

AGENDA
CITY COUNCIL, YORK, NEBRASKA
Thursday, October 16, 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 October 9, 2025
3. Pledge of Allegiance
4. Roll Call
5. Minutes of the October 2, 2025 meeting
6. Claims of Elected Officials
 - 6.1. Claim for Tony North of North Printing and Office Supply in the amount of \$2,747.64
7. Claims for the period of October 3 through October 16, 2025
8. Department Activities Reports for the month of September 2025
9. Consider approval of the preliminary cash balances for the month of September 2025
10. City Administrator Report
11. Consider approval of an amendment to the Professional Service Agreement between SENDD and the City for the 21DTR014 project, to extend the term of the original contract to coincide with the date of the NDED issued Certificate of Completion
12. Consider approval of Resolution 2025-22, to declare certain city property surplus and authorize disposition of surplus property

13. Public Hearing for New Liquor License - Class I
 - 13.1. Consider recommendation to the State for a new Class I Liquor License for White Buffalo Bison Club LLC, 108 W. 5th Street, York - Resolution 2025-23
14. Ordinance No. 2405 - to amend Chapter 12 Article 2 Building Code Section 12-24 to revise the fees charged by this section
 - 14.1. Suspend the rules for Ordinance No. 2405
 - 14.2. Passage of Ordinance No. 2405
15. Ordinance No. 2406 - to amend Chapter 12 Section 12-162 inspection fees to revise the inspection fees in this section
 - 15.1. Suspend the rules for Ordinance No. 2406
 - 15.2. Passage of Ordinance No. 2406
16. Ordinance No. 2407 — to amend Chapter 12 Section 12-264 permit fees to change the fees provided by this section
 - 16.1. Suspend the rules for Ordinance No. 2407
 - 16.2. Passage of Ordinance No. 2407
17. Ordinance No. 2408 — to amend Chapter 12 Section 12-460 fees, to change the amount of fees provided for in this section
 - 17.1. Suspend the rules for Ordinance No. 2408
 - 17.2. Passage of Ordinance No. 2408
18. Ordinance No. 2409 — to amend Chapter 12, Section 12-523 permit fee, to change the amount of the fee
 - 18.1. Suspend the rules for Ordinance No. 2409
 - 18.2. Passage of Ordinance No. 2409
19. Ordinance No. 2410 — to amend Chapter 12 Article VI Plumbing, Division 5, Subdivision III
 - 19.1. Suspend the rules for Ordinance No. 2410

19.2. Passage of Ordinance No. 2410

20. Adjournment

15-month-old child found in ditch in Adams County

GRAND ISLAND INDEPENDENT

The Adams County Sheriff’s Department is trying to determine how a 15-month-old child wound up in a ditch Saturday morning.

The child was taken to Mary Lanning Hospital in Hastings for medical evaluation and care.

Deputies were dispatched about 8 a.m. when a passerby found the child sitting in a ditch near the 2000 block of South Marian Road in rural Adams County. Upon arrival, they called Hastings Fire and Rescue to the scene, and paramedics assessed the child.

The Sheriff’s Department

has launched an investigation to identify those responsible. The Nebraska State Patrol, Hastings Police Department and the Department of Health and Human Services are assisting.

Anyone who has information in the case or saw suspicious activity early Saturday morning around South Marian Road should contact the Sheriff’s Department at (402) 461-7181 or weichman@adamscountyne.gov.

No further information about the child’s identity will be released at this time, the Sheriff’s Department said.

Inmate convicted of child sex abuse dies in Nebraska prison

OMAHA WORLD-HERALD

A 69-year-old Nebraska prison inmate convicted of child sex abuse died Tuesday in Lincoln of an undetermined cause.

James Alfrey, formerly of Superior, Nebraska, died at the Reception and Treatment Center, according to a statement from the Nebraska Department of Correctional Services.

Alfrey was convicted of two counts of third-degree sexual assault of a child in Nuckolls County District Court. He agreed to plead no contest in exchange for the charges being amended from first-degree sexual



Alfrey

assault of a child.

He was sentenced on July 20, 2021 to eight to 10 years in prison. He would have become eligible for parole in 2026.

The cause of death has not yet been determined, the statement said, but Alfrey was being treated for a medical condition.

Under Nebraska law, whenever anyone dies while in custody, a grand jury conducts an investigation.

Former President Joe Biden to visit Omaha

JOSH REYES

World-Herald Staff Writer

Former President Joe Biden will visit Omaha in November as part of an annual party fundraiser.

Biden will headline the 2025 Ben Nelson Gala, named for the former governor and U.S. senator who is the last Democrat to hold statewide office in Nebraska. The gala will be Nov. 7 at the Hilton Omaha Downtown.

Omaha Mayor John Ewing will emcee the event, which also will feature Kentucky Gov. Andy Beshear and Harry Dunn, a former U.S. Capitol police officer who helped protect lawmakers during the Jan. 6, 2021 insurrection. The gala honors state party leaders, officials and volunteers, and its theme is “Diverse, Strong, Ready.”

Nebraska Democrats are bullish about their chances in the 2026 midterms, par-

ticularly in the Omaha-centered 2nd Congressional District, where six candidates are running for the nomination and hoping to replace retiring Republican Rep. Don Bacon.

Joe Biden becomes first president in a century to not make stop in Nebraska

Tickets to the ballroom cost \$300, and overflow tickets cost \$75.

Biden did not visit Nebraska during his presidency. He was the first sitting president in more than a century to not stop in the Cornhusker State.

Biden served only one term — former Presidents Bill Clinton and Barack Obama each visited Nebraska once, and both times in their respective second terms. Biden spoke at the University of Nebraska at Omaha in 2019 when he was vice president.

Nebraska man gets federal prison time for disclosing national security info about Ukraine war

LORI PILGER

Lincoln Journal Star

A Nebraska man who disclosed national security information about the Russia-Ukraine war to someone claiming to be a Ukrainian woman he met on a foreign dating site was sentenced Wednesday to federal prison time.

U.S. District Judge Brian Buescher gave David Slater five years and 10 months and fined him \$25,000 on a conspiracy charge.

He pleaded guilty in July.

According to court records, the retired U.S. Army lieutenant colonel who went to work as a civilian employee

with top-secret security clearance at the Offutt-based U.S. Strategic Command sent online classified, national defense information regarding Russia’s war against Ukraine to someone he’d met online over a three-month period in 2022.

The information regarded military targets and Russian military capabilities.

The grand jury indictment last year included messages between Slater and the woman who repeatedly asked for confidential defense information and referred to Slater with names like “my secret agent” and “my secret informant.”

UNL music school sounds alarm over proposed leadership change

CHRIS DUNKER

Lincoln Journal Star

LINCOLN — As the University of Nebraska-Lincoln continues deliberating several proposed program cuts to close a \$27.5 million budget deficit, a move to combine the leadership of two academic units into one has drawn fierce opposition.

On Wednesday, as part of a series of public hearings, UNL’s Academic Planning Committee is soliciting feedback on a plan to put the Glenn Korff School of Music and Johnny Carson School of Theatre and Film under a single director.

The idea put forward by Chancellor Rodney Bennett in a Sept. 12 memo was part of an effort to achieve \$1.1 million in administrative and staff efficiencies across several units at UNL, including the Hixson-Lied College of Fine and Performing Arts.

Bennett’s memo did not specify how those savings will be realized, but Mark Button, UNL’s executive vice chancellor, said the executive team worked closely with college-level administrators to identify reduction goals.

Those efforts were centered on making high-quality programs more efficient, Button told the Lincoln Journal Star in September.

Along with the College of Fine and Performing Arts, the College of Business,

College of Engineering and College of Journalism and Mass Communications will reduce staffing and look for other ways to cut costs, the university said.

“In each of these cases, it’s going to look a little bit different,” Button said.

UNL said combining resources at its school of music and school of theater and film — two of the three units within the College of Fine and Performing Arts — makes sense.

There are already several ongoing partnerships between both entities, Button said, in putting on performances and thinking of new ways to engage audiences.

Higher education, in general, is trending toward more interdisciplinary learning opportunities being offered, he added.

The university sees “all kinds of opportunities for integration,” the chief academic officer added, including ways that will attract more students to more innovative programs that cut across both academic disciplines.

“To get there, we need these two schools, and other areas of the university, working more closely together,” Button said. “In our view, that is better executed when you have a clear sense of leadership guiding those schools.”

But faculty and leaders within the Glenn Korff School of Music said the

proposal would do more harm than good in the long run, both for its own offerings as well as that of the Johnny Carson School of Theatre and Film.

Felix Olschofka, who became director of the music school in 2023, said the structure proposed by UNL leaders would complicate hiring and promotion, curriculum review and even the awarding of student scholarships.

While the School of Art, Art History and Design — the third unit within the College of Fine and Performing Arts — will continue to have its own director, the music school and theater and film school would have what Olschofka described as a kind of “super director.”

Both the art school and the combined music and theater school — which is currently led by Hank Stratton — would answer to the college’s dean, Andy Belser, under UNL’s proposal. Neither Stratton nor Belser responded to the Journal Star’s request for an interview.

At the same time, Olschofka said the names of the schools would likely continue, which could add to confusion both internally and externally.

The music school was named in honor of the late Glenn Korff, a Hebron native who donated \$8 million to his alma mater in 2013.

The theater school bears the name of one of the Cornhusker State’s most famous sons and longtime benefactors in Johnny Carson.

In 2015, the late talk show host’s foundation pledged \$20 million to establish the Johnny Carson Center for Emerging Media Arts, which is headquartered in the former Nebraska Bookstore at 13th and Q Streets, and in 2022 gave \$2.5 million to create an endowed directorship for the center.

The Johnny Carson Foundation, based in Encino, California, did not return the Journal Star’s calls seeking comment.

Combining the two could be thorny; Olschofka said in addition to naming rights, philanthropic support often comes with specific curriculum goals and student outcomes in mind.

Button said UNL has been in “close consultation” with the University of Nebraska Foundation and the university’s legal teams to ensure the agreements included in the philanthropic gifts continue to be met.

Olschofka said combining the two also creates practical issues UNL will have to work through.

“If you have one director running two separate schools that are not merging because of naming gifts, how do you advocate for resources for both schools?” he said.

WarHorse expanding in Lincoln, adding South Sioux City location

NEAL FRANKLIN

Lincoln Journal Star

LINCOLN — WarHorse Gaming is moving forward on an expansion at its casino in Lincoln while working on the design of a new casino in South Sioux City and making plans to continue growing in the state.

Lance Morgan, CEO of WarHorse Gaming, said Monday that the Lincoln market can support a much larger facility and so they are working to match that need.

“We need to up some of the amenities so that it’s not just a gambling place,” Morgan said. “It’s an entertainment destination and a place to go hang out, watch the game, have something to eat and gamble, if you want, for fun.”

Adding more than 74,000 square feet to increase the number of table games and slot machines will cost about \$70 million, Morgan said. The Lincoln expansion also includes a sports bar and restaurant with the working name of the Big Fire Chophouse.

The Lincoln casino, near U.S. Highway 77 and West Denton Road, first opened in September 2022 and completed a second phase in November 2024.

The latest expansion is slated to start construction

in spring 2026 and open a year later, Morgan said.

Voters approved casino gambling in a group of ballot initiatives in 2020. Omaha’s Warhorse casino opened in 2024 and it has grown its revenue along with the Lincoln location.

South Sioux City design begins

Meanwhile, progress on the company’s third casino in South Sioux City is just beginning with work being done on design.

The company has owned the race track in the city for over 10 years and has held a yearly race to keep its license active, Morgan said.

The project was prioritized after the Omaha and Lincoln casinos, but it was always the plan to build there, Morgan said.

“We’re going to build up probably more of a modest facility there because it’s a smaller market,” Morgan said. “But we’ll start next summer and it’ll be a full-blown casino with table games and slot machines and restaurants and everything you want.”

The casino will be the sixth and final one planned in Nebraska.

The expansion into South Sioux City came after the company announced that it

had refinanced about \$300 million in startup loans to a favorable five-year deal, according to a WarHorse news release.

The company used its initial loans to support early projects, but the refinancing allows it to have more control over its finances and invest in the new expansions, Morgan said.

WarHorse’s two active casinos in Lincoln and Omaha have generated about \$112 million in gaming revenue so far this year, according to an August report from the Nebraska Racing and Gaming Commission. Of that revenue, about \$22.5 million is tax revenue which will go to a Property Tax Credit Cash Fund, the respective cities and counties, a state general fund and a compulsive Gamblers Assistance Fund.

Morgan said WarHorse employs about 600 people in Lincoln and Omaha and will employ about 1,000 people in the state by the end of its planned growth.

“Even if you’re not for gambling, I think you could

recognize the economic impact is starting to kick in,” Morgan said.

In addition to expansion and construction, WarHorse plans to be part of a push to legalize mobile sports betting in the state, Morgan said.

WarHorse isn’t the only gambling company expanding. The Lake Mac Casino & Resort in Ogallala reported about \$527,000 in gaming revenue in August after opening midway through the month, according to the Nebraska Racing and Gaming Commission’s report. About \$105,000 of that revenue is tax revenue.

Racing additions

Lincoln’s race track is also expanding. As construction on the casino begins in the northeast corner of the site, construction is underway on three new buildings in the southeast corner.

The Nebraska Horsemen’s Benevolent and Protective Association is replacing a smaller temporary barn with two new barns and building an administrative building.

LEGAL NOTICES

LEGAL NOTICES

Legals

Legals

NOTICE

In the County Court of York County, Nebraska
Estate of Gordon N. Wellman, Deceased
Estate No. PR 25-44

Notice is hereby given that on September 15, 2025, in the County Court of York County, Nebraska, Shelley Scheele, whose address is 1165 D Street, Utica, NE 68456, was informally appointed by the Registrar as Personal Representative of the Estate.

Creditors of this Estate must file their claims with this Court on or before Nov 26, 2025 or be forever barred.

/s/ ASSISTANT Clerk of the County Court
York County Court
510 N. Lincoln Avenue, 2nd Floor York, NE 68467
(402) 362-4925

Timothy L. Moll (#20451)
Rembolt Ludtke LLP
1128 Lincoln Mall, Suite 300
Lincoln, NE 68508
(402) 475-5100
September 25, October 2, 9, 2025
COL-NE-1600777 ZNEZ

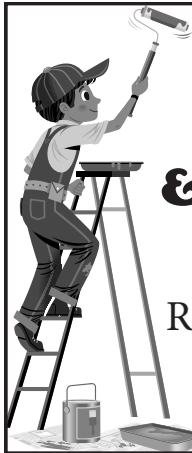
NOTICE OF MEETING

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, October 16, 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
October 9, 2025
COL-NE-1600733 ZNEZ

TO WHOM IT MAY CONCERN:

A proceeding concerning the minor child Alayna Hansen is currently active in the County Court of York County, Nebraska, sitting as a juvenile court, listed under case number JV 23-68, and a supplemental Petition to Terminate Parental Rights is currently scheduled. Notice is hereby given to any person who man make a claim to be the biological parent of Alayna Hansen, to specifically include Chad Carlson and Jeremiah Wolfe, that such matter shall come on for hearing on the 30th day of October, 2025 at 10:00 a.m. in the County Court of York County, Nebraska, 510 N Lincoln Avenue, York, NE 68467. September 25, October 2, 9, 2025
COL-NE-1600783 ZNEZ



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REGULAR MEETING
CITY COUNCIL – YORK, NEBRAKSA
October 2, 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 McGregor: Present, Tony North: Present, Vicki Northrop: Absent, Jeff Pieper: Present, Stephen Postier: Present, Jennifer Sheppard: Present, Scott Van Esch: Present, Jerry Wilkinson: Present. The following City Officials were present: City Administrator Dr. Sue Crawford, City Attorney Charles Campbell, Police Chief Ed Tjaden, Public Works Director James Paul, Fire Chief Tony Bestwick, Convention Center Director Terri Carlson and City Clerk Amanda Ring.

Notice of this meeting was given in advance thereof by publication in the York News Times on September 25, 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 September 18, 2025 meeting. Ayes with a motion by Jerry Wilkinson and a second by Jeff Pieper. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Claims of Elected Officials

Motion to approve the claim for Tony North of North Printing and Office Supply in the amount of \$739.68. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Abstain (With Conflict), Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Motion to approve the claim for Stephen Postier of the York County Development Corporation in the amount of \$9,076.75. Ayes with a motion by Jerry Wilkinson and a second by Jeff Pieper. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Abstain (With Conflict), Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Claims

Motion to approve the claims for September 19, 2025 through October 2, 2025. Ayes with a motion by Jerry Wilkinson and a second by Scott Van Esch. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

City Administrator Report

Dr. Crawford shared that sales tax is an important key part of the city's revenue. The sales tax report showed a small dip because business incentives are subtracted out before the city receives it. Sales tax incentives mean there is economic development happening within the city. Approximately 2% of sales tax was returned in incentives during 2024 and is estimated at about 4% for 2025. This projection has been accounted for within the city's budget.

Annual Recognition Dinner

Motion to approve and authorize a recognition dinner to be held for City officials and employees with the expenditure not to exceed \$50 per official and employee who attends for the cost of the meal and nonalcoholic beverages; total expenditure shall not exceed \$2,500. Ayes with a motion by Tony North and a second by Jennifer Sheppard. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Fire Station Communications System – First Wireless

Tony shared this was the only bid received for this project. This vendor has been used in the past and a reference check was completed.

Motion to approve the bid from First Wireless Inc. for the Fire Station Communications System in the amount of \$66,176.33. Ayes with a motion by Scott Van Esch and a second by Jeff McGregor. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

4-Inch Watermain Replacement Project – Benesch

James stated that Benesch was the approved bid for the engineering for this 4-inch water main project. The city project manager will be completing items on the agreement listed in red. Dr. Crawford shared she believed it is in the city's best interest to waive the public bidding requirement and accept this construction services consulting services agreement from Benesch for the 4-inch water main project due to Benesch completing the engineering for the project. Motion to approve the agreement with Benesch for the 4-Inch Watermain Replacement Project for construction services, amount not to exceed \$120,060.00. Ayes with a motion by Jeff Pieper and a second by Tony North. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

CCS – Holthus Convention Center

Terri stated this was a budgeted item for this year's budget. The 'brain' of the computer system at the Holthus Convention Center needs to be replaced. The current system is approximately 11 years old. The life expectancy for these systems is around ten years. Phase 1 is for the 'brain' and Phase 3 is to update the four remaining projectors. This is a proactive replacement because there is a history of frequent repairs happening. Dr. Crawford stated she believes it is the city's best interest to waive the public bidding requirement and accept this quote from CCS for the Phase 1&3 (Ballroom/Headend/Remaining Ballroom Projectors) because CCS was the approved bid for the screen replacement and the whole system has to be integrated.

Motion to approve the quote from CCS for Phase 1 & 3 (Ballroom/Headened/Remaining Ballroom Projectors) for the Holthus Convention Center in the amount of \$134,794.66. Ayes with a motion by Tony North and a second by Scott Van Esch. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

York Professional Firefighters Local 1648 Contract

The Mayor stated there were no monumental changes throughout the contract. The cost of living was comparable to other city employees. This agreement is applicable for one fiscal year.

Motion to approve the agreement between the City of York and the York Professional Firefighters Local 1648 for the period September 22, 2025 through September 30, 2026. Ayes with a motion by Jerry Wilkinson and a second by Jeff McGregor. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Resolution 2025-21 – to amend the job classifications and pay grades

RESOLUTION NO. 2025-21

BE IT RESOLVED that the Mayor and City Council of the City of York, Nebraska, hereby fix and prescribe job classifications, pay grades and set maximum wage levels at step 7 of the Pay Range

Schedule to become effective on September 22, 2025, pursuant to authority granted in Ordinance No. 2402 of the City of York. BE IT FURTHER RESOLVED that the 2025-2026 Budget includes funds required to defray these salary adjustments.

Title		Pay Grade	Title		Pay Grade
*	Airport Operations Manager	46.0	*	Library Director	47.5
*	Asset Manager/Planning Director	45.5		Maintenance Worker I w/o CDL	35.0
	Deputy City Clerk/Treasurer	39.5		Maintenance Worker I w/CDL	35.5
	Ballfield Complex Maint. Supr.	40.0		Maintenance Worker II w/CDL	36.5
	Building Inspector	43.5		Maintenance Worker III w/CDL	38.0
*	City Administrator	60.0		Museum Complex Coordinator	36.0
*	City Attorney – Part Time	44.0	*	Parks & Recreation Director	50.0
*	City Clerk	48.5		Parks Supervisor	45.0
*	City Treasurer	50.5		Plant Operator I – Wastewater	39.0
	Convention Center Coordinator	36.5		Plant Operator II – Wastewater	41.5
*	Convention Center Director	47.5		Plant Operator III – Wastewater	44.0
	Custodian I	30.5		Plant Superintendent – Wastewater	47.0
	Custodian II	34.5	*	Police Captain	49.5
	Custodian Supervisor	36.0	*	Police Chief	52.0
	Equipment Mechanic	42.5		Police Officer	P-1
	Fire Captain	F-4		Police Sergeant	P-2
*	Fire Chief	52.0		Public Works Clerk	36.5
	Fire Medic I	F-1	*	Public Works Director – Engineer	53.5
	Fire Medic II	F-2	*	Public Works Director – Non-Engineer	51.0
	Fire Medic III	F-3	*	Project Manager	45.5
	Foreman I	40.5		Records Administrator	37.0
	Foreman II	42.5	*	Recreation Coordinator	40.5
*	Human Resources Director	50.0		Secretary I	34.0
	Laborer	35.0		Secretary II	35.5
	Landfill Clerk	35.0		Support Services Officer	32.5
	Landfill Operator	37.5		System Operator I – Water	37.0
	Landfill Superintendent	41.5		System Operator II – Water	40.0
	Librarian	35.5		Utilities Billing Manager	39.5
	Library Assistant III	35.5		Water Superintendent	47.0
				YPR Clerk	36.5

(*denotes exempt employee)

Dr. Crawford stated a job title was changed to align properly with the job description for the position. Another job title was created to accommodate positions with and without CDL requirements.

Motion to approve Resolution 2025-21 to amend the job classifications and pay grades. Ayes with a motion by Jennifer Sheppard and a second by Tony North. Vicki Northrop: Absent, Jeff McGregor: Yea, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea.

Adjournment

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 5:50 p.m.

Amanda Ring, City Clerk

Barry Redfern, Mayor

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L NAME	G/L AMOUNT
01-00010	GALE	3	134.23	N		
01-00110	MATHESON TRI-GAS	3	555.71	N		
01-00120	JACKSON SERVICES INC	5	368.19	N		
01-00200	NEBRASKA MACHINERY CO	4	1,052.94	N		
01-00210	EAKES OFFICE PLUS	1	40.49	N		
01-00290	NORTH PRINTING & OFFICE S	6	2,747.64	N		
01-00300	BLACK HILLS ENERGY	1	122.76	N		
01-00340	BOUND TREE MEDICAL LLC	5	2,255.61	N		
01-00360	CITY OF YORK	3	7,162.37	N		
01-00410	CAROLINA SOFTWARE	1	500.00	N		
01-00540	GLOBAL TECH, INC.	8	10,868.64	N		
01-00570	SUMMIT FIREPROTECTION	1	180.49	N		
01-00640	NEBRASKA PUBLIC POWER DIS	2	34,494.05	N		
01-00650	NE LAW ENFORCEMENT TRAIN	1	400.00	N		
01-00701	OLSSON ASSOCIATES	1	1,740.00	N		
01-00710	OVERLAND SAND & GRAVEL	4	8,592.00	N		
01-00780	PRESTO X COMPANY	9	626.31	N		
01-00800	BURST, LLC	13	505.63	N		
01-00840	16TH STREET CARWASH	1	60.00	N		
01-00960	GRAINGER	4	596.00	N		
01-00990	ANGLE, MURPHY & CAMPBELL,	1	33.83	N		
01-01290	GRAND CENTRAL FOODS, INC.	7	286.52	N		
01-01330	JLC, INCORPORATED	3	442.80	N		
01-01340	KOPCHOS SANITATION, INC	8	925.50	N		
01-01420	NE CHILD SUPPORT PAYMENT	1	241.96	N		
01-01470	SERVI-TECH LABORATORIES	2	358.15	N		
01-01490	NE DEPT OF REVENUE	2	9,804.43	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L NAME	G/L AMOUNT
01-01640	INTERNAL REVENUE SERVICE	4	60,440.97	N		
01-01650	UNION BANK	7	46,317.00	N		
01-01780	WATER ENVIRONMENT FED	1	87.00	N		
01-02010	YORK EQUIPMENT, INC.	1	13.81	N		
01-02040	YORK NEWS-TIMES	1	308.99	N		
01-02060	NE DEPT OF ENVIRONMENT &	1	17,953.77	N		
01-02080	TYLER TECHNOLOGIES - INCO	2	43,967.61	N		
01-02250	MILLER SEED & SUPPLY CO	3	233.50	N		
01-02530	PEPSI COLA OF LINCOLN/ TO	2	658.35	N		
01-02560	CITYSERVICEVALCON LLC	1	18.80	N		
01-02620	LEAGUE OF NEBRASKA MUNICI	1	2,558.00	N		
01-02650	O'REILLY AUTO PARTS	1	7.49	N		
01-02730	SCHOOL DISTRICT OF YORK	2	8,053.00	N		
01-03380	POWER SERVICE INC	1	12.95	N		
01-04050	GALLS INCORPORATED	1	208.02	N		
01-04240	NE DEPT OF REVENUEUE	1	20.69	N		
01-04420	SOUTHEAST NE DEV DIST	1	1,925.00	N		
01-04690	NWEA	1	235.00	N		
01-04740	RADAR SHOP, THE	1	558.00	N		
01-05130	JCI INDUSTRIES, INC	1	1,332.29	N		
01-05310	SAPP BROTHERS PETROLEUM,	2	3,606.56	N		
01-05330	NSG LOGISTICS LLC	1	5,470.45	N		
01-05600	YORK GENERAL HOSPITAL	1	121.75	N		
01-06410	CASH-WA DISTRIBUTING	2	1,261.30	N		
01-06630	FASTENAL	1	14.00	N		
01-09110	HY-TEC AUTO SERVICE	2	1,898.80	N		
01-09970	DAN'S CONSTRUCTION INC	1	3,624.50	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	G/L 1099 ACCT NO#	G/L NAME	G/L AMOUNT
01-1	MISCELLANEOUS VENDOR	8	1,422.66	N		
01-10020	YORK COUNTY REGISTER OF D	1	40.00	N		
01-10110	BADGER METER INC	2	12.88	N		
01-10840	TOTAL ADMINISTRATIVESERV	2	4,091.39	N		
01-11190	MEAD LUMBER & RENTAL	6	129.79	N		
01-13140	NEBRASKA EQUIPMENT INC	1	722.85	N		
01-14410	LINCOLN WINWATERWORKS	6	62,989.14	N		
01-14810	BRANDON OSENTOWSKI	1	31.00	N		
01-14850	CHEREE FOLTS	2	388.98	N		
01-15560	OMAHA TRUCK CENTER	2	227,473.90	N		
01-15670	HOA SOLUTIONS INC	1	3,018.60	N		
01-15880	CHARLIE'S U-SAVE RX	1	127.42	N		
01-15940	MED-TECH RESOURCE INC	5	1,230.78	N		
01-15980	HDR ENGINEERING INC	1	12,199.20	N		
01-16710	ONE CALL CONCEPTS INC	1	153.02	N		
01-19320	CCS PRESENTATION SYSTEM	1	80,876.80	N		
01-19370	NE TECHNOLOGY & TELECOMMU	2	144.58	N		
01-19450	GERHOLD CONCRETE CO INC	2	2,190.87	N		
01-19640	ELECTRONIC CONTRACTINGCO	1	91.35	N		
01-21860	GURNEY	2	8,322.23	N		
01-22050	HEAVY METAL SUPPLY CO	2	78.84	N		
01-22590	CREDIT MANAGEMENT	1	255.10	N		
01-22660	SPECTRUM ENTERPRISE	1	11.20	N		
01-22790	SITE ONE LANDSCAPE SUPPLY	2	356.52	N		
01-23060	ELECTRIC PUMP INC	1	21,785.33	N		
01-23630	T & D CONSTRUCTION	1	5,800.00	N		
01-23720	YORK COUNTY	1	47,460.20	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L NAME	G/L AMOUNT
01-24030	EDWARD TJADEN	1	58.99	N		
01-24090	AXIA PAYMENTS	1	55.78	N		
01-25100	NEBRASKA RURAL RADIO ASSO	3	1,250.00	N		
01-25530	SAM'S CLUB MC/SYNCB	1	9,259.06	N		
01-25740	CENTRAL SQUARE TECHNOLOGY	1	584.30	N		
01-26510	QUADIENT LEASING	1	686.46	N		
01-26950	BLUE VALLEY PUBLIC SAFETY	1	6,103.50	N		
01-27210	MIDWEST AUTO PARTS INC.	18	1,476.75	N		
01-27480	BRIAN ROWE	1	820.00	Y		
01-27810	NEW SUN THEATRE COMPANY	3	900.00	N		
01-28070	NE DEPT OF AGRICLTURE- CA	1	1,174.86	N		
01-28080	FIRST NATIONAL COMPANY	3	14,755.00	N		
01-28380	FREEDOM REPAIR AND MOTORS	2		Y		
01-28510	LEE ENT ADVERTISING	2	995.16	N		
01-28540	AMAZON BUSINESS	51	2,276.92	N		
01-28570	ERIC ECKERT	2	7,000.00	N		
01-28680	AD SCREEN GROUP	1	2,400.00	N		
01-29270	ALLO	5	1,710.59	N		
01-29330	COLONIAL RESEARCH	1	180.21	N		
01-29500	AT & T MOBILITY	1	185.68	N		
01-29610	BENEFIT PLANS ADMINISTRAT	1	800.00	N		
01-29690	PAYMENTECH, LLC	1	3,232.12	N		
01-29950	AMERICAN EXPRESS TRAVEL R	1	10.00	N		
01-29970	AUTO ZONE	3	15.51	N		
01-29990	YORK UNIVERSITY	1	4,000.00	N		
01-30100	ORCA COAST PLAYGROUND LTD	1	1,100.00	N		
01-30190	1000 BULBS	1	2,095.64	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L NAME	G/L AMOUNT
01-30530	CHARLES CARTER	1	148.13	N		
01-31420	CONSTELLATION PAYMENT PRO	1	1,038.27	N		
01-31490	VESTIS	1	110.46	N		
01-31510	HD SUPPLY	4	3,591.25	N		
01-31520	FRIESEN CHEVROLET INC	1	275.25	N		
01-31820	COLUMN SOFTWARE PBC	1	8.93	N		
01-31890	AUTOMATIC SYSTEMS GROUP L	1	315.84	Y		
01-31900	SCHEELE-KAYTON CONSTRUCTI	1	502,717.20	N		
01-32210	INTERMEDIA.NET, INC.	1	2,011.81	N		
01-32400	BENCHMARK GOVERNMENT SOLU	1	13.95	Y		
01-32710	BARRY SLATER, INC	1	1,000.00	N		
01-33120	DYLAN BOWER	1	75.00	Y		
01-33170	PAYROL LLC	1	58.93	Y		
01-33180	YORK MIDDLE SCHOOL	1	341.63	N		
*** REPORT TOTALS ***						
		327	1,342,241.66			
		Payroll	206,584.63			
		Total	1,548,826.29			

SELECTION CRITERIA

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

TRANSACTION SELECTION

REPORTING: PAID ITEMS

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES	: 10/03/2025 THRU 10/16/2025	0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999

PRINT OPTIONS

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

DEPARTMENT REPORTS

September

2025

COMMUNITY CENTER
CONVENTION CENTER
FIRE
KILGORE MEMORIAL LIBRARY
POLICE
PUBLIC WORKS

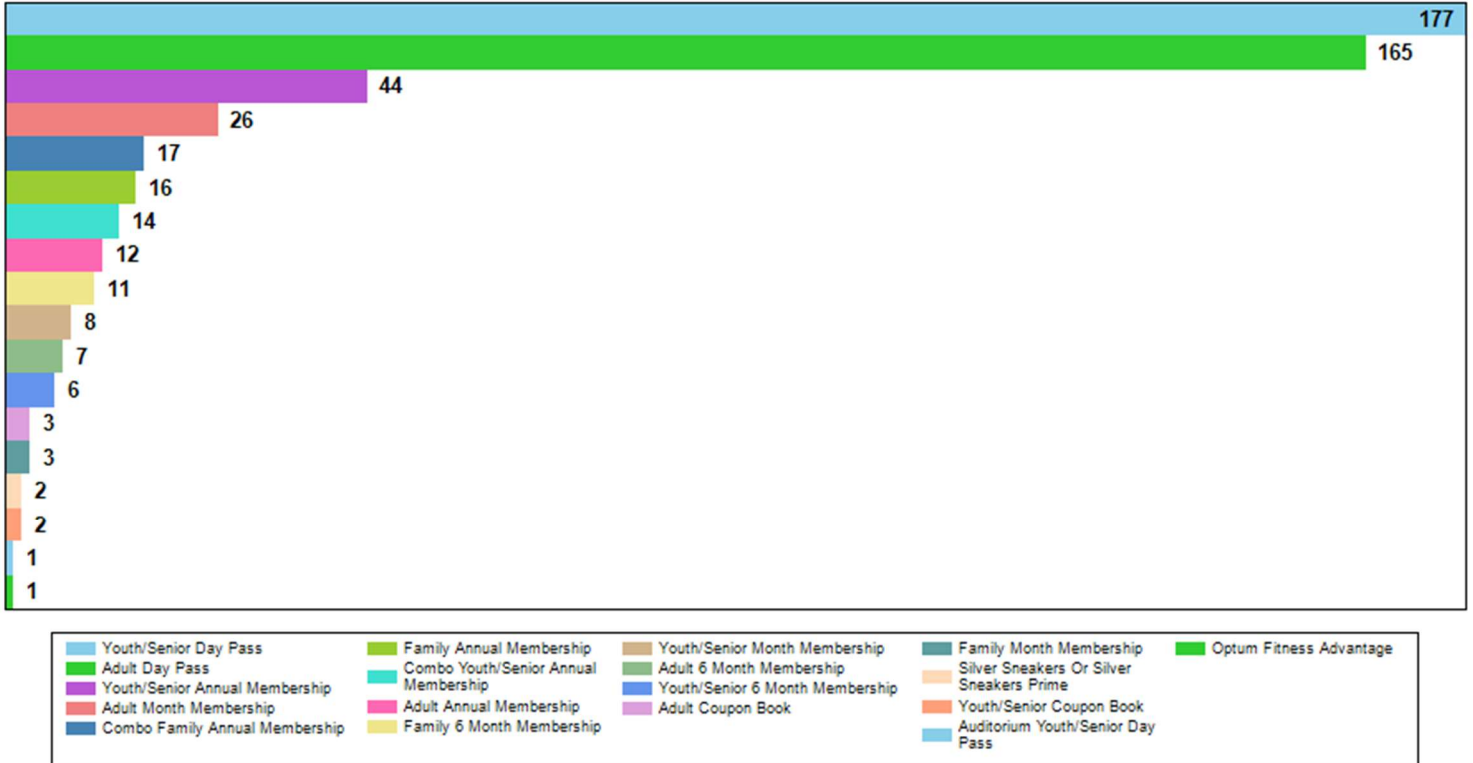
YORK PARKS & RECREATION - SEPTEMBER 2025

COMMUNITY CENTER

Total Income: \$28,272.30

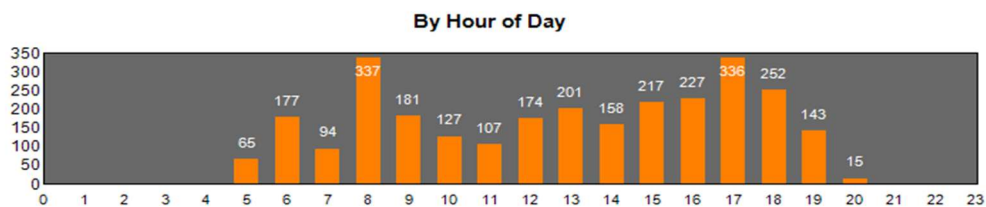
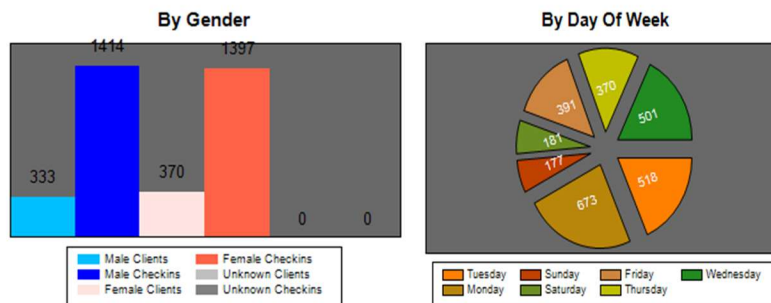
	CASH	CHECK	CREDIT	TOTAL	Center Admissions	Aud Admissions	Center Programs	Center Rentals	Aud Rentals	Miscellaneous
TOTALS	\$2,304.10	\$5,192.00	\$20,776.20	\$28,272.30	\$22,241.90	\$0.00	\$5,092.00	\$820.00	\$350.00	\$0.00

Total Memberships/Day Passes/Coupon Books Sold: 515



Attendance by York University Students: 305

Attendance Total by Membership: 2,668



YORK PARKS & RECREATION – SEPTEMBER 2025

BALLPARK COMPLEX

Total Income \$5,905.65

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Rental Fees	Player Fees	Sponsorships	RV Fees	Registration & Facility Fees	Miscellaneous
TOTALS	\$2,674.75	\$1,347.40	\$1,883.50	\$5,905.65	\$5,305.65	\$100.00	\$0.00	\$0.00	\$520.00	\$0.00	\$0.00

SOCCER COMPLEX

Total Income \$3,155.25

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Rental Fees	Player Fees	Sponsorships	Miscellaneous
TOTALS	\$795.50	\$1,780.00	\$579.75	\$3,155.25	\$1,375.25	\$0.00	\$1,780.00	\$0.00	\$0.00

FAMILY AQUATIC CENTER

Total Income \$0.00

Total Concession Income \$0.00

	CASH	CHECK	CREDIT	FAC TOTAL	FAC Admissions	FAC Programs	Swim Team Fees	FAC Attendance		CASH	CHECK	CREDIT	FAC Concessions TOTAL
TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00

PARKS

Total Income \$8,940.00

	CASH	CHECK	CREDIT	TOTAL	Park Rental Income	Levitt Concessions	Miller Concessions	Levitt Rental Income
TOTALS	\$7,001.75	\$0.00	\$1,938.25	\$8,940.00	\$0.00	\$8,940.00	\$0.00	\$0.00

FACILITY USAGE BY YPR LEAGUES AND PUBLIC RESERVATIONS

Auditorium	50	Miller Park Fields	12	Park Tennis Courts	7
Community Center	56	Levitt Field	29	Ballpark Complex Fields	59
Family Aquatic Center	0	Levitt Batting Cage	16	Ballpark Complex Batting Cages	49
Soccer Complex Fields	142	Park Shelters	5	Park Volleyball Courts	1

SUPPLY WORKS ORDERS BY DEPARTMENT

Water Department	\$96.82	Auditorium	\$452.83	City Shop	\$0.00
City Offices	\$102.90	Ballpark Complex	\$0.00	Soccer Complex	\$0.00
Police Dept	\$108.31	Airport	\$0.00	Museum	\$23.55
Fire Dept	\$0.00	FAC	\$0.00	Parks	\$0.00
Community Center	\$477.79	Library	\$36.10	Landfill	\$0.00
Total					\$1,298.30

NOTE: All Total Income figures are unofficial calculations.



September Department Report

Number of Events: 23

- Events held on 22 out of 30 days

Number of Guests: 3,000

Types of Events: Baby & Wedding Showers, Weddings, Meetings, Training, Vendor Show, Ag Day, Banquets

Highlights of the Month:

September was a busy and successful month, with a wide range of events highlighting our versatility and continued importance to the community. We began the month by hosting the annual Yorkfest Prayer Breakfast, bringing together local leaders and residents for a morning of fellowship and reflection during York's community celebration. The Minnekota Clothing Market returned for its popular fall event, attracting boutiques and vendors from across the region to shop next seasons trends for their respective businesses.

We were also pleased to welcome area high school students for Cornerstone Bank's Career in Ag Day, an educational event focused on careers in agriculture. This program continues to grow and serves as a valuable resource for students exploring opportunities in the ag industry. The York County Republican Party fall banquet drew a great crowd that gather for dinner and various speakers.

Additionally, the center remained active with a variety of private and corporate gatherings. We hosted two large weddings, each with over 600 guests, which made full use of our event spaces and staff resources. Several baby and bridal showers were held throughout the month, offering more intimate celebrations for families and friends. On the business side, numerous meetings and training sessions took place, reflecting continued demand from local organizations for a professional and accommodating venue. The range and volume of events in September underscored our facility's flexibility and ongoing role as a central gathering place for local and regional events.

Terri Carlson | Director
Holthus Convention Center



**York Fire Department
Monthly Report – September 2025
Submitted by: Chief Anthony Bestwick**

Call Volume

In September, the York Fire Department responded to a total of **160 calls for service**, exceeding our monthly average. The breakdown is as follows:

- **Fire Calls – 18 total**, including:
 - 4 automatic fire alarms
 - 3 vehicle fires – resulting in **\$15,500 in damages**
 - 5 smoke scares
 - 1 gas leak
 - 5 outside fires, including a shed fire, causing an additional **\$1,000 in damage**
 - **EMS Calls – 117 total**
 - **25 patient transfers** were completed, transporting individuals to hospitals for specialized care
 - **9 incidents** required **two units** to be out simultaneously
-

Community Activities

September was a busy month for community involvement and public outreach:

- **Yorkfest Participation:**
 - **September 4:** Took part in the Yorkfest Kids Event at the Kilgore Library, featuring a bounce house.
 - **September 6:** Hosted a highly attended **Pancake Feed** — likely a record turnout. Two apparatus were entered in the parade.
- **9/11 Remembrance & Channelfest:**
 - **September 11:** Attended **Channelfest** hosted by Channel Seed at the York Fairgrounds.
 - Provided **ambulance standby** for an estimated crowd of **1,700 attendees**
 - Held a poignant **9/11 remembrance ceremony** between live band performances.
 - Fire Chaplain, Fire Chief, and FF/Medic Rafert led the tribute, including a **memorial bell ringing**.
 - The audience responded with deep respect — hats were removed, and silence filled the air.
 - A **drone show** featuring **800 drones** followed, commemorating 9/11 and honoring first responders.
- **York Fire Department Family Picnic:**

- Originally scheduled for September 19, rescheduled to **September 20** due to weather.
 - The event was **well attended** and offered a great opportunity for department bonding.
 - **Fire Station Build Meetings:**
 - Ongoing meetings continued throughout the month regarding the **new station construction project**.
-

Training & Education

Training remains a top priority:

- **September 11** – Attended a **Pipeline Emergency Response Class**
- **September 12** – Participated in an **Electric Vehicle Safety Class**, sponsored by the Nebraska Clean Air Coalition and NPPD
 - Hands-on experience included viewing EV battery systems at **Hitz Towing**
- **Command Training** – Captain Nickels attended an **Incident Command class** in Dixon, Illinois, supporting our **Mastering Fire Ground Command** program
- **The Recruit Training Academy** met multiple times throughout the month

Total Training Hours for September: 138 hours

Closing Remarks

September was a month filled with significant community engagement, valuable training, and above-average emergency call volume. I want to extend my thanks to all members of the department for your professionalism, commitment, and continued dedication to the citizens of York.

Let's continue to train hard, serve with integrity, and support one another as we move into the final quarter of the year.

Respectfully submitted,

Fire Chief, York Fire Department

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

1. The Kent Bedient Gallery is filled with 21 pieces of art by local artist, Giovanni Correa. These pieces are all oil on canvas works.
2. During National Library Card Sign-up month in September, we added 78 new patrons and renewed 126 library accounts. We did not take time to count the hundreds of entries from our patrons who took time to find our elusive stuffed chicken hiding in the library to help celebrate National Chicken month at our library. Click this [link](#) to see al the fun at Kilgore Library during this month.
3. Two firemen visited the Mrs. B and Me story time on October 1 to remind everyone how to stay safe during Halloween and all year long.
4. A [letter to the editor](#) was shared by the York News-Times from the library director to encourage everyone to not only get a library card, but to use it.
5. The library will be closed on October 22 and 23 to allow all the staff to attend the Nebraska Library Association's annual conference being held at the Holthus Convention Center in York! This is an opportunity too good to pass up.

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	341	444	275	412	3,742
Added to E-Book Collections	449	506	503	431	416	496	353	293	556	548	347	611	5,509
Physical item circulation	5,646	4,967	5,009	5,365	5,169	5,943	5,388	6,210	7,120	6,714	5,484	5,684	68,699
E-books Circulations	2,074	2,019	2,130	2,498	2,176	2,259	2,155	2,289	2,609	2,709	2,352	2,316	27,586
New Patrons	159	132	144	220	150	182	143	207	217	212	182	204	2,152
Public Computer logins	771	587	555	571	505	555	661	559	642	705	951	716	7,778
Door Count	3,907	3,537	3,187	3,215	3,153	3,281	3,800	3,686	4,328	3,926	3,450	3,728	43,198
Website visits	838	935	1,481	1,700	1,219	1,600	1,800	2,500	2,100	2,910	1,990	1,650	20,723
Meeting Room Use	1,442	661	373	419	439	631	888	767	1,300	496	435	445	8,296

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 September 2025

Total Calls for Service: 1028

Types of Calls:

Accidents:	35
Adult/Child Abuse Investigations:	61
Alarms/Security Checks:	48
Animals:	42
Assaults:	21
Assist Outside Agencies:	9
Community Services:	91
Disturbances/Disorderly Conducts:	25
Health/Enumerations:	18
Larceny/Thefts:	34
Traffic:	135
Vandalism/Criminal Mischiefs:	15
Welfare/Mental Health	18

Enforcement Activity:

Criminal Arrest/Citations:	40
Traffic Citations:	82
Traffic Warnings:	262
Health Violations:	18

Miles Patrolled: 12,493

Additional Information:

I am extremely proud of the work our employees have accomplished. In September 2025, our officers responded to over 1,000 calls for service — a 15% increase from the previous month and an 18% increase compared to six months ago.

Despite this growing workload, our team has remained dedicated in their commitment to roadway safety by maintaining a high level of active traffic enforcement. In addition to their daily responsibilities, they also engaged with the community, with their participation in multiple Yorkfest activities.

Building Permits issued in September 2025

07-Oct-25

OWNER	ADDRESS	LEGAL DESCRIPTION	DESCRIPTION	AMOUNT
Charles Workman	1541 Duke Dr		Arbor	17,320.00
T & J Rentals	610 E 12th St		New sidewalk	2,200.00
Green Valley Renovations	1823 N East Ave	Lot 1 Replat, Blk 14, New York Add	New Single Family Dwelling	288,000.00
Ian Krueger	1033 N Blackburn Ave		Egress window (2)	8,480.00
Melvin Shufeldt	14 Arbor Ct		Reroof	10,803.00
Francis Harre	23 Eastridge Dr		Lawn shed	4,800.00
Stephen Ragoss	1227 N Ohio Ave		Fence	9,100.00
Keyli Rodriguez	1205 N Lincoln Ave		Deck / Balcony on Apartment	5,000.00
Brent Fernau	1019 W Elm St		Reside, replace doors	3,500.00
Wilfredo Penate	628 N Burlington Ave		Insulation, drywall, reside	20,000.00
Jeffrey Mierau	411 Florida Ct		Fence	6,800.00
Mark Otte	322 E 4th St		New siding & windows	6,000.00
Joe Gonnerman	27 Arbor Hts		Remove sunroom. Build wood framed roo	18,000.00
Gary Groteluschen	121 W 8th St		Reside	10,000.00
Michelle Christiansen	402 E 16th St		Remodel kitchen, living room & bathroom	25,000.00
Pentecostal Church of God	68 S Nebraska Ave		Siding	3,000.00
Wayne Strand	620 E 6th St		Reside	20,000.00
Mosaic	220 W South 21st St		Metal reroof	100,000.00
				\$558,003.00
Permits Issued:				18

Public Works Advisory Board Meeting Minutes
September 17, 2025
4:00 PM
City Council Chambers

1. Call to Order

Meeting called to order at 4 PM by Amanda Ring

2. Roll Call

City of York Representatives:

- James Paul, Director of Public Works
- Amanda Ring, City Clerk

Board Members:

- Kenny Ekeler
- Carston Staehr
- Sheldon Sandall

Members Absent:

- Matt Lief
- Carlos Campos

3. Landfill Equipment Repair Update

- Lots of Landfill repairs were completed
- Quote received for repairs on 963 Dozer was slightly high. Repairs completed
- Repairs on D6 Dozer completed
- Next equipment to replace is the loader, in future budget
- March – April 2026 – full inspections on every piece of equipment
- Smaller items in orange we want to get repaired, from inspection reports received so far

4. Landfill Litter Fencing Update

- In May they put all the poles in. 2/3 way done with putting the netting up. Hoping to be done by the end of the fiscal year. Next phase is to put more netting up when next cell is built
- Putting more dirt on Phase 6

5. 4-inch Water Main Replacement

- Waiting on email from the engineer so the bid can go to council. We were expecting \$800k – bids were 1.5m.
- Replacing 7th to 11th on York Ave, 10th & Elmer Ave to McKaig Ave, 10th to 14th on Florida Ave and a little on Blackburn Ave.

6. Airport Layout Plan

- Completed Phase 2 of 3. Sent paperwork to FAA (Federal Aviation Administration).
- In a waiting period – we have to close the Airport down to rehab the runway

7. 2025-2026 Budget Schedule

- **Airport**
 - Complete Airport layout plan. Bidding at \$480k. Hopefully get a grant for \$432k. \$48k will be City match.
- **Water**
 - \$1.85m for 4-inch water main replacement project
 - Received \$10k miscellaneous grant
 - \$10k portable hydro vac
- **Wastewater**
 - \$100k collection system projects
 - \$30k – replace 7 personnel doors
 - \$70k – 2026 Jet Vac Truck - trade in. Get new truck in May
 - \$50k – clean reed beds
 - \$30k – relocate electrical @ St. Andrews Ct
 - \$60k – update SCADA system
 - Cost share \$300k. \$1.5mil Federal Expansion grant
 - Engineering capacity study
- **Street**
 - \$35,500 – trade bobcat
 - \$50k – School Zone study – signs / beacons / lower speed limits
 - Update crossings on 6th Street
 - 4 more garage doors to replace at Shop
 - \$239k – finish outfitting dump trucks
 - \$337k – Street Sweeper
 - \$15k – new lift
 - \$20k – storm water upgrades

- **Landfill**
 - Replace UTV
 - New transfer station trailer
 - Start Phase 7 engineering

8. Next meeting: December 17, 2025

Amanda Ring adjourned the meeting at 4:30 PM

Amanda Ring, City Clerk



DEPARTMENT OF PUBLIC WORKS

MONTHLY REPORT

September — 2025

STREET DEPARTMENT

During the month of September, the central garage serviced and repaired equipment for all city departments as follows:

Street	80	Airport	0	Park	67	Fire	0
Police	8	Landfill	0	Wastewater	4	Water	0

The street sweeper report is unavailable for the month of September. The sweeper is in the shop to be fixed in Lincoln. The report is in the sweeper.

Other major labor activities included:

Job	Hours
General maintenance	174
Shop cleaning	8
Property maintenance	2
Snow removal	0
Mowing/weed control	68
Tree/shrub maintenance	59
Sidewalk repair	8
Right-of-way maintenance	34
Gravel street/alley maintenance	18
Paved surface maintenance	374
Storm sewer repair	0
Traffic signing/signal installation/repair	30
Trash removal	8
Plant wages	13
Clean up private property	2
Lane & curb paint	50
TOTAL	848

PARK DEPARTMENT

Park personnel performed the following activities:

Job	Hours
Property maintenance	9
Mowing/weed control	249
Tree/shrub maintenance	47
Ball field maintenance	131
Playground equipment maintenance	0
Trash removal	62
General maintenance	3
Custodial	57
Street / sidewalk clean up	8
Paved surface maintenance	41
Insecticide control	3
Equipment services	4
TOTAL	614

FAMILY AQUATIC CENTER

Park personnel performed the following activities:

Job	Hours
Building maintenance	0
System maintenance	0
Property maintenance	14
Mowing/weed control	0
TOTAL	14

WASTEWATER TREATMENT PLANT

Plant operation for September and the comparison figures for September of last year:

	Last Month	2025	2024	Units
Total flow	30,141,648	31,090,534	27,917,658	gallons
Average flow/day	972,311	1,036,351	930,589	gallons
Average flow/person	121.54	129.54	116.32	gallons
Grit and screenings to landfill	54.71	53.33	134.80	tons
Bio solids wasted	1.286252	1.358743	1.167032	MG

Wastewater Treatment Plant personnel performed the following activities:

Job	Hours
Plant wages	153
Building maintenance	22
Sewer system maintenance	89
Property maintenance	64
One-call locates	20
Laboratory testing	82
Equipment maintenance	210
Sludge removal	8
Mow & weed control	30
TOTAL	678

WATER DEPARTMENT

Plant operation figures for September and the comparison figures for September of last year follow:

	Last Month	2025	2024	Unit
Total water pumped	51,431,000	46,793,000	58,329,000	gallons
Total water billed	61,643,490	33,480,457	37,095,398	gallons
Average use per day	1,659,065	1,509,452	1,881,581	gallons
Average use per person	207	189	235	gallons
Total electricity used	108,942	75,540	97,252	kW
Pumps yield	472	619	600	gallons/kW
Peak pumping date	15 th	12 th	16 th	
Peak amount	2,183,000	2,331,000	2,580,000	gallons

Report of office operations for September and comparison figures for September of last year:

	2025	2024
Water bills	1760	1748
Sewer bills	1672	1658
New taps	1" – 2	0
Service leaks	0	0
Main leaks	0	1
Diggers Hotline calls	179	247

Water Department personnel performed the following activities:

Job	Hours
Plant wages (monitoring wells, etc.)	37
Distribution maintenance	352
Property maintenance	0
One-call locates	20
Meter reading	34
Final notice collection	0
Meter maintenance	0
Pump/well maintenance	0
General maintenance	4
Mow & weed control	23
Location services	20
Paved surface maintenance	1
New main install	33
New well install	100
TOTAL	624

SOLID WASTE RECEIVING CENTER AND LANDFILL

Solid Waste Receiving Center operation figures for September as reported by scale:

	2025		2024	
	Trips	Tons	Trips	Tons
Landfill	832	2524.83	893	2506.29
C & D	250	861.27	236	568.17
Transfer Station	109	22.62	53	21.68
Brush Pile	112	63.26	110	38.82
Tire Pile	3	0.00	1	0.00
Metal Roll-off	0	0.00	0	0.00
Total	1306	3471.98	1293	3134.96

Revenue collected during September totaled \$248,021.38. The same period last year totaled \$198,230.25.

Landfill personnel performed the following activities:

Job	Hours
Scale/Transfer Station Operation	180
Landfill Equipment	568
Wind screen & litter control	0
Recycling Act	0
Property maintenance	2
TOTAL	750

AIRPORT

Public Works personnel performed the following activities:

Job	Hours
Airport Attendant	64
Building maintenance	0
Mowing/weed control	0
Tree / shrub maintenance	2
TOTAL	68

LIBRARY

Public Works personnel performed the following activities:

Job	Hours
Building maintenance	0
Property maintenance	1
Mowing/weed control	8
Tree / shrub maintenance	4
TOTAL	13

SUMMARY BY DEPARTMENT

Department	Hours	Percentage	Full Time Equivalent
Street	848	23	5.3
Parks/Com Center/Aud/FAC	628	17	3.9
Landfill	750	21	4.7
Wastewater	678	19	4.2
Water	624	17	3.9
Airport	68	2	0.4
Library	13	1	0.1
TOTAL	3609	100	22.5

BUILDING INSPECTIONS AND PERMITS

Our building inspection activity for September and comparison figures for September of last year are as follows:

Inspections:	2025	2024	Permits Issued:	2025	2024
Building	80	79	Building	18	31
Electrical	27	51	Electrical	10	12
Plumbing	18	24	Plumbing	1	5
Mechanical	13	24	Mechanical	4	10
Nuisance	3	7	Curb/Street	1	5
Total	141	185	Total	34	63

Eighteen (18) permits were issued in September for a value of \$588,003.00, which brings the total for the year to \$49,794,160.82. (See attached.)

Permits of note issued:

• Green Valley Renovations	New Single-Family Dwelling	\$288,000.00
• Mosaic	Metal reroof	\$100,000.00

PUBLIC WORKS ADVISORY BOARD

The Public Works Advisory Board met on September 17, 2025. Minutes of the meeting are attached.

CITY OF YORK CASH BALANCES for the Month of September 2025 - PRELIMINARY as of 10-09-2025							
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	\$1,459,699.61	\$15,526,605.13	\$1,041,109.10	\$14,619,684.50	\$5,171,794.33
	American Rescue Plan Act	\$20,934.06	\$0.00	\$0.00	\$0.00	\$20,934.06	\$0.00
10-102	Auditorium	\$0.00	\$20,103.47	\$268,087.93	\$23,954.99	\$262,092.47	\$5,995.46
10-103	Park	\$51,100.00	\$79,683.80	\$919,375.46	\$60,857.66	\$831,149.78	\$139,325.68
10-104	Police	\$49,856.00	\$263,379.95	\$3,179,598.51	\$207,716.18	\$2,920,877.60	\$308,576.91
10-105	Community Center	\$0.00	\$75,484.72	\$862,478.74	\$35,295.81	\$691,805.83	\$170,672.91
10-106	Aquatic Center	\$0.00	\$26,367.88	\$398,826.24	\$31,776.19	\$374,891.97	\$23,934.27
10-110	Senior Center	\$0.00	\$1,928.46	\$23,141.52	\$1,660.23	\$14,158.18	\$8,983.34
10-201	Convention Center	\$0.00	\$79,419.23	\$859,365.61	\$65,599.22	\$717,296.66	\$142,068.95
10-111	Ball Field	\$0.00	\$35,394.59	\$589,820.03	\$38,936.63	\$616,568.68	(\$26,748.65)
10-112	Museum	\$0.00	\$10,023.83	\$120,330.96	\$13,228.57	\$120,117.34	\$213.62
10-113	Soccer Complex	\$25,000.00	\$16,381.79	\$221,350.37	\$35,996.72	\$230,238.74	\$16,111.63
13	User Fees	\$25,587.85	\$1,780.00	\$5,840.00	\$8.73	\$295.37	\$31,132.48
22	Ambulance	\$42,917.30	\$144,905.97	\$2,574,647.97	\$135,126.88	\$2,173,677.22	\$443,888.05
22	Fire	\$0.00	\$92,547.63	\$737,525.67	\$84,976.05	\$634,635.22	\$102,890.45
23	Capital Projects Sinking	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$2,000,000.00
24	Library	\$0.00	\$69,393.64	\$851,760.11	\$73,067.25	\$766,622.49	\$85,137.62
14-000	General Capital-Non-Dept.	\$59,199.08	\$0.00	\$0.00	\$42,883.00	\$108,598.08	(\$49,399.00)
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	\$0.00	\$2,524,099.86	\$303,087.56	\$2,747,134.97	\$1,813,716.47
14-222	General Capital - Fire	\$2,036,751.65	\$0.00	\$2,524,099.81	\$303,087.56	\$2,747,134.87	\$1,813,716.59
General Balances		\$8,731,127.17	\$2,376,494.57	\$34,187,790.27	\$2,498,368.33	\$30,716,906.34	\$12,202,011.10
11	Keno	\$1,758.16	\$0.00	\$33.91	\$0.00	\$1,792.07	\$0.00
20	Aviation	\$226,641.98	\$52,122.64	\$346,926.98	\$41,611.05	\$354,380.13	\$219,188.83
31	Fire Pension	\$0.00	\$19,832.33	\$238,584.98	\$17,789.31	\$245,271.41	(\$6,686.43)
30	Police Pension	\$0.00	\$9,795.75	\$117,314.34	\$8,431.00	\$110,171.63	\$7,142.71
32	911 Surcharge	\$16,829.12	(\$7.07)	\$3,745.65	\$0.00	\$22,147.99	(\$1,573.22)
33	Health Insurance	\$1,708,408.78	\$212,033.15	\$2,014,517.09	\$192,930.60	\$1,968,779.27	\$1,754,146.60
Total Tax Funds		\$10,684,765.21	\$2,670,271.37	\$36,908,913.22	\$2,759,130.29	\$33,419,448.84	\$14,174,229.59
50	Street	\$4,590,669.19	\$228,848.25	\$2,921,397.63	\$357,844.39	\$6,050,373.87	\$1,461,692.95
70	Landfill-Cash & Invest	\$3,692,209.04	\$269,331.45	\$2,545,241.63	\$196,899.54	\$2,227,655.38	\$4,009,795.29
	Landfill-Operations	\$112,807.75	\$156,891.41	\$1,749,784.50	\$156,891.41	\$1,749,784.50	\$112,807.75
	Landfill-Debt Service	\$286,402.92	\$40,008.13	\$477,870.88	\$0.00	\$471,757.50	\$292,516.30
78	Old Landfill Closure	\$13,101.33	\$146.28	\$636.27	\$0.00	\$0.00	\$13,737.60
79	Landfill Post Closure	\$3,202,615.29	\$37,139.03	\$285,228.08	\$0.00	\$0.00	\$3,487,843.37
	C&D Site Closure/Post Closure	\$252,634.94	\$3,060.19	\$34,756.48	\$0.00	\$0.00	\$287,391.42
75	Landfill Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Non-Tax Funds		\$ 12,150,440.46	\$ 735,424.74	\$ 8,014,915.47	\$ 711,635.34	\$ 10,499,571.25	\$ 9,665,784.68
12	CDBG Repurpose Projects	\$0.00	\$0.00	\$259,606.98	\$121,430.00	\$126,563.22	\$133,043.76
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	\$29.41	\$104,181.06	\$0.00	\$85,896.04	\$141,502.41
12	Buy Rehab Sell	\$168,422.17	\$0.00	\$143.10	\$0.00	\$168,565.27	\$0.00
18	Creative District	\$236.58	\$194.80	\$110,465.87	\$5,713.37	\$74,550.42	\$36,152.03
60	Federal Proj (Blackburn Br))	\$741.86	\$604.84	\$189,955.16	\$0.00	\$50,437.50	\$140,259.52
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	\$1,567.80	\$111,016.55	\$0.00	\$77,113.08	\$241,326.28
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	\$81,218.85	\$996,139.00	\$0.00	\$1,011,425.00	\$706,550.79
40	Total TIF Funds	\$450,238.48	\$15,504.43	\$134,106.82	\$76,488.98	\$181,127.96	\$403,217.34
Total Misc. Funds		\$ 1,836,584.97	\$ 99,120.13	\$ 1,646,080.70	\$ 82,202.35	\$ 1,740,156.98	\$ 1,875,552.45
Total All Funds		\$ 24,671,790.64	\$ 3,504,816.24	\$ 46,569,909.39	\$ 3,552,967.98	\$ 45,659,177.07	\$ 25,715,566.72

LB 357 Cash Available	(from Page 2)	\$2,443,240.35
Wastewater Cash Available	(from Page 3)	\$6,008,942.84
Water Cash Available	(from Page 3)	\$10,553,039.44
		<u>\$ 44,720,789.35</u>

City of York
LB 357 Funds Summary

	<u>31-Aug-25</u>	<u>30-Sep-25</u>
LB 357 Funds Allocation		
Cash Balance	\$17,372,791.79	\$17,533,193.81
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	<u>(\$2,594,062.22)</u>	<u>(\$2,594,062.22)</u>
Total Cash Available	\$2,282,838.33	\$2,443,240.35
Less Restricted Funds		
Debt Service	(\$979,671.32)	(\$1,123,703.77)
Debt Service Reserve	<u>\$0.00</u>	<u>\$0.00</u>
Total LB 357 Funds	<u><u>\$1,303,167.01</u></u>	<u><u>\$1,319,536.58</u></u>

City of York Public Works Summary

	31-Aug-25	30-Sep-25
Wastewater		
Cash Balance	\$5,837,535.00	\$6,008,942.84
Less: Construction Fund	<u>\$0.00</u>	<u>\$0.00</u>
 Total Cash Available	 \$5,837,535.00	 \$6,008,942.84
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$242,626.37)	(\$363,939.56)
Debt Service Reserve	\$0.00	\$0.00
Renewal & Replacement	<u>\$0.00</u>	<u>\$0.00</u>
 Total Unrestricted Funds	 <u><u>\$5,594,908.63</u></u>	 <u><u>\$5,645,003.28</u></u>
 Water		
Cash Balance	\$9,277,619.76	\$9,323,775.57
Less: Construction Fund	(\$47,417.76)	(\$50,538.76)
Add: Farm Management Acct	<u>\$1,283,744.35</u>	<u>\$1,279,802.63</u>
 Total Cash Available	 \$10,513,946.35	 \$10,553,039.44
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$59,959.11)	(\$179,877.33)
Debt Service Reserve	<u>(\$266,500.00)</u>	<u>(\$266,500.00)</u>
 Total Unrestricted Funds	 <u><u>\$10,187,487.24</u></u>	 <u><u>\$10,106,662.11</u></u>
 Landfill		
Cash Balance	\$8,051,306.19	\$8,204,091.73
Less: Construction Fund	<u>\$0.00</u>	<u>\$0.00</u>
 Total Cash Available	 \$8,051,306.19	 \$8,204,091.73
 Less Restricted Funds		
Operations	(\$112,807.75)	(\$112,807.75)
Debt Service	(\$252,508.17)	(\$292,516.30)
All Closure Funds	<u>(\$3,748,626.89)</u>	<u>(\$3,788,972.39)</u>
 Total Unrestricted Funds	 <u><u>\$3,937,363.38</u></u>	 <u><u>\$4,009,795.29</u></u>

City of York

for the Month of September 2025 - PRELIMINARY as of 10-09-2025

Auditors Grouping	Total Amount	Restricted or Assigned	Unrestricted	Notes
10 General:				
General	\$5,171,794.33	31,904.72	\$5,139,889.61	Restricted - YCF (Parks, Police) & Police Memorial Fund
ARP Act \$	\$0.00	\$0.00	\$0.00	Restricted grant money
Senior Center	\$8,983.34		\$8,983.34	
Police	\$308,576.91	\$49,856.00	\$258,720.91	Restricted - Federal equitable sharing money
Community Center	\$170,672.91		\$170,672.91	
Park	\$139,325.68	\$51,100.00	\$88,225.68	Mincks Park splash pad donations & grants
Auditorium	\$5,995.46		\$5,995.46	
Convention Center	\$142,068.95		\$142,068.95	
Aquatic Center	\$23,934.27		\$23,934.27	
Ball Park	(\$26,748.65)		(\$26,748.65)	
Museum	\$213.62		\$213.62	
Soccer Complex	\$16,111.63	\$ 25,000.00	(\$8,888.37)	Lighting project
Total	\$5,960,928.45	\$157,860.72	\$5,803,067.73	
13 User Fees	\$31,132.48		\$31,132.48	
14 General Capital Projects	\$3,578,034.05	\$3,578,034.05		Bonded project - Fire Station
22 Fire/EMS	\$546,778.50	\$55,380.77	\$491,397.73	Restricted - York Community Foundation
24 Library	\$85,137.62		\$85,137.62	
30 Police Pension	\$7,142.71		\$7,142.71	
31 Fire Pension	(\$6,686.43)		(\$6,686.43)	
Total General	\$10,202,467.38	\$3,791,275.54	\$6,411,191.84	
50 Street	\$1,461,692.95	\$1,461,692.95		
20 Aviation	\$219,188.83	\$219,188.83		
16 Debt Service	\$706,550.79	\$706,550.79		
15 LB 357	\$2,443,240.35	\$2,443,240.35		
23 Capital Projects Sinking	\$2,000,000.00	\$2,000,000.00		
60 Capital Projects	\$125,884.84	\$125,884.84		
12 CDBG	\$273,498.25	\$273,498.25		
18 Creative District	\$36,152.03	\$36,152.03		
11 Kenos	\$0.00	\$0.00		
19 Sinking	\$330,249.20	\$330,249.20		
32 E911	(\$1,573.22)	(\$1,573.22)		
40 TIF	\$403,217.34	\$403,217.34		
Total Governmental	\$18,200,568.74	\$11,789,376.90	\$6,411,191.84	
70 Landfill:				
Landfill	\$4,009,795.29		\$4,009,795.29	
Landfill-Operations	\$112,807.75	\$112,807.75		Bond Requirements
Landfill-Debt Service	\$292,516.30	\$292,516.30		Bond Requirements
Old Landfill Closure	\$13,737.60	\$13,737.60		
Landfill Closure/Post	\$3,487,843.37	\$3,487,843.37		
C&D Site Closure/Post	\$287,391.42	\$287,391.42		
Construction	\$0.00		\$0.00	
Total Landfill	\$8,204,091.73	\$4,194,296.44	\$4,009,795.29	
80 Wastewater	\$6,008,942.84	\$363,939.56	\$5,645,003.28	Bond Requirements
90 Water	\$10,553,039.44	\$446,377.33	\$10,106,662.11	Bond Requirements
Total Enterprise	\$24,766,074.01	\$5,004,613.33	\$19,761,460.68	
33 Heath Insurance	\$1,754,146.60	\$1,754,146.60		Assigned for insurance claims needs
Total City	\$44,720,789.35	\$18,548,136.83	\$26,172,652.52	

AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT | 21DTR014

This Amendment is made as of the last date of signature below, to the Professional Service Agreement (the "Original Contract") dated November 18, 2021 by the City of York, Nebraska (the "City") and the Southeast Nebraska Development District ("SEND").

WHEREAS, the City and SEND entered into the Original Contract for the purpose of general administration of the Downtown Revitalization project #21-DTR-014, in relation to the City's CDBG grant agreement with the Nebraska Department of Economic Development (NDED); and

WHEREAS, the Original Contract is scheduled to terminate on April 24, 2024; and

WHEREAS, the parties wish to extend the term of the Original Contract to ensure the completion of the project objectives and compliance with the NDED CDBG program requirements;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Original Contract as follows:

1. Extension of Term.

The termination date of the Original Contract, as defined in Section 2 "Time of Performance" of the Original Contract, is hereby extended as follows:

- i. The new termination date shall coincide with the date of the NDED issued **Certificate of Completion**.

2. Continuation of Services.

Except as expressly amended herein, SEND shall continue to perform the services as described in the Original Contract and Attachment "A" - Scope of Services and Fee Schedule: CDBG Administration, under the terms and conditions stated therein.

3. Compensation.

The total amount reimbursable under the Original Contract shall remain unchanged unless otherwise agreed upon by both parties in writing. Any additional compensation for the extension period will be subject to mutual agreement and adherence to applicable CDBG and federal funding guidelines.

4. Effective Date.

This Amendment shall become effective on April 24, 2024.

5. Entire Agreement; Conflict.

This Amendment, together with the Original Contract, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Amendment, the Original Contract, and any other documents referenced herein or therein (including Attachment "A"), the following order of precedence shall govern: first, this Amendment; second, the Original Contract; and third, any other documents referenced herein or therein.

6. Ratification.

Except as specifically amended above, the Original Contract remains unchanged and in full force and effect. The execution of this Amendment shall not operate to waive any right, power, or remedy of the parties under the Original Contract, nor shall it constitute a waiver of any provision of the Original Contract.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

CITY OF YORK, NEBRASKA

By: _____

Name: Barry Redfern

Title: Mayor

Date: _____

SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT (SENDD)

By: _____

Name: Tom Bliss

Title: Executive Director

Date: _____

RESOLUTION 2025-22

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

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

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

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

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

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

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

PASSED AND APPROVED this 16th day of October, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

EXHIBIT A

UNIT #	YEAR	DESCRIPTION	DEPARTMENT	VALUATION	SERIAL #
356		Hedge Trimmer	Public Works/Parks		
		Bi-fold door 20' x 60'	Airport		
		15 Metal Lockers	Airport		
		8 Office Chairs	Library	\$160	
		Wooden Map Stand	Library	\$20	
		Broken Shelves	Library		
		Metal Stand	Library		
		Elliptical - strides as of 10/6/25: 14,207,488	Comm Center		AEZCI16150011
		Elliptical - strides as of 10/6/25: 17,903,822	Comm Center		AEZCJ30140028
		Elliptical - strides as of 10/6/25: 32,321,536	Comm Center		AXGEK07080010
		Treadmill - miles as of 10/6/25: 12,090	Comm Center		ATZXJ21190013
		Treadmill - miles as of 10/6/25: 8,877	Comm Center		A925D25170003
		Upright Bike 1	Comm Center		AA83K22060019
		Upright Bike 2	Comm Center		AEZHF07170084
		Seated Bike	Comm Center		C530R
		Wooden Bench	Parks		
		Wooden Bench	Parks		
		Speakers	Auditorium		
		Library 3 rd Quarter Clean-out	Library	\$673.59	



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 122168

LICENSE TYPE Class I Beer, Wine, Spirits On Sale Only	APPLICATION DATE RECEIVED 2025-09-02
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME White Buffalo Bison Club	LICENSEE TYPE Corporation
DOING BUSINESS AS White Buffalo	CORPORATE NUMBER
INCORPORATION DATE 2025-06-10	
CORRESPONDENCE ADDRESS 108 W 5th Street York NE 68467	
MAILING ADDRESS	
PHYSICAL ADDRESS	
CONTACT NAME Mitchell Huebert	PREFERRED CONTACT METHOD Email
CONTACT PHONE (402) 710-4031	ALTERNATE PHONE (402) 745-6520
FAX	EMAIL whitebuffalobisonclub@gmail.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Mitchell Huebert	President		100

ADDITIONAL INFORMATION

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Restaurant with Bar

PREMISES NAME

White Buffalo

OPERATOR

Mitchell Huebert

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2030-08-11

PHYSICAL ADDRESS

108 W 5th
York NE 68467

MAILING ADDRESS

CONTACT NAME

Mitchell Huebert

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

ALTERNATE PHONE

FAX

EMAIL

whitebuffalobisonclub@gmail.com

PREMISES MANAGER

Mitchell Huebert

PREMISES MANAGER EMAIL

huebertmitchell@gmail.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

61x32

3. Is there an outdoor area?
*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

No

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

3

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

No

9. What date do you intend to open for business?

asap Sept 15 if possible

10 What are the anticipated hours of operation?

7am-1am

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Midwest

Mitchell Huebert

Andrea Bolinger

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

8 months shadow training

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

No

18 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

Andrea Bolinger Bulldog Roadhouse Business Buy-out/Default

19 Has the premises location been previously licensed within the last 2 years?

No

20 Are you applying for a Temporary Operating Permit?

No

21 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

22 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

23 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Mitchell Huebert

24 What is the manager's address?

240 W Fulton
Bradshaw NE 68319

25 What is the manager's phone number?

402-710-4031

26 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

york

27 What is the manager's email address? An email will be sent to them to obtain their personal information.

huebertmitchell@gmail.com

28 Is the manager married?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	Signed Privacy Act.jpg	signed form
Premises Description & Diagram	Diagrams of WB 108 W 5th.png	diagram
Business Plan	WB Business Plan 2025.pdf	plan
Lease / Deed / Purchase Agreement	Lease-RentalAgreement-cb0aff3d-d2b8-41a9-a359-5d484760d6de-completed.pdf	lease

APPLICANT

Mitchell Huebert

DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

Nebraska Secretary of State

WHITE BUFFALO BISON CLUB LLC

Tue Sep 2 11:37:48 2025

SOS Account Number

2506274674

Status

Active

Principal Office Address

No address on file

Registered Agent and Office Address

NORTHWEST REGISTERED AGENT SERVICE INC
200 S 21ST ST
STE 400A
LINCOLN, NE 68510

Designated Office Address

108 WEST 5TH STREET
YORK, NE 68467

Nature of Business

Not Available

Entity Type

Domestic LLC
Qualifying State: NE

Date Filed

Jun 10 2025

Next Report Due Date

Jan 01 2027

Filed Documents

Filed documents for WHITE BUFFALO BISON CLUB LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Jun 10 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

Purchase Now

Certificate of Good Standing - USPS Mail Delivery**\$10.00**

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

[Continue to Order](#)[↑ Back to Top](#)

WHITE BUFFALO BISON CLUB

Business Plan

Prepared by
MITCHELL HUEBERT
whitebuffalobisonclub@gmail.com
June 17, 2025

Executive Summary

Objectives:

- * Achieve a revenue target of \$1,000,000 by December 2026.
- * Establish White Buffalo as a leading community-based bar and restaurant within the county.

About Us

White Buffalo is envisioned as a premier bar and restaurant establishment under the ownership and management of Mitchell Huebert. The venue aims to serve as a central gathering point for the local community, offering a dynamic environment for sports enthusiasts, family dining, local entertainment, and specially curated events.

Products

White Buffalo operates from 7:00 AM to 1:00 AM, offering a range of standard bar and restaurant fare, including food and alcoholic beverages. In addition to these offerings, the establishment provides local entertainment and live broadcasts of sports games. Other amenities include skill games, guest internet access, and breakfast service. Product pricing ranges from \$1 to \$140.

Target Market

White Buffalo will primarily focus its marketing efforts on families and the local community. Additional target markets include sports fans, the breakfast and coffee clientele, and individuals seeking quick, convenient lunch options to accommodate the anticipated high traffic volume.

Competition

The presence of a highly-rated establishment, recognized as one of "Nebraska's Top 10 Stops," located to the west, presents a competitive landscape. However, White Buffalo intends to leverage this proximity to its advantage, anticipating increased visibility and exposure by virtue of its neighboring location.

SWOT Analysis

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
-----------	------------	---------------	---------

The bar's 3 floors will offer something for everyone.	We have very limited street access parking.	We will distinguish ourselves as one of the few sit-down breakfast establishments in the area, offering an alternative to fast food.	The age of the building and the rise in costs.
Having an experienced bar manager running an excellent established team.	The three-story layout and the use of stairs/dumbwaiter to transport food from the bottom floor, may have its limitations.	We have an atmosphere that is well-suited for private events and networking opportunities with local businesses.	The size of our kitchen and limited cold storage space may pose inventory challenges.

Marketing Plan

White Buffalo's marketing strategy will unfold in two phases.

Phase one will focus on developing engaging content for our advertising campaigns and social media presence. The marketing team will strategically determine the content for our social networks, webpage, and local newspaper promotions. Once the content strategy is solidified, we will proceed to the next phase.

Phase two of the marketing plan will concentrate on integrating our various platforms and aligning them with our Point of Sale (PoS) systems. This integration will enable us to implement Door Dash and facilitate online ordering capabilities.

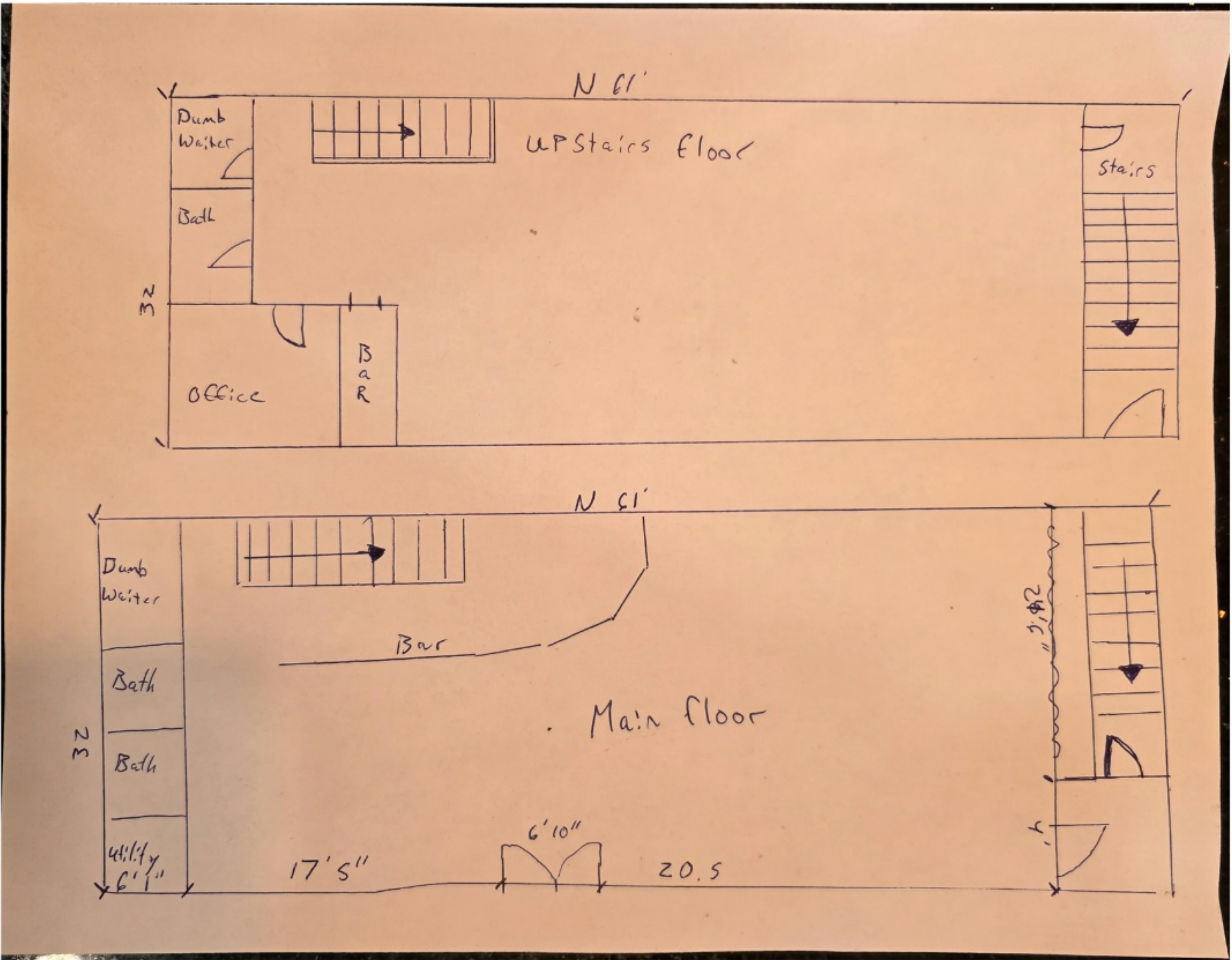
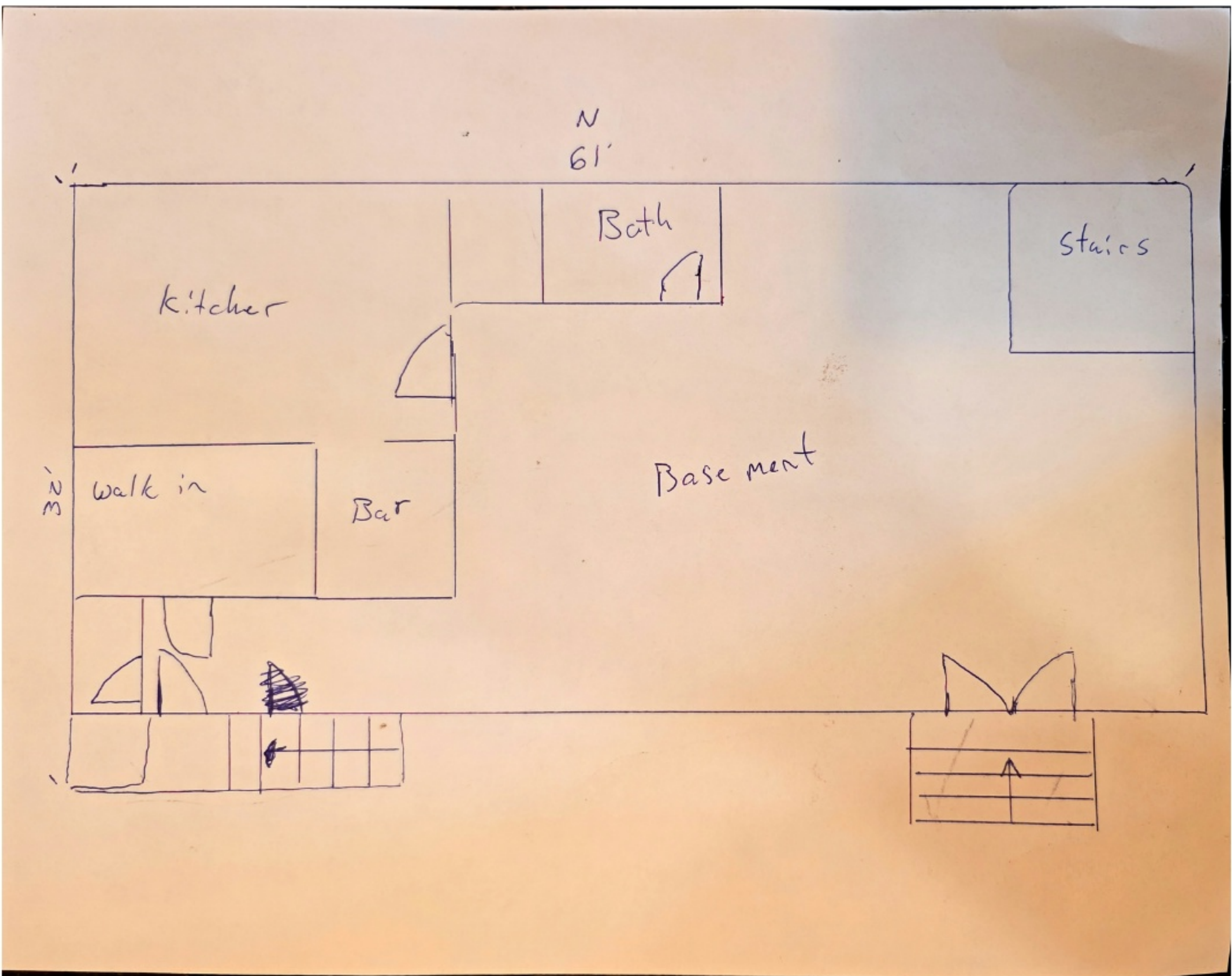
Operational Plan

Specific departments will be put in place. The following departments are:

1. Management
2. Marketing
3. Bar
4. Kitchen

ACTION	ASSIGNED TO	PURPOSE	DEADLINE
Create a financial strategy.	Mitchell	To manage and maintain the budget and grow savings to protect his investment.	Dec 2026
Brainstorm and implement ideas to grow our social presence	Dustin Vanderpool	To come up with interesting content that will draw more followers to our page	Dec 2026

White Buffalo 108 W 5th York, NE



LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this August 11, 2025, by and between EFRAIN HERNANDEZ ("Landlord") and WHITE BUFFALO BISON CLUB LLC ("Tenant"). Both Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

1. Premises. The premises leased is a commercial building located at 108 W 5th St, York, NE 68467 (the "Premises"). Parking is not included with the Premises. The Premises consists of the following appliances: walk-in cooler, flat-top grill, freezer, and keg cooler.

2. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

3. Term. This Agreement will be for a term beginning on August 01, 2025, and ending on August 01, 2030 (the "Term").

4. Rent. Tenant will pay Landlord a rent for the Term of \$84,000.00 payable in equal monthly installments of \$1,400.00 ("Rent"). Rent will be due on the first day of each month during the Term. Rent for any period during the Term that is for less than one month will be a pro rata portion of the monthly installment. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: Personal check, Cash, and will be payable in U.S. Dollars. Tenant further agrees to pay \$50.00 for each dishonored bank check.

4a. Initial Payments. Upon execution of this Agreement by Tenant and as a condition of consideration for acceptance by Landlord, Tenant shall pay to Landlord the following:

- I. The first rent payment.
- II. The Security Deposit. (See § 8)

5. Late Fee. Rent paid after the 6th day of each month will be deemed as late, and if rent is not paid within five (5) days after such due date, Tenant agrees to pay a late charge of \$50.00.

6. Utilities. Tenant is responsible for payment of all utility and other services for the Premises.

7. Security Deposit. Upon signing this Agreement, Tenant will pay a security deposit in the amount of \$4,200.00 to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted

by Tenant as the last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. The day after the termination of this Agreement, Landlord will return the security deposit to Tenant. Any reason for retaining a portion of the security deposit will be explained in writing. The security deposit will not bear interest while held by Landlord in accordance with applicable state laws and/or local ordinances.

8. Landlord's Failure to Give Possession. In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant. Notwithstanding anything to the contrary, if Landlord does not deliver possession of the Premises within 2 days of the Start Date, Tenant may cancel this Agreement upon notice to Landlord and Landlord shall, within 5 business days, return all monies paid by Tenant to Landlord.

9. Holdover Tenancy. Unless this Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term of this Agreement under any circumstances. If it becomes necessary to commence legal action to remove Tenant from the Premises, the prevailing Party will be entitled to attorney's fees and costs in addition to damages.

10. Use of Premises. The Premises will be occupied only by Tenant, used solely for commercial purposes. Tenant will not engage in any objectionable conduct, including behavior that will make the Premises less fit to work in, will cause dangerous, hazardous, or unsanitary conditions, or will interfere with the rights of others to enjoy their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof that is done by Tenant or Tenant's workers, guests, or invitees.

11. Condition of the Premises. Tenant has examined the Premises, including the appliances, fixtures and furnishings, and acknowledges that they are in good condition and repair, normal wear excepted and tear, and accepts them in their current condition.

12. Maintenance and Repairs. Tenant will maintain the Premises, including all appliances, fixtures, and furnishings, in clean, sanitary, and good condition and repair. Tenant will not remove Landlord's appliances, fixtures, or furnishings from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord of such repairs. In the event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacement.

13. Military Clause. In the event Tenant is, or hereafter becomes, a member of the United States Armed Forces (the "Military") on extended active duty, and Tenant receives permanent change of station orders to depart from the area where the Premises is located or is relieved from active duty, retires or separates from the Military, or is ordered into Military housing, then Tenant may terminate this Agreement upon giving thirty (30) days written notice to Landlord. Tenant shall also provide to Landlord a copy of the official orders or a letter signed by Tenant's commanding officer, reflecting the change that warrants termination under this Section. Tenant will pay prorated rent for any days Tenant occupies the dwelling

past the first day of the month rent is due. Any security deposit will be promptly returned to Tenant, provided there are no damages to the Premises.

14. Reasonable Accommodations. Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for known physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making Landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verify the disability if the disability is not readily apparent, and Landlord has the right to use a qualified healthcare provider to verify the disability as a resource for providing the reasonable accommodation.

15. Sex Offender Registry. Under the law, information about specified registered sex offenders is made available to the public. Tenant understands and agrees that Tenant is solely responsible for obtaining any information contained in the state or national sex offender registry for the area surrounding the Premises, which can be obtained online or from the local sheriff's department or other appropriate law enforcement officials. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.

16. Compliance. Tenant agrees to comply with all applicable laws, ordinances, requirements, and regulations of any federal, state, county, municipal, or other authority.

17. Mechanics' Lien. Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf is responsible for any mechanic's liens or any other kind of liens on the Premises. Landlord is not liable for any mechanics' lien or any other kind of liens on the premises. Tenant agrees to give actual advance notice to Landlord of any such liens. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction completed by or for Tenant.

18. Subordination. With respect to the Premises, this Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord.

19. Alterations. Tenant will not make any alteration, addition, or improvement to the Premises without first obtaining Landlord's written consent. Any and all alterations, additions, or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

20. Pets. Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions, and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of de-fleaing, deodorizing and/o

shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord).

21. Fire and Casualty. If the Premises are damaged by fire or other serious disaster or accident, and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster, or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

22. Liability. Landlord is not responsible or liable for any loss, claim, damage, or expense as a result of any accident, injury, or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord.

23. Renter's Insurance. Tenant is required to obtain, and maintain at all times during the Term, a renter's insurance policy. Tenant will provide Landlord with a certificate or proof of insurance upon request.

24. Assignment and Subletting. Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises without obtaining Landlord's prior written consent. Notwithstanding Landlord's consent to a sublease of any portion of the Premises, Tenant shall remain responsible for all obligations herein for the duration of this Agreement.

25. Insurance Requirements. Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

26. Right of Entry. Landlord or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alterations, improvements, or repairs, or to show the Premises to a prospective tenant, buyer, or lender. In the event of an emergency, Landlord may enter the Premises at any time.

27. Surrender. Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

28. Default. In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a fourteen (14) day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a seven (7) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any rent, additional late fees, costs, including costs to remedy any defaults, and damages under this Agreement.

29. Remedies. If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

30. Subordination. This Agreement and Tenant's right under it shall be subject to and subordinate to the lien, operation, and effect of each existing or future mortgage, deed of trust, ground lease, and/or any other similar instrument of encumbrance covering any or all of the Premises, if any, and each renewal, modification, consolidation, replacement, or extension thereof.

31. Condemnation. If all or substantially all of the Premises are covered by a condemnation, including the exercise of any power of eminent domain by a governmental authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be prorated and paid to such date. Landlord is entitled to collect from the condemning authority the entire amount of any award made in any proceeding. Tenant waives any right, title, or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

32. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

33. Lead Disclosure. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

34. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party):

Notices shall be sent to the Landlord at the following address:

1701 SW 44th St
Lincoln, NE 68522

Email: hernandez.juan8560@gmail.com

Notices shall be sent to the Tenant at the following address:

108 W 5th St
Lincoln, NE 68467

Email: whitebuffalobisonclub@gmail.com

35. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

36. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal, and enforceable as though the invalid, illegal, or unenforceable part had not been included in this Agreement.

37. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon the Parties and their permitted successors and assigns.

38. Governing Law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Nebraska, without regard to its conflicts of laws provisions.

39. Disputes. Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

40. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

41. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute the same document.

42. Headings. The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction, or interpretation of any provision in this Agreement.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

Efrain Hernandez

Landlord Signature

Efrain Hernandez

Landlord Name

Mitchell Huebert

Tenant Signature

White Buffalo Bison Club LLC

Tenant Name

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazard are present in the housing (explain):

(ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) ☐ Lessor has provided the lessee with all available records and reports pertaining to the lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment

(c) Tenant(s) who sign below acknowledge that they have received copies of all information listed above.

(d) Tenant(s) who sign below acknowledge that they have received the pamphlet Protect Your Family from Lead in Your Home.

Certification of Accuracy

The following Parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Efrain Hernandez

Landlord Signature

Efrain Hernandez

Landlord Name

08/15/2025

Date

Mitchell Huebert

Tenant Signature

White Buffalo Bison Club
LLC

Tenant Name

8/20/25

Date

Audit Trail

Date	Time	Event
08/20/2025	09:55:54 AM	Fully signed and executed by all parties
08/20/2025	09:55:54 AM	Signed by White Buffalo Bison Club LLC (whitebuffalobisonclub@gmail.com)
08/20/2025	08:41:05 AM	Viewed by White Buffalo Bison Club LLC (whitebuffalobisonclub@gmail.com)
08/15/2025	01:20:23 AM	Signed by Efrain Hernandez (hernandez.juan8560@gmail.com)
08/15/2025	01:19:26 AM	Viewed by Efrain Hernandez (hernandez.juan8560@gmail.com)
08/15/2025	01:18:52 AM	Viewed by White Buffalo Bison Club LLC (whitebuffalobisonclub@gmail.com)
08/15/2025	01:17:23 AM	Sent for signature to White Buffalo Bison Club LLC (whitebuffalobisonclub@gmail.com)
08/15/2025	01:17:23 AM	Sent for signature to Efrain Hernandez (hernandez.juan8560@gmail.com)
08/11/2025	06:02:40 PM	E-Sign was created by Frida Aguilera (fridaaguilera2018@gmail.com)

RESOLUTION NO. 2025-23

BE IT RESOLVED

That White Buffalo Bison Club d/b/a White Buffalo, has made application for a Class “I” Liquor License for sale of Beer, Wine & Distilled Spirits, On Sale Only at 108 W 5th Street, York, Nebraska.

That the Mayor and City Council of the city of York, Nebraska, have held a public hearing on the 16th day of October 16, 2025, pursuant to Nebraska Liquor Control Act and Chapter 4, Section 49 -51 of the Municipal Code of the City of York; and

That notice of the time and place of hearing herein has been given as provided by law; and

That the Mayor and Council in hearing conducted herein have considered licensing standards and criteria set forth in Chapter 4, Section 49 -51 of the Municipal Code of the City of York, and appropriate statutory provisions and find:

- (1) That the application will further the public interest.
- (2) That the application will provide an improvement to the locality or neighborhood
- (3) That the application will provide an improvement to the City of York, Nebraska, and a true increase to the service to the public.
- (4) That the application will not be detrimental to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YORK, NEBRASKA, that it is the recommendation of this body that the application for a Class “I” liquor license for the sale of Beer, Wine and Distilled Spirits, On Sale Only, as submitted by White Buffalo Bison Club. d/b/a White Buffalo, 108 W. 5th Street, City of York, Nebraska, be approved/denied/no recommendation made and such recommendation be transmitted to the Nebraska Liquor Control Commission.

Dated this 16th day of October, 2025.

Jeff Pieper, President

ATTEST:

Amanda Ring, City Clerk

ORDINANCE NO. 2405

AN ORDINANCE TO AMEND CHAPTER 12 ARTICLE 2 BUILDING CODE SECTION 12-24 TO REVISE THE FEES CHARGED BY THIS SECTION; 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 12, Article 2 BUILDING CODE, section 12-24(2) shall be amended as follows:

Existing section 08.2.1 shall be amended and renumbered as follows:

Sec. 109.2. Fees. In accordance with section 109.2, the building permit fees shall be as follows:

Building Permit Fee Schedule

Total Valuation	Fee
\$1.00 – \$2,000.00	\$25.00
\$2,000.00 and up	\$3.00 per \$1,000.00, including any fraction thereof

The building permit fee shall cover all additional permit and inspection fees except reinspection fees that may otherwise be required to be paid to the City for work to be performed on the project covered by the building permit.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed. Except as amended by this ordinance, section 12-24 shall remain in force and effect.

Section 3. This ordinance shall take effect and be in full force and effect on November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

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ORDINANCE NO. 2406

AN ORDINANCE TO AMEND CHAPTER 12 SECTION 12-162 INSPECTION FEES TO REVISE THE INSPECTION FEES IN THIS SECTION; 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 12, Section 12-162 shall be amended as follows:

Sec. 12-162 Inspection fees.

- (a) The applicant for a permit required by the provisions of this division shall pay an inspection fee charge as follows:

Inspection Fee Schedule

Total Estimated Valuation	Fee
Up to \$9,999.00	\$30.00
\$10,000.00 - \$30,000.00	\$60.00
Over \$30,000.00	\$200.00

- (b) Reinspection fee (wrong address, work not complete, inaccessibility of equipment, and equipment that does not pass inspection): \$50.00.
- (c) Where work for which a permit is required by this Code is started prior to obtaining the prescribed permit, the fees above specified shall be doubled, provided in the event of an emergency where it is absolutely necessary to perform the electrical work immediately before a permit can be secured, such as on nights, weekends, or holidays, said fees shall not be doubled if a permit is secured at the earliest possible time after the emergency electrical work has been performed. The payment of such double fees shall not relieve any person from fully complying with the requirements of this Code or from any penalties prescribed herein.

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

Section 3. This ordinance shall take effect and be in full force and effect on

November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____,
2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

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ORDINANCE NO. 2407

AN ORDINANCE TO AMEND CHAPTER 12 SECTION 12-264 PERMIT FEES TO CHANGE THE FEES PROVIDED BY THIS SECTION; 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 12, Section 12-264 shall be amended as follows:

Sec. 12-264 Permit fees.

- (a) Any person desiring a permit required by the mechanical code shall pay a fee to the City Clerk as set forth below:

Permit Fee Schedule

Total Estimated Valuation	Fee
Up to \$9,999.00	\$30.00
\$10,000.00 - \$30,000.00	\$60.00
Over \$30,000.00	\$200.00

- (b) Reinspection fee (wrong address, equipment that does not pass inspection, incomplete work, equipment inaccessibility, etc.): \$50.00.
- (c) Where work for which a permit is required by the mechanical code is started prior to obtaining the prescribed permit, the fees above specified shall be doubled, provided in the event of an emergency where it is absolutely necessary to perform the heating, ventilating or cooling work immediately before a permit can be secured, such as on nights, weekends or holidays, said fees shall not be doubled if a permit is secured at the earliest possible time after the emergency heating, ventilating or cooling work has been performed. The payment of such double fees shall not relieve any person fully complying with the requirements of the mechanical code or from any penalties prescribed herein.

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

Section 3. This ordinance shall take effect and be in full force and effect on November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

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ORDINANCE NO. 2408

AN ORDINANCE TO AMEND CHAPTER 12 SECTION 12-460 FEES, TO CHANGE THE AMOUNT OF THE FEES PROVIDED FOR IN THIS SECTION; 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 12, Section 12-460 shall be amended as follows:

Sec. 12-460 Fees.

- (a) A fee for each plumbing permit or inspection as provided by this division shall be paid as follows:

Fee Schedule

Total Estimated Valuation	Fee
Up to \$9,999.00	\$30.00
\$10,000.00 - \$30,000.00	\$60.00
Over \$30,000.00	\$200.00

- (b) Reinspection fee (wrong address, plumbing work that does not pass inspection, work not complete, inaccessibility): \$50.00.
- (c) Where work for which permit is required by the plumbing code is started prior to obtaining the prescribed permit, the fees above specified shall be doubled, provided in the event of an emergency where it is absolutely necessary to perform the plumbing work immediately before a permit can be secured, such as on nights, weekends and holidays, said fees shall not be doubled if a permit is secured at the earliest possible time after the emergency plumbing work has been performed. The payment of such double fees shall not relieve any person from fully complying with the requirements of the plumbing code or from any penalties prescribed herein.

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

Section 3. This ordinance shall take effect and be in full force and effect on

November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____,
2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

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ORDINANCE NO. 2409

AN ORDINANCE TO AMEND CHAPTER 12, SECTION 12-523 PERMIT FEE, TO CHANGE THE AMOUNT OF THE 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 12, Section 12-523 is amended as follows:

Sec. 12-523. Permit fee.

At the time of filing an application for a permit fee required by the provisions of this subdivision, the applicant shall pay to the City Treasurer a permit fee of \$30.

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

Section 3. This ordinance shall take effect and be in full force and effect on November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk

ORDINANCE NO. 2410

AN ORDINANCE TO REPEAL CHAPTER 12 ARTICLE VI PLUMBING, DIVISION 5, SUBDIVISION III; 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 12, Article VI Plumbing, Division 5, Subdivision III is hereby repealed.

Section 2. This ordinance shall take effect and be in full force and effect on November 1, 2025.

PASSED AND APPROVED by the York City Council this ____ day of _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk