.00	\$10,023.83	\$80,225.64	\$9,040.32	\$80,530.32	(\$304.68)
10-113	Soccer Complex	\$25,000.00	\$20,033.54	\$158,713.96	\$16,766.79	\$151,085.04	\$32,628.92
13	User Fees	\$25,587.85	\$880.00	\$3,690.00	\$80.03	\$204.43	\$29,073.42
22	Ambulance	\$42,917.30	\$199,501.44	\$1,673,050.44	\$144,264.63	\$1,514,933.29	\$201,034.45
22	Fire	\$0.00	\$52,691.15	\$447,335.15	\$43,924.14	\$433,199.61	\$14,135.54
23	Capital Projects Sinking	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$2,000,000.00
24	Library	\$0.00	\$69,295.91	\$572,112.93	\$57,591.78	\$504,035.97	\$68,076.96
14-000	General Capital-Non-Dept.	\$59,199.08	\$0.00	\$0.00	\$0.00	\$78,762.73	(\$19,563.65)
14-146	General Capital - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14-147	General Capital - Ballpark	\$58,818.83	\$0.00	\$406.44	\$0.00	\$59,225.27	\$0.00
14-148	General Capital - Soccer	\$5,071.44	\$0.00	\$35.02	\$0.00	\$5,106.46	\$0.00
14-149	General Capital - Levitt	\$54,265.68	\$0.00	\$394.90	\$0.00	\$54,660.58	\$0.00
14-221	General Cap - Ambulance	\$2,036,751.58	\$2,442.28	\$2,562,059.75	\$387,832.17	\$1,640,740.56	\$2,958,070.77
14-222	General Capital - Fire	\$2,036,751.65	\$2,442.27	\$2,562,059.69	\$387,832.18	\$1,640,740.50	\$2,958,070.84
General Balances		\$8,731,127.17	\$2,424,583.96	\$26,138,977.97	\$2,836,133.78	\$20,774,803.18	\$14,095,301.96
11	Keno	\$1,758.16	\$0.00	\$33.91	\$0.00	\$1,792.07	\$0.00
20	Aviation	\$226,641.98	\$26,407.84	\$212,494.56	\$41,343.18	\$215,534.55	\$223,601.99
31	Fire Pension	\$0.00	\$19,894.83	\$159,216.55	\$18,765.37	\$161,838.91	(\$2,622.36)
30	Police Pension	\$0.00	\$9,786.44	\$78,166.05	\$7,960.78	\$73,163.96	\$5,002.09
32	911 Surcharge	\$16,829.12	\$17.53	\$2,832.77	\$0.00	\$8,426.88	\$11,235.01
33	Health Insurance	\$1,708,408.78	\$155,302.93	\$1,306,539.53	\$247,602.76	\$1,255,223.92	\$1,759,724.39
Total Tax Funds		\$10,684,765.21	\$2,635,993.53	\$27,898,261.34	\$3,151,805.87	\$22,490,783.47	\$16,092,243.08
50	Street	\$4,590,669.19	\$202,051.18	\$1,891,637.06	\$100,533.18	\$5,105,843.71	\$1,376,462.54
70	Landfill-Cash & Invest	\$3,692,209.04	\$212,630.91	\$1,567,374.37	\$197,397.25	\$1,695,512.06	\$3,564,071.35
	Landfill-Operations	\$112,807.75	\$157,389.12	\$1,377,673.70	\$157,389.12	\$1,377,673.70	\$112,807.75
	Landfill-Debt Service	\$286,402.92	\$40,008.13	\$317,838.36	\$0.00	\$444,208.75	\$160,032.53
78	Old Landfill Closure	\$13,101.33	\$0.00	\$345.27	\$0.00	\$0.00	\$13,446.60
79	Landfill Post Closure	\$3,202,615.29	\$0.00	\$211,345.48	\$0.00	\$0.00	\$3,413,960.77
	C&D Site Closure/Post Closure	\$252,634.94	\$0.00	\$28,668.69	\$0.00	\$0.00	\$281,303.63
75	Landfill Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Non-Tax Funds		\$ 12,150,440.46	\$ 612,079.34	\$ 5,394,882.93	\$ 455,319.55	\$ 8,623,238.22	\$ 8,922,085.17
12	CDBG Repurpose Projects	\$0.00	\$0.00	\$259,606.98	\$4,328.22	\$5,133.22	\$254,473.76
12	CDBG Revolving Loan	\$89,920.65	\$0.00	\$73.14	\$0.00	\$91,041.71	(\$1,047.92)
12	Housing Grant - Federal Funds	\$123,217.39	\$8,450.73	\$96,083.56	\$0.00	\$77,916.04	\$141,384.91
12	Buy Rehab Sell	\$168,422.17	\$0.00	\$143.10	\$0.00	\$168,565.27	\$0.00
18	Creative District	\$236.58	\$3,105.04	\$109,362.45	\$79.00	\$8,525.30	\$101,073.73
60	Federal Proj (Blackburn Br))	\$741.86	\$193.21	\$187,924.76	\$0.00	\$50,437.50	\$138,229.12
60	Shadow Brook Project	(\$14,374.68)	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,374.68)
60	Concrete Panel/Asphalt Proj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19-192	Land Acq - Indust. Park	\$207,422.81	\$564.96	\$56,073.34	\$5,926.75	\$40,359.95	\$223,136.20
19-193	Land Acq - Right-of-ways	\$21,561.20	\$0.00	\$0.00	\$0.00	\$0.00	\$21,561.20
19-194	Land Acq - Parks	\$67,361.72	\$0.00	\$0.00	\$0.00	\$0.00	\$67,361.72
16	Total Bond Funds	\$721,836.79	\$78,711.99	\$675,275.51	\$24,166.25	\$1,011,425.00	\$385,687.30
40	Total TIF Funds	\$450,238.48	\$41,543.38	\$83,153.61	\$52,754.33	\$65,517.25	\$467,874.84
Total Misc. Funds		\$ 1,836,584.97	\$ 132,569.31	\$ 1,208,089.47	\$ 82,926.33	\$ 1,513,788.02	\$ 1,785,360.18
Total All Funds		\$ 24,671,790.64	\$ 3,380,642.18	\$ 34,501,233.74	\$ 3,690,051.75	\$ 32,627,809.71	\$ 26,799,688.43

LB 357 Cash Available	(from Page 2)	\$1,807,896.86
Wastewater Cash Available	(from Page 3)	\$5,103,455.92
Water Cash Available	(from Page 3)	\$10,118,933.59
		\$ 43,829,974.80

City of York
LB 357 Funds Summary

	30-Apr-25	31-May-25
LB 357 Funds Allocation		
Cash Balance	\$16,753,816.65	\$16,897,850.32
Less: Quiet Zone	(\$1,504,475.21)	(\$1,504,475.21)
School-Owned Properties	(\$1,116,730.34)	(\$1,116,730.34)
Ball Field	(\$9,874,685.69)	(\$9,874,685.69)
City-Owned Properties	(\$2,594,062.22)	(\$2,594,062.22)
Total Cash Available	\$1,663,863.19	\$1,807,896.86
Less Restricted Funds		
Debt Service	(\$403,541.52)	(\$547,573.97)
Debt Service Reserve	\$0.00	\$0.00
Total LB 357 Funds	\$1,260,321.67	\$1,260,322.89

City of York Public Works Summary

	30-Apr-25	31-May-25
Wastewater		
Cash Balance	\$5,674,194.97	\$5,103,455.92
Less: Construction Fund	\$0.00	\$0.00
 Total Cash Available	 \$5,674,194.97	 \$5,103,455.92
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$486,509.52)	\$121,627.39
Debt Service Reserve	\$0.00	\$0.00
Renewal & Replacement	\$0.00	\$0.00
 Total Unrestricted Funds	 \$5,187,685.45	 \$5,225,083.31
 Water		
Cash Balance	\$9,390,269.65	\$8,845,874.25
Less: Construction Fund	(\$31,790.07)	(\$36,769.10)
Add: Farm Management Acct	\$1,319,631.00	\$1,309,828.44
 Total Cash Available	 \$10,678,110.58	 \$10,118,933.59
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$389,392.46)	\$59,925.26
Debt Service Reserve	(\$266,500.00)	(\$266,500.00)
 Total Unrestricted Funds	 \$10,022,218.12	 \$9,912,358.85
 Landfill		
Cash Balance	\$7,490,380.84	\$7,545,622.63
Less: Construction Fund	\$0.00	\$0.00
 Total Cash Available	 \$7,490,380.84	 \$7,545,622.63
 Less Restricted Funds		
Operations	(\$112,807.75)	(\$112,807.75)
Debt Service	(\$120,024.40)	(\$160,032.53)
All Closure Funds	(\$3,708,711.00)	(\$3,708,711.00)
 Total Unrestricted Funds	 \$3,548,837.69	 \$3,564,071.35

City of York
for the Month of May 2025

Auditors Grouping	<u>Total Amount</u>	<u>Restricted or Assigned</u>	<u>Unrestricted</u>	<u>Notes</u>
10 General:				
General	\$5,290,966.94	31,581.72	\$5,259,385.22	Restricted - YCF (Parks, Police) & Police Memorial Fund
ARP Act \$	\$0.00	\$0.00	\$0.00	Restricted grant money
Senior Center	\$6,239.86		\$6,239.86	
Police	\$138,612.98	\$49,856.00	\$88,756.98	Restricted - Federal equitable sharing money
Community Center	\$143,048.47		\$143,048.47	
Park	\$72,591.40	\$51,100.00	\$21,491.40	Mincks Park splash pad donations & grants
Auditorium	\$37,727.61		\$37,727.61	
Convention Center	\$61,908.98		\$61,908.98	
Aquatic Center	\$85,078.95		\$85,078.95	
Ball Park	\$17,904.20		\$17,904.20	
Museum	(\$304.68)		(\$304.68)	
Soccer Complex	\$32,628.92	\$ 25,000.00	\$7,628.92	Lighting project
Total	\$5,886,403.63	\$157,537.72	\$5,728,865.91	
13 User Fees	\$29,073.42		\$29,073.42	
14 General Capital Projects	\$5,896,577.96	\$5,896,577.96		Bonded project - Fire Station
22 Fire/EMS	\$215,169.99	\$56,833.47	\$158,336.52	Restricted - York Community Foundation
24 Library	\$68,076.96		\$68,076.96	
30 Police Pension	\$5,002.09		\$5,002.09	
31 Fire Pension	(\$2,622.36)		(\$2,622.36)	
Total General	\$12,097,681.69	\$6,110,949.15	\$5,986,732.54	
50 Street	\$1,376,462.54	\$1,376,462.54		
20 Aviation	\$223,601.99	\$223,601.99		
16 Debt Service	\$385,687.30	\$385,687.30		
15 LB 357	\$1,807,896.86	\$1,807,896.86		
23 Capital Projects Sinking	\$2,000,000.00	\$2,000,000.00		
60 Capital Projects	\$123,854.44	\$123,854.44		
12 CDBG	\$394,810.75	\$394,810.75		
18 Creative District	\$101,073.73	\$101,073.73		
11 Keno	\$0.00	\$0.00		
19 Sinking	\$312,059.12	\$312,059.12		
32 E911	\$11,235.01	\$11,235.01		
40 TIF	\$467,874.84	\$467,874.84		
Total Governmental	\$19,302,238.27	\$13,315,505.73	\$5,986,732.54	
70 Landfill:				
Landfill	\$3,564,071.35		\$3,564,071.35	
Landfill-Operations	\$112,807.75	\$112,807.75		Bond Requirements
Landfill-Debt Service	\$160,032.53	\$160,032.53		Bond Requirements
Old Landfill Closure	\$13,446.60	\$13,446.60		
Landfill Closure/Post	\$3,413,960.77	\$3,413,960.77		
C&D Site Closure/Post	\$281,303.63	\$281,303.63		
Construction	\$0.00		\$0.00	
Total Landfill	\$7,545,622.63	\$3,981,551.28	\$3,564,071.35	
80 Wastewater	\$5,103,455.92	(\$121,627.39)	\$5,225,083.31	Bond Requirements
90 Water	\$10,118,933.59	\$206,574.74	\$9,912,358.85	Bond Requirements
Total Enterprise	\$22,768,012.14	\$4,066,498.63	\$18,701,513.51	
33 Health Insurance	\$1,759,724.39	\$1,759,724.39		Assigned for insurance claims needs
Total City	\$43,829,974.80	\$19,141,728.75	\$24,688,246.05	

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

10004

Fraternal Order of Eagles #3990

License #

Licensee Name/Non-Profit Organization

Event location name: Fraternal Order of Eagles

Event address/location: 605 N Lincoln Ave York, NE 68467

Event Type: Street Dance/Band

Event date(s): 9/5/2025

Event start time(s): 8:00pm

Event end time(s): 1:00am

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 149' X 133' (Must submit a diagram)

Estimated number of attendees: 250

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Tammi Sahling Event contact phone number: 402-362-6751

Event contact Email: eaglesyork@gmail.com

*Signature Authorized Representative: _____

Local Governing Body completes below:

The local governing body for the City of _____ **OR**
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

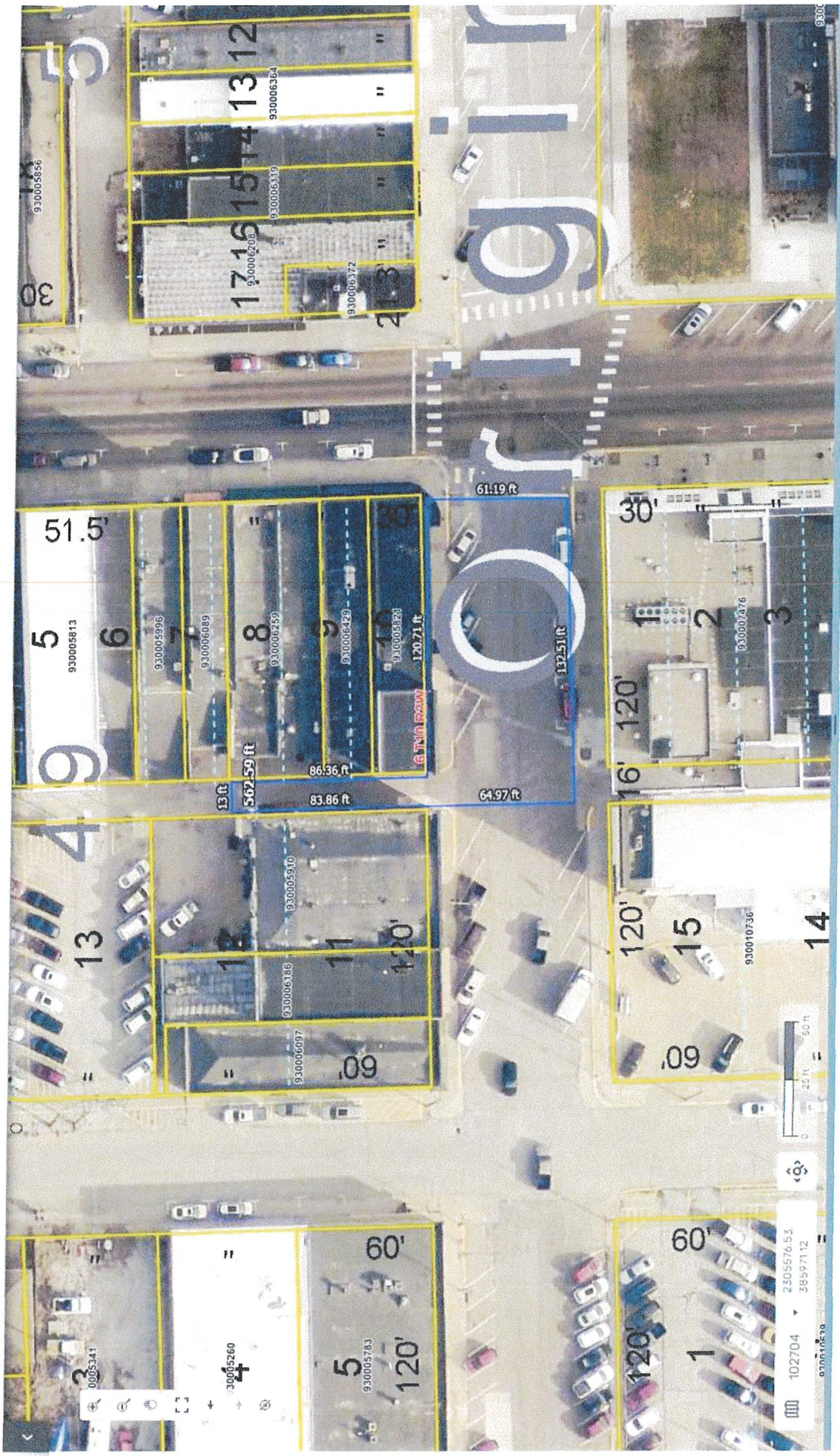
WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: 1 entrance in alley - 2 people
1 entrance on Platte Ave - 2 people

DIAGRAM OF PROPOSED AREA:





930005856

30

17 15 14 13 12
930006205
930006372
930006379
930006364

51.5'
5 6 7 8 9
930005813
930005936
930006039
930006259
930006429
930005820
120.71 ft
6. TIA BAW
13 ft
562.59 ft
86.36 ft
83.86 ft
64.97 ft
61.19 ft
132.51 ft

30'
1 2 3
930007476

4
13
109
11
120'
930006186
930005970
930006097

16' 120'
15
14
930010736

3
10005341
4
30005200
5
930005783
120'
60'

60'
1
120'
102704
2505576.53
38597112
930010736



102704 2505576.53 38597112

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

10004 Fraternal Order of Eagles #3990

License # _____ Licensee Name/Non-Profit Organization _____

Event location name: Fraternal Order of Eagles

Event address/location: 605 N Lincoln Ave York, NE 68467

Event Type: Bloody Mary Bar/Outdoor beer garden

Event date(s): 9/6/2025

Event start time(s): 8:00am

Event end time(s): 1:00am

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 36' X 10"9" (Must submit a diagram)

Estimated number of attendees: 100

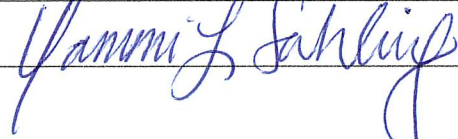
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Tammi Sahling Event contact phone number: 402-362-6751

Event contact Email: eaglesyork@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ **OR**
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

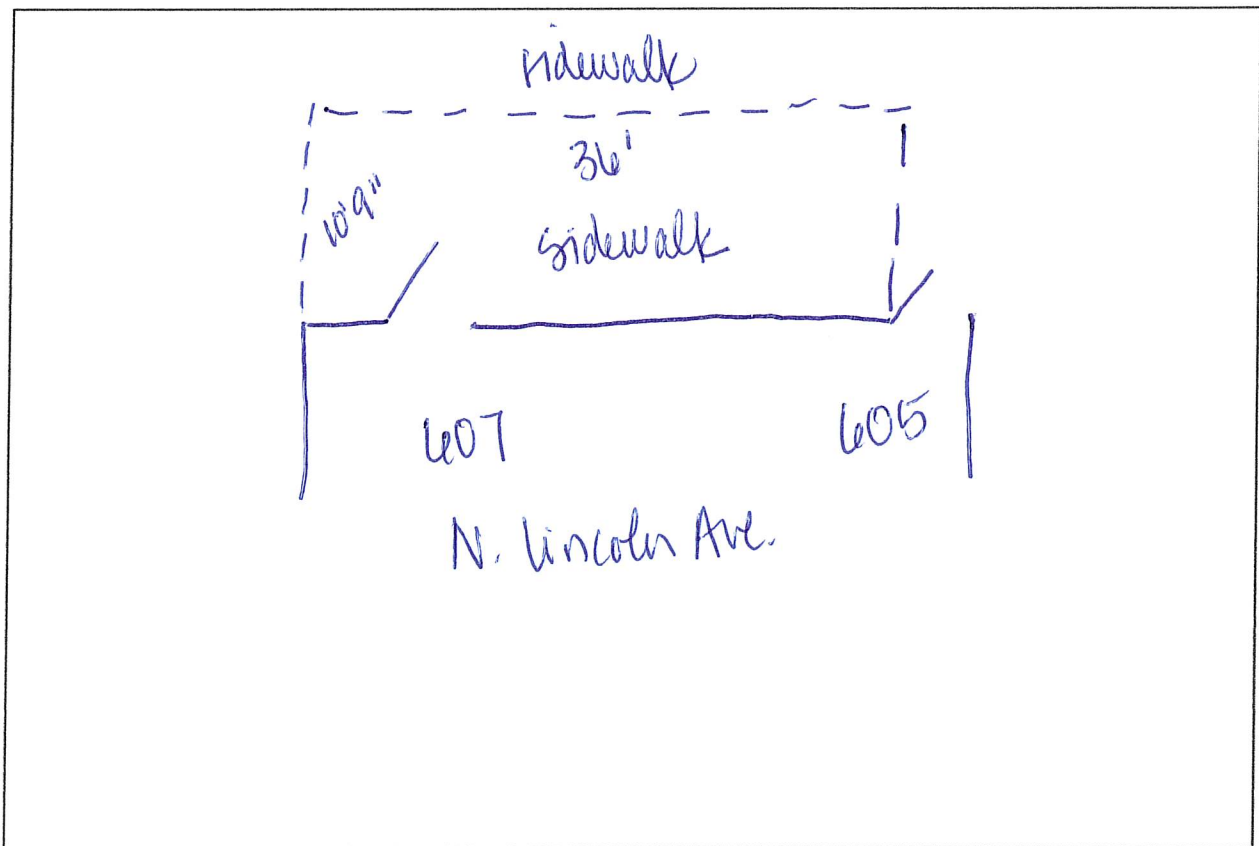
SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
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- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Only entry through building / staff

DIAGRAM OF PROPOSED AREA:



06/18/2025

Grand Central Fresh Foods

311 N Lincoln Ave

York, NE 68467

402.362.5526

To the York Board,

I am writing to respectfully request approval for a Special Designated License (SDL) for a wine tasting and sampling event to be held on **Thursday, July 31, 2025**, from **7:00 p.m. to 11:00 p.m.** at the **York County Fairgrounds** as part of the York County Fair.

Thank you for your consideration.

Sincerely,

Courtney Salmon

Grand Central Fresh Foods

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

125607

FRESH FOODS YORK INC

License #

Licensee Name/Non-Profit Organization

Event location name: YORK COUNTY FAIRGROUNDS

Event address/location: 2345 N NEBRASKA AVE, YORK, NE 68467

Event Type: TASTING/SAMPLING

Event date(s): 07/31/2025

Event start time(s): 7:00 PM

Event end time(s): 11:00 PM

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 100 X 200 (Must submit a diagram)

Estimated number of attendees: 250

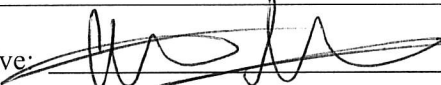
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Courtney Salmon Event contact phone number: (402) 363-1561

Event contact Email: grandcentrallyork@gmail.com or cmmsalmon@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

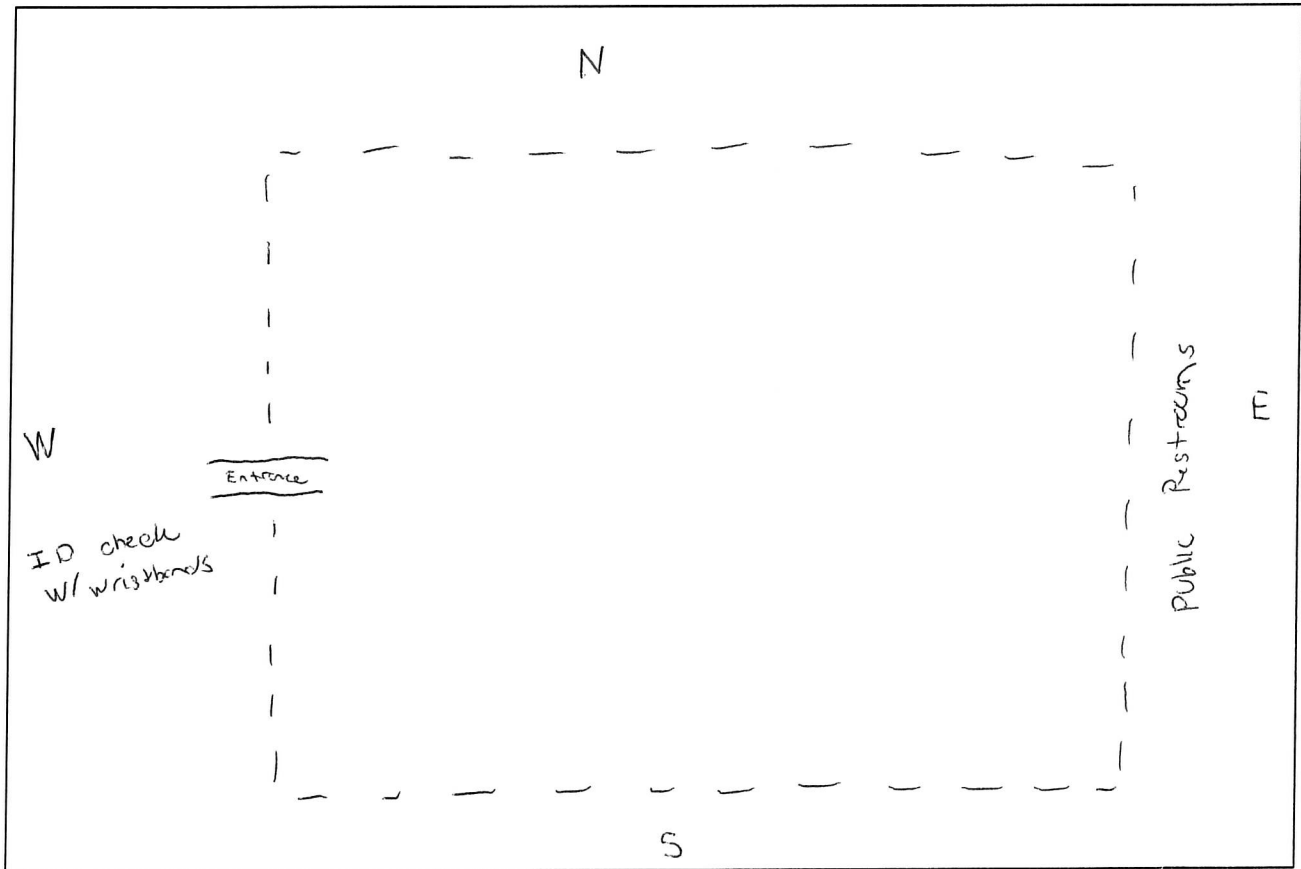
NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
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- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: ID check w/ wristbands @ entrance & metal fencing security
designated area

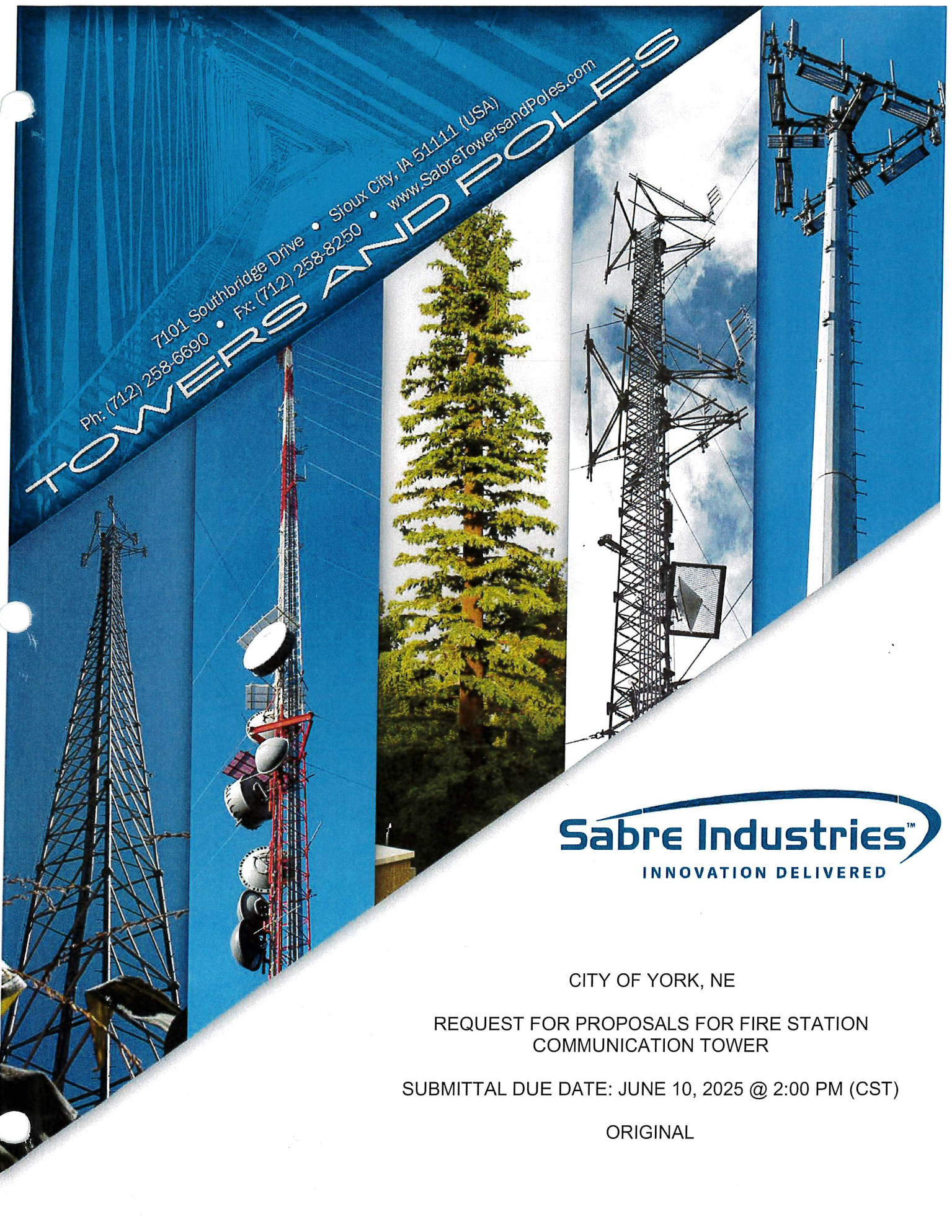
DIAGRAM OF PROPOSED AREA:

--- = Metal Fencing



7101 Southbridge Drive • Sioux City, IA 51111 (USA)
Ph: (712) 258-6690 • Fx: (712) 258-8250 • www.SabreTowersandPoles.com

TOWERS AND POLES



Sabre Industries™
INNOVATION DELIVERED

CITY OF YORK, NE

REQUEST FOR PROPOSALS FOR FIRE STATION
COMMUNICATION TOWER

SUBMITTAL DUE DATE: JUNE 10, 2025 @ 2:00 PM (CST)

ORIGINAL

COVER LETTER



Sabre Communications CorporationTM

June 9, 2025

City of York
Attn: City Clerk
100 East 4th Street
York, HR 68479

To Whom it May Concern:

Sabre Communications Corporation is providing a bid package for the Request for Fire Sation Communication Tower for the City of York, NE.

Company Name: Sabre Communications Corporation
Address: 7101 Southbridge Drive, Sioux City, IA 51111
Point of Contact: Rolli Sexton Government Sales Manager
Email address: rssexton@sabreindustries.com
Phone Number: (712) 204-1767
EIN Number: 42-1078988 / DUNS #: 00-464-9073 / SAM.gov #: EYKWCWS6DDR5

Sabre Communications Corporation is a leading manufacturer of telecom products and utility infrastructure, as well as a leading provider of full turnkey telecom services. With manufacturing locations and support offices for our Telecom Services team throughout the US, we can support all our customer's needs, from breaking ground to maintenance support of a completed telecom tower site, and everything in between.

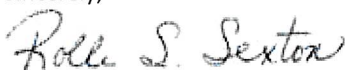
Sabre Communications Corporation has been designing and manufacturing telecommunication structures and components for over 48 years. Our processes from order acceptance to the shipment of the structures & components, has been fine tuned to meet all of our customer's needs and provide ease for installation in the field.

Sabre Communications Corporation offers a full line of engineered telecom structures (including self-supporting and guyed towers, monopoles, concealment products, small cell products) as well as highly engineered support structures for the electric transmission and distribution, renewable energy, oil and gas, and government and defense end markets. In addition to manufacturing new structures, Sabre has the experience and capability to design, fabricate, and install tower and monopole modifications. As an integrated provider, we also offer a variety of value-added services that are critical to the development, expansion, and maintenance of both power delivery systems and wireless communication networks.

The customers that we support, but are not limited to, varies from telecommunication carriers to large utility customers such as Mid-American, PSE&G, and Xcel Energy. In addition to telecommunication providers and utility infrastructure, we support a vast range of customers that conduct business with us in other areas such as complete Turnkey Solutions for Telecommunication Sites, Maintenance & Support, and Antenna & Line Installation.

If you have any questions or require further information, please feel free to contact me at rssexton@sabreindustries.com.

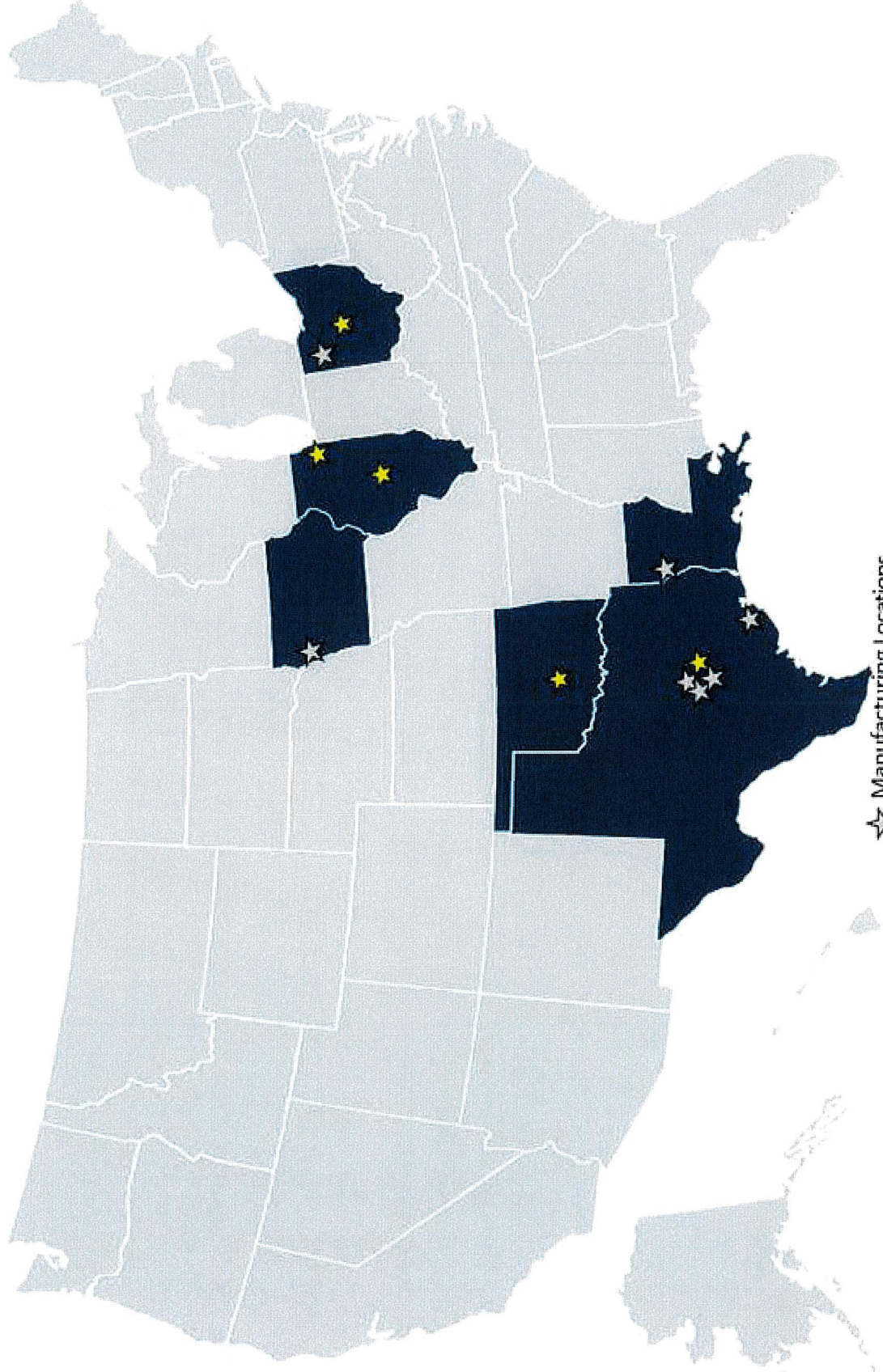
Sincerely,



Rolli Sexton
Government Sales Manager

COMPANY INFORMATION

Sabre Industries, Inc. – Locations



☆ Manufacturing Locations
★ Site Services Locations

Sabre Industries, Inc. – Locations

1

Sioux City, Iowa

Size: 384,200sf

Employees: 500
Facility Highlights:

- New galvanizer will further enhance the most modern, purpose-built utility and telecom structure facility in the world
- Semi-Automated Base Welder
- 3D Laser Projection



2

Hicksville, OH

Size: 320,000sf

Employees: 160
Facility Highlights:

- Strategic location for supporting Alliance Partnerships in the mid-west and north-east
- Engineered Utility Production



3

Kennedale, TX

Size: 326,000sf

Employees: 350
Facility Highlights:

- One of the country's longest tenured engineered steel structure manufacturing facilities
- Engineered Utility Production



4

Fort Worth, TX

Size: 43,000sf

Employees: <50
Facility Highlights:

- Efficient plasma table and press brake capabilities enabling increased sourcing capabilities
- Engineered Utility Production



5

Bossier City, LA

Size: 390,000sf

Employees: 500
Facility Highlights:

- State-of-the-art energy storage enclosure plant
- Wood Pole Equivalent Production



6

Conroe, TX

Size: 221,000sf

Employees: 300
Facility Highlights:

- Most modern, streamlined and largest capacity tower production facility in the world
- Semi-Automated Pipe Welder
- Telecom structure production
- Arms for Engineered Utility Structures
- Solar Array Support Structure Production
- Internal & 3rd-Party Galvanizer



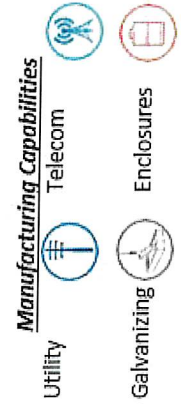
7

Alvarado, TX

Size: 327,000sf

Employees: 600
Facility Highlights:

- Headquarters
- One of the largest hit-dip galvanizer in North America
- Completely automated, full-scale structure testing capabilities
- Engineered Utility Production
- D Laser Projection
- Semi-Automated Base Plate Welder
- Snanicut Robotics
- Robotic Welding



Sabre Industries, Inc. – Locations

★ Champaign, IL



Facility:

- 36,000 sq. ft.
- Office/Warehouse location
- 9 acres of yard space

★ Chicago, IL



Facility:

- 10,000 sq. ft.
- Office/Warehouse location

★ Oklahoma City, OK



Facility:

- 22,500 sq. ft.
- Office/Warehouse location

★ Lexington, OH



Facility Highlights:

- 12,000 sq. ft.
- Office/Warehouse location

★ Dallas, TX



Facility:

- 11,000 sq. ft.
- Office/Warehouse location

Primary Service Areas

- | | |
|------------|-----------------|
| ✓ Kansas | ✓ West Virginia |
| ✓ Arkansas | ✓ Kentucky |
| ✓ Missouri | ✓ Minnesota |
| ✓ Indiana | ✓ Wisconsin |
| ✓ Michigan | ✓ Pennsylvania |
| ✓ Iowa | ✓ Texas |
| ✓ Oklahoma | ✓ Illinois |
| ✓ Ohio | ✓ Louisiana |
| ✓ Nebraska | |

Telecom Products & Services



Telecom Products – Manufacturing Locations

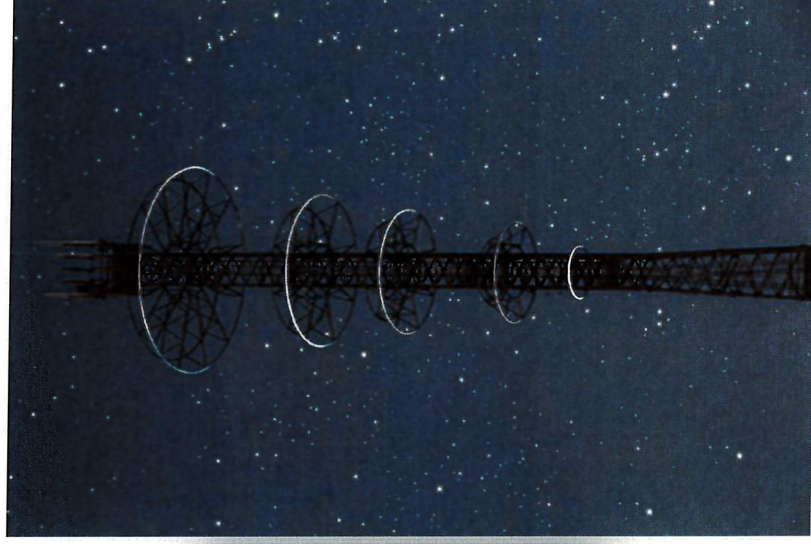


★ Telecom Operations

Telecom Products – Self-Support Structures



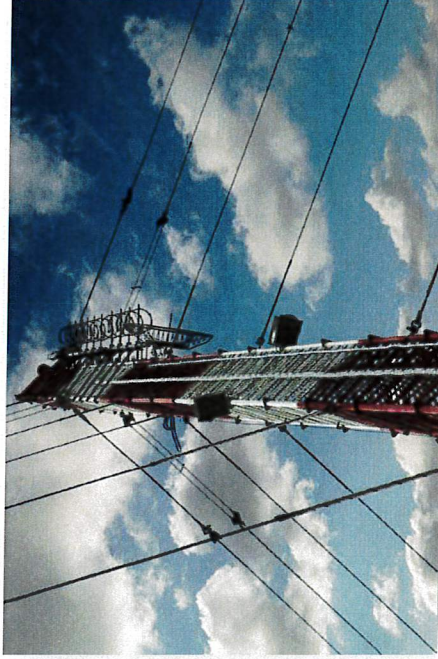
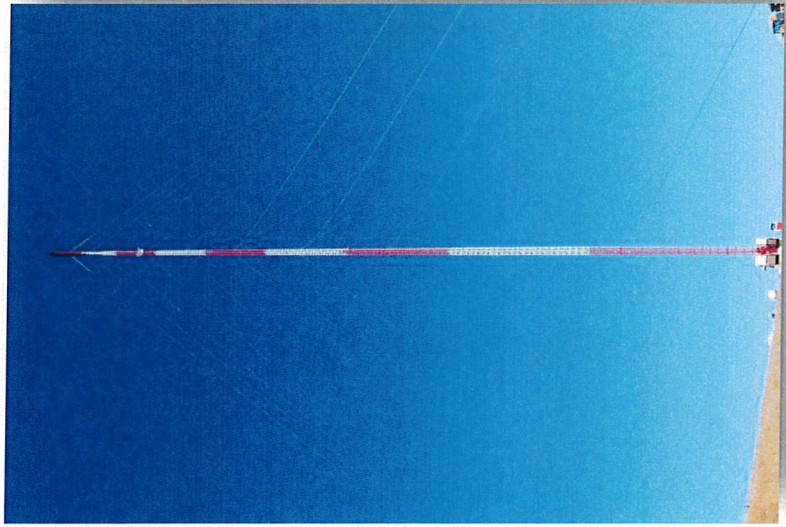
- Three or four leg, tubular or solid member with angle bracing
- Designed in accordance with most current TIA standards
- Engineered to support any antenna loading configuration by Sabre's in-house engineers
- Hot dip galvanized



Telecom Products – Guyed Structures

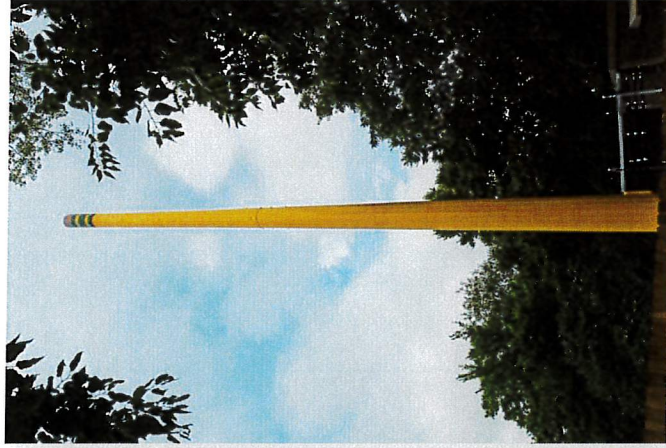
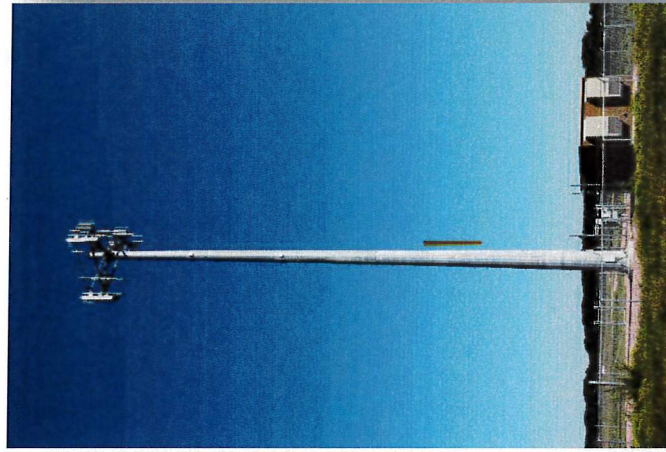


- Solid rod construction, welded sections
- Utilizes anchor points and guy strand
- Multiple face widths available for any antenna requirements
- Designed in accordance with most current TIA standards
- Hot dip galvanized



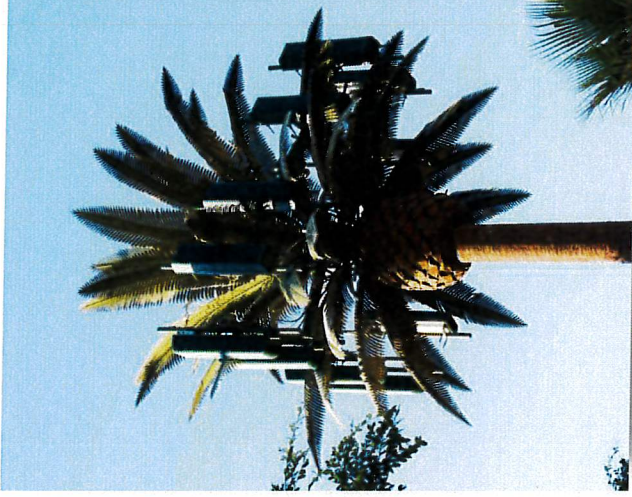
Telecom Products – Monopole Structures

- Eighteen sided, slip sleeve section assembly
- Base plate or direct embed
- Many concealment options – trees, flagpoles
- Engineered to support any antenna loading configurations
- Hot dip galvanized



Telecom Products – Concealment Structures

- Design Criteria
 - Branch count/density
 - Branch start elevation
 - Paint or cladding
- Branch Density
 - Standard density = 2.1 branches/ft
 - Medium density = 2.6 branches/ft
 - Heavy density = 3.1 branches/ft
- Branch Elevation
 - Standard = Ten feet below rad center
 - Typically determined by surroundings
- Cladding vs. Paint
 - Full bark cladding
 - Partial cladding and paint
 - Paint only (most cost effective)



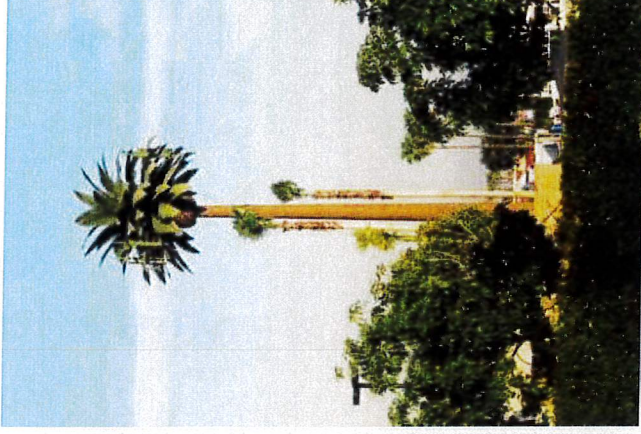
Telecom Products – Concealment Structures



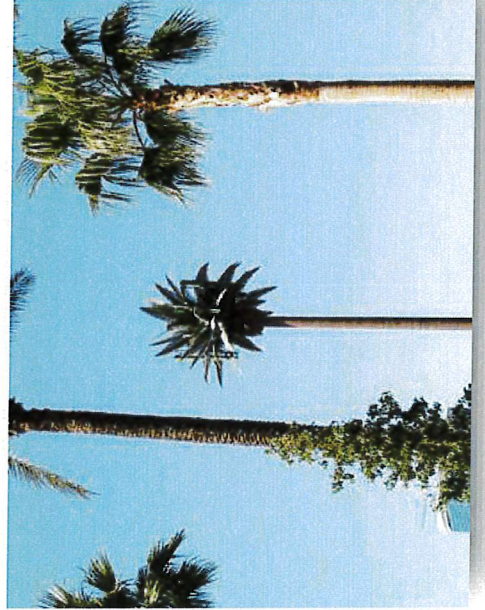
100' Monopine
2.6 branches/ft
Standard cladding



45' Monoelm
2.6 branches/ft
Full cladding



65' Monopalm
60 palm fronds
Full cladding



65' Monopalm
60 palm fronds
Full cladding

Telecom Products – Concealment Structures

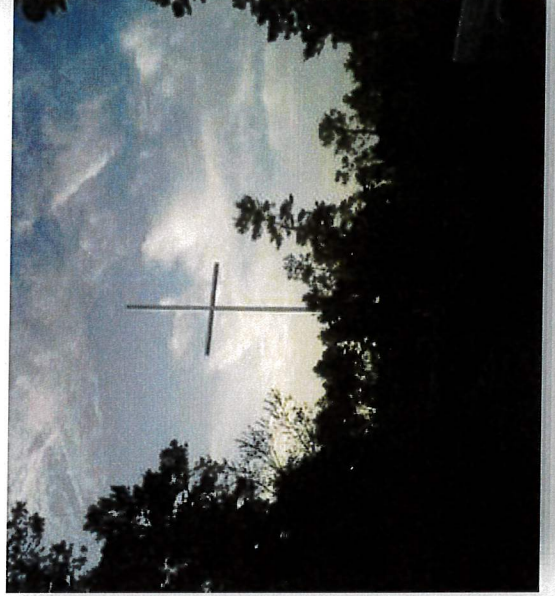
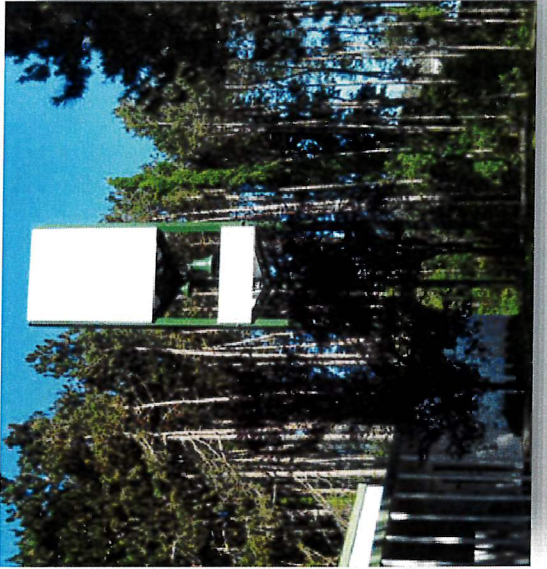
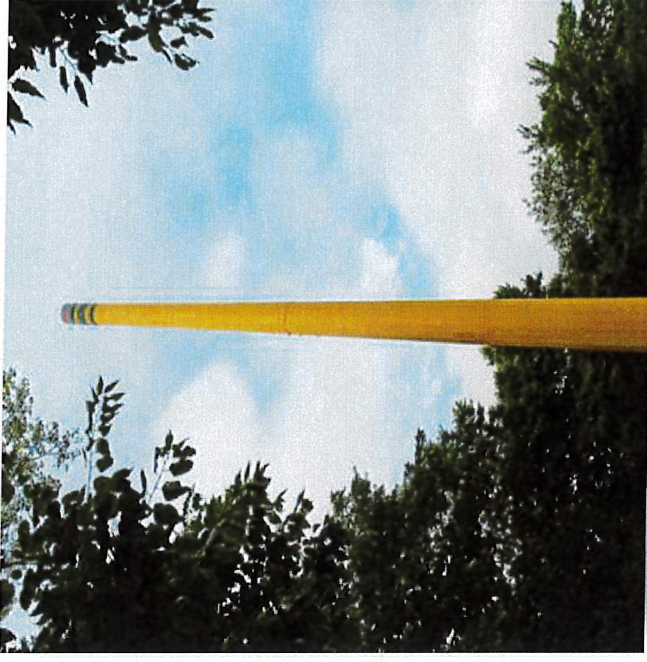
- **Bark Cladding**
 - Factory applies
 - Custom colors & textures to match surroundings
 - Monopine, Monoelm, Monopalm
- **Partial Cladding**
 - Apply cladding to area of tree not covered by branches
 - Paint areas concealed by branches
- **Paint Only**
 - Paint entire tree, no cladding
 - Custom colors to match surrounding and structure type



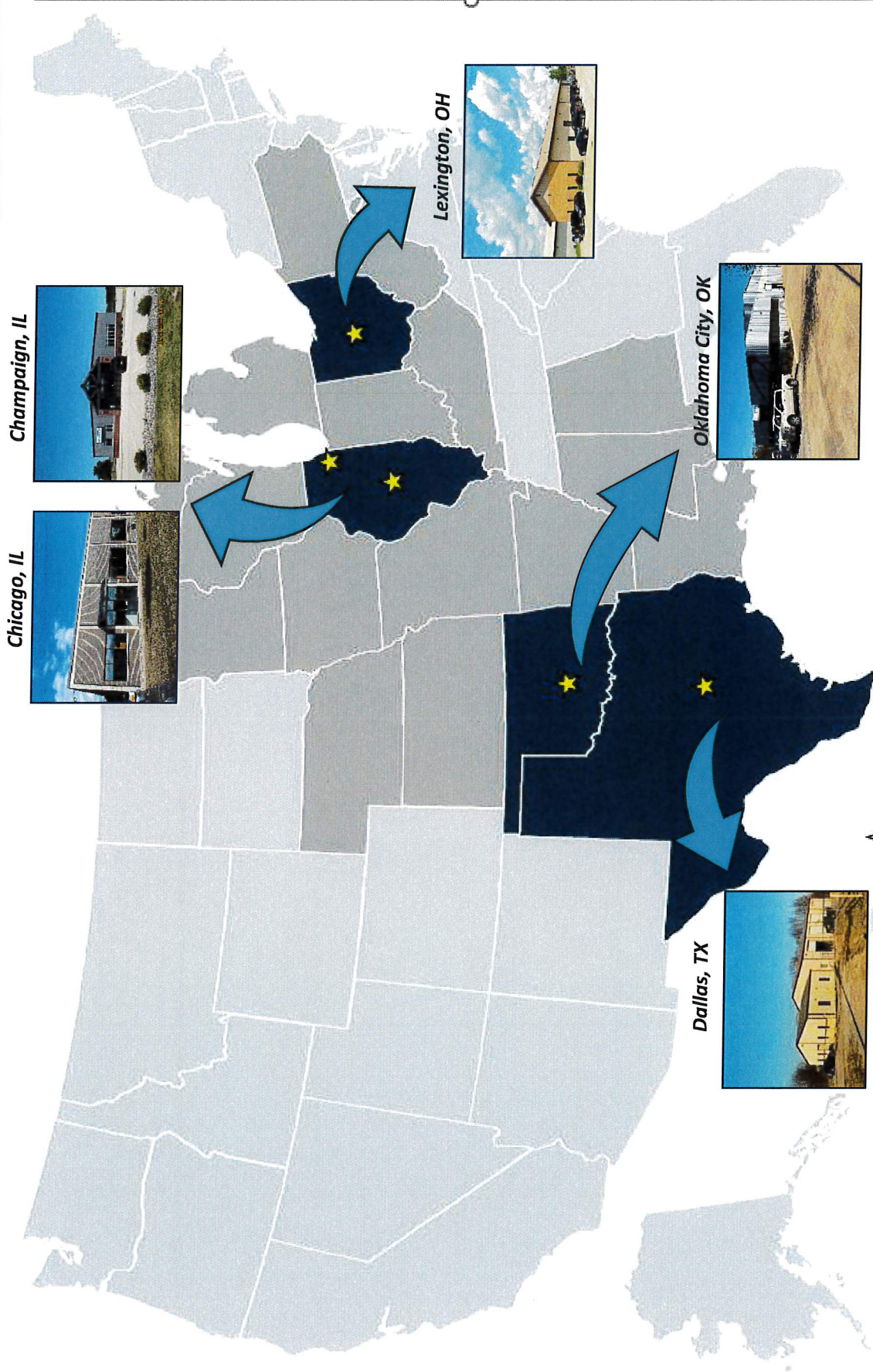
Telecom Products – Concealment Structures



- Slimlines and Flagpoles
 - Common in tough zoning areas
 - Limited visual impact
 - Customization options
- Slimline Design Criteria
 - Sabre monopole, multi-sided or round
 - 3rd party vendor radome mounted on top
 - RF transparent
 - Antennas & coax 100% concealed



Telecom Site Services – Office & Serviceable Locations

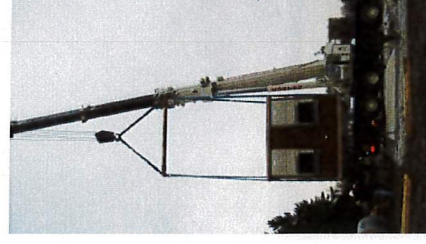
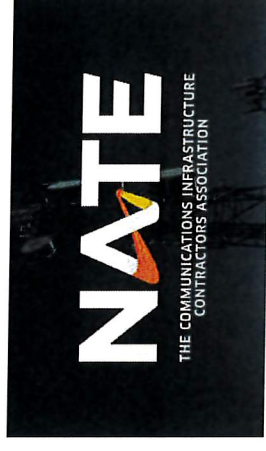
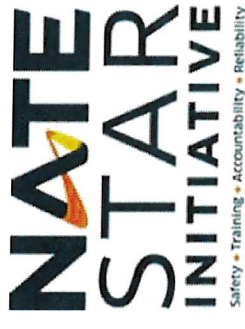


★ Site Services Locations
Note: Gray states are Serviceable areas

Telecom Site Services – Service Offerings



- Entire fleet of vehicles/drivers are DOT inspected and certified, equipped with real time GPS tracking
- Perform unannounced, documents job site safety audits
- Currently use Avetta to monitor and maintain Subcontractors and their pertinent information
- Programs & Affiliations
- MTI Training – comprehensive, skilled worker safety training program for all employees
 - Training to include Telecommunication Industry Registered Apprenticeship Program (TIRAP)
 - Certify through NWSA Certification
- National Association of Tower Erector
- NATE Start Initiative Program
- Approved contractor with ISNetworld
- Approved contractors with Browz
- Approved contractor with Avetta

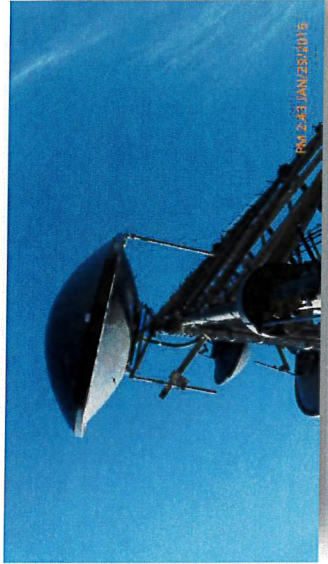
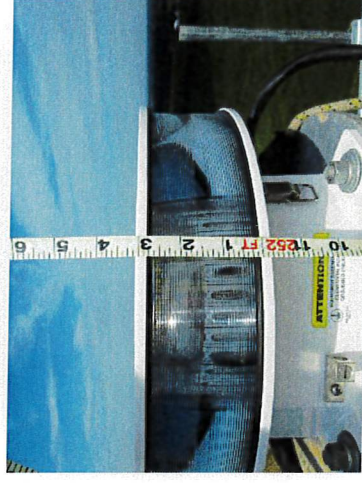
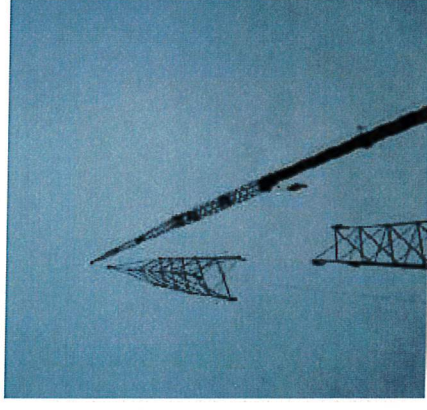


Collect. Verify. Connect.
ISNETWORLD.COM

Telecom Site Services – Service Offerings



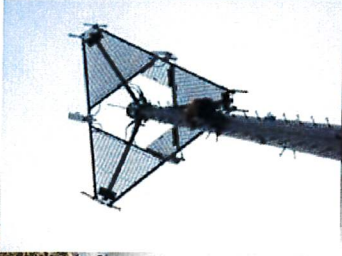
- Turnkey Sites Installation
 - Site Services has experience with many of the tower manufacturers and has, through its staff's support of the standards committees, developed relationships that allow it to ensure that the towers are erected in accord with the current TIA and manufacturers specifications/ standards. In addition, MUTI has worked with many of the manufacturers to enhance the design allowing for a reduction of maintenance costs.
 - Site Services' crews are uniquely equipped for the install of towers that range from 10' in height to 600' in height.
- Microwave Installation
 - Site Services has multiple crews and managers dedicated to the procurement and installation of complete microwave systems. Site Services has many years' combined experience in this field with successfully completed projects for Aviat Networks, South Mississippi Electric, Ameren Utility Company, Verizon Wireless, US Cellular, AT&T, Burlington Northern Santa Fe Railway, CN Railroad, Union Pacific plus many more. Site Services has worked with manufacturers to further clarify the installation standards and requirements for microwave system install and to train the industry on the best practices. Site Services' Technical Services Division brings over 40 years experience in this field and are certified to install & test 8T, 16T, 28T DS3, 3/4x DS3 and OC3 Microwave Systems along with 8T, 16T, 28T DS3, 3/4xDS3 and OC3,OC12, and OC48 Multiplexors.



Telecom Site Services – Service Offerings



- Civil Installation
 - Civil construction is one of the most critical and overlooked areas of telecommunications construction. Site Services performs the majority of this work in house. The site-specific requirements are understood by our dedicated staff and the issues are addressed as to allow for the proper installation of the site minimizing long term maintenance costs due to improper install. The attention to detail and application of the proper standards allows Site Services’ team to ensure that the civil work is completed with the highest levels of quality for the specific project. It is important to note that, due to our experience and the teams that Site Services deploys for civil work, we have a unique ability to resolve unforeseen issues that arise on the site while endeavoring to maintain the schedule.
- Inspections & Maintenance
 - Site Services owns and operates its custom developed tower inspection program called SITE. This program is a paperless application for field inspection crews and utilizes a secure web interface for customer data reporting and interaction. Data from the field crew is entered directly into the software from a field laptop and then synchronized with our server of which houses the database of inspections. Upon successful sync, the customer can log in, view, and interact with all the data posted (200 customizable inspection fields, full antenna mapping, 200+ photos, coax diagram, and more.). Site Services has performed over 15,000 tower inspections throughout the United States in the past 11 years utilizing the SITE Inspection program.
 - Site Services experienced staff has works with the industry and owners to follow the standards for tower maintenance and the application for these standards through our Scope of Work (SOW) process. This process allows Site Services to work with the owner to properly identify what is in need of correction and to specify the recommended course of action. This allows for the proper budgeting of maintenance dollars and has cut down the unnecessary costs associated with maintenance being improperly performed.
 - Site Services works with the clients to meet the requirements of ANSI/TIA, OSHA, FAA, FCC, etc. while allowing the owner to avoid unnecessary costs. At the heart of our maintenance program is proper documentation of the work that was completed.



Galvanizing – Overview

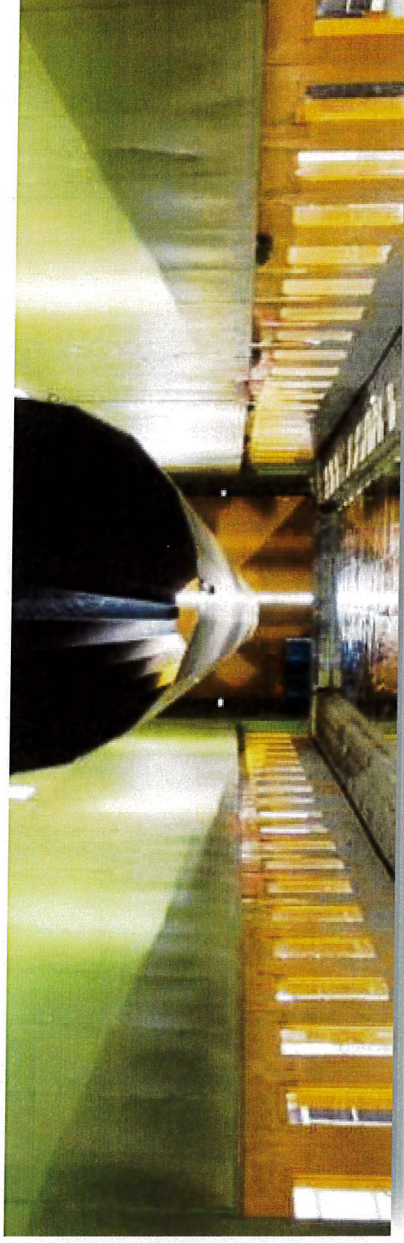


We are a full service, general galvanizer, aimed at providing steel fabricators with exceptional corrosion protection. We galvanize a wide variety of steel products from utility and telecom structures, to bridges and culverts, solar post and platforms, to include all types of structural steel and miscellaneous fabrication.

Sabre Galvanizing Services has one of the world's largest operating kettles. The completely enclosed kettle eliminates any danger of zinc splashing and captures the white smoke from our process and filters particle emissions so that no fumes are released into the atmosphere. Our complexes offer best-in-class, environmentally-friendly galvanizing technology.

We have some of the world's largest preheating ovens, capable of preheating steel to over 300 degrees Fahrenheit. As a green facility, our preheaters use waste heat to save energy and reduce CO2 emissions. Preheating the steel prior to hot dip galvanizing provides us with the ability to minimize steel distortion while being energy efficient. In addition, our facility operates with a negative pressure pretreatment containment room that allows us to capture the acid vapors through a water scrubber to eliminate harmful emissions. Sabre Galvanizing Services is dedicated to protecting our environment.

In addition to the standard galvanized finish, we also offer dulled galvanizing to reduce glare and ensure your structure better blends into its surroundings.



Galvanizing – Locations

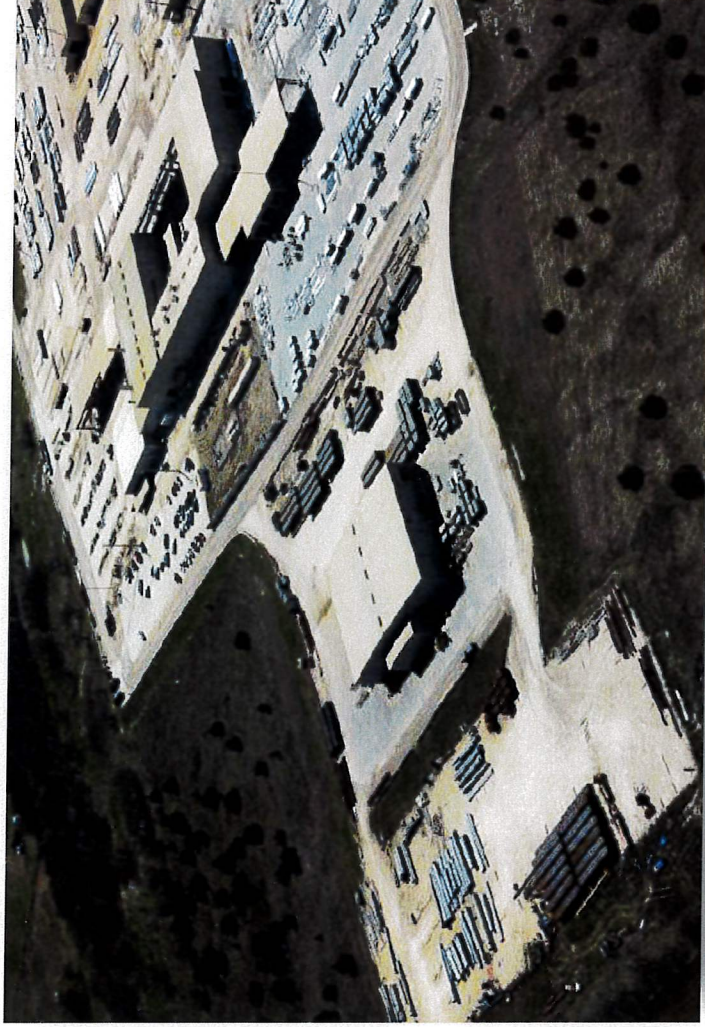


★ Galvanizing

Galvanizing – Alvarado, Texas



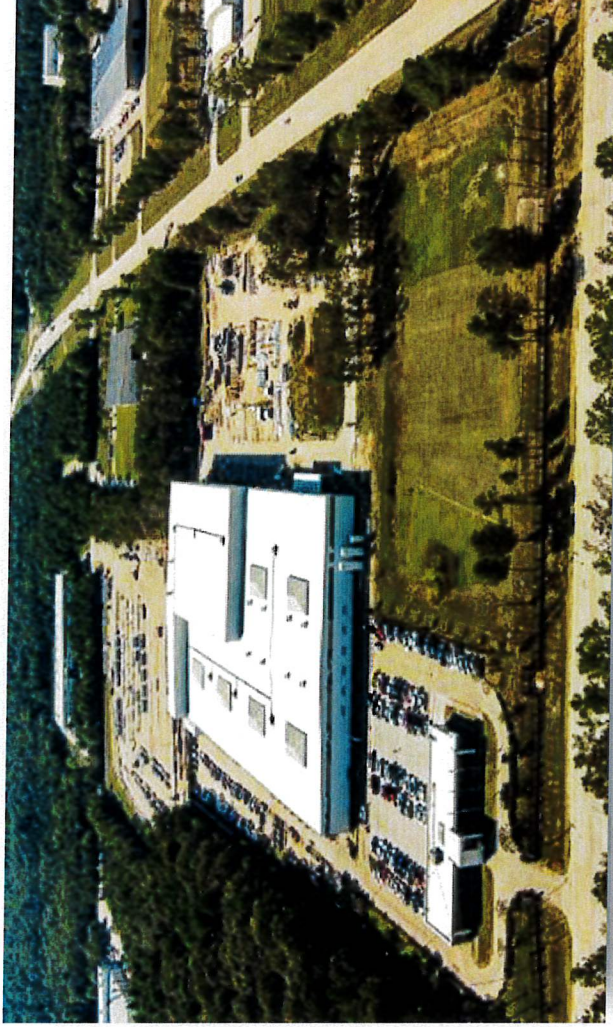
- 90k sq. ft under roof state of the art Galvanizing Facility and member of the American Galvanizing Association. In June 2017 Alvarado experienced a milestone of passing 1 billion pounds galvanized.
- 65’Lx9’Wx11’D Kettle and process tanks utilizing 20-ton crane capacities, one of the largest facilities in North America
- Alvarado is set on 35 acres with ample storage and staging space



Galvanizing – Conroe, Texas



- 76k sq. ft under roof state of the art Galvanizing Facility and member of the American Galvanizing Association
 - 41'Lx5'Wx10'D Kettle and process tanks utilizing 10-ton crane capacities
 - Conroe is set on 17 acres with ample storage and staging space



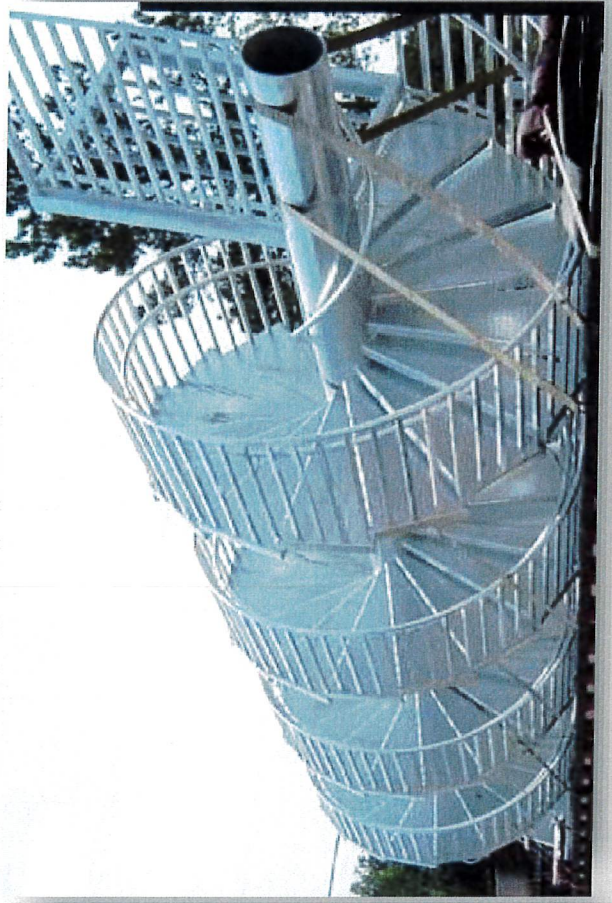
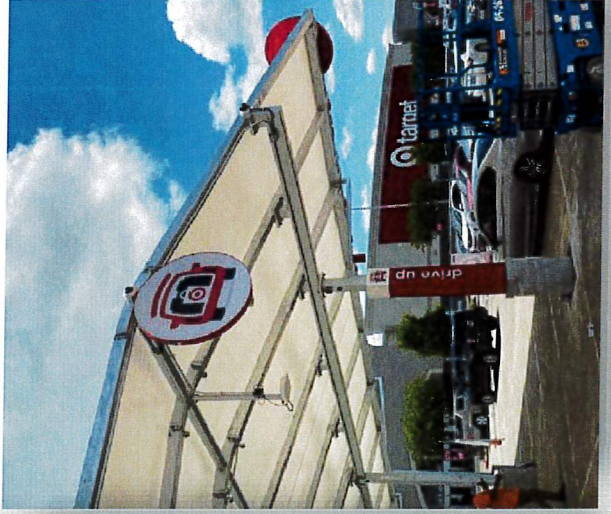
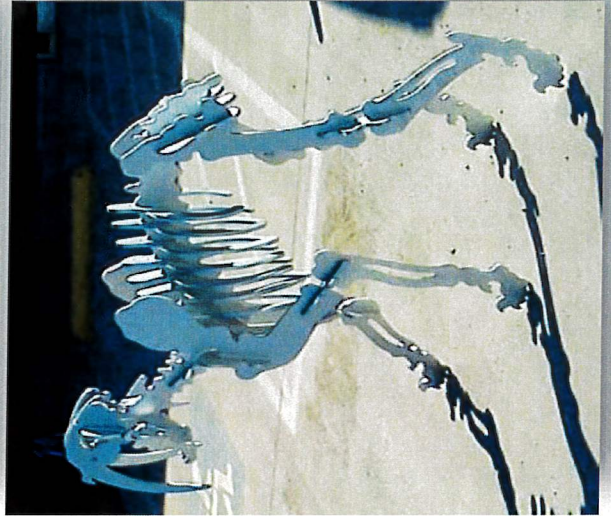
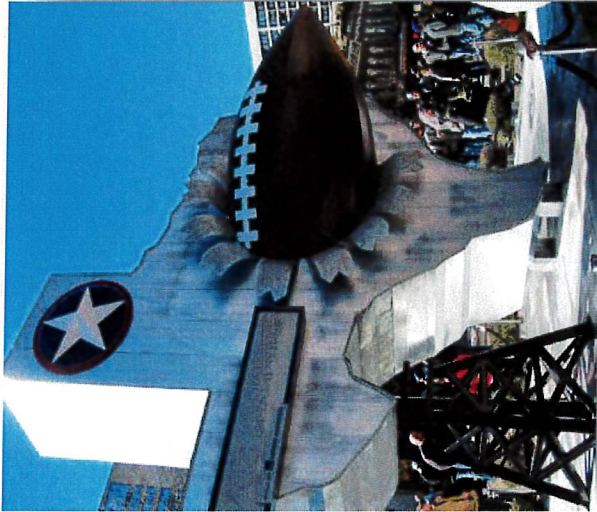
Galvanizing – Sioux City, Iowa



- 100k sq. ft under roof state of the art Galvanizing Facility
 - 60’Lx9’Wx11’D Kettle and process tanks utilizing 25-ton crane capacities
 - Sioux City is set on 42 acres with ample storage and staging space



Galvanizing – Projects



REFERENCES

SABRE COMMUNICATIONS CORPORATION GOVERNMENT CONSTRUCTION REFERENCE LIST

Customer	Project Type	Name	Address	Phone	Email	Site Name	State	Project Description	Structure Type	Height	Date Awarded	Date Completed
MCADDE, LLC	Federal	Jeter Mitchell		405-424-0375	mitchell@mcade.co			Sabre provided geotechnical surveys, infrastructure products and services via various P.O.'s with MCADDE LLC. The end	Self Support	60	9/10/14	Ongoing
Detect	Utility	Thomas Bus	2817 Highway 77, Panama City,	850-763-7200	tommy.bus@detect-inc.com	Roundhouse	WY	Furnish and Install (3) 148' Self Supporting Towers	Self Support	148	2/6/20	5/15/20
Detect	Utility	Thomas Bus	2817 Highway 77, Panama City, FL 32405	850-763-7200	tommy.bus@detect-inc.com	Standburg, Codrington	SD	Furnish and Install (2) 70' Self Supporting Towers	Self Support	70	1/14/20	4/10/20
AT&T Govt. Solutions	Federal	Matt Gorman	Research Pwky Room 12150	407-514-5082	tg.1828@att.com	Anacoco	LA	Furnish and Install 260' Self Supporting Tower	Self Support	260	10/5/18	3/31/20
Oklahoma DOT	State	Alan Fussell	132A06, 200 NE 21st St, Oklahoma City, OK	580-370-0724	alan.fussell@omes.ok.gov	Waynoka	OK	Furnish and Install 300' Guyed tower	Guyed	300	6/25/18	3/24/20
Oklahoma DOT	State	Alan Fussell	200 NE 21st St, Oklahoma City, OK	580-370-0724	alan.fussell@omes.ok.gov	Hobart	OK	Furnish and Install 240' Self Supporting Tower	Self Support	240	6/25/18	3/24/20
Macon County, IL	County	Jonathan Thomas	73105, 1078 W. Rotary Way, Decatur, IL	217-424-1002	jthomas@ctrdc.org	Decatur	IL	Furnish and Install 345' Self Supporting Tower	Self Support	345	10/8/19	3/24/20
Sumaria Systems	Federal	Joe Chandler	Bldg 6525 RM C-39, Vandenberg	805-606-7755	joecandler_ctr@us.af.mil	Lompoc	CA	Furnish and Install 40' Self Supporting Tower	Self Support	40	7/17/18	3/10/20
State of Alaska	State	Janice Neal	333 Willouby Ave, 8th Floor,	907-465-5758	janice.neal@alaska.gov	Auke Lake	AK	Perform Tower Maintenance and repairs	NA	NA	10/31/19	1/14/20
Catalyst Old River Hydro Limited Partner	Utility	James Lee	5707 Highway 15, Vidalia, LA	601-466-7232	james.lee@brookfieldrenewable.com	Network Tower	LA	Supply and Install 140' Self Supporting Tower	Self Support	140	7/1/19	1/13/20
PTSI Managed Services, Inc.	Federal	Jamie Rodela	19717 62nd Ave South, F106, Kent,	206-574-7270	jamie_ctr.redela@fas.af.mil	Maryville	CA	Supply and Install 30' S4R	Self Support	30	8/7/18	11/26/19
Pacificorp	Utility	Jon Witte	Portland, OR	503-813-6767	jon.witte@pacificorp.com	2019 Tower Inspections	OR	Perform Tower Inspections on (20) structures	NA	NA	8/14/19	10/28/19
We Energies	Utility	Lyle Ten Pas		414-221-2224	lyle.ten-pas@we-energies.com	Michigamme	WI	Supply and Install 120' Monopole	Monopole	120	9/5/18	9/23/19

RESUMES

Jeff DeGroot
Vice President Turnkey Services
Sabre Communications Corporation
Sioux City, IA

P R O F E S S I O N A L E X P E R I E N C E

Sabre Communications Corp. *1997 to Present*
Sioux City, IA

Construction and Contracts Group Director

- Developed multi-million dollar sales a year in new construction.
- Organized safety and quality programs for sub-contractors to follow.
- Assist in the development of new products for catalog.
- Schedule delivery dates through multiple internal departments and field crews.

Communications Services, Inc. *1988 to 1997*
N. Sioux City, SD

Site Supervisor / Foreman

- Installed on average 26 tower sites per year.
- Ran a 4 to 8 man crew throughout all 48 states.
- Managed project cost and on-time schedules.

Communications Services, Inc. *1985 to 1988*
N. Sioux City, SD

Steel Erector / Laborer

- Helped stack a variety of communication towers.
- Installed a variety of tower foundations
- Equipped several towers with antennas and transmission cables

E D U C A T I O N

West High School 1981 to 1985
Sioux City, IA

Keith J. Tindall, P.E., S.E.
Vice President & Chief Engineer
Sabre Towers & Poles
Sioux City, IA

P R O F E S S I O N A L R E G I S T R A T I O N

Registered Professional Engineer or Structural Engineer in all 50 states and District of Columbia

- Passed Civil Engineering (P.E.) examination in 1996
- Passed Structural I (P.E.) examination in 1998
- Passed Structural II (S.E.) examination in 2003

P R O F E S S I O N A L E X P E R I E N C E

Sabre Communications Corp.
Sioux City, IA

6/98 to Present

Vice President & Chief Engineer

- Full responsibility for engineering of communications towers and foundations.
- Designed tens of thousands of self-supporting and guyed towers and their foundations, for sites in all 50 states and many foreign countries.
- Hired, trained and mentored four entry-level engineers, all of whom passed the P.E. examination on the first attempt.
- Currently training and mentoring one more Professional Engineer candidate.
- Directed the full implementation of the new ANSI/TIA/EIA 222-G tower design standard.
- Conducted monthly Structural Engineering training meetings for all company engineers.
- Developed and analyzed new tower models and accessories, in order to optimize product costs, while maintaining structural integrity.
- Developed all spreadsheets used to design foundations, for several different foundation types.

Stainless, Inc.
North Wales, PA

6/91 to 6/98

Structural Engineer

- Designed or analyzed approximately 150 broadcast towers and their foundations, ranging in height from 100 to 2060 feet.
- Designed the world's second-tallest structure—a 2060' broadcast tower near Fargo, North Dakota.
- Designed many custom components for broadcast towers, including TV antenna mounts, large transmission line supports, large transmission line bridges, stairways, stair towers, elevator supports and low-frequency vibration dampers.
- Designed and standardized a new 12'-wide guyed tower model, for large broadcast applications with multiple TV antennas and heights up to 2000'.
- Designed several tower-top "candelabra" and "T-Bar" structures for towers with multiple TV antennas, using GT-STRUDL software and generally accepted engineering practices.

E D U C A T I O N

Drexel University
Philadelphia, PA

Master of Civil Engineering (structural emphasis), 1998

Penn State University
University Park, PA

Bachelor of Architectural Engineering (structural emphasis), 1991

P R O F E S S I O N A L A C T I V I T I E S

Telecommunications Industry Association (TIA)

Participating in subcommittee TR-14.7 since 1998. (Standards Formulation Group for the ANSI/TIA/EIA 222 Standard).

National Society of Professional Engineers (NSPE)—member since 1996
American Society of Civil Engineers (ASCE)—member since 2005

Delvin L. Wilde
Director of Product Development
Sabre Communications Corporation
Sioux City, Iowa

PROFESSIONAL EXPERIENCE

- | | |
|---|--|
| Sabre Communications Corporation
Sioux City, Iowa | 1994 – Present |
| <ul style="list-style-type: none">• Director of Product Development• Research & Development Manager• Drafting Manager• Draftsman | <ul style="list-style-type: none">2007-Present2001-20071995-20011994-1995 |
| LeBlanc Communications Corporation
Sioux City, Iowa | 1985-1994 |
| <ul style="list-style-type: none">• Drafting Manager• Draftsman | <ul style="list-style-type: none">1990-19941985-1990 |
| Advance Industries
Sioux City, IA | 1980-1985 |
| <ul style="list-style-type: none">• Draftsman | |

EDUCATION

- | | |
|---|------|
| Western Iowa Tech Community College
Sioux City, IA | |
| <ul style="list-style-type: none">• Mechanical Engineering Technology | 1979 |

Robert "Bob" Hubbell Jr.
Vice President of Operations
Sabre Industries, Inc.
Sioux City, IA

P R O F E S S I O N A L E X P E R I E N C E

Sabre Industries, Inc.
Sioux City, IA / Conroe, Texas

May 2011-Present

Vice President of Operations

- Manage production operations goals and development
- Development of new systems in Engineering and Estimation Departments
- Monitor divisional production schedules

Director of Business Processes

June 2006-May 2011

- Development of new processes and procedures at Sabre Towers and Poles
- Manage product costing through Estimation and Pre-Engineering Depts.

Director of Pre-Engineering and Estimation

June 2006-May 2011

- Created and developed the Pre-Engineering department
- Monitored and improved cost savings in the company

Estimation Manager

June 2001-June 2006

- Managed staff of up to 14 people
- Developed and implemented improvements in the estimation department

Vermeer Manufacturing

June 2000-May 2001

Pella, IA

Design Engineer

- Designed several new products for Trenchless Division
- Increased production times in increase profits
- Designed new tooling and production methods

Van Gorp/EPT

May 1992-June 2000

Pella, IA

Product/Applications Engineer

- Managed Engineering Department and all other related functions
- Provided support to sales department and customers on issues
- Developed several new products

- Managed the switch to ISO9000 for the company

E D U C A T I O N

William Penn College
Oskaloosa, IA

June 1997-May 1999

B.A. Industrial Technology with an emphasis in Technical Design

Indian Hills Community College
Centerville, IA

August 1990-May 1992

A.A.S. Drafting Technology

PROJECT APPROACH

SALES PROCESS

Timeline

	<u>Sabre Industries</u>	<u>VS</u>	<u>Industry Average</u>
Regional/International/Broadcast Sales Initial Request			
Request for Quote (RFQ) Received	One Day	VS	One Day
Develop best proposal based on customer needs	3 Business Days	VS	1-2 Weeks
Negotiate order Verify credit worthiness Establish terms	1-2 Weeks	VS	3-4 Weeks
Engineering & Drafting Complete designs & drawings	3-21 Days (ARO)	VS	3-5 Weeks (ARO)
Production	1-2 Weeks	VS	6-8 Weeks
<u>TOTAL LEADTIME FROM ORDER TO DELIVERY</u>			
Coordinate Shipping Logistics with installation crews & customer	8-12 Weeks (ARO)	VS	14-16 Weeks (ARO)
Invoice	<i>Foundation will be installed 5 weeks after NTP. Tower delivered 8 to 12 weeks after NTP and tower work will be completes 10 weeks after NTP.</i>		

SIGNATURE PAGE



Administrative Offices
P.O. Box 276
100 E. 4th Street
York, NE 68467

REQUEST FOR PROPOSALS FOR FIRE STATION COMMUNICATION TOWER

SUBMITTAL DUE DATE: JUNE 10, 2025 AT 2:00 PM

PROPOSALS MUST BE MAILED OR DELIVERED TO:

**City of York, Attn: City Clerk
100 East 4th St., York NE 68476**

Please mark your envelope "PROPOSAL FOR COMMUNICATION TOWER"

EIN/SSN (Required) 42-1078988
Federal I.D. Number

COMPANY NAME Sabre Communications Corporation

ADDRESS: 7101 Southbridge Drive

CITY/STATE/ZIP Sioux City, IA 51111

PHONE 712-258-6690

PRINTED NAME Larry McHugh

AUTHORIZED SIGNATURE *Larry McHugh*

TITLE VP/GM - Telecom EMAIL lmchugh@sabreindustries.com

Signature acknowledges that Proposer has read the bid documents thoroughly before submitting a proposal, will fulfill the obligations in accordance to the scope of work, terms and conditions and is submitting without collusion with any other individual firm. You must submit this page with an authorized signature.

ALL QUESTIONS MUST BE SUMMITTED BY EMAIL TO THE FOLLOWING PERSON:

Chief Tony Bestwick, tbestwick@cityofyork.ne.gov

Questions must be submitted no later than June 9, 2025. Questions submitted after that date will not be considered.

BIDDERS MUST SUBMIT THIS PAGE WITH ANY PROPOSAL

PROPOSAL & TOWER DESIGN



PROPOSAL

Prepared for: **CITY OF YORK**
100 E 4th St
York, NE 68467
Attn: Amanda Ring

Proposal No.: **26-0320-RSS**
Date: 06/09/25 Page **1** of **4**
Reference: 80' 3600SRWD Freestanding/York Fire Station, NE
Freight: Origin

SABRE MODEL 3600SRWD FREESTANDING TOWER

The tower will be triangular in design and consist of solid welded sections.

See the tower profile included in this proposal for the design parameters.

The tower will be designed to support the following equipment:

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT (DESIGN)	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(1) DB420-B		X	80' @ Base	(1) 7/8"	N/A	Unknown	One (1) 3' Sidearm	X	
2	(1) 6' H.P. Dish		X	75'	(2) LMR-400	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
3	(2) DB404-B		X	70' @ Base	(2) 1/2"	N/A	Unknown	Two (2) 3' Sidearms	X	
4	(1) 4' H.P. Dish		X	60'	(2) LMR-400	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
5	(2) Y4505		X	55'	(2) 1/2"	N/A	Unknown	Two (2) Flush Mounts 2-3/8" O.D. Pipe	X	
6	(1) 6' H.P. Dish		X	55'	(2) LMR-400	11 GHz	0°	One (1) 4-1/2" O.D. Leg-type Dish Mount		X
7	(2) Y4505		X	50'	(2) 1/2"	N/A	Unknown	Two (2) Flush Mounts 2-3/8" O.D. Pipe	X	
8	(2) Y4505		X	40'	(2) 1/2"	N/A	Unknown	Two (2) Flush Mounts 2-3/8" O.D. Pipe		X
9	(1) 8' Anti-Climb Panel (3600SRWD)		X	4'	N/A	N/A	Unknown	No mount		X

ITEM I TOWER MATERIALS \$ **21,813.00**
Estimated Applicable Sales Tax \$ 1,635.98

- Complete tower steel and hardware
- Climbing ladder incorporated into one (1) face
- Waveguide support ladder incorporated into three (3) faces
- One (1) 3' sidearm with two (2) tiebacks with one (1) 5' mounting pipe @ the 80' elevation
- Two (2) 3' sidearms each with two (2) tiebacks with one (1) 5' mounting pipe @ the 70' elevation
- Two (2) flush mounts each with 2-3/8" O.D. pipe @ the 55' elevation
- Two (2) flush mounts each with 2-3/8" O.D. pipe @ the 50' elevation
- Tuf-Tug 100' Safety Climb without Harness
- 8' Ladder Gate
- 10' x 3/4" lightning rod copper clad and stiffener
- 2-7/8" x 15' lightning rod extension
- Copper buss bar kit 1/4" x 4" x 12", 15 Holes
- Motorola R56 Grounding
- P.E. certified tower profile and foundation drawings
- Final erection drawings

ANCHOR BOLT AND TEMPLATE MATERIALS \$ **688.00**
Estimated Applicable Sales Tax \$ 51.60
 Anchor bolts and templates

PROPOSAL

Prepared for: CITY OF YORK
100 E 4th St
York, NE 68467
Attn: Amanda Ring

Proposal No.: 26-0320-RSS
Date: 06/09/25 **Page 2 of 4**
Reference: 80' 3600SRWD Freestanding/York Fire Station, NE
Freight: Origin

ITEM II **GROUNDING** \$ **6,250.00**
Install ground ring around the tower with radials extending to tower legs using 5/8" ground rods and #2 solid tinned copper wire.

ITEM III **FOUNDATION INSTALLATION** \$ **32,125.00**
Install foundations based on (The Schemmer associates project # 09272.001 dated 3/12/24) soil analysis provided to Sabre Communications Corporation.

ITEM IV **TOWER ERECTION** \$ **16,218.00**
Offload tower materials from truck and inventory
Erect tower steel complete
Install Climbing ladder incorporated into one (1) face
Install Waveguide support ladder incorporated into three (3) faces
Install One (1) 3' sidearm with two (2) tiebacks with one (1) 5' mounting pipe @ the 80' elevation
Install Two (2) 3' sidearms each with two (2) tiebacks with (1) 5' mounting pipe @ the 70' elevation
Install Two (2) flush mounts each with 2-3/8" O.D. pipe @ the 55' elevation
Install Two (2) flush mounts each with 2-3/8" O.D. pipe @ the 50' elevation
Install Tuf-Tug 100' Safety Climb without Harness
Install 8' Ladder Gate
Install One (1) 10' x 3/4" lightning rod copper clad and stiffener
Install One (1) 2-7/8" x 15' lightning rod extension
Install One (1) copper buss bar kit 1/4" x 4" x 12", 15 Holes

TOWER FREIGHT TO YORK COUNTY, NE \$ **3,590.00**
Estimated Applicable Sales Tax \$ 269.25

ANCHOR BOLT FREIGHT TO YORK COUNTY, NE \$ **355.00**
Estimated Applicable Sales Tax \$ 26.63

PROPOSAL

Prepared for: **CITY OF YORK**
100 E 4th St
York, NE 68467
Attn: Amanda Ring

Proposal No.: **26-0320-RSS**
Date: **06/09/25** Page **3** of **4**
Reference: **80' 3600SRWD Freestanding/York Fire Station, NE**
Freight: **Origin**

NOTES: Terms will be reviewed upon receipt of order.

Wind induced vibrations, such as vortex shedding and harmonic oscillation/resonance, of structures of all types due to unpredictable interaction with wind and surrounding structures, exposure and terrain rarely occur. The owner's maintenance program should include observations for vibration and any resulting loosening of connecting hardware or damage to the structure. The Sabre warranty specifically excludes failure due to fatigue or similar phenomena as a result of the aforementioned behavior.

The permit package includes a profile drawing of the structure with member sizes; anchor bolt details; descriptive notes; structural calculations; a table of supported antennas, mounts and feedlines; and a foundation sketch and calculations (if applicable).

This quotation is based on ANSI/TIA-222-H and Customer provided specifications. Any information not provided by ANSI/TIA-222-H or the Customer has not been considered.

Foundation and anchor bolt designs are based strictly on ANSI/TIA-222-H. Any additional requirements may result in increased foundation size and price.

Dimensional information is preliminary only; it may change based on final engineering.

All Sabre mounts are quoted with support pipes of appropriate length for most applications if not otherwise specified. If different support pipe lengths are required at the time of the order, additional costs may be incurred.

Cable type safety climbing device provided does not include harness.

Freight charges quoted are for provided materials only. Additional freight charges may be incurred with the order of additional items.

Site must be easily accessible for trucks delivering tower steel and concrete, cranes, drill rigs, and all other equipment required to perform the job.

In the event that the existing soil conditions are found to be other than as depicted in the Soils Report and Sabre's soil parameters, Sabre may ask for an equitable adjustment to the quoted price.

Customer to secure all permits.

This quote is based on non-union, non-prevailing wages, and non-winter working conditions.

All deviations, alterations, field changes, engineering changes, or architectural changes to the implied scope of work will be bill accordingly on a time a materials basis.

Any downtime or remobilization due to circumstances beyond our control will be billed accordingly.

All antennas, transmission lines, jumpers, ground kits, hangers, and hardware are to be provided and installed by others.

All tower materials will be hot dip galvanized as outlined in ASTM A-123.



PROPOSAL

Prepared for: CITY OF YORK
100 E 4th St
York, NE 68467
Attn: Amanda Ring

Proposal No.: 26-0320-RSS
Date: 06/09/25 Page 4 of 4
Reference: 80' 3600SRWD Freestanding/York Fire Station, NE
Freight: Origin

This proposal does not include any sales, use, excise, contractors or any other taxes not specifically detailed in this proposal.

If a Customer requests to pick up a tower, a \$300.00 per truck charge may apply for dunnage and loading.

Storage charges of \$350.00 per month may apply starting sixty (60) days after original scheduled ship date.

Due to material and freight price fluctuations, Sabre reserves the right to review all material and freight pricing prior to accepting any order. Any structure order placed on hold is subject to a price review at the time of its release from hold status.

Title, ownership, risk of loss, risk of material obsolescence and risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time.

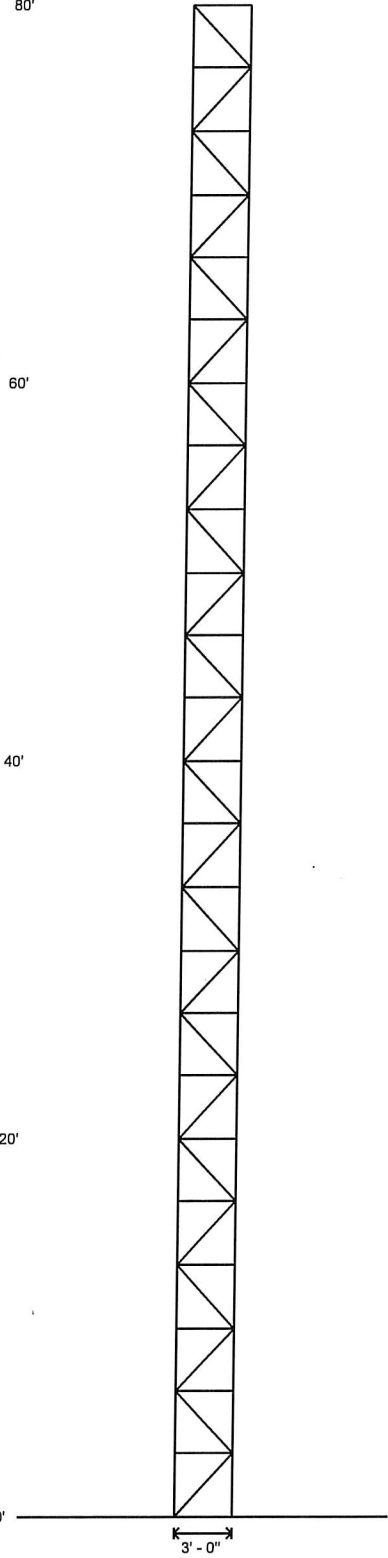
Delivery of tower materials will be approximately 8 weeks after receipt of required information and contingent upon backlog at the time of order.

This proposal is based on the terms and conditions proposed above including the attached standard terms and conditions and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Industries.

Submitted By: Sabre Industries
Rolli S Sexton
Rolli Sexton
Government Sales Manager

Acceptance of Customer:
Please enter our order for the above items in accordance with this proposal.
Signature
Name (print)
Title Date
Purchase Order No.

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN	
Legs	2.5 S.R.
Diagonals	2.0 S.R.
Horizontals	1.0 S.R.
Brace Bolts	0.75 S.R.
Top Face Width	3'
Panel Count/Height	24 @ 3.3333'
Section Weight	1520
	1115
	958
	773



Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	120 mph
Wind Speed (Ice)	50 mph
Design Ice Thickness	1.50 in
Risk Category	III
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	1648 ft
Seismic Importance Factor, Ie	1.25
0.2-sec Spectral Response, Ss	0.082 g
1-sec Spectral Response, S1	0.042 g
Site Class	D
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Truss: Steel)

Base Reactions - Wind/Ice


Total Foundation		Individual Footing	
Shear (kips)	7.65	Shear (kips)	5.77
Axial (kips)	20.89	Compression (kips)	140
Moment (ft-kips)	388	Uplift (kips)	148

Base Reactions - Seismic

Total Foundation		Individual Footing	
Shear (kips)	0.28	Shear (kips)	0.18
Axial (kips)	10.42	Compression (kips)	10
Moment (ft-kips)	17	Uplift (kips)	4

Notes

- 1) All legs are A572 Grade 50.
- 2) All braces are A36
- 3) The tower model is 3600 SRWD Freestanding.
- 4) Azimuths are relative (not based on true north).
- 5) Foundation loads shown are maximums.
- 6) (4) 1" dia. x 51"-long F1554 grade 105 anchor bolts per leg.
- 7) Weights shown are estimates. Final weights may vary.
- 8) No grout is required under the base plates.


 <p>Sabre Industries INNOVATION DELIVERED</p>	<p>Sabre Industries 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6593 Fax: (712) 279-0814</p>	Quote: 26-0320-RSS
		Customer: CITY OF YORK
		Site Name: York Fire Station, NE
		Description: 80' 3600SRWD Free-standing
		Date: 5/29/2025 By: MG Page: 1

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Designed Appurtenance Loading

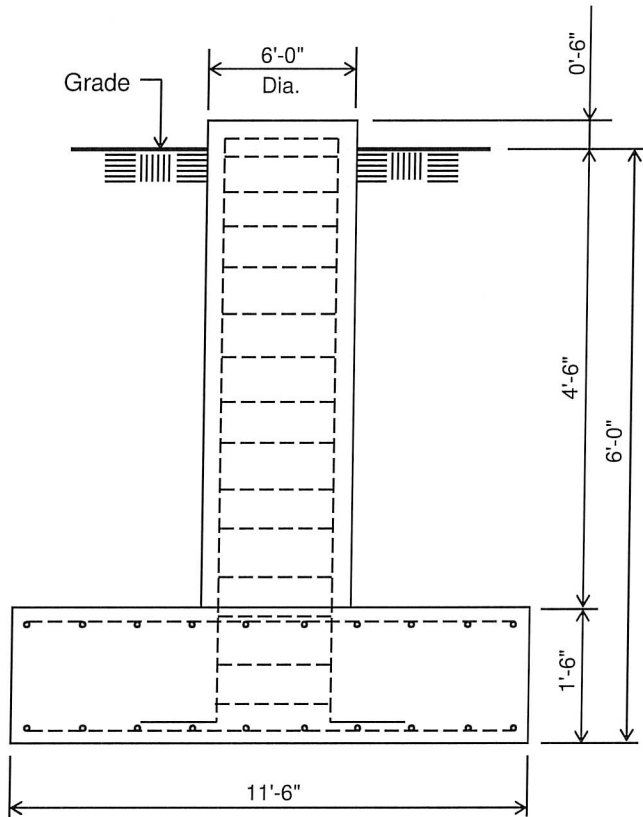
Elev	Description	Tx-Line
89.85	(1) DB420-B	(1) 7/8"
85	(1) Extendible Lightning Rod	
80	3ft Sidearm	
75	Leg Dish Mount	
75	(1) 6' H.P. Dish	(2) LMR-400
72.5	(2) DB404-B	(2) 1/2"
70	(2) 3ft Sidearms	
60	Leg Dish Mount	
60	(1) 4' H.P. Dish	(2) LMR-400

Elev	Description	Tx-Line
55	(2) Flush Mount	
55	Leg Dish Mount	
55	(1) 6' H.P. Dish	(2) LMR-400
55	(2) Y4505	(2) 1/2"
50	(2) Flush Mount	
50	(2) Y4505	(2) 1/2"
40	(2) Flush Mount	
40	(2) Y4505	(2) 1/2"

 <p>Sabre Industries INNOVATION DELIVERED</p>	<p>Sabre Industries 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6680 Fax: (712) 279-0814</p>	<p>Quote: 26-0320-RSS</p>
	<p>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</p>	<p>Customer: CITY OF YORK</p>
		<p>Site Name: York Fire Station, NE</p>
		<p>Description: 80' 3600SRWD Free-standing</p>
		<p>Date: 5/29/2025 By: MG Page: 2</p>

Customer: CITY OF YORK
Site: York Fire Station, NE
80' 3600 SRWD Freestanding

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(12.58 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by The Schemmer Associates project no. 09272.001, dated: 3/12/24.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier

Pier	(34) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(12) #5 horizontal rebar evenly spaced each way top and bottom (48 total)

SABRE TERMS & CONDITIONS

to Services, Sabre's exclusive limited warranty is that the Services shall be performed in a workmanlike fashion. In the event Sabre breaches this warranty, Customer's exclusive remedy shall be, at Sabre's option and expense: (i) Sabre shall correct such Services within thirty (30) days of the performance of the Services; or (ii) Sabre shall refund the price paid for the applicable portion of the Services. Sabre does not make any warranty as to any services, materials or goods furnished by third parties (e.g., light kits); however, Sabre will assign to Customer any rights it has against such third parties. These warranties shall be effective only if the Products are installed and maintained in accordance with Sabre's recommendations and specifications and that Customer, during the warranty period, shall regularly (not less than semi-annually) inspect and properly maintain the Products.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND OF ANY OTHER TYPE, WHETHER EXPRESS OR IMPLIED. IT SHALL BE THE CUSTOMER'S SOLE RESPONSIBILITY TO VERIFY THAT THE PRODUCTS MEET THE SUITABILITY AND USABILITY REQUIREMENTS OF THE INTENDED APPLICATION OF CUSTOMER.

11. **LIMITATION OF LIABILITY: IN NO EVENT SHALL SABRE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT, PUNITIVE OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS OR REVENUE OR DOWNTIME, EVEN IF SABRE HAS BEEN ADVISED OF THE POSSIBILITY OF THE FOREGOING. IN NO EVENT SHALL SABRE'S LIABILITY ON ANY CLAIMS FOR DAMAGES ARISING OUT OF OR CONNECTED WITH THE PRODUCTS AND/OR SERVICES OR OTHERWISE EXCEED THE LESSER OF CUSTOMER'S DIRECT DAMAGES OR THE PRICE PAID BY CUSTOMER FOR THE PRODUCTS AND/OR SERVICES.**

12. **CUSTOMER PRODUCT SELECTION AND USE RESPONSIBILITIES:** Customer represents and warrants to Sabre that Customer possesses all necessary expertise to properly select, install and/or use the Products or that Customer has secured the services of a competent professional with respect to the foregoing and acknowledges that the Proposal is based upon the design, information and specifications provided by the Customer being complete, correct, and accurate. Customer agrees to be responsible for all claims, losses, expenses, fines, penalties, damages, demands, judgments, actions, causes of action, suits and liability caused by Customer's improper selection, use, installation or dealings with the Products or the failure of the design, information and specifications provided by the Customer to be complete, correct, and accurate. Customer shall specify any specific design parameters required to conform to local, state or federal requirements which may affect the price in the Proposal prior to Sabre accepting an order from Customer. Plot plans with tower orientation and antenna mounting elevations and azimuths shall be provided by Customer with the Purchase Order.

13. **INDEMNIFICATION:** To the fullest extent allowed by law, each party will indemnify, defend and hold the other party and its respective parents, subsidiaries, affiliates, directors, officers, partners, stockholders, associates, employees and agents (collectively, "**Indemnitees**") harmless from and against all claims, losses, expenses, fines, penalties, damages, demands, judgments, actions, causes of action, suits and liability claimed by a third party for personal injury, death or damage to tangible property (collectively, "**Liabilities**") proximately caused by the party from which indemnification is sought ("**Indemnitor**") provided the Indemnitees give the Indemnitor prompt written notice of any of the foregoing and provide full cooperation and assistance to the Indemnitor in the investigation and defense of such claim and grants the Indemnitor exclusive control of the defense and settlement thereof. No indemnification will be requested by or provided to a party whose actions are a contributing cause, in whole or in part, to the Liabilities.

14. **CONFIDENTIALITY:** The parties agree that if either party provides the other party with non-public written documentation which the disclosing party wants treated as being confidential, the disclosing party will clearly mark the documentation with a legend stating that the documentation is considered confidential by the disclosing party. The recipient will use at least the same effort to avoid disclosure of the confidential documentation as the recipient uses with respect to the recipient's confidential documentation but in no event less than due care. Notwithstanding the foregoing, the recipient shall not be required to protect or hold in confidence any information in the confidential documentation which was or is: (a) part of the public domain, (b) known to the recipient prior to the disclosure to the recipient, (c) disclosed to a third-party by the disclosing party without a written obligation of confidence; (d) rightly received by the recipient from a third party; or (e) independently developed by the recipient without access to the confidential documentation.

15. **INFRINGEMENT:** Sabre's exclusive warranty regarding infringement is that for one (1) year from the earlier of the date of Sabre's invoice or shipment of Products to Customer, the Products created by Sabre or the Services or any works created as a result of the Services solely in accordance with Sabre's plans, drawings, specifications or instructions, will not infringe any United States patent, copyright or trade secret. Sabre agrees to defend Customer against a lawsuit and pay all damages, costs and reasonable attorney's fees finally awarded against Customer resulting from any claim that any Products created by Sabre or the Services performed by Sabre or the works created as a result of the Services infringe any of the foregoing provided that Customer: (a) gives Sabre prompt written notice of any claim; (b) provides reasonable cooperation to Sabre in the investigation and defense of such claim; and (c) grants Sabre exclusive control of the defense and settlement thereof. In the event of any such infringement, Sabre shall, at its option and expense, either (i) replace or modify the Products or the works created as a result of the Services so that they become non-infringing, or (ii) accept return of the Products and refund an amount equal to Customer's depreciated value of the returned Products or works found to be infringing. Sabre shall have no liability for infringements caused in whole or in part by Customer, third parties not hired by Sabre or alterations or combinations not reviewed and approved in writing in advance by Sabre or that are not performed or provided by Sabre. The foregoing constitutes the exclusive warranty of Sabre and exclusive remedy of Customer with respect to any claim or action for infringement. Customer may fully participate in the defense and/or settlement or compromise of any claim of infringement at Customer's expense. Customer shall provide Sabre with the same warranty and defense of claims of infringement with regard to Products created by Sabre in compliance with Customer's plans, drawings, specification or instructions. Sabre does not warrant against infringement any materials or goods furnished by third parties (e.g., light kits); however, Sabre will assign to Customer any rights it has against such third parties.

16. **SABRE'S DRAWINGS & MATERIALS:** Title to all drawings, specifications, brochures, reprints, copies, copies of copies or any other data furnished to Customer are copyrighted by Sabre and title thereto shall remain with Sabre. Customer shall not reproduce, copy or disclose such information in whole or in part for any purpose without prior written permission from Sabre.

17. **LIGHTING REQUIREMENTS:** Customer agrees to comply with the latest standards set forth by the Federal Aviation Administration, the Federal Communications Commission, and any other local, state or federal regulations or ordinances for tower erection and lighting. Customer confirms that the lighting kit ordered for installation on the tower conforms to all such standards and indemnifies Sabre for any loss or expense, including attorney fees, for noncompliance or nonconformance with such standards. It shall be the Customer's responsibility to provide adequate electrical supply at the base of the tower.

18. **EXCLUSIONS FROM PROPOSAL PRICE:** Unless otherwise stated in the Proposal, the prices in the Proposal do not include antennas, transmission lines, jumpers, ground kits, hangars and hardware.

19. **PHOTOGRAPHS:** Sabre at all times reserves the right to take pictures of any or all of its Products after installation for advertising purposes, except those which are under classified government control.
20. **SABRE'S EMPLOYEES:** Sabre reserves the right to determine which of its employees will be assigned to a particular project, to replace or reassign such employees and/or subcontract to qualified third persons part or all of the performance of any Services requested hereunder. Customer may request the removal or reassignment of Sabre's employees on a nondiscriminatory basis at any time and Sabre will promptly provide a suitable replacement. Sabre's employees will comply with all generally applicable work and security rules of Customer.
21. **INDEPENDENT CONTRACTORS:** The parties' relationship during the term of this Agreement shall be that of independent contractors. Neither party shall have, nor shall represent that it has, any power, right or authority to bind the other, or to assume or create any obligation or responsibility, express or implied, on behalf of the other or in such other party's name, except as herein expressly provided. Nothing stated in this Agreement shall be construed as constituting a partnership, joint venture or as creating the relationships of employer/employee or principal/agent between the parties.
22. **NOTICES:** All notices, requests, demands, claims and other communications hereunder will be in writing. Any notice, request, demand, claim or other communication hereunder will be deemed duly given if it is received and/or sent by facsimile, receipted delivery or certified mail, return receipt requested, postage prepaid, and addressed to the intended recipient at the address set forth in the Proposal. Either party may change the address to which notices, requests, demands, claims, and other communications hereunder are to be delivered by giving the other party notice in the manner herein set forth. Each party agrees to promptly provide written notice of any suspected breach of this Agreement, the specifics of any claim of breach or for damages and to provide the other with a reasonable opportunity to investigate and cure any curable matter. In order to bring an action against Sabre for damages, Customer must give notice to Sabre of any claim for damages within six (6) months of the date the claim arises. No claim of breach of this Agreement shall be made by Customer unless and until all uncontested amounts are paid to Sabre.
23. **WAIVER:** Any waiver of any breach of this Agreement shall not be effective unless set forth in a writing signed by an officer of the waiving party.
24. **SURVIVAL:** The termination of this Agreement shall not affect the obligations of either party to the other that arises under the terms and conditions of this Agreement, rights arising from this Agreement, or causes of action which have accrued prior to the date of the termination.
25. **DISPUTES:** The parties agree that any controversy or claim (whether such controversy or claim is based upon statute, contract, tort or otherwise) arising out of or relating to this Agreement, any performance or dealings between the parties, or any dispute arising out of the interpretation or application of this Agreement or any dealings between the parties and/or their respective directors, managers, partners, officers, employees or agents ("**Dispute**"), which the parties are not able to resolve, shall be resolved as follows:
- a. The parties will endeavor to settle the Dispute through mediation under the Construction Industry Mediation Rules of the American Arbitration Association ("**AAA**") before recourse to arbitration. Any action for breach of warranty must be commenced within one (1) year after the cause of action accrues. Once one party files a request for mediation with the other party and with the AAA, the parties agree to conclude the mediation within thirty (30) days of filing the request. The mediation shall be conducted in the city where the party commencing the mediation is located. The parties agree to share the fees and expenses of mediation equally.
 - b. Any Dispute not resolved by mediation, shall be decided by a single arbitrator pursuant to the Construction Industry Arbitration Rules of the AAA then in effect and shall be conducted in the city where the party commences the arbitration. The arbitrator will have the authority to grant injunctive relief in a form similar to that which a court of law would otherwise grant. Judgment upon the award rendered by the arbitrator shall be entered in any court having jurisdiction thereof. The arbitrator will be mutually chosen from a panel of licensed attorneys familiar with the subject matter of this Agreement having at least fifteen (15) years of professional experience and will be appointed within thirty (30) days of the date the demand for arbitration was sent to the other party. Discovery will be permitted in accordance with the Federal Rules of Civil Procedure of the United States of America. If an arbitration proceeding is brought pursuant to this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees, costs and necessary disbursements incurred in addition to any other relief to which such party may be entitled except that, by the express agreement of the parties, the arbitrator shall not have the power to award incidental, consequential, special, indirect, punitive or exemplary damages. Neither the parties nor the arbitrator may disclose the existence, content or results of the arbitration, except as necessary to enforce award or to comply with legal or regulatory requirements. Before making any such disclosure, the party intending to make the disclosure shall give the other party written notice of such intention and shall afford the other party a reasonable opportunity to protect its interests, which such period shall not be less than twenty (20) days from the non-disclosing party's receipt of the aforementioned written notice. The parties agree that all parties necessary to resolve the claim shall be the parties to the same arbitration proceedings. Appropriate provisions shall be included in all other contracts relating to the work to provide for the consolidation of arbitrations. If Sabre continues to perform, Customer shall continue to make payments in accordance with this Agreement. Nothing herein shall prohibit Sabre from filing a mechanics lien against the real estate or the real estate interest on which any Services are performed. This agreement to arbitrate shall be governed by the Federal Arbitration Act.
26. **SEVERABILITY:** If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws during the term hereof, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions hereof shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance herefrom. Furthermore, in lieu of such illegal, invalid, or unenforceable provision there shall be added automatically as a part of this Agreement a legal, valid, and enforceable provision as similar in terms to the illegal, invalid, or unenforceable provision as may be possible.
27. **GOVERNING LAW:** This Agreement shall be governed by the laws of the State of Iowa. Jurisdiction to enforce the mediation and arbitration provisions of this Agreement is agreed to be in the Federal and/or State District Courts located in Woodbury County, Iowa.
28. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and may only be modified by a written instrument executed by an authorized officer of both parties. All negotiations and representations (if any) made prior, and with reference to the subject matter of this Agreement, are merged herein. Neither Sabre nor Customer shall be bound by any oral agreement or representation, irrespective of when made. Sabre and Customer agree that Customer's preprinted forms, including Customer's Purchase Order, are for convenience only and all terms and conditions stated thereon which are inconsistent with these Standard Terms and Conditions are void and of no effect and are hereby expressly rejected by Sabre.



CONSTRUCTION CONTRACT
STANDARD TERMS AND CONDITIONS

1. **ACCEPTANCE:** Proposal valid for thirty (30) days. Acceptance of order/contract by Sabre Communications subject to credit approval. All prices and clerical errors are subject to change and/or correction without notice. The work to be accomplished, as a result of this proposal is limited strictly to the work outlined in this proposal. No changes are valid unless in writing. **SUBMISSION OF A PURCHASE ORDER IN RESPONSE TO A SABRE PROPOSAL IS CONCLUSIVE ASSENT TO AND ACCEPTANCE OF THESE TERMS AND CONDITIONS UNLESS SPECIFIC TERMS ARE OBJECTED TO IN WRITING BY CUSTOMER AND ACCEPTED IN WRITING BY SABRE.**
2. **TERMS:** Net thirty (30) days from date of invoice. Invoices shall be issued, at the sole discretion of Sabre, upon substantial completion of each phase of construction. Invoices not paid within thirty (30) days of invoice date shall, as an additional remedy, accrue interest at the rate of 1 1/2% per month (or maximum legal rate, whichever is greater) from invoice due date until paid in full. No other terms shall apply unless accepted in writing by an authorized representative of Sabre. Payment to Sabre shall not be contingent upon Customer having received payment from the Owner.
3. **TAXES:** Prices do not include excise, sales, use, privilege, import/export duties or any other tax, duty or assessment which may be imposed upon Sabre. **However, all such taxes, duties or assessments are the responsibility of the Customer.**
4. **CHANGE ORDERS/CANCELLATION:** Purchase Order or contract may not be changed or cancelled without prior written approval by Sabre. Any order canceled after any work has been done by Sabre, will have a cancellation charge to be determined solely at the discretion of Sabre, for whatever work has been performed. Sabre reserves the right to change or modify any construction procedures. Any extra work required because of conditions differing from those stated in this proposal or extra work requested by Customer/Owner will be charged on a time and material basis.
5. **DELAYS:** For any construction delays due to Acts of God, fire, malicious mischief, insurrection, riot, war (declared or undeclared), explosions, epidemics, acts of Customer, its employees, agents or subcontractors, strikes, freight embargoes, unusually severe weather conditions, delivery delays by the carrier, or any other cause whatsoever beyond the control and without fault of Sabre or its subcontractors, whether similar to or dissimilar from causes herein enumerated, Sabre shall not incur any liability consequential or otherwise for such construction delays, and an extension of time within which to complete construction shall be allowed to Sabre.
6. **INDEMNIFICATION:** Customer shall protect, defend and indemnify Sabre and its officers, directors and employees for, from and against all claims, demands, expenses (including reasonable attorney fees) and causes of action of every kind and character that arise out of or are related to the work under this agreement and are caused by or arise out of Customer's negligence, willful misconduct or other acts or omissions which impose upon Customer strict liability, and that result in personal injury, death, property loss or damage. Sabre shall protect, defend and indemnify Customer and Customer's officers, directors and employees for, from and against all claims, demands, expenses (including reasonable attorney fees) and causes of action of every kind and character that arise out of or are related to the work under this agreement and are caused by or arise out of Sabre's negligence, willful misconduct or other acts or omissions which impose upon Sabre strict liability, and that result in personal injury, death, property loss or damage. If such claim, demand, expense or cause of action is caused by or arises out of the joint or concurrent negligence, willful misconduct or acts or omissions of Sabre and Customer, each party shall indemnify the other to the extent of the indemnifying party's negligence, willful misconduct or omissions.
7. **INFRINGEMENT:** In the event Sabre receives a claim that a product or any part thereof installed by Sabre infringes upon the patent, copyright or trademark rights of others, Sabre shall immediately notify Customer in writing of all such claims. Customer shall defend, at its own cost, any and all suits or proceedings, or settle such claims. In any event, Customer will indemnify and hold Sabre harmless completely and at all times for any resulting costs or damages and expenses including reasonable attorney's fees, arising from any suit, claim or demand for actual or alleged infringement. Sabre shall have no liability for any claim based upon the combination, operation or use of any product not supplied by Sabre, or based upon alteration of the product by someone other than Sabre.
8. **CONFIDENTIALITY:** Sabre and Customer agree that each will disclose to the other proprietary information regarding matters dealing with actions necessary to carry out these terms, except information that the party is precluded from disclosing under applicable law or regulation or by valid and binding agreements with third parties. The parties agree that each will keep the other's proprietary information and all related matters confidential and prevent disclosure of said information by its agents, employees or representatives.
9. **WARRANTY:** Sabre warrants that its workmanship will be of good quality and free from defects. All claims for defective work must be made in writing immediately upon discovery and, in any event, within thirty (30) days after the date of completion of the work. **THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER TYPE, WHETHER WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND OF ANY OTHER TYPE, WHETHER EXPRESS OR IMPLIED. IN NO EVENT SHALL SABRE BE LIABLE FOR CONSEQUENTIAL DAMAGES, NOR SHALL SABRE'S LIABILITY ON ANY CLAIMS FOR DAMAGES ARISING OUT OF OR CONNECTED WITH THE PROJECT EXCEED THE CONTRACT PRICE.**

The foregoing warranty is Sabre's only obligation and the Customer/Owner's only remedy for breach of warranty or breach of Sabre's undertaking hereunder. Any action for breach of warranty must be commenced within one (1) year after the cause of action accrues. Sabre's warranty and other obligations and responsibilities hereunder shall terminate upon the Customer/Owner's modification of the work. The above warranty is the only warranty made by Sabre in connection with work performed. Any provisions in any proposals, specifications, correspondence, or other documents, or any statements made in the course of negotiating this proposal are merely descriptive and not to be construed as warranties made by Sabre.
10. **ASSIGNMENT:** Sabre reserves the right to assign, transfer, subcontract or delegate responsibilities of order/contract, in whole or in part, without prior written approval of Customer. Any such transfer does not relieve Sabre from order/contract obligation to Customer.
11. **PROPRIETARY NOTICE:** Title to all drawings, specifications, brochures, proposals, reprints, copies, copies of copies or any other data furnished to Customer remain with Sabre. Customer shall not reproduce, copy or disclose such information in whole or in part for any purpose without prior written permission from Sabre.



CONSTRUCTION CONTRACT
STANDARD TERMS AND CONDITIONS

PAGE 2 OF 3

12. LIGHTING REQUIREMENTS: Customer agrees to comply with the latest standards set forth by the Federal Aviation Administration, the Federal Communications Commission, and any other local, state or federal regulations or ordinances for tower erection and lighting. Customer confirms that the lighting kit ordered for installation on the tower conforms to all such standards and indemnifies Sabre for any loss or expense, including attorney fees, for noncompliance or nonconformance with such standards.
13. SITE/JOB CONDITIONS: Customer shall provide a level cleared site with the exact location and orientation of the tower properly marked. Site(s) shall be made readily accessible to standard transit mix trucks, semi-tractor and trailers with adequate space for material delivery, storage, assembly/erection and have adequate space for equipment operation and equipment turn around during construction. Unless otherwise stated in Sabre's proposal, the concrete installation is based on normal soil (4000 psf) as defined by E.I.A. Specification, responsibility of determining soil conditions rest with Customer. Site shall be free from overhead and underground obstructions for placement of guys, anchors and foundations. A 75 foot radius in all directions from the tower base (and a 20 foot wide strip to each anchor point, if applicable) must be cleared by Customer/Owner. Sabre's crews shall have access to the site during all daylight hours, seven (7) days per week, including holidays (if required). Antenna height and orientation must be specified by Customer/Owner.
14. EXCLUSIONS FROM PROPOSAL PRICE: Proposal prices do not include the following, unless specifically stated otherwise:
- a. Blasting, drilling, use of jack hammer, sheet piling, pumping of water or other condition requiring special material or equipment for foundation installation;
 - b. Hauling in backfill;
 - c. Site clearing of any nature;
 - d. Restoration of any landscaping, fencing, crops, or other improvements damaged or removed as a result of the performance of our work;
 - e. Permits, fees or licenses of any nature;
 - f. Winter installation of foundations or erection;
 - g. Union labor;
 - h. Standby time while waiting for Customer deliveries during construction or inspections after completion;
 - i. Engineering certifications, special insurance coverage or bonds;
 - j. Special erection equipment, rigging, scaffolding, netting, barricades, protective coverings or other requirements promulgated by local, state or federal requirements;
 - k. Path alignment;
 - l. Hauling of antennas, feedline and assembly at site;
 - m. For towers that require lighting it shall be the Customer's responsibility to provide adequate electrical supply at the base of the tower.
 - n. Deviations from Customer-provided information including but not limited to, soils condition reports.

Inclusion of any of the above constitutes a change which shall be invoiced as an extra to Customer.

15. PHOTOGRAPHS: Sabre at all times reserves the right to take pictures of any or all of its work for advertising purposes, except those which are under classified government control.
16. DISPUTE RESOLUTION:
- a. If a dispute arises out of or relates to this Agreement or its breach, the parties shall endeavor to settle the dispute first through direct discussions. If the dispute cannot be settled through direct discussions, the parties shall endeavor to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association before recourse to arbitration. Issues to be mediated are subject to the exceptions in subparagraph 16.(b) for arbitration. The location of the mediation shall be the location of the project. Once one party files a request for mediation with the other party and with the American Arbitration Association, the parties agree to conclude such mediation within sixty (60) days of filing the request.
 - b. Any controversy or claim arising out of or relating to this Agreement or its breach not resolved by mediation, except for claims which have been waived by the making or acceptance of final payment shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect unless the parties mutually agree otherwise. Notwithstanding paragraph 17, this agreement to arbitrate shall be governed by the Federal Arbitration Act.
 - c. A written demand for arbitration shall be filed with the American Arbitration Association and the other party to this Agreement within a reasonable time after the dispute or claim has arisen, but in no event after the applicable statute of limitations for a legal or equitable proceeding would have run.
 - d. The arbitration award shall be final. Judgment upon the award may be confirmed in any court having competent jurisdiction.
 - e. Unless otherwise agreed in writing, Sabre shall continue the work and maintain approved schedules during any arbitration proceedings. If Sabre continues to perform, Customer shall continue to make payments in accordance with the agreement. Nothing herein shall prohibit Sabre from filing a mechanics' lien against the real estate on which the work was or is being performed.
 - f. The parties agree that all parties necessary to resolve a claim shall be the parties to the same arbitration proceedings. Appropriate provisions shall be included in all other contracts relating to the work to provide for the consolidation of arbitrations.
 - g. The prevailing party in any dispute arising out of or relating to this Agreement or its breach that is resolved by arbitration or litigation shall be entitled to recover from the other party reasonable attorney's fees, costs and expenses incurred by the prevailing party in connection with such arbitration or litigation.



CONSTRUCTION CONTRACT
STANDARD TERMS AND CONDITIONS

PAGE 3 OF 3

17. GOVERNING LAW: Contracts formed as a result of this proposal and the performance thereof shall be governed by principals of contract law under the laws of the State of Iowa. Jurisdiction to resolve any dispute arising hereunder is agreed to be in the Federal and/or State District Courts located in Woodbury County, Iowa.
18. ENTIRE AGREEMENT: These terms and conditions are solely for the benefit of Sabre Communications Corporation and Customer hereto and, in addition to the proposal attached hereto, represent the entire and integrated agreement between the parties, and, unless specifically referenced herein, supersedes all prior negotiations, representations or agreements, either written or oral.
19. WAIVER: No waiver of any provision shall be deemed or constitute a waiver of any other provision herein nor shall a waiver be construed as a continuing waiver.
20. SURVIVAL OF OBLIGATIONS: The termination of this Agreement shall not affect the obligations of either party to the other that arises under the terms and conditions of this Agreement, rights arising from this Agreement, or causes of action which have accrued prior to the date of the termination.

Date Filed: 5/7/25

APPLICATION FOR SPECIAL USE PERMIT

Comes now the petitioner Frank Sandall / EpWorks LLC and
hereby submits this application for a 20 RV Park
and for further representation indicates as follows:

(1) Legal Description of Real Estate:

1 RR TR #24 36-11-3 City of York
2119 N Division

(2) Application is hereby requested for the purpose of 20 Full hook-up
(Water, Sewer, electric) RV Park

(3) Petitioner hereby agrees to comply with all existing zoning and building regulations of the City of York.

(4) Petition is the owner of the above described real estate.

(5) Declaration of Restrictions: Petitioner further agrees that if the special use permit is granted, the property will be used only for the use specified in the application. Additionally, should the use be abandoned, discontinued or changed, any subsequent use will conform with City of York zoning regulations.

Frank Sandall
Petitioner

- (1) This form must be accompanied by a check in the amount of \$35.00
- (2) This form must be filed fifteen (15) days before the Planning Commission meeting
- (3) This form must be accompanied by all items called for in the provisions for Special Use Permits as outlined in the York Municipal Code



Date Filed: 5-15-25

APPLICATION FOR SPECIAL USE PERMIT

Comes now the petitioner Brandon Skultor and

hereby submits this application for a _____ and for further representation indicates as follows:

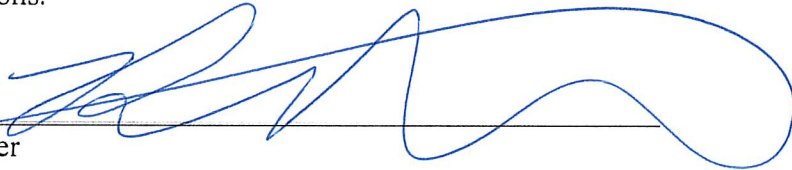
(1) Legal Description of Real Estate: IRR TR# 52 7-10-2 6.20 AC

(2) Application is hereby requested for the purpose of using the lower half of my commercial building at 1901 S Lincoln Ave as an apartment. I would also request that this property be given a 2nd address at 1901B ~~1901~~ S Lincoln for the apartment to have it own mailing address
1901B

(3) Petitioner hereby agrees to comply with all existing zoning and building regulations of the City of York.

(4) Petition is the owner of the above described real estate.

(5) Declaration of Restrictions: Petitioner further agrees that if the special use permit is granted, the property will be used only for the use specified in the application. Additionally, should the use be abandoned, discontinued or changed, any subsequent use will conform with City of York zoning regulations.



Petitioner

- (1) This form must be accompanied by a check in the amount of \$35.00
- (2) This form must be filed fifteen (15) days before the Planning Commission meeting
- (3) This form must be accompanied by all items called for in the provisions for Special Use Permits as outlined in the York Municipal Code



York Dance Center – Elected to remove the ineligible activity from project and possibly complete at a later date

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Pella Windows & Door (East)	\$ 24,247.46	\$ 24,247.46	\$ 18,185.60	\$ 6,061.87
Awning	\$ 5,300.00	\$ 5,300.00	\$ 3,975.00	\$ 1,325.00
	\$ 29,547.46	\$ 29,547.46	\$ 22,160.60	\$ 7,386.87

project	ttl amount	Project	Adjusted Grant	owner investment
Pella Windows & Door (East)	\$ 24,247.46	\$ 24,247.46	\$ 18,185.60	\$ 6,061.87
Steel Door (West)	\$ 1,875.00	\$ 1,875.00	\$ -	\$ 1,875.00
West Elevation	\$ 2,580.00	\$ 2,580.00	\$ -	\$ 2,580.00
Awning	\$ 5,300.00	\$ 5,300.00	\$ 3,975.00	\$ 1,325.00
	\$ 34,002.46	\$ 34,002.46	\$ 22,160.60	\$ 11,841.87

From: [Jodie Blase](#)
To: [Madonna M](#)
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Sunday, March 9, 2025 12:44:52 PM
Attachments: [image003.png](#)

B

We plan to follow through with all proposed projects. We just aren't sure we will get the two that are not being funded done within the grant timeline. Hope that makes sense as to why we went with B.

Thank you.

Jodie

On Fri, Mar 7, 2025 at 3:42 PM Madonna M <madonnam@yorkchamber.org> wrote:

Dear Jodie,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee's proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Pella Windows & Door (East)	\$ 24,247.46	\$ 24,247.46	\$ 18,185.60	\$ 6,061.87
Steel Door (West)	\$ 1,875.00	\$ 1,875.00	\$ -	\$ 1,875.00
West Elevation	\$ 2,580.00	\$ 2,580.00	\$ -	\$ 2,580.00
Awning	\$ 5,300.00	\$ 5,300.00	\$ 3,975.00	\$ 1,325.00
	\$ 34,002.46	\$ 34,002.46	\$ 22,160.60	\$ 11,841.87

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

BUSINESS
*after*HOURS
SALUTE TO
EDUCATORS

Friday, March 14
5:00 - 7:00 p.m.
York Country Club
21+ Event - Open to the public

Teacher of the Year Awarded
Raffle Prizes
Complimentary Appetizers
(while supplies last)



603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#); yorkdancecenter88@gmail.com
Subject: DTR Application
Date: Thursday, February 20, 2025 8:46:56 AM
Attachments: [East-Door-Windows-Estimate.pdf](#)
[West-Door-Estimate.pdf](#)
[West-Side-Improve-Estimate.pdf](#)
[awning-Due-Diligence-Worksheet.pdf](#)
[awning-Estimate.pdf](#)

Property Owner

Jodie Blase

Business Name

York Dance Center

Business Type

Dance Studio

Business Phone Number

(402) 362-5505

Property Owner Cell Number

(402) 362-5505

Email Address

yorkdancecenter88@gmail.com

Property Address

415 N Platte Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

2406 E. 23rd Road
Polk, Nebraska 68654
United States
[Map It](#)

Total estimated improvement cost

\$34,002.46

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

West Elevation improvements. Please see estimate for details. \$2850.00
Steel Entry door on West side – \$1875.00
Windows & Door on East side – \$24,247.46

We are also looking into a new awning on East side and will have estimates very soon.

Upload Current Photo of Property

- [York-Dance-Center-East-Side.JPG](#)
- [York-Dance-Center-West-Side.JPG](#)

Upload Two (2) bids for your project

- [East-Door-Windows-Estimate.pdf](#)
- [West-Door-Estimate.pdf](#)
- [West-Side-Improve-Estimate.pdf](#)
- [awning-Due-Diligence-Worksheet.pdf](#)
- [awning-Estimate.pdf](#)

Printed Name of Property Owner

Jodie Blase

Signature of Property Owner



Date

02/17/2025

Printed Name of Additional Property Owner

Kevin Blase

Signature of of Additional Property Owner



Date

02/17/2025

Printed Name of Property Owner

Jodie Blase

Signature of Property Owner



Release Executed on this Date

02/17/2025

Printed Name of Additional Property Owner

Kevin Blase

Signature of of Additional Property Owner

Signature Image



Date

02/17/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Jodie D Blase

Signature

Signature Image



Date

02/17/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
11/27/2023	66

Name / Address
York Dance Center 415 N Platte Ave York NE 68467

Project

Description	Qty	Rate	Total
Demo covering from Mansard Install Tyvek and Steel Panels. Cover Soffit with Aluminum panels. (Repair Structure as needed will be Time and Materials)		2,550.00	2,550.00
Steel Panels Tyvek Fasteners Trim Aluminum Soffit Panels		2,750.00	2,750.00
		Total	\$5,300.00

Dustin Johnson
 515 N MICHIGAN AVE
 York, NE, 68467
 402-902-9720

Estimate
2-16-25
D Johnson

Job Invoice

SOLD TO		DATE ORDERED	ORDER TAKEN BY
York Dance Center		PHONE NO.	CUSTOMER ORDER #
415 N D Platte Ave		JOB LOCATION	
York, NE		JOB PHONE	STARTING DATE
68467		TERMS	

QTY	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
	Alluminum Soffit panels, Steel panels, Tyvek, screws and trim.		2,900 ⁰⁰	Remove covering from Mansard - install Tyvek + steel panels - Cover soffit with alluminum panels.
				MISCELLANEOUS CHARGES
				TOTAL MISCELLANEOUS
				LABOR
				HRS. RATE AMOUNT
				Dustin 2700 ⁰⁰
TOTAL MATERIALS			2,900 ⁰⁰	TOTAL LABOR 2700 ⁰⁰

WORK ORDERED	TOTAL LABOR	2700 ⁰⁰
DATE ORDERED	TOTAL MATERIALS	2900 ⁰⁰
DATE COMPLETED	TOTAL MISCELLANEOUS	/
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL	/
AUTHORIZED SIGNATURE <i>D Johnson</i>	TAX	/
	GRAND TOTAL	5,600⁰⁰

Dustin Johnson
 515 N MICHIGAN AVE
 York, NE, 68467
 402-902-9720

*Estimate
 2-16-25
 Johnson*

Job Invoice

SOLD TO York Dance Center 415 N Platte Ave York, NE 68467		DATE ORDERED	ORDER TAKEN BY
		PHONE NO.	CUSTOMER ORDER #
		JOB LOCATION	
		JOB PHONE	STARTING DATE
		TERMS	

QTY	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
	Pella Reserve Traditional outswing door side light. 112.5' x 107'		116,302 23	Remove & install two pella windows 56" x 55"
	Two Pella impervia sash set fixed 56" x 55" windows "Brown"		1,995 23	Remove door & light frame & install new Pella door and side lights.
MISCELLANEOUS CHARGES				
	Your choice of Lock and latch assy.		900 00	
				TOTAL MISCELLANEOUS
LABOR				
				HRS. RATE AMOUNT
				Pella windows x2
				Pella door & side lights.
			TOTAL MATERIALS	19,197 46
			TOTAL LABOR	5,650 00

WORK ORDERED	TOTAL LABOR	5,650 00
DATE ORDERED	TOTAL MATERIALS	19,197 46
DATE COMPLETED	TOTAL MISCELLANEOUS	/
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL	/
AUTHORIZED SIGNATURE <i>[Signature]</i>	TAX	/
	GRAND TOTAL	24,847.46

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
11/22/2024	79

Name / Address
York Dance Center 415 N Platte Ave York NE 68467

			Project
Description	Qty	Rate	Total
Two PELLA / Impervia Sash Set Fixed 56" x 55" Brown.		1,995.23	1,995.23
Remove Windows and install new Pella Windows		1,250.00	1,250.00
PELLA RESERVE, Traditional Outswing Door Sidelight, Commercial, 112.5' x 107'		16,302.23	16,302.23
Three PELLA Transom Fixed Frame Direct Set Light above Door 38' x 23'			
Remove Door and Light Frame and install new PELLA Door and Side Lights.		3,800.00	3,800.00
Hardware, Latch and Lock mechanism of choice when ordered		900.00	900.00
		Total	\$24,247.46

YORK DANCE CENTER





**History
NEBRASKA**
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

RECEIVED

NESHPO Use Only

Date Received
MAR 24 2025

HP Number
2503-109-03

NE State Historic
Preservation Office

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to adequately complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

415 N Platte Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Replace current door and windows on the East side and replace awning. Window and configuration 56" x 55" and 1 fixed frame/1 operating window (x2) will be the same. Proposed material is impervia sash and color is brown. Awning material will be metal and color will be black.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect

Date 4/17/2025

Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 415 N Platte Ave, York, NE 68467

Activity Description

Replace current door and windows on the East side and replace awning. Window and configuration 56" x 55" and 1 fixed frame/1 operating window (x2) will be the same. Proposed material is impervia sash and color is brown. Awning material will be metal and color will be black.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$29,547.46**
- Projected All Cost **\$29,547.46**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://deqims2.deq.state.ne.us/deqflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:
 - Photographs
 - Response received back from Agency
 - Website
 - Maps
 - Letter sent to Agency
 - Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site.[Complete the remaining info]

- The site review identified the following concerns on or adjacent to the project site: _____
 - [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation

8. Historic Preservation [36 CFR 800]

- The structure was built in the year: [1915](#)
- A site review and photos of the property were completed on the following date: [April 4, 2025](#)
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic

- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: [March 24, 2025](#)
 - THPO on the following date: [n/a](#)
- SHPO response was received back on the following date: [April 17, 2025](#)
- SHPO noted [No historic properties affected.](#)
- THPO response was received back on the following date: [n/a](#)
- THPO noted [n/a](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Documentation showing SHPO was contacted
<input type="checkbox"/> Website	<input type="checkbox"/> Documentation showing THPO was contacted
<input type="checkbox"/> Maps	<input checked="" type="checkbox"/> Response received back from Nebraska SHPO
	<input type="checkbox"/> Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)

- Site is located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). However, due to the project not completing substantial improvements nor being located in the 500-year floodplain, additional steps, including the 8 step review, will not be needed nor flood insurance will be required. Firmette Maps are attached.
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance

Requires the purchase of flood insurance. [Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy]

A site specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup

Preparer Name (print)


Preparer Signature

6/16/2025

Date

Director of Development Services,
Southeast Nebraska Development District

Title/ Organization

Barry Redfern

Responsible Entity Name (print)

Responsible Entity Signature

Date

Mayor

City of York

Responsible Entity Title (print)

Entity Name (print local unit of Government name)



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

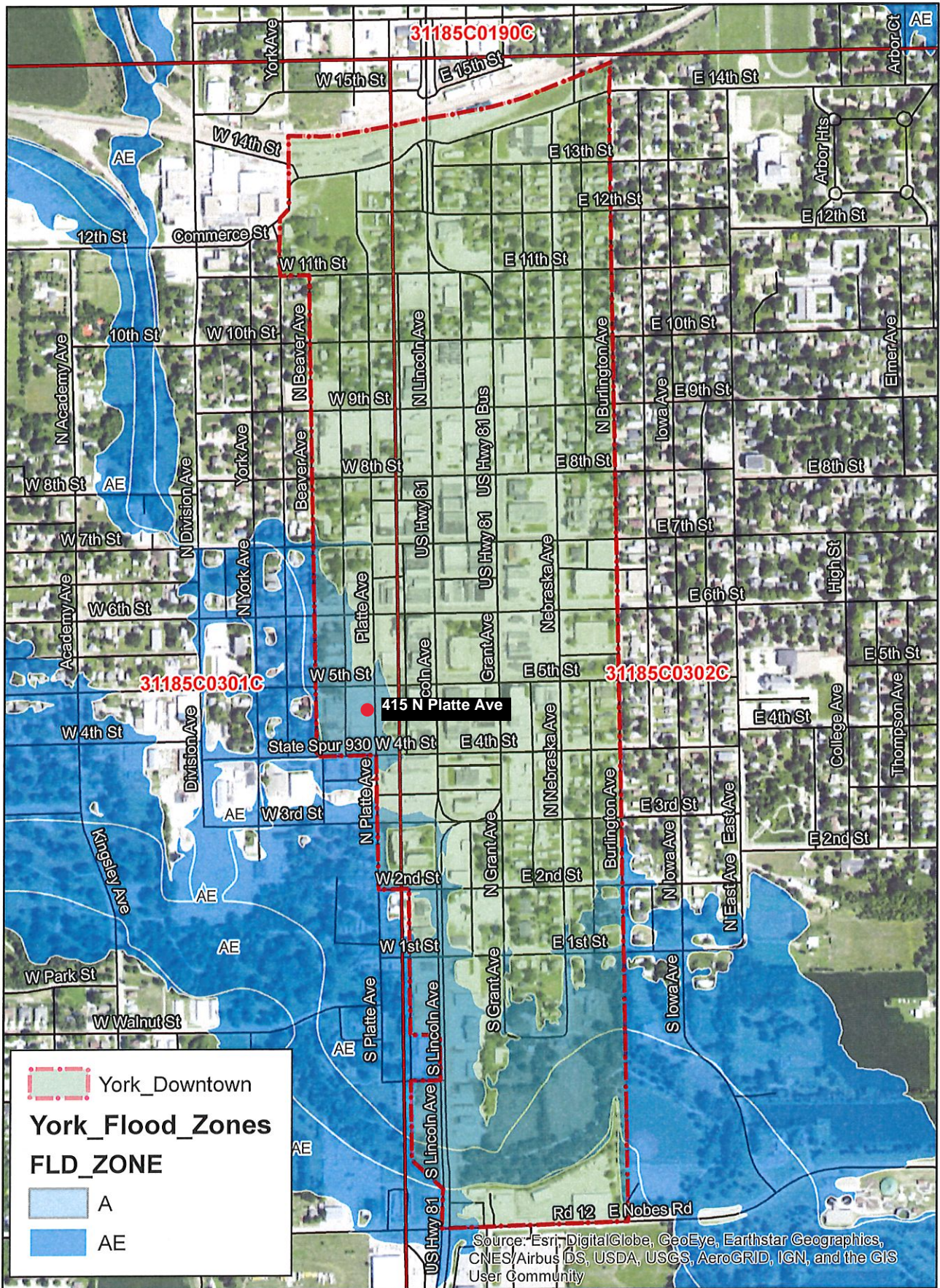
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

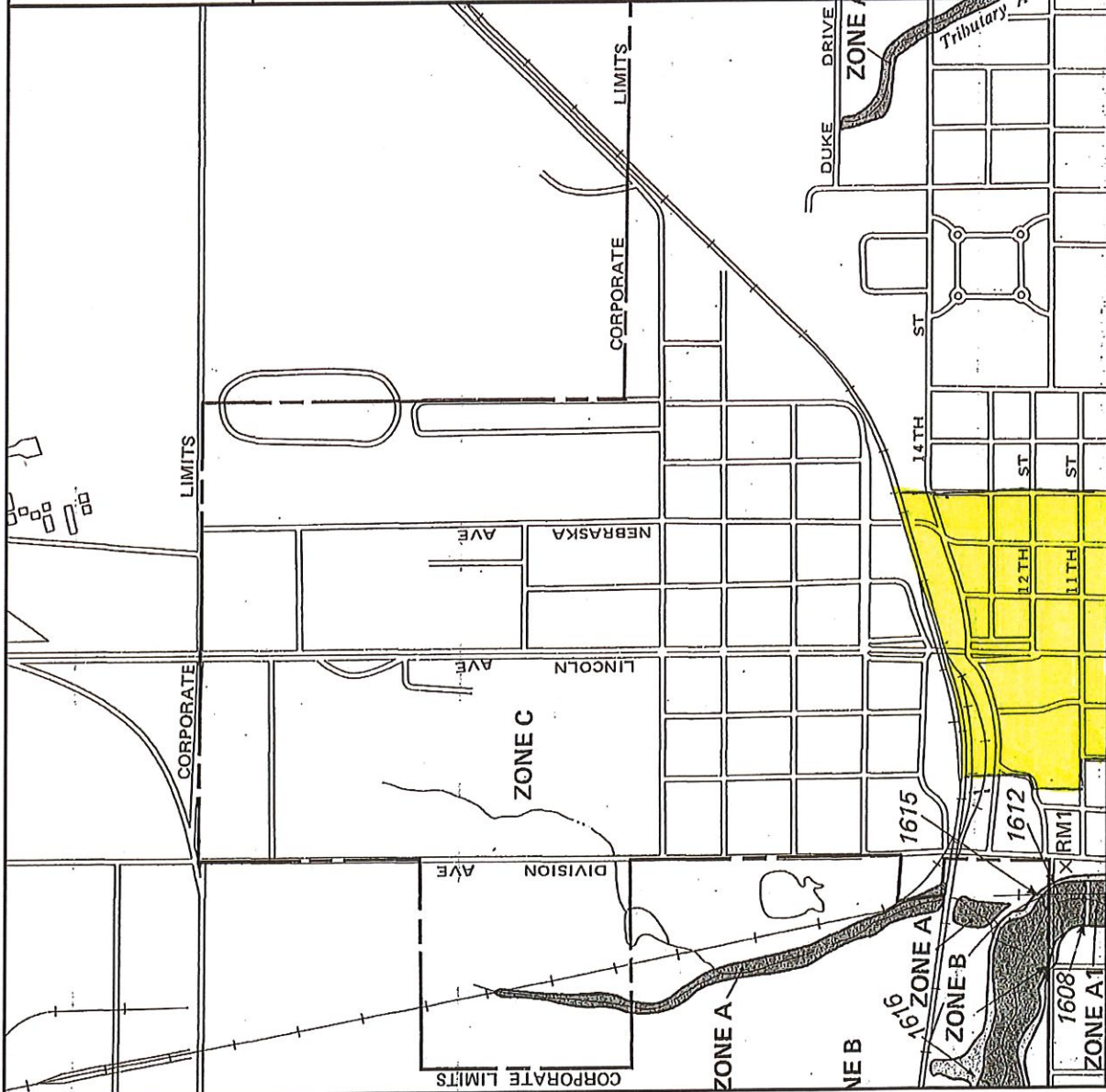
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

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received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

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From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	3749 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 1:40pm | Weather Conditions: 46°, light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 415 N Platte Ave

Property Owner: Jodie Blase - York Dance Center

Attach the following, as appropriate:

- Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/>	
	NO <input checked="" type="checkbox"/>	
	UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
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**History
NEBRASKA**
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

RECEIVED

NESHPO Use Only

Date Received
MAR 24 2025

HP Number
2503-109-03

NE State Historic
Preservation Office

Submission of a completed Project Information Form with adequate information and attachments constitutes preservation of a project pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to adequately complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

415 N Platte Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Replace current door and windows on the East side and replace awning. Window and configuration 56" x 55" and 1 fixed frame/1 operating window (x2) will be the same. Proposed material is impervia sash and color is brown. Awning material will be metal and color will be black.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- No historic properties affected
- No adverse effect
- Adverse effect (More consultation needed)
- The SHPO requests additional information (see attached)

Date 4/17/2025

Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

YORK DANCE CENTER



Colburn Consulting & Project Management (Colburn Solutions Building) – Will complete project as submitted with the proposed grant as noted below

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Roof	\$ 79,869.00	\$ 94,245.42	\$ 70,684.07	\$ 23,561.35
Façade/Awning	\$ 34,170.00	\$ 43,593.58	\$ 15,375.82	\$ 28,217.76
Site Work	\$ 10,020.00	\$ -	\$ -	\$ -
Overhead	\$ 13,780.00	\$ -	\$ -	\$ -
	\$ 137,839.00	\$ 137,839.00	\$ 86,059.89	\$ 51,779.11

project	ttl amount	Project	Adjusted Grant	owner investment
Roof	\$ 79,869.00	\$ 94,245.42	\$ 70,684.07	\$ 23,561.35
Façade/Awning	\$ 34,170.00	\$ 43,593.58	\$ -	\$ 43,593.58
Site Work	\$ 10,020.00	\$ -	\$ -	\$ -
Overhead	\$ 13,780.00	\$ -	\$ -	\$ -
	\$ 137,839.00	\$ 137,839.00	\$ 70,684.07	\$ 67,154.93

From: [Carrie Colburn](#)
To: [Madonna M](#)
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Monday, March 10, 2025 2:16:27 PM
Importance: High

Hello Madonna -
We will do option A below.

Thanks!
Carrie

On Mar 7, 2025, at 3:53 PM, Madonna M <madonnam@yorkchamber.org> wrote:

Dear Carrie,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee's proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

<image003.png>

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or

services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

<image006.jpg>

603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C)

402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Friday, January 17, 2025 2:01:37 PM
Attachments: [City-Code_not-to-code.png](#)
[Colburn-building-exterior-renovations-scope-of-work.pdf](#)
[Colburn-building-drawing-south-elevation.pdf](#)
[Colburn-building-drawing-north-elevation.pdf](#)
[Colburn-building-drawing-reflected-ceiling-drawing.pdf](#)
[Colburn-building-exterior-renovations-Cost-Proposal.pdf](#)

Property Owner
Carrie Colburn
Business Name
Colburn Solutions
Business Type
Business Services - Consulting and Project Management
Business Phone Number
(402) 730-4171
Property Owner Cell Number
(402) 730-4171
Email Address
carrie@colburnsolutions.com
Property Address
207 E 6th York, Nebraska 68467 United States Map It
Mailing Address
United States Map It
Total estimated improvement cost
\$137,839.00
Type of eligible improvements planned (select all that apply)
<ul style="list-style-type: none">• Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)• Municipal Code Compliance Improvements*
Describe any and all planned improvements and approximate cost for EACH activity:
<p>The improvements to the property will be the roof and the front facade/awning.</p> <p>The roof is not up to code and the building has drainage issues due to the roof. We will bring the roof up to code which will also fix drainage issues.</p>

The facade and awning will be updated, This will brighten the building and remove features that have been weathered over time.

Facade/awning – \$34,170

Roof – \$79,869

Site work/General Requirements – \$10,020

Overhead/Contractor – \$13,780

Upload Current Photo of Property

- [063.JPG](#)
- [010.JPG](#)
- [City-Code_not-to-code.png](#)
- [006.JPG](#)
- [0631.JPG](#)

Upload Two (2) bids for your project

- [Colburn-building-exterior-renovations-scope-of-work.pdf](#)
- [Colburn-building-drawing-south-elevation.pdf](#)
- [Colburn-building-drawing-north-elevation.pdf](#)
- [Colburn-building-drawing-reflected-ceiling-drawing.pdf](#)
- [Colburn-building-exterior-renovations-Cost-Proposal.pdf](#)

Printed Name of Property Owner

Carrie Colburn

Signature of Property Owner



Date

01/17/2025

Printed Name of Property Owner

Carrie Colburn

Signature of Property Owner



Release Executed on this Date

01/17/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Carrie Colburn

Signature



Date


01/17/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Daniel Aude 

207 E 6th

To: Drew Jensen

 **Academy Sports + Outdoors**
 Clearance: Up to 65% OFF Clothes + Shoes
 Save BIG in-store and online....

Drew,

In reference to the International Existing Building Code, you are not allow to recover a roof if there are two or more applications. Section 705 Reroofing, 705.3.1 Roof Recover, 705.3.1.1 A roof recover shall not be permitted where any of the following conditions occur: (3.) The existing roof has two of more applications of any type of roof covering. Since the existing roof has two or more layers, a roof replacement is required. The roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck.

Dan



Dan Aude | Asset Manager
 100 E. 4th Street | York, NE 68467
 daude@cityofyork.net | 402.363.2609

Upcoming out of office days.

- December 24,25
- January 1
- January 16 thru 21
- February 17
- April 30
- May 1,2



4th & York Ave - PO Box 147
York, Nebraska 68467
Ph: 402-362-3339
Fax 402-362-3330

Cost Proposal

DATE: 01/15/25

TO: Jesse and Carrie Colburn
207 E. 6th
York, NE 68467

REF: Colburn Solution building exterior renovations

COST PROPOSAL FOR COLBURN SOLUTIONS BUILDING EXTERIOR RENOVATIONS

Scope of Work:
See attached scope of work sheet

Cost Breakdown:	Exterior Renovations
General Requirements	\$6,720
Sitework	\$3,300
Concrete	\$0
Masonry	\$2,500
Steel	\$0
Carpentry	\$3,079
Thermal	\$79,869
Openings	\$25,291
Finishes	\$2,100
Specialties-	\$0
Mechanical	\$0
Electrical	\$1,200
Cost of Work-	<hr/> \$124,059
Overhead & Profit-	\$13,780
Total estimate	<hr/> <hr/> \$137,839

Drew Jensen
JLC Inc.

Colburn Solutions building exterior renovations-Scope of work

SCOPE OF WORK – Work associated with construction drawings.

Division 1. General Requirements

1. Permits
2. Refuse Hauling
3. Supervision
4. Temporary Toilet
5. Housekeeping
6. Final Cleaning
7. Equipment
8. Poster board
9. Davis Bacon wage reports

Division 2. Sitework

1. Selective Demolition

Division 3. Concrete

1. NA

Division 4. Masonry

1. Brick tuckpointing

Division 5. Metals

1. NA

Division 6. Carpentry

1. Rough Carpentry
 - a. Replace any damaged OSB exterior sheathing
 - b. Tyvek weatherproofing over back wall
 - c. Densglass sheathing at soffits and ends of the canopy

Division 7. Thermal

1. EPDM roofing and sheetmetal
2. Gutters
3. Standing Seam roofing at canopy
4. Direct applied EIFS at soffits and canopy ends
5. LP Smart siding at back wall
6. Joint Sealants

Division 8. Doors and Windows

1. Exterior Thermatru doors
2. Aluminum storefront windows and door

Division 9. Finishes

1. Painting

Division 10, Specialties

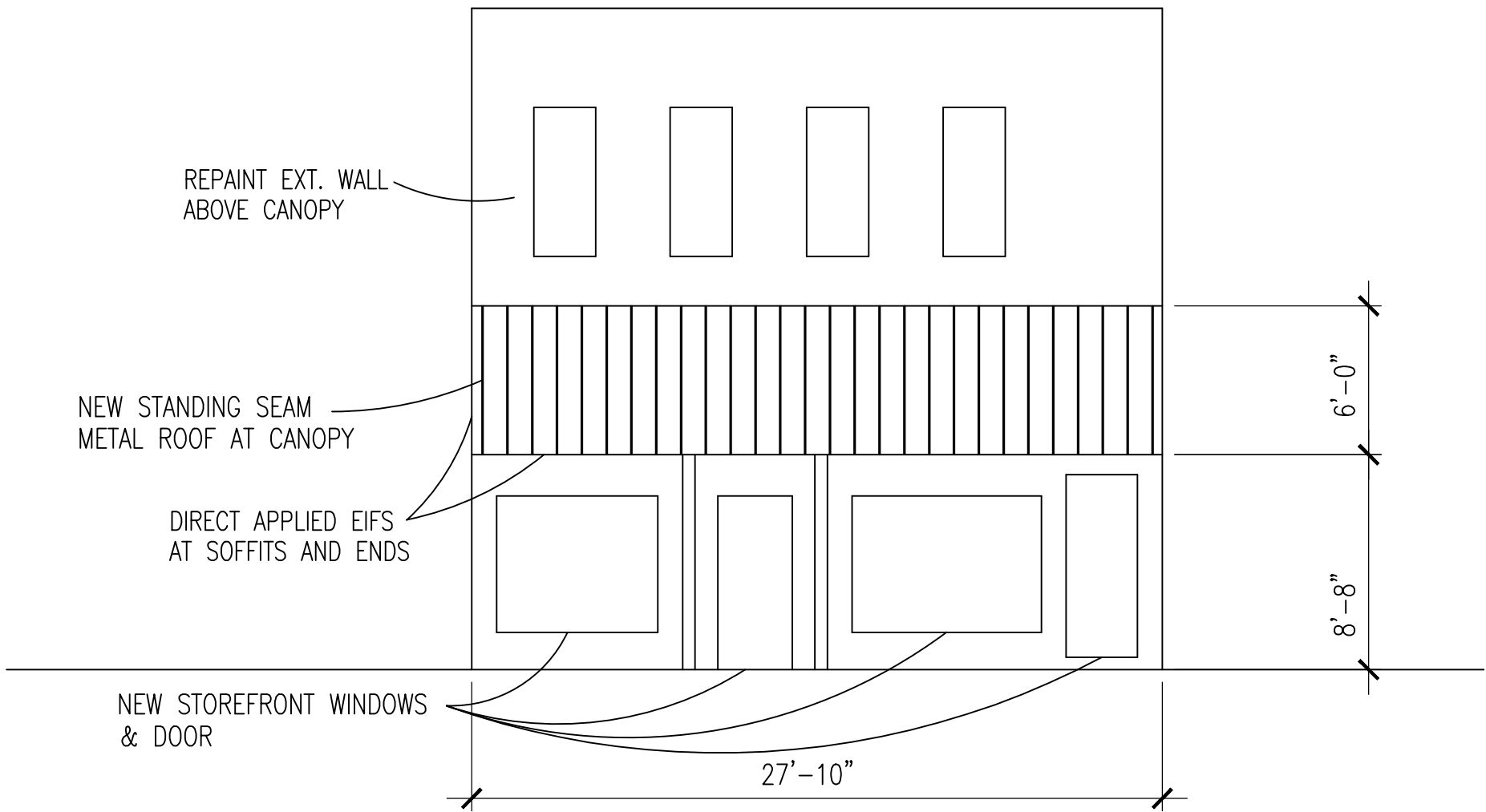
1. NA

Division 15. Mechanical

1. NA

Division 16. Electrical

1. Electrical
 - a. Can lighting in canopy soffit



SOUTH ELEVATION



Clinch Law Firm, LLC
Providing Peace of Mind

209

K&H
Rusties

Happy
CHRISTMAS
Happy
HOLIDAYS



June 12, 2025

Kelly Gentrup
SENDD
VIA EMAIL

RE: HP# 2503-109-02; 207 E 6th St, York, York County, NE

Dear Kelly,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, the proposed undertaking is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing so long as the following conditions are fulfilled:

1. The partial demolition of the awning is approved without condition. The removal of the wood shingles, application of EIFIS on the soffit and application of standing seam metal roofing over the existing awning frame is approved as a special accommodation. Standing seam metal awnings are not traditionally considered historic appropriate for buildings of this age but considering this awning is a continuation of an awning which has been approved for an adjoining building the NESHPO has decided to allow this property to match the awning approved for 600 N Grant Ave.
2. The removal of the existing EPDM roofing and its replacement in kind is approved. The use of LP Smart Siding is approved so long as it is only on the North side of the building and is not visible from the public right of way. No new window or door openings should be part of this project. Replacement, in kind, of window and doors on the North façade is acceptable. The re-roofing and siding should not negatively impact any remaining historic materials. New metal roofing caps should be low profile and not detract from the visual appearance of the building from the right of way.
3. Any masonry work done should meet the National Park Service Historic Preservation Brief 2 on Repointing Mortar Joints in Historic Masonry Buildings. Similarly, if any stucco work is done then the work should meet Historic Preservation Brief 22: The Preservation and Repair of Historic Stucco both can be found at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

If this/these condition(s) are not feasible, please contact NESHPO to continue consultation and discuss the mitigation of adverse effects to historic properties. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,



Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures



**History
NEBRASKA**
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

NESHPO Use Only	
Date Received	HP Number
MAR 24 2005	2503-109-02

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for a determination pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required by the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

PROJECT NUMBER

(if applicable)

24DTR006

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

207 E 6th St

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

To address code, the roof needs to be replaced. The facade and awning need to be updated. Proposed exterior improvements have been attached.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register Listed within a National Register Historic District
- Designated Local Landmark Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

No potential to cause effects

Adverse effect (More consultation needed)

~~No historic properties affected~~

Need more information, see attached.

The SHPO requests additional information (see attached)

No adverse effect

Jade Anderson

Date 4/17/2005

Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society



Nebraska State
HISTORICAL SOCIETY

Here open to all is the history of this people.

Roofing

- Please provide a more detailed description of the proposed roofing work. Does the scope involve replacement of the entire roof or only specific sections?
- The scope mentions the use of sheet metal—could you clarify where this material will be installed (e.g., flashing, parapet caps, visible areas, etc.)?

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,

Jade Mendoza
Interim Section 106 Coordinator

**1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>**

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 207 E 6th St | York, NE 68467

Activity Description To address code compliance by replacing the roof. Updates to the exterior façade and awning will be updated/replaced.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$137,839.00**
- Projected All Cost **\$137,839.00**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Response received back from Agency
<input type="checkbox"/> Website	<input type="checkbox"/> Maps
<input checked="" type="checkbox"/> Letter sent to Agency	<input type="checkbox"/> Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site. [Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____

- [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]


8. Historic Preservation [36 CFR 800]

- The structure was built in the year: 1880
- A site review and photos of the property were completed on the following date: April 4, 2025
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: March 24, 2025
 - THPO on the following date: n/a
- SHPO response was received back on the following date: June 12, 2025
- SHPO noted [Historic properties will unlikely be adversely affected as long as conditions are fulfilled.](#)
- THPO response was received back on the following date: n/a
- THPO noted n/a
- The following Attachments have also been included:
 - Photographs
 - Website
 - Maps
 - Documentation showing SHPO was contacted
 - Documentation showing THPO was contacted
 - Response received back from Nebraska SHPO
 - Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attachment – FEMA Maps\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [\[Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy\]](#)

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		6/17/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

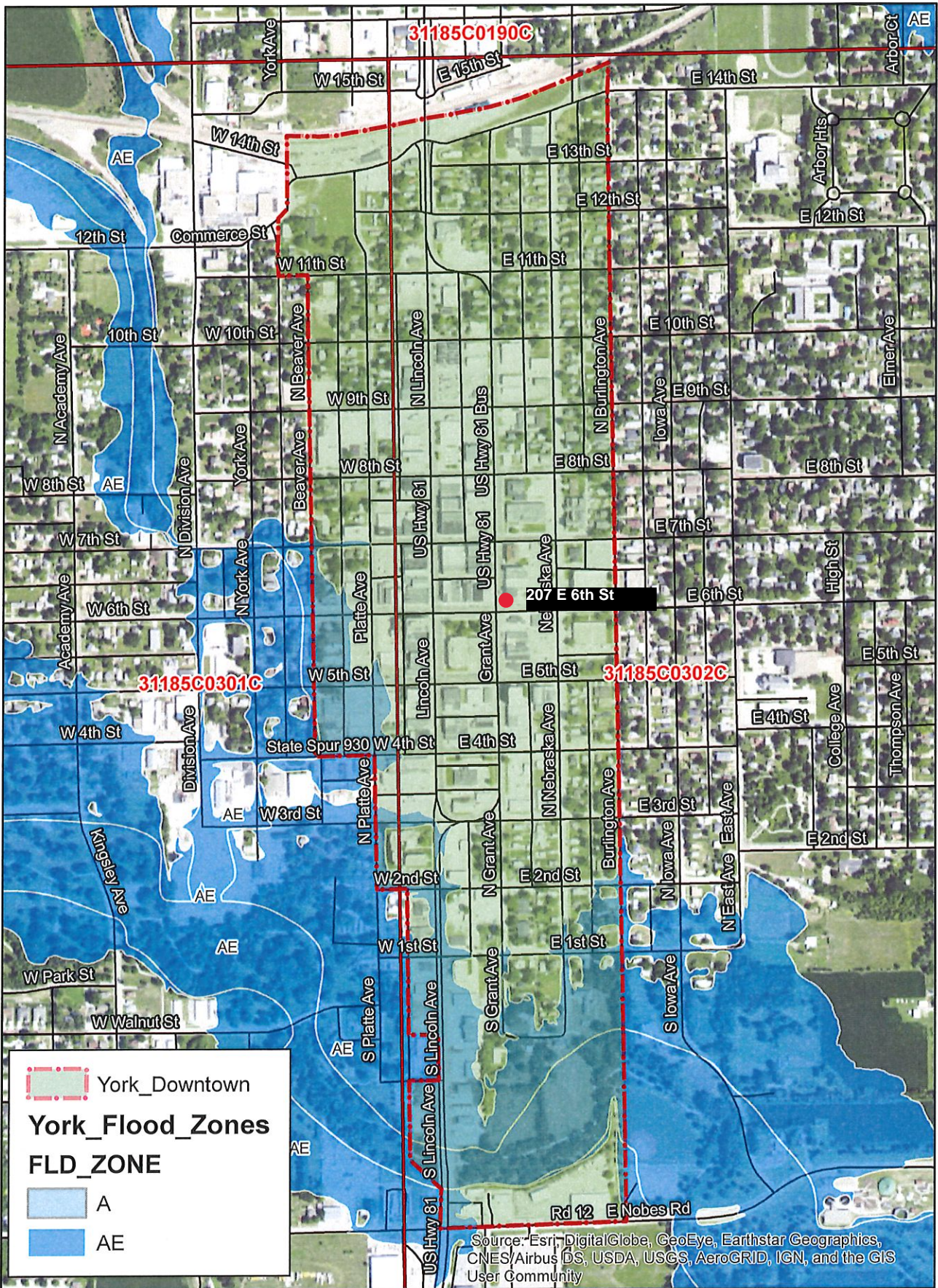
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

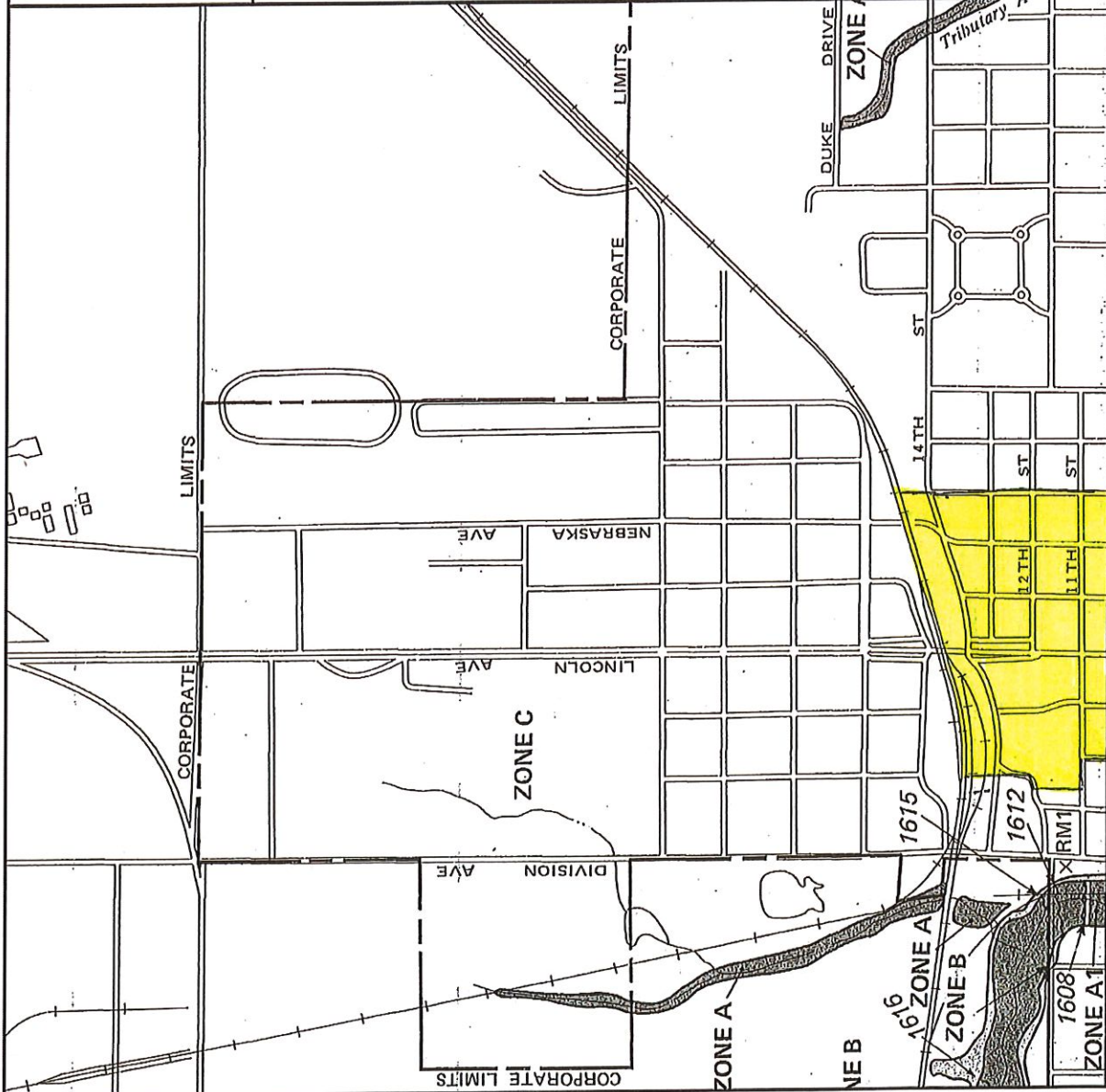
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

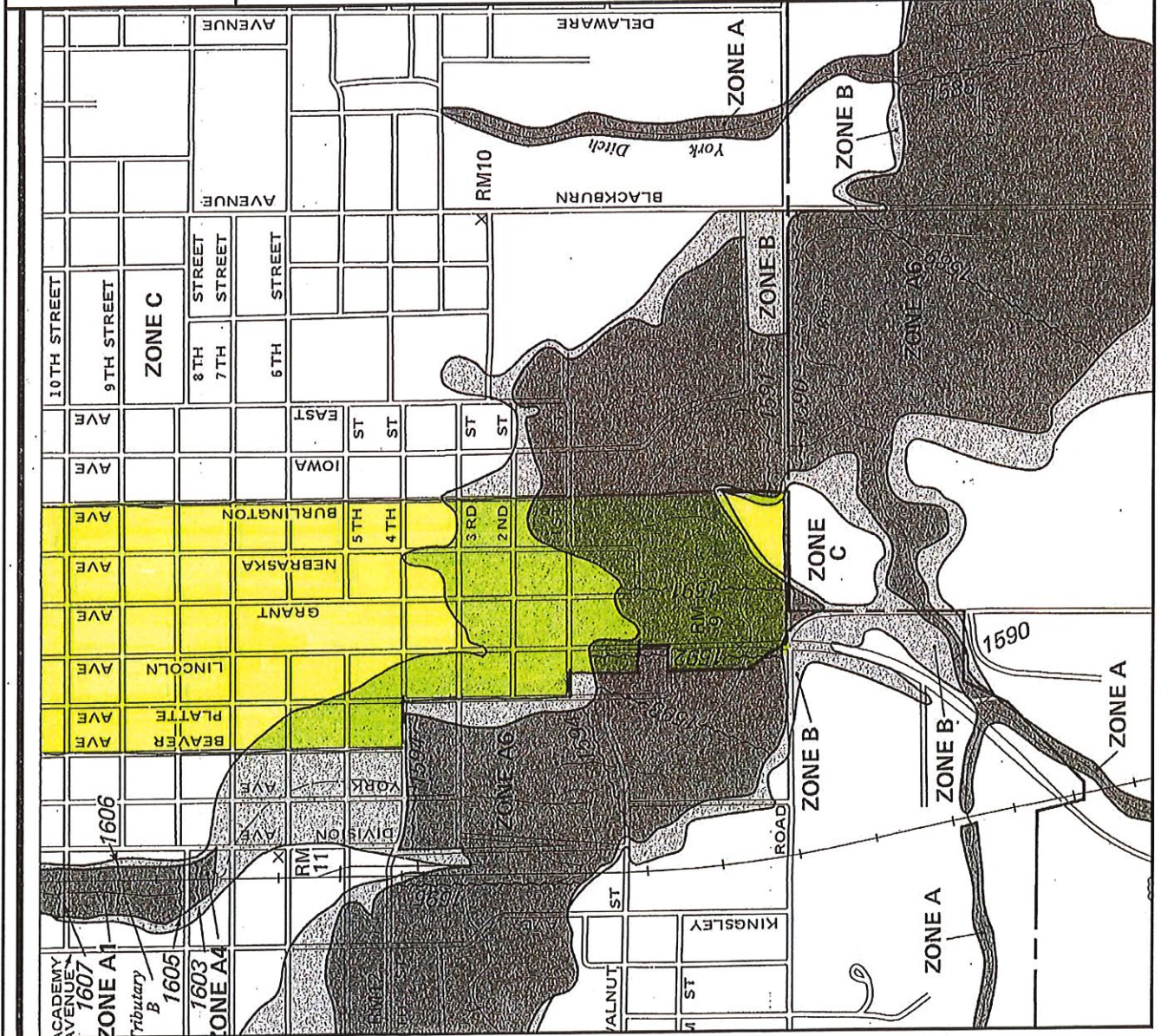
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

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received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

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From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	3749 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: <i>4/4/2025</i>	Time: <i>1:00pm</i>	Weather Conditions: <i>46°, light rain, cloudy</i>
Program Name: York Downtown Revitalization - 24DTR006		
Project Location/Address: 207 E 6th St		
Property Owner: Carrie Colburn - Colburn Solutions		
Attach the following, as appropriate:		
<input checked="" type="checkbox"/> Photographs of site and surrounding areas <input type="checkbox"/> Maps (street, topographic, aerial, site map)		

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY		ADJOINING PROPERTIES	
Is there evidence of any of the following?				
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES	<input type="checkbox"/>		
	NO	<input checked="" type="checkbox"/>		
	UNKNOWN	<input type="checkbox"/>		
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.


Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--

June 12, 2025

Kelly Gentrup
SENDD
VIA EMAIL

RE: HP# 2503-109-02; 207 E 6th St, York, York County, NE

Dear Kelly,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, the proposed undertaking is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing so long as the following conditions are fulfilled:

1. The partial demolition of the awning is approved without condition. The removal of the wood shingles, application of EIFIS on the soffit and application of standing seam metal roofing over the existing awning frame is approved as a special accommodation. Standing seam metal awnings are not traditionally considered historic appropriate for buildings of this age but considering this awning is a continuation of an awning which has been approved for an adjoining building the NESHPO has decided to allow this property to match the awning approved for 600 N Grant Ave.
2. The removal of the existing EPDM roofing and its replacement in kind is approved. The use of LP Smart Siding is approved so long as it is only on the North side of the building and is not visible from the public right of way. No new window or door openings should be part of this project. Replacement, in kind, of window and doors on the North façade is acceptable. The re-roofing and siding should not negatively impact any remaining historic materials. New metal roofing caps should be low profile and not detract from the visual appearance of the building from the right of way.
3. Any masonry work done should meet the National Park Service Historic Preservation Brief 2 on Repointing Mortar Joints in Historic Masonry Buildings. Similarly, if any stucco work is done then the work should meet Historic Preservation Brief 22: The Preservation and Repair of Historic Stucco both can be found at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

If this/these condition(s) are not feasible, please contact NESHPO to continue consultation and discuss the mitigation of adverse effects to historic properties. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,



Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures



**History
NEBRASKA**
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

NESHPO Use Only	
Date Received	HP Number
MAR 24 2005	2503-109-02

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required by the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

PROJECT NUMBER

(if applicable)

24DTR006

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

207 E 6th St

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

To address code, the roof needs to be replaced. The facade and awning need to be updated. Proposed exterior improvements have been attached.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register Listed within a National Register Historic District
- Designated Local Landmark Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

No potential to cause effects

Adverse effect (More consultation needed)

~~No historic properties affected~~
Need more information, see attached.

The SHPO requests additional information (see attached)

No adverse effect

Jade Anderson

Date 4/17/2005

Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society



Nebraska State
HISTORICAL SOCIETY

Here open to all is the history of this people.

Roofing

- Please provide a more detailed description of the proposed roofing work. Does the scope involve replacement of the entire roof or only specific sections?
- The scope mentions the use of sheet metal—could you clarify where this material will be installed (e.g., flashing, parapet caps, visible areas, etc.)?

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,

Jade Mendoza
Interim Section 106 Coordinator

**1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>**



4th & York Ave - PO Box 147
York, Nebraska 68467
Ph: 402-362-3339
Fax 402-362-3330

Cost Proposal

DATE: 01/15/25

TO: Jesse and Carrie Colburn
207 E. 6th
York, NE 68467

REF: Colburn Solution building exterior renovations

COST PROPOSAL FOR COLBURN SOLUTIONS BUILDING EXTERIOR RENOVATIONS

Scope of Work:
See attached scope of work sheet

Cost Breakdown:	Exterior Renovations
General Requirements	\$6,720
Sitework	\$3,300
Concrete	\$0
Masonry	\$2,500
Steel	\$0
Carpentry	\$3,079
Thermal	\$79,869
Openings	\$25,291
Finishes	\$2,100
Specialties-	\$0
Mechanical	\$0
Electrical	\$1,200
Cost of Work-	<hr/> \$124,059
Overhead & Profit-	\$13,780
Total estimate	<hr/> <hr/> \$137,839

Drew Jensen
JLC Inc.

Colburn Solutions building exterior renovations-Scope of work

SCOPE OF WORK – Work associated with construction drawings.

Division 1. General Requirements

1. Permits
2. Refuse Hauling
3. Supervision
4. Temporary Toilet
5. Housekeeping
6. Final Cleaning
7. Equipment
8. Poster board
9. Davis Bacon wage reports

Division 2. Sitework

1. Selective Demolition

Division 3. Concrete

1. NA

Division 4. Masonry

1. Brick tuckpointing

Division 5. Metals

1. NA

Division 6. Carpentry

1. Rough Carpentry
 - a. Replace any damaged OSB exterior sheathing
 - b. Tyvek weatherproofing over back wall
 - c. Densglass sheathing at soffits and ends of the canopy

Division 7. Thermal

1. EPDM roofing and sheetmetal
2. Gutters
3. Standing Seam roofing at canopy
4. Direct applied EIFS at soffits and canopy ends
5. LP Smart siding at back wall
6. Joint Sealants

Division 8. Doors and Windows

1. Exterior Thermatru doors
2. Aluminum storefront windows and door

Division 9. Finishes

1. Painting

Division 10, Specialties

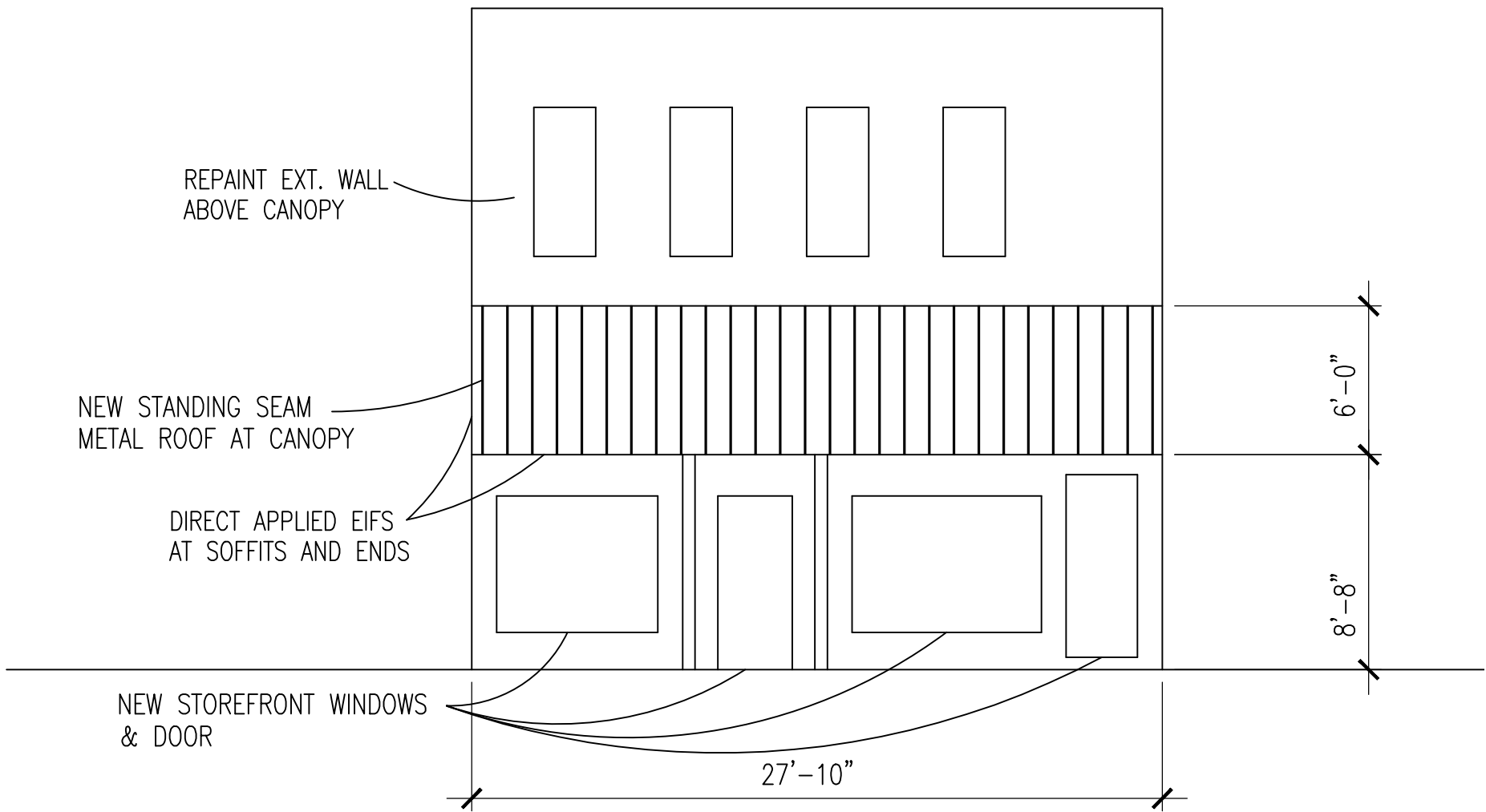
1. NA

Division 15. Mechanical

1. NA

Division 16. Electrical

1. Electrical
 - a. Can lighting in canopy soffit



SOUTH ELEVATION



Clinch Law Firm, LLC
Providing Peace of Mind

209

K&H
Rusties

Happy
CHRISTMAS

Happy
CHRISTMAS





Kelly Gentrup <kgentrup@sendd.org>

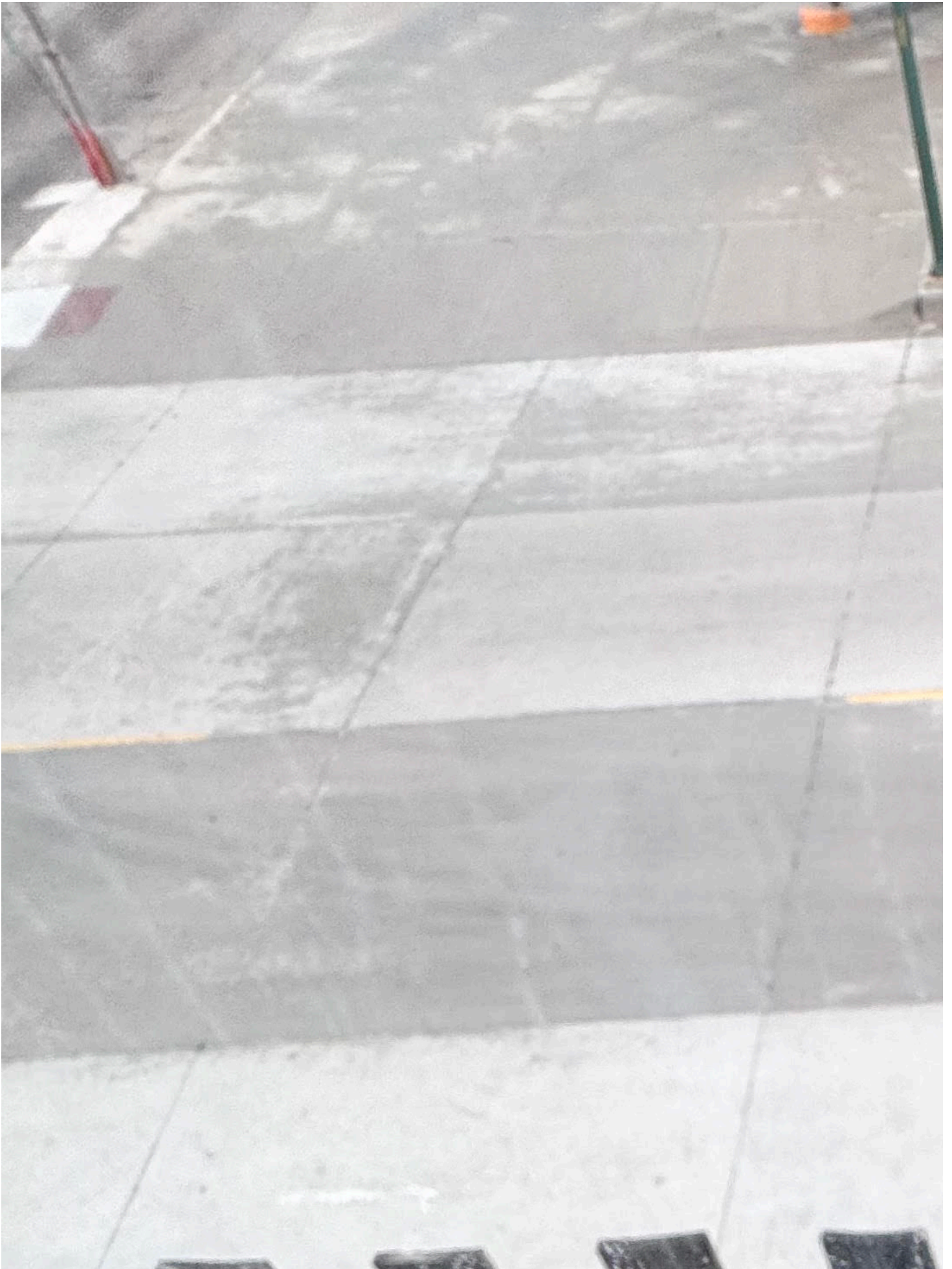
York DTR - Colburn Project

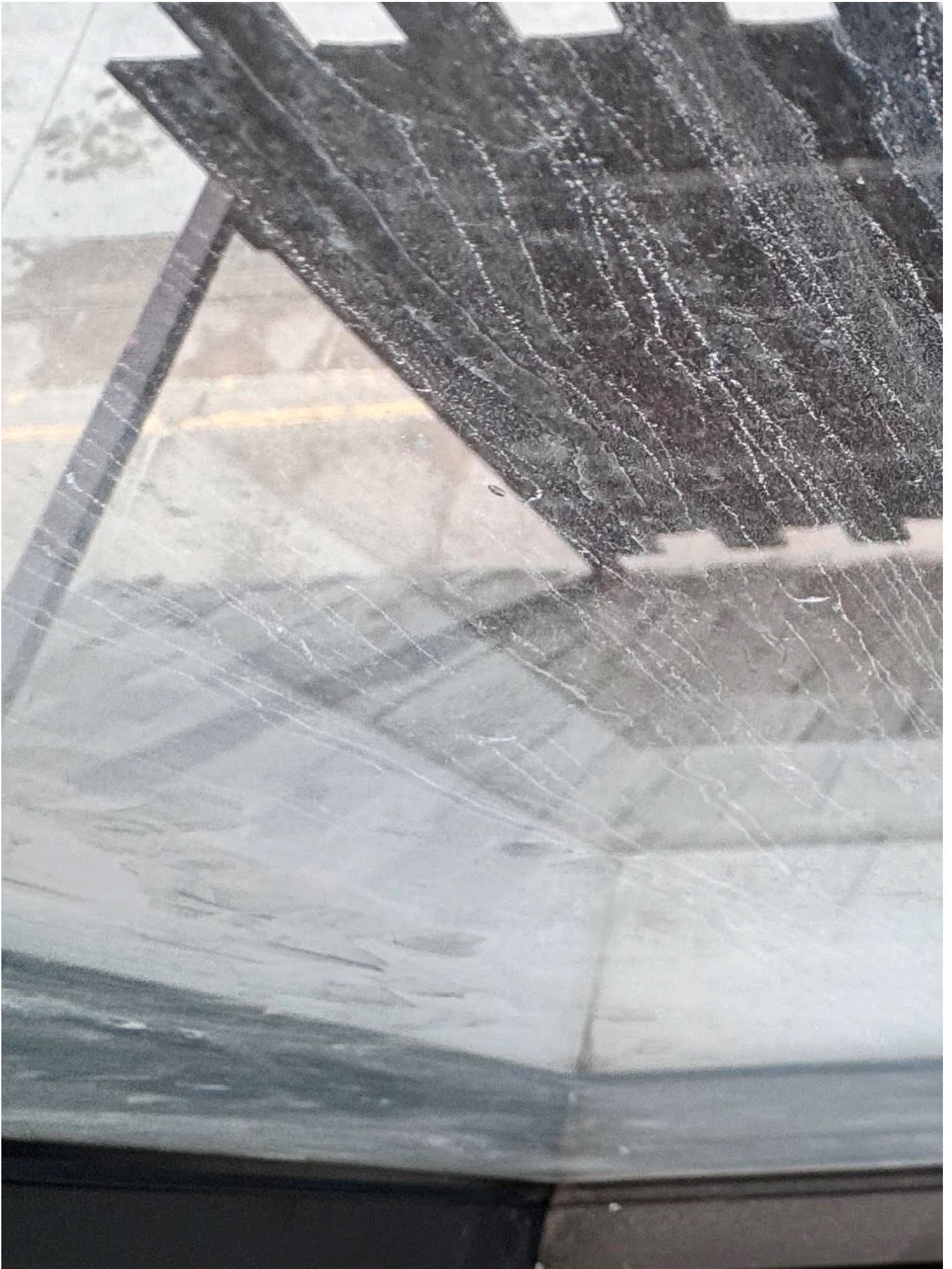
Carrie Colburn <carriacolburn@gmail.com>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: Madonna M <madonnam@yorkchamber.org>, "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Hello Kelly & Jade -
Please find my responses below and photos attached.

Let me know if you have any further questions.

Carrie













On Apr 23, 2025, at 11:09 AM, Kelly Gentrup <kgentrup@sendedd.org> wrote:

Hi Carrie,

We have received a response from the State Historic Preservation Office who had a couple of questions in regards to your project -

1. Based on the information provided, could you clarify whether the proposed selective demolition pertains specifically to the removal of the awning?

Correct. We would remove and replace the old awning. Regarding the plans and process, from our contractor. "My hope was to demo the skin of the canopy (shingles, soffits, and fascia) to exp

2. Additionally, what is the current condition and appearance of the building facade behind the awning? Please include recent photos for reference.

I have attached two photos. One from below and one from behind.

In speaking with our contractor, and as evidenced by the photos, "We aren't sure of the condition behind the canopy/awning or even the existing framing for that matter."

3. When was the awning installed?

I do not have an answer for this. It was there when i first came to York in 2009.

[Quoted text hidden]

First National Company (Heritage Building) – Elected to remove the ineligible activity from project and possibly complete at a later date

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
6th Street Awning/EFIS	\$ 9,740.00	\$ 9,740.00	\$ 7,305.00	\$ 2,435.00
	\$ 9,740.00	\$ 9,740.00	\$ 7,305.00	\$ 2,435.00

project	ttl amount	Project	Adjusted Grant	owner investment
6th Street Awning/EFIS	\$ 9,740.00	\$ 9,740.00	\$ 7,305.00	\$ 2,435.00
Wall Street tuck point	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00
Wall Street removal of windows/reside	\$ 3,515.00	\$ 3,515.00	\$ -	\$ 3,515.00
Wall Street replace 2nd story windows	\$ 13,300.00	\$ 13,300.00	\$ -	\$ 13,300.00
	\$ 30,055.00	\$ 30,055.00	\$ 7,305.00	\$ 22,750.00

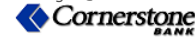
From: [Brian Tonniges](#)
To: [Madonna M](#)
Subject: RE: Downtown Revitalization Grant Update (Heritage Building) – Response Needed
Date: Monday, March 10, 2025 3:48:51 PM
Attachments: [image002.png](#)

Madonna,

FNC has chosen to go with 'B'.

Thank you!

Brian Tonniges
 Property Manager
 Cornerstone Bank
 529 Lincoln Ave, York, NE 68467
 Phone: 402-363-7411 Ext. 7270 Fax: 402-362-1226
btonniges@cornerstoneconnect.com



NOTE: The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized.

From: Madonna M <madonnam@yorkchamber.org>
Sent: Friday, March 07, 2025 3:47 PM
To: Brian Tonniges <BTonniges@cornerstoneconnect.com>
Subject: [EXTERNAL] Downtown Revitalization Grant Update (Heritage Building) – Response Needed
Importance: High

CAUTION: EXTERNAL MESSAGE - DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee's proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
6th Street Awning/EFIS	\$ 9,740.00	\$ 9,740.00	\$ 7,305.00	\$ 2,435.00
Wall Street tuck point	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00
Wall Street removal of windows/reside	\$ 3,515.00	\$ 3,515.00	\$ -	\$ 3,515.00
Wall Street replace 2nd story windows	\$ 13,300.00	\$ 13,300.00	\$ -	\$ 13,300.00
	\$ 30,055.00	\$ 30,055.00	\$ 7,305.00	\$ 22,750.00

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C) 402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Monday, February 10, 2025 10:31:39 AM
Attachments: [DR-Combined.pdf](#)
[JLC-Combined.pdf](#)

Property Owner

First National Company

Business Name

Heritage Realty

Business Type

Real Estate Agency

Business Phone Number

(402) 635-4427

Property Owner Cell Number

(402) 363-7411

Email Address

btonniges@cornerstoneconnect.com

Property Address

111 East 6th Street
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

United States
[Map It](#)

Total estimated improvement cost

-\$3,005,531,945.00

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

6th Street side – Remove Awning and install and fix EIFS – \$9,742
Wall Street side – Remove first 3 rows of brick – replace and tuckpoint – \$3,500
Wall Street – remove windows and replace with siding – \$3,513
Wall Street – Replace 2nd story windows – \$13,300

Dan Robinson Bids are broken out, JLC bids is a total bid. Scope of work is attached.

Upload Current Photo of Property

- [012.JPG](#)

- [010.JPG](#)
- [20240417_121242.jpg](#)
- [111E-6th-St-EIFS.jpg](#)
- [111-E-6th-Street-Awnin-1.jpg](#)

Upload Two (2) bids for your project

- [DR-Combined.pdf](#)
- [JLC-Combined.pdf](#)

Printed Name of Property Owner

First National Company

Signature of Property Owner



Date

02/10/2025

Date

02/10/2025

Printed Name of Property Owner

First National Company

Signature of Property Owner



Release Executed on this Date

02/10/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Zach Suddarth

Signature



Date

02/10/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Heritage Realty building exterior renovations-Scope of work

SCOPE OF WORK – Work associated with construction drawings.

Division 1. General Requirements

1. Permits
2. Refuse Hauling
3. Supervision
4. Temporary Toilet
5. Housekeeping
6. Final Cleaning
7. Equipment
8. Poster board
9. Davis Bacon wage reports

Division 2. Sitework

1. Selective Demolition
 - a. Demo front canopy
 - b. Demo metal siding above canopy
 - c. Demo window on north side of building

Division 3. Concrete

1. NA

Division 4. Masonry

1. Brick repairs
2. Brick tuckpointing

Division 5. Metals

1. NA

Division 6. Carpentry

1. Rough Carpentry
 - a. 5/8" OSB sheeting at window infill
 - b. Tyvek waterproofing
 - c. 5/8" densglass behind EIFS

Division 7. Thermal

1. EIFS
2. LP Smart Siding
3. Joint Sealants

Division 8. Doors and Windows

1. NA

Division 9. Finishes

1. Painting metal doors

Division 10, Specialties

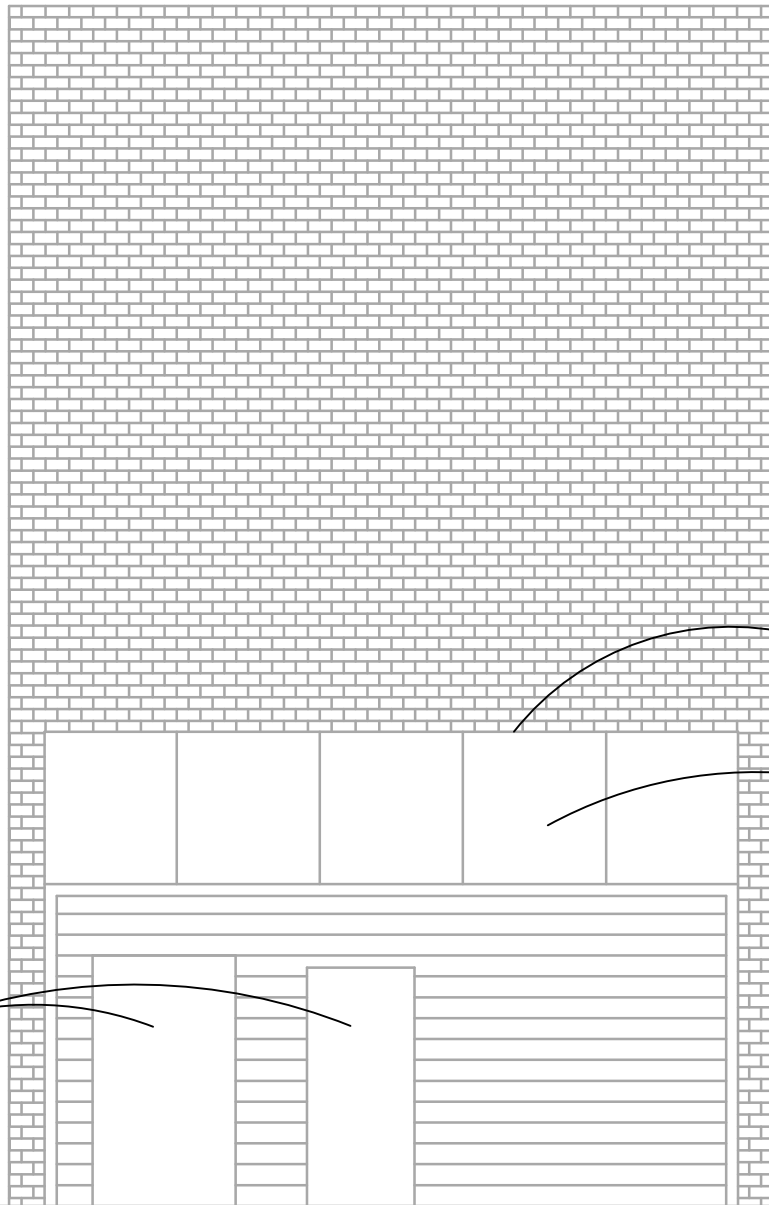
1. NA

Division 15. Mechanical

1. NA

Division 16. Electrical

1. NA

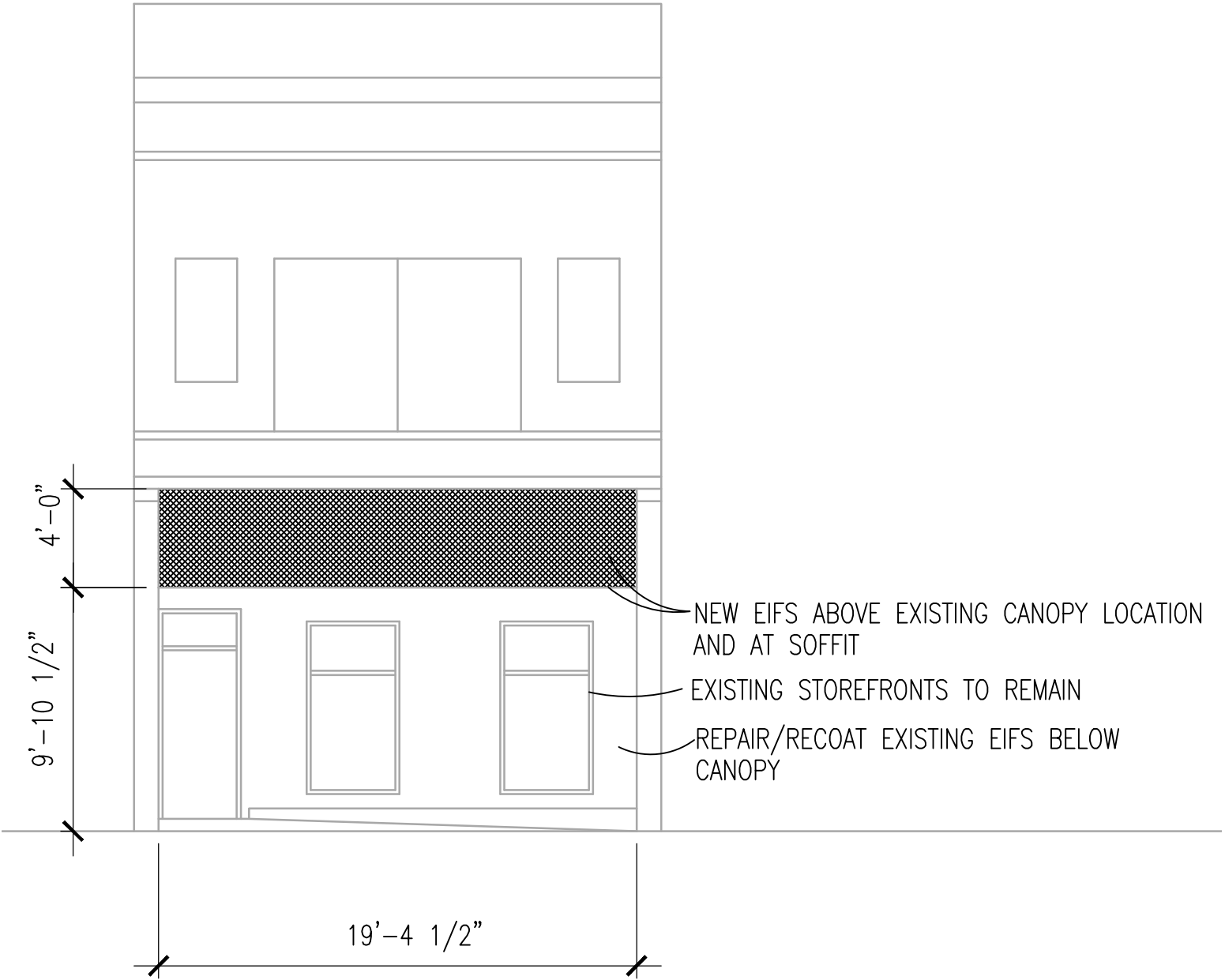


REPAIR FIRST THREE COURSES ABOVE LINTEL

DEMO EXISTING WINDOWS
INFILL WITH FRAMING AS REQUIRED
FOR 5/8" OSB WITH TYVEK BUILDING
WRAP AND LP SMART SIDING

REPAINT METAL
DOORS

NORTH ELEVATION



SOUTH ELEVATION



4th & York Ave - PO Box 147
York, Nebraska 68467
Ph: 402-362-3339
Fax 402-362-3330

Cost Proposal

DATE: 01/31/25

TO: First National Trust Co.
529 N. Lincoln Ave
York, NE 68467

REF: Heritage Realty building exterior renovations- 111 E. 6th Street

ATTN: Brian Tonniges

COST PROPOSAL FOR EXTERIOR RENOVATION TO THE HERITAGE REALTY BUILDING

Scope of Work:

See attached scope of work sheet

Cost Breakdown:

General Requirements
Sitework
Concrete
Masonry
Steel
Carpentry
Thermal
Openings
Finishes
Specialties-
Mechanical
Electrical
Cost of Work-
Overhead & Profit-
Total estimate

Exterior Renovations

\$3,200
\$1,950
\$0
\$5,500
\$0
\$2,930
\$14,875
\$0
\$300
\$0
\$0
\$0

\$28,755

\$3,190

\$31,945

Drew Jensen
JLC Inc.

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
2/6/2025	114

Name / Address
First National Investment Brian Tonniges

Project

Description	Qty	Rate	Total
Heritage Office 111 E. 6th York NE Remove and dispose of Awning. Demo space above Awning. Rebuild space above Awning/prep for EFIS. Install a 3D Modest Pattern (EFIS) to match Building character. Remove loose material by Entry Door. (Repairs Possible, Negotiate). Texture and paint lower front of Building.		9,742.00	9,742.00
Total			\$9,742.00

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
2/6/2025	116

Name / Address
First National Investment Brian Tonniges

Project

Description	Qty	Rate	Total
Heritage Office 111 E 6th York NE Wall Street Remove and replace loose bricks on Wall Street side. Bottom 3 rows to start with. Could possibly need more. Will Tuc Point as needed. Time and Material. All cost is dependent on finding matching brick, using same bricks and or nonmatching.		3,500.00	3,500.00
Total			\$3,500.00

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
2/6/2025	117

Name / Address
First National Investment Brian Tonniges

Project

Description	Qty	Rate	Total
Heritage Office 111 E 6th York NE On Wall Street side, Remove glass Frame and sheath wall Diamond Kote Siding to match below.		3,513.00	3,513.00
Total			\$3,513.00

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
2/6/2025	115

Name / Address
First National Investment Brian Tonniges

Project

Description	Qty	Rate	Total
Heritage Office 111 E 6th York NE		13,300.00	13,300.00
Replace Upper Windows (3) on Wall Street PELLA Dual Single Hung Vinyl 56"x75" approx. Windows and Labor			
Total			\$13,300.00



=CHAPMAN'S=



HERITAGE REALTY

HERITAGE REALTY



Goody Pop
Gourmet Popcorn

NO PARKING
ANY TIME

P
ARKING

Goody Pop
Gourmet Popcorn



MAN'S

109

HERITAGE
REALTY

HERITAGE
REALTY

GoodyPop
ourmet Popcorn

GRANT







June 9, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-01; 111 E 6th St, York, York County, NE

Dear Kelly,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, the proposed undertaking is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing so long as the following conditions are fulfilled:

1. **Removal of aluminum awning-** The removal of the aluminum awning is approved without any conditions.
2. **Replacement of vinyl siding-** The vinyl siding maybe replaced with EIFIS between the cream color of the existing EIFIS on the front façade and the grey color of the brick. The new material should be distinct from both the historic and non-historic materials. The installation of the new EIFIS should be in the remaining transom window frame and should not obscure any historic material.
3. **Repair of Masonry-** The repair of any masonry damage is acceptable so long as the repairs follow the best practices laid out in the National Park Service Historic Preservation Brief 22: The Preservation and Repair of Historic Stucco and Preservation Brief 15: The Preservation of Historic Concrete. Both can be found at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

If this/these condition(s) are not feasible, please contact NESHPO to continue consultation and discuss the mitigation of adverse effects to historic properties. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,

Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 111 E 6th St | York, NE 68467

Activity Description

This property's intention is to remove and dispose of the current awning, demolish the space above the awning, rebuilding space above the awning, and replace with a 3D Modest Pattern to match the building character. They plan to remove any loose material by entry door and finally to texture/paint lower front of the building.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$9,740.00**
- Projected All Cost **\$9,740.00**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://deqims2.deq.state.ne.us/deqflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:
 - Photographs
 - Response received back from Agency
 - Website
 - Maps
 - Letter sent to Agency
 - Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site. [Complete the remaining info]

- The site review identified the following concerns on or adjacent to the project site: _____
 - [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation

8. Historic Preservation [36 CFR 800]

- The structure was built in the year: **1900**
- A site review and photos of the property were completed on the following date: **April 4, 2025**
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: **March 24, 2025**
 - THPO on the following date: **n/a**
- SHPO response was received back on the following date: **June 9, 2025**
- SHPO noted **Historic properties will unlikely be adversely affected as long as conditions are fulfilled.**
- THPO response was received back on the following date: **n/a**
- THPO noted **n/a**
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Documentation showing SHPO was contacted
<input type="checkbox"/> Website	<input type="checkbox"/> Documentation showing THPO was contacted
<input type="checkbox"/> Maps	<input checked="" type="checkbox"/> Response received back from Nebraska SHPO
	<input type="checkbox"/> Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attachment – FEMA Maps\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [\[Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy\]](#)

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		6/17/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

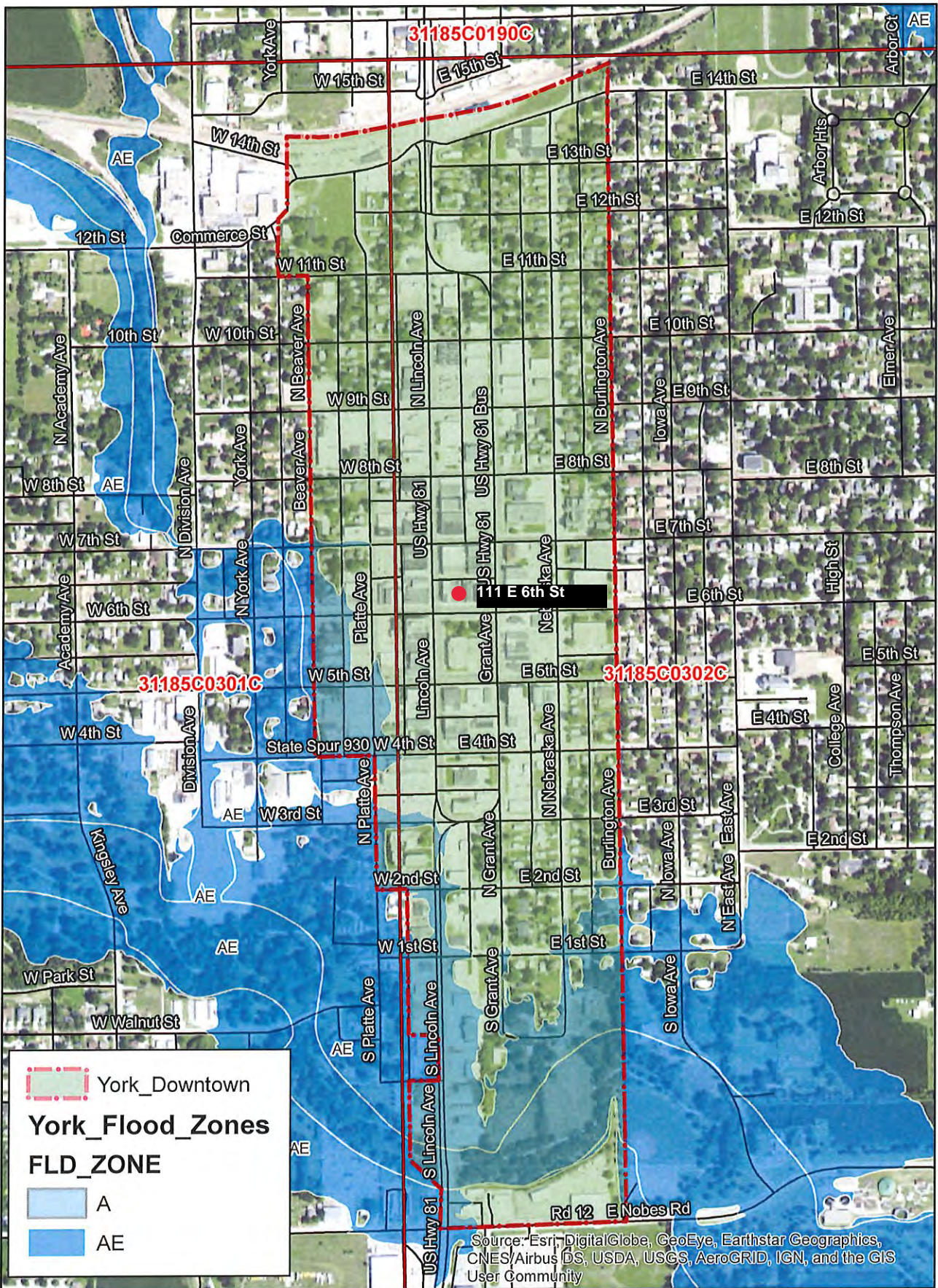
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

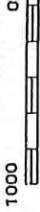
This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

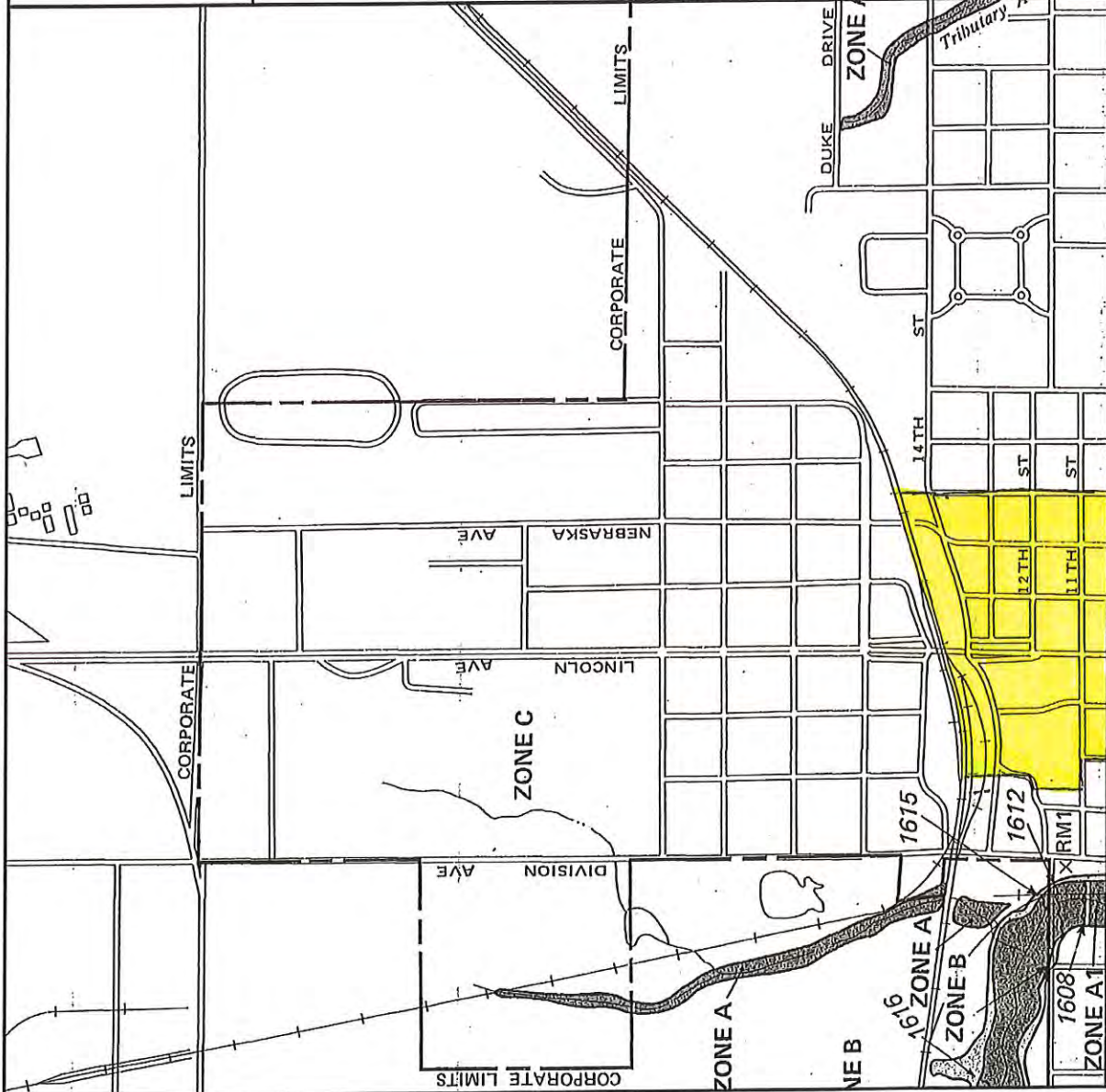
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

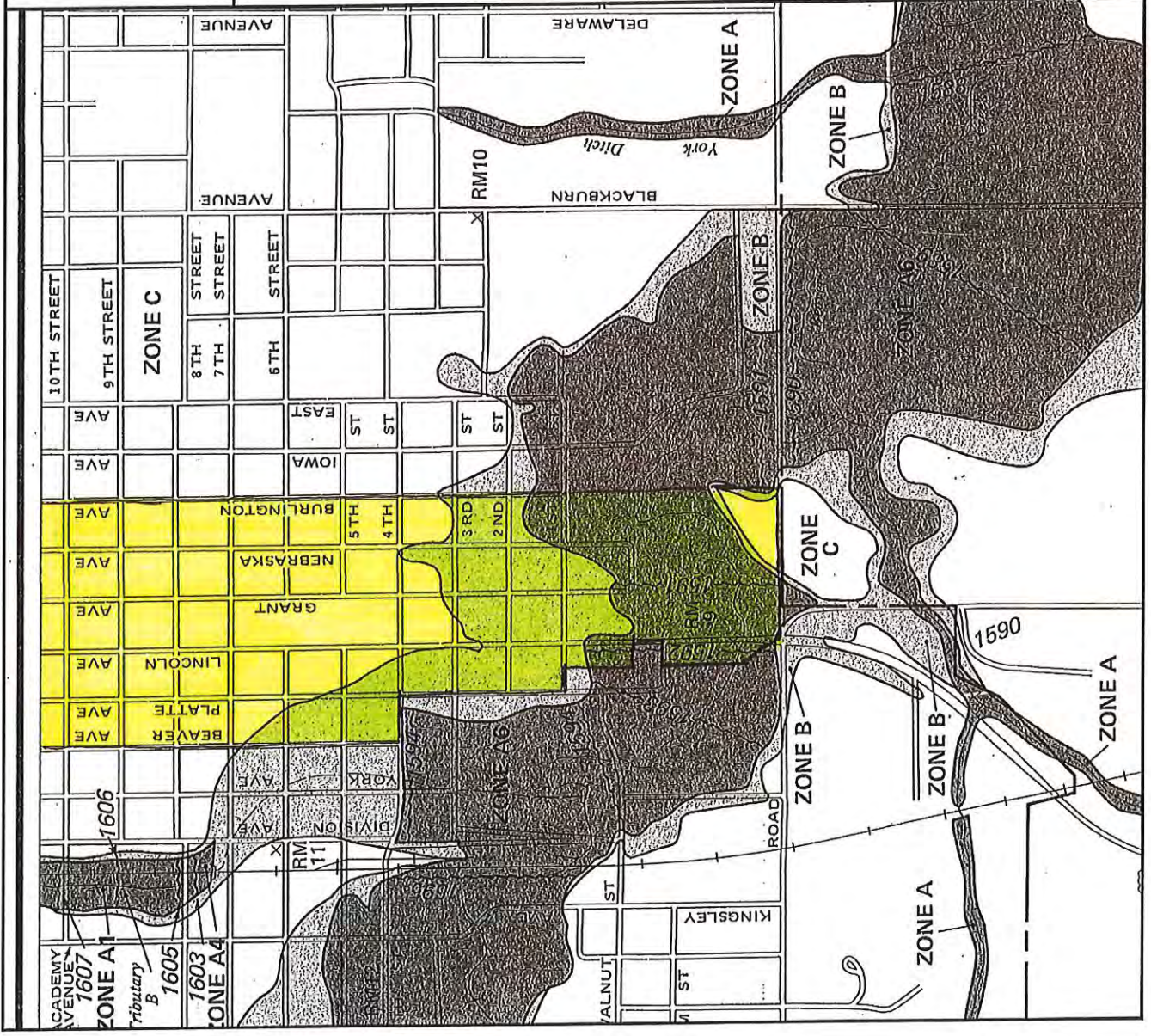
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

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Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

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received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

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From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	535 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 12:55pm | Weather Conditions: 46', light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 111 E 6th St

Property Owner: First National Company - Heritage Realty

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY		ADJOINING PROPERTIES	
Is there evidence of any of the following?				
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES	<input type="checkbox"/>		
	NO	<input checked="" type="checkbox"/>		
	UNKNOWN	<input type="checkbox"/>		
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
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June 9, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-01; 111 E 6th St, York, York County, NE

Dear Kelly,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, the proposed undertaking is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing so long as the following conditions are fulfilled:

1. **Removal of aluminum awning-** The removal of the aluminum awning is approved without any conditions.
2. **Replacement of vinyl siding-** The vinyl siding maybe replaced with EIFIS between the cream color of the existing EIFIS on the front façade and the grey color of the brick. The new material should be distinct from both the historic and non-historic materials. The installation of the new EIFIS should be in the remaining transom window frame and should not obscure any historic material.
3. **Repair of Masonry-** The repair of any masonry damage is acceptable so long as the repairs follow the best practices laid out in the National Park Service Historic Preservation Brief 22: The Preservation and Repair of Historic Stucco and Preservation Brief 15: The Preservation of Historic Concrete. Both can be found at <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

If this/these condition(s) are not feasible, please contact NESHPO to continue consultation and discuss the mitigation of adverse effects to historic properties. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,



Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
2/6/2025	114

Name / Address
First National Investment Brian Tonniges

Project

Description	Qty	Rate	Total
Heritage Office 111 E. 6th York NE Remove and dispose of Awning. Demo space above Awning. Rebuild space above Awning/prep for EFIS. Install a 3D Modest Pattern (EFIS) to match Building character. Remove loose material by Entry Door. (Repairs Possible, Negotiate). Texture and paint lower front of Building.		9,742.00	9,742.00
Total			\$9,742.00



=CHAPMAN'S=



Goody Pop
Gourmet Popcorn





MAN'S

109

HERITAGE
REALTY

HERITAGE
REALTY

GoodyPop
ourmet Popcorn

GRANT







NESHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-01

Submission of a completed Project Information Form with adequate information and attachments constitutes a request to review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required in order to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

111 E 6th St

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Their plans are to remove and dispose of awning, demo space above awning, rebuild space above awning and replace with a 3D Modest Pattern to match building character. They plan to remove loose material by entry door and finally to texture/paint lower front of building.

* Please share the proposed 3D design + include what materials will be used to create it.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

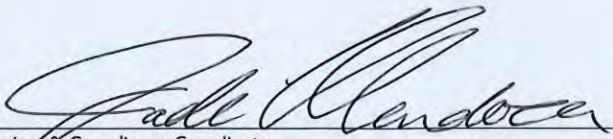
Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY


Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect



Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date  4/23/2025



Kelly Gentrup <kgentrup@sendd.org>

Re: Section 106 Determination (111 E 6th St, York) HP#2503-109-01

Brian Tonniges <BTonniges@cornerstoneconnect.com>

Mon, Jun 9, 2025 at 10:11 AM

To: "Rose, Haylee" <Haylee.Rose@nebraska.gov>, Kelly Gentrup <kgentrup@sendd.org>

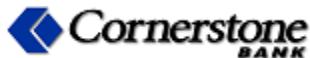
Cc: Madonna M <madonnam@yorkchamber.org>

The initial proposal was to replace the existing siding with EIFIS. The stipulations on using EIFIS is that the color be somewhere between the Cream color of the existing EIFIS and the brick. The color choices would be either 'Light Fawn' or 'Taupe'.



Brian Tonniges

Property Manager
Cornerstone Bank
529 Lincoln Ave, York, NE 68467
Phone: 402-363-7411 Ext. 7270 Fax: 402-362-1226
btonniges@cornerstoneconnect.com



NOTE: The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized.

From: Rose, Haylee <Haylee.Rose@nebraska.gov>

Sent: Friday, June 06, 2025 11:22 AM

To: Kelly Gentrup <kgentrup@sendedd.org>; Brian Tonniges <BTonniges@cornerstoneconnect.com>

Cc: Madonna M <madonnam@yorkchamber.org>

Subject: Re: [SPF CHECK PERMError - SENDER NOT VALIDATED] [EXTERNAL] Re: Section 106 Determination (111 E 6th St, York) HP#2503-109-01

 CAUTION : EXTERNAL MESSAGE - DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

ORDINANCE NO. 2396

AN ORDINANCE TO AMEND CHAPTER 28, ARTICLE II PEDDLERS, SECTION 28-56 FEES, TO PROVIDE FOR AN ANNUAL FEE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS ORDINANCE.

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

Section 1. Chapter 28, Article II PEDDLERS, section 28-56 Fees is amended as follows:

Sec. 28-56. Fees.

Before any permit shall be issued under the provisions of this division, the applicant shall pay a fee, based upon the period the applicant desires to engage in business in the city as follows:

- (1) Per day: \$5.00
- (2) Per week: \$10.00
- (3) Per month: \$25.00
- (4) Per year: \$100.00

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

Section 3. This ordinance 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 _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk