

# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

## LA VISTA CITY COUNCIL MEETING January 7, 2025

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on January 7, 2025. Present were Councilmembers: Frederick, Ronan, Thomas, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, City Administrator Ramirez, City Clerk Carl, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Community Development Director Fountain, Library Director Barcal, Finance Director Harris, Human Resources Director Lowery, Recreation Director Buller and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on December 25, 2024. Notice was simultaneously given to Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the meeting to order and made the announcements.

**APPOINTMENT – JOE SOUCIE, JR – CLASS A, LICENSE S-1046, AS AN  
EMPLOYED STREET SUPERINTENDENT DURING JANUARY 1 THRU DECEMBER  
31, 2025, FOR THE PURPOSE OF THE 2025 CALENDAR YEAR HIGHWAY  
INCENTIVE PAYMENT, TO BE ISSUED TO THE CITY BY THE NEBRASKA  
DEPARTMENT OF TRANSPORTATION, IN FEBRUARY 2026.**

Mayor Kindig stated, with the approval of the City Council, he would like to appoint Joe Soucie, Jr, Class A, License S-1046, as an employed street superintendent during January 1 thru December 31, 2025, for the purpose of the 2025 calendar year Highway Incentive Payment, to be issued to the city by the Nebraska Department of Transportation, in February 2026. Councilmember Thomas motioned the approval, seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

### **A. CONSENT AGENDA**

- 1. APPROVAL OF THE AGENDA AS PRESENTED**
- 2. APPROVAL OF THE MINUTES OF THE DECEMBER 17, 2024 CITY COUNCIL**
- 3. REQUEST FOR PAYMENT – TITLECORE NATIONAL – PROFESSIONAL  
SERVICES – 84<sup>TH</sup> STREET TRAIL – \$825.00**
- 4. REQUEST FOR PAYMENT – BENESCH – PROFESSIONAL SERVICES – GILES  
ROAD WIDENING – \$1,044.00**
- 5. REQUEST FOR PAYMENT – VIXEN CONSTRUCTION LLC – PROFESSIONAL  
SERVICES – POOL DEMOLITION – \$13,305.50**
- 6. REQUEST FOR PAYMENT – MACKIE CONSTRUCTION – CONSTRUCTION  
SERVICES – LOT 12 LVCC PARKING LOT – \$160,832.51**
- 7. REQUEST FOR PAYMENT – VALLEY CORPORATION – PROFESSIONAL  
SERVICES – CENTRAL PARK LIGHTING PROJECT – \$117,570.54**
- 8. REQUEST FOR PAYMENT – NL & L CONCRETE, INC – CONSTRUCTION  
SERVICES – EAST LA VISTA SEWER AND PAVEMENT REHABILITATION –  
\$132,789.00**
- 9. RESOLUTION NO. 25-001 – AUTHORIZE PAYMENT – SADLER ELECTRIC –  
EAST LA VISTA TRAFFIC SIGNAL REPAIR**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING PAYMENT TO SADDLER ELECTRIC, OMAHA, NEBRASKA FOR TRAFFIC SIGNAL REPAIRS IN AN AMOUNT NOT TO EXCEED \$7,893.53.

WHEREAS, the City Council of the City of La Vista has determined that traffic signal repairs are necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for the repairs; and

WHEREAS Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secures Council approval prior to authorizing any purchase over \$5,000.00.



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska authorize payment to Saddler Electric, Omaha, Nebraska for traffic signal repairs at the intersection of 72<sup>nd</sup> Street and Josephine Street in an amount not to exceed \$7,893.53.

## **10. APPROVAL OF CLAIMS**

1000 BULBS, maint	1,428.25
AA WHEEL/TRUCK SPLY, maint	5.88
ABM, services	14,530.35
ACTION BATTERIES, supplies	338.57
ACTIVE NETWORK, services	106.99
ADP, payroll & taxes	445,027.32
AKRS EQUIP, maint	3,337.33
ALFRED BENESCH, services	15,291.75
ALLEN, J, training	262.00
AMAZON, supplies	2,076.31
AM HERITAGE LIFE INS, services	463.59
ARNOLD MOTOR, maint	1,291.65
ASCAP, services	445.00
AT&T, phones	98.48
AVERY RENTS, services	1,391.00
BADGER BODY, maint	185.00
BATTERIES PLUS, supplies	83.20
BCDM ARCH, services	2,000.00
BGNE, maint	559.32
BISHOP BUS EQUIP, services	57.43
BOK FINANCIAL, services	2,088,450.00
BOOT BARN, apparel	2,150.71
BRITE IDEAS, services	1,896.00
CENTURY LINK, phones	1,030.88
CINTAS, services	212.16
CITY OF OMAHA, services	309,282.87
CITY OF PAPILLION, services	20,418.50
CITY OF PAPILLION - MFO, services	246,596.00
COLONIAL LIFE, services	2,089.20
COX, services	897.03
CULLIGAN, services	13.00
DATASHIELD, services	140.00
DEARBORN NAT'L LIFE INS, services	9,266.71
DLR GROUP, services	13,142.12
DULTMEIER, maint	36.70
EDGEWEAR SCREEN PRINT, apparel	550.75
EJS SUPPLY, maint	6,929.01
FAC PRINT & PROMO, services	144.00
FIKES COMM HYGIENE, bldg & grnds	33.00
FIRST RES OUTFITTERS, apparel	3,165.30
FITZGERALD SCHORR, services	27,494.84
FNIC, services	6,725.75
FOP, payroll/dues	4,430.00
FRIEDRICH, J, training	262.00
GENERAL FIRE/SAFETY, bldg & grnds	588.75
GRAINGER, maint	23.59
GREAT PLAINS COMM, phones	1,085.24
GREATAMERICA FINANCIAL, services	1,833.58
GREGG YOUNG CHEVY, maint	822.75
GREGOR, RONALD, services	2,025.00

# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

HOME DEPOT, supplies	19.01
HONEYMAN RENT-ALL, services	4,369.46
HY-VEE, supplies	53.93
INGRAM LIBRARY SVCS, books	380.91
J & J SMALL ENGINE, maint	856.55
JOHANNSEN, A, training	262.00
KELLER, R, supplies	525.00
KIMBALL MIDWEST, maint	345.86
LABRIE, DONALD, services	375.00
LINCOLN NAT'L LIFE INS, services	7,254.25
LOWE'S, supplies	510.15
MCNEIL, J, training	720.00
MEDICA INS, services	157,703.13
MENARDS, supplies	1,457.47
METLIFE, services	1,123.00
METRO AREA TRANSIT, services	878.00
MUD, utilities	5,289.71
MICHAEL TODD CO, maint	718.10
MID-AMERICAN BENEFITS, services	10,855.68
MIDWEST PLASTICS, maint	71.38
MIDWEST TURF, maint	187.99
MISSIONSQUARE RETIRE, services	72,911.56
MSC INDUSTRIAL, maint	138.48
MURPHY TRACTOR, maint	78.73
NE ARBORISTS ASSOC, membshp	75.00
NE STATE FIRE MARSHAL, services	120.00
OFFICE DEPOT, supplies	214.86
OPPD, utilities	47,121.81
OWH, services	188.79
O'REILLY AUTO, supplies	510.00
PAPILLION SANITATION, services	3,926.67
PARRIOTT, J, training	158.00
PER MAR SECURITY, services	210.49
PERINA, DANIEL, services	400.00
PITNEY BOWES, services	248.97
PITNEY BOWES, postage	1,674.00
POINT C HEALTH, services	8,750.29
POLICE & FIREMEN'S INS, services	575.64
POMP'S TIRE, maint	3,098.40
PRINTCO GRAPHICS, services	4,062.22
RED EQUIP, maint	11,221.34
SCHIMBERG CO, bldg & grnds	2.01
SESAÇ, services	610.00
SHI INTERNAT'L, services	55,659.67
SI ED/GOV SALES, supplies	89.27
SIGN IT, services	35.00
SORENSEN SOD, supplies	2,428.90
SOUTHERN ALUMINUM, supplies	18,071.00
SPORTS FACI MAINT, services	4,096.00
STEVEN M. RATHMAN, services	320.00
SUNSET LAW ENFORC, supplies	4,024.50
TED'S MOWER, maint	126.72
THE STEPPE CENTER, services	750.00
TITLECORE NAT'L, services	275.00
TY'S OUTDOOR POWER, maint	766.00



MINUTE RECORD

U.S. CELLULAR, phones	1,167.89
UBT, services	100.00
UPS, services	13.98
UNMC, services	732.00
VAL VERDE ANIMAL HOSP, services	196.20
VAN-WALL, supplies	135.57
VERIZON, phones	445.97
VERMEER HIGH PLAINS, maint	267.97
VIXEN CONSTRUCT, services	74,964.50
WELDON PARTS, supplies	2,716.57
WESTLAKE HARDWARE, supplies	25.96
WASTE MGMT, services	278.09

Councilmember Thomas made a motion to approve the consent agenda. Seconded by Councilmember Frederick. Councilmember Wetuski reviewed the bills and stated everything was in order. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

**REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS**

City Administrator Ramirez gave an update on the Reflection Plaza.

Library Director Barcal gave a GED report.

**B. CITIZEN ADVISORY REVIEW COMMITTEE – EDP REPORT**

**1. PUBLIC HEARING**

At 6:06 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for comment on the Citizen Advisory Review Committee - EDP Report. Mike Narak presented the report.

At 6:07 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

**C. RESOLUTION – LA VISTA ACTIVE MOBILITY PLAN**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-002 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO ADOPT THE LA VISTA ACTIVE MOBILITY PLAN.

WHEREAS, the City of La Vista is committed to improving the quality of life for its residents by fostering a safe and healthy community; and

WHEREAS, the La Vista Active Mobility Plan has been developed in collaboration with community stakeholders, residents, partnering local agencies, and transportation experts to outline a comprehensive strategy for enhancing active transportation infrastructure and accessibility within the City; and

WHEREAS, on December 18, 2025 the Park and Recreation Advisory Board reviewed the La Vista Active Mobility Plan and voted to recommend approval and adoption to the City Council; and

WHEREAS, on December 5, 2025 the Planning Commission held a public hearing on the La Vista Active Mobility Plan and recommended adoption of the plan and incorporation of the plan into the Comprehensive Development Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby adopt the La Vista Active Mobility Plan.



# MINUTE RECORD

Seconded by Councilmember Frederick. Associate City Planner Broderson answered questions about the Thompson Creek Trail. Councilmember Thomas amended his motion to include all five alternatives presented for the Thompson Creek Trail be included in the plan. Councilmember Frederick amended his second to include the change. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

## **D. REDEVELOPMENT PLAN – 84TH STREET REDEVELOPMENT AREA – PROPOSED AMENDMENT NO. 4**

### **1. PUBLIC HEARING**

At 6:23 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for comment on the Redevelopment Plan – 84<sup>th</sup> Street Redevelopment Area – Proposed Amendment No. 4. Deputy Community Development Director Solberg introduced this item and Chris Erickson with City+Ventures gave a presentation.

At 6:34 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

### **2. RESOLUTION – RECOMMEND REDEVELOPMENT PLAN AMENDMENT NO. 4 TO THE CITY COUNCIL (ACTION ON THIS ITEM WILL BE TAKEN BY THE LA VISTA COMMUNITY DEVELOPMENT AGENCY)**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-003 entitled: A RESOLUTION OF THE LA VISTA COMMUNITY DEVELOPMENT AGENCY ADOPTING AND RECOMMENDING AMENDMENT NO. 4 TO THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA PURSUANT TO NEBRASKA STATUTES, SECTIONS 18-2101 THROUGH 18-2157.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council, as the governing body of the La Vista Community Development Agency, ("Agency") do hereby find, determine, declare and approve as follows:

- I. **FINDINGS.** The Mayor and City Council hereby find and determine as follows:
  - A. The La Vista Comprehensive Plan, Updated December 2018, as amended October 15, 2024 ("Comprehensive Development Plan" or "Comprehensive Plan") is the general plan for the development of the City as a whole as amended.
  - B. The Mayor and City Council in 2012 after satisfying all applicable requirements declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment ("Redevelopment Area").
  - C. To eliminate and prevent recurrence of the substandard and blighted area and upon public hearings and recommendations of the Agency and Planning Commission, the City, following public hearings, approved a Redevelopment Plan "84th Street Redevelopment Area" in 2013 ("2013 Redevelopment Plan"), Amendment No. 1 to the Redevelopment Plan in 2016, Amendment No. 2 in 2020, and Amendment No. 3 in 2024 (such 2013 Redevelopment Plan, as amended by Amendment No. 1, Amendment 2 and Amendment No. 3, is referred to herein as "Redevelopment Plan"), which among other things included and further refined a mixed-use redevelopment project and a public improvement redevelopment project within the Redevelopment Area.
  - D. Following public hearings and recommendations of the Planning Commission, the Comprehensive Development Plan at each point described in "C" above was contemporaneously amended to incorporate the 2013 Redevelopment Plan, Amendment No. 1, Amendment No. 2 and Amendment No. 3, and accordingly the 2013 Redevelopment Plan, Amendment No. 1, Amendment No. 2, Amendment No. 3, and the Redevelopment Plan as amended, each was in conformity with the Comprehensive Development Plan and general plan for development of the City as a whole.



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

- E. Proposed "Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 4" is presented at this meeting as prepared or caused to be prepared by the Agency ("Amendment No. 4"), to provide further specification with respect to certain improvements and applicable provisions of the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project within the Redevelopment Area. Amendment No. 4 shall supersede and control over any provisions of the Redevelopment Plan to the extent any provision of such Redevelopment Plan is inconsistent with Amendment No. 4, and all provisions of such Redevelopment Plan are deemed revised, modified, and amended to be consistent with the provisions of Amendment No. 4. Terms and conditions of the Redevelopment Plan shall continue in effect except as modified by Amendment No. 4.
- F. The Agency, in recommending and adopting the 2013 Redevelopment Plan, designated the substandard and blighted 84<sup>th</sup> Street Redevelopment Area as appropriate for one or more renewal projects (redevelopment projects pursuant to applicable State Statutes as amended), which designation the Agency ratified and affirmed in Amendment No. 1, Amendment No. 2 and Amendment No. 3, and hereby ratifies and affirms in connection with recommendation and adoption of Amendment No. 4. Accordingly, the 84th Street Redevelopment Area is a community redevelopment area, and all works and undertakings in such Area pursuant to Amendment No. 4, the Redevelopment Plan, Mixed Use Redevelopment Project, Public Improvement Redevelopment Project, or Neb. Rev. Stat. Sections 18-2101 through 18-2157 ("Community Development Law") constitute one or more redevelopment projects. Furthermore, the Agency, in recommending and adopting Amendment No. 1, designated the 84th Street Redevelopment Area, which does not exceed 600 acres, as eligible for imposition of an occupation tax, which designation the Agency ratified and affirmed in connection with recommendation and adoption of Amendment No. 2 and Amendment No. 3 and hereby ratifies and affirms in connection with recommendation and adoption of Amendment No. 4 and may be carried out from time to time in one or more actions, enhanced employment area(s), and occupation taxes as determined and approved by the City.
- G. City Staff proposes by separate action of the Mayor and City Council on behalf of the City an amendment to the Comprehensive Development Plan to incorporate Amendment No. 4, as finally approved, into the City's Comprehensive Development Plan ("Proposed Comprehensive Plan Amendment").
- H. The proposed modification of the Redevelopment Plan as represented in Amendment No. 4 and Redevelopment Plan as amended:
1. Is for one or more community redevelopment areas, or redevelopment projects, which conforms to the general plan for the development of the City as a whole, as set forth in the City's Comprehensive Development Plan, subject to City Council approval of the Proposed Comprehensive Plan Amendment, and is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements, and
  2. Is sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in each redevelopment project area, and
  3. Includes among other things:
    - a. The boundaries of each redevelopment project area, with a map showing the existing uses and condition of the real property therein,
    - b. A land-use plan showing proposed uses of each area,



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

- c. Information regarding standards of population densities, land coverage and building intensities in each area after redevelopment,
  - d. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinance.
  - e. A site plan of each area,
  - f. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in each area after redevelopment, and
  - g. A proposal for the designation of an enhanced employment area as provided in Amendment No. 2. No additional or different designation of enhanced employment area or determination is made in connection with Amendment No. 4.
- I. The Agency submitted said Amendment No. 4 to the Planning Commission of the City of La Vista for review and recommendations as to its conformity with the general plan for development of the City as a whole as set forth in the Comprehensive Development Plan of the City, subject to adoption of the Proposed Comprehensive Plan Amendment. The Planning Commission, after required notice, held a public hearing on proposed Amendment No. 4. The Planning Commission after said hearing reviewed proposed Amendment No. 4 and, taking into consideration all relevant factors including the Proposed Comprehensive Plan Amendment and any public comments at the public hearing, made findings and written recommendations with respect to proposed Amendment No. 4, including that proposed Amendment No. 4 (and the Redevelopment Plan as amended by Amendment No. 4) is in conformity with the general plan for the development of the City as a whole as set forth in the Comprehensive Development Plan of the City, subject to various conditions including City Council adoption of the Proposed Comprehensive Plan Amendment; and the Planning Commission recommended Amendment No. 4 for approval. The findings and written recommendations were submitted and presented to the Agency, as well as to the City Council with proposed Amendment No. 4, as on file with the City Clerk. The Planning Commission also considered and recommended the Proposed Comprehensive Plan Amendment for approval.
- J. The Agency, before recommending Amendment No. 4 to the City Council for approval, considered, and in making such recommendation determined, the following in connection with the additions, subtractions, and modifications made by said amendment, and the Redevelopment Plan as amended by Amendment No. 4: Whether the proposed land uses and building requirements in each redevelopment project area are designed with the general purpose of accomplishing, in conformance with the City's general plan as set forth in the City's Comprehensive Development Plan (subject to City Council adoption of the Proposed Comprehensive Plan Amendment), a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. Factors considered include, without limitation, the following:
- 1. Proposed public improvements, including without limitation public street, intersection, and offstreet parking improvements, will make adequate provision for traffic and vehicular parking.
  - 2. Buildings and other improvements will be designed and constructed in accordance with applicable fire and safety codes, which will promote safety from fire, panic, and other dangers.



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

3. Planned public and private recreational, entertainment, and community areas and facilities, and placement of buildings of the Mixed Use Redevelopment Project will be designed to provide for light and air, and promote healthful and convenient distribution of population.
4. The type of mixed use redevelopment and its proximity to Nebraska State Highway 85 (84th Street), Harrison Street, Giles Road, and connectivity to other major streets and I-80 is anticipated to facilitate commuting and traffic flow, and enhance the opportunity for further development and use of public transportation for residents and visitors to and from the area and other parts of the metro area. The Mixed Use Redevelopment Project also will include adequate water, sewerage, and other public utilities. The projects will be located in close proximity to area schools, and all La Vista residents will be able to enjoy improvements in the vicinity of the former La Vista Falls golf course and other recreational areas.
5. The proposed projects provide and promote sound design and arrangement of public and private facilities and improvements that will benefit all La Vista residents.
6. Expenditures of public funds and proposed works and improvements will be wise and efficient in eliminating and preventing recurrence of substandard, blighted, insanitary and unsafe accommodations, conditions, facilities, and areas.

Provisions of Amendment Nos. 1 and 2 involving the Mixed Use Redevelopment Project included the division of taxes as provided in Neb. Rev. Stat. Section 18-2147 ("TIF") and a cost-benefit analysis was conducted, as updated in connection with Amendment No. 2, based on all phases of such Project and a Maximum Redevelopment Loan Amount constituting the cumulative limit on all Redevelopment Loan Amounts for all phases of the Mixed Use Redevelopment Project and redevelopment of the entire Mixed Use Redevelopment Project Area, using a cost-benefit model developed for use by local projects and considering and analyzing applicable factors, including factors specified in Neb. Rev. Stat. Section 18-2113(2):

1. Tax shifts resulting from the division of taxes as provided in Neb. Rev. Stat. Section 18-2147,
2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of such provisions of the redevelopment project,
3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project,
4. Impacts on other employers and employees within the City and the immediate area that are located outside the boundaries of the area of the redevelopment project,
5. Impacts on the student populations of the school districts within the City, and
6. Any other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from provisions of the redevelopment project.

Such cost-benefit analysis, as previously updated, constitutes the current cost-benefit analysis for the Mixed Use Redevelopment Project and, because it is based on all phases of the Mixed Use Redevelopment Project and redevelopment of the entire Mixed Use Redevelopment Project Area, and a Maximum Redevelopment Loan Amount to which all Individual Mixed Use Redevelopment Projects comprising the Mixed Use Redevelopment Project are subject, constitutes the cost-benefit analysis for each phase or Individual Mixed Use Redevelopment Project.

No changes to the Maximum Redevelopment Loan Amount or otherwise are proposed with respect to TIF for the Mixed Use Redevelopment Project as previously authorized and approved. Consequently, updates to the current Cost-Benefit Analysis are not proposed or required in connection with this Amendment, and such Cost-Benefit Analysis shall continue as and be deemed to constitute the cost-benefit analysis for the Mixed Use Redevelopment Project, as amended by this Amendment, and, because it is based on all phases of the Mixed Use Redevelopment Project and



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

a Maximum Redevelopment Loan Amount, as amended by the Second Amendment to Redevelopment Agreement incorporated into the Redevelopment Plan, to which all Individual Mixed Use Redevelopment Projects comprising the Mixed Use Redevelopment Project are subject, shall be and be deemed to continue to constitute the cost-benefit analysis for each Individual Mixed Use Redevelopment Project.

- K. All applicable requirements of the Agency with respect to proposed Amendment No. 4, including any notice or hearing requirements, have been satisfied.

II. RECOMMENDATION OF AMENDMENT NO. 4. Based on the foregoing and all other relevant factors, including any public comment at the public hearing, the Agency adopts and recommends Amendment No. 4 to the City Council for approval, subject to City Council adoption of the Proposed Comprehensive Plan Amendment, and further subject to satisfaction of all applicable requirements as the Mayor or City Administrator or his or her designee determines necessary or appropriate to carry out provisions of Amendment No. 4. This recommendation includes the following:

- A. The recommendation of the Planning Commission concerning Amendment No. 4; and
- B. Ratification and approval of the following statements in connection with prior approvals of the Redevelopment Plan as amended:
1. The proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area(s), and estimated proceeds or revenue from its disposal to redevelopers;
  2. The proposed method of financing portions of the redevelopment projects; and
  3. A feasible method proposed for the relocation of families to be displaced from the redevelopment project areas, if any. No relocation of families is expected.
- C. By recommending Amendment No. 4, the Agency ratifies and affirms its agreement with the City Council in connection with prior approvals of the Redevelopment Plan for the imposition of one or more occupation taxes for one or more enhanced employment areas within the 84th Street Redevelopment Area as the City Council from time to time determines in its sole discretion.

III. FURTHER ACTIONS. The Mayor or City Administrator or his or her designee, in addition to any other person specified in Amendment No. 4, the Redevelopment Plan, as amended, any redevelopment contract, applicable law, or otherwise, is hereby authorized to take such further actions on behalf of the Agency as he or she determines necessary or appropriate to implement Amendment No. 4 or the Redevelopment Plan as amended, or to carry out the actions approved in this Resolution.

Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

### **3. RESOLUTION – CITY COUNCIL APPROVE PROPOSED REDEVELOPMENT PLAN AMENDMENT NO. 4**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-004 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING AMENDMENT NO. 4 TO THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA IN ACCORDANCE WITH NEBRASKA STATUTES, SECTIONS 18-2101 THROUGH 18-2157.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of La Vista, Nebraska does hereby find, determine, declare and approve as follows:

- I. FINDINGS. The City Council of the City of La Vista finds and determines as follows:



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

- A. The findings and actions of the Agency as set forth in the resolution recommending Amendment No. 4 to the Redevelopment Plan for the 84th Street Redevelopment Area ("Amendment No. 4") to the City Council for approval ("Agency Resolution"), incorporated herein by reference, are ratified, affirmed, adopted and approved. Unless otherwise expressly provided, terms used in this Resolution shall have the meaning ascribed by the Agency Resolution.
- B. All applicable requirements with respect to the actions taken or approved in this Resolution, including notice and hearing requirements, have been satisfied.
- C. Proposed Amendment No. 4 (and the Redevelopment Plan as amended) is a workable program for utilizing appropriate private and public resources, powers, and actions to redevelop, eliminate, and prevent recurrence or spread of the substandard and blighted area.
- D. In exercising its powers under Neb. Rev. Stat. Sections 18-2101 through 18-2157 ("Community Development Law") with respect to the matters approved in this Resolution, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the City, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements, the City Council has given consideration to the following objective:

The City Council, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the City as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises.

Proposed Amendment No. 4 (and the Redevelopment Plan as amended), (i) is feasible - as provided in analysis and reporting of Hunden Strategic Partners incorporated by reference in connection with City Council approval of Amendment No. 1 and Amendment No. 2 to the Redevelopment Plan ("Hunden Analysis"), which analysis and reporting were ratified, affirmed and approved in connection with Amendment No. 3, and are hereby ratified, affirmed and approved - and in conformity with the general plan for the development of the City as a whole, as set forth in the Comprehensive Development Plan of the City, subject to adoption of the Proposed Comprehensive Plan Amendment described in the Agency Resolution, and (ii) in conformity with the legislative declarations and determinations set forth in the Community Development Law, including without limitation, the determination of the City Council of the necessity of eliminating and preventing recurrence of the substandard and blighted Area and related liabilities and harmful effects to the City as a matter of public uses, purposes, policy, interest, concern, powers, and authority for which public action shall be taken and public money shall be expended in accordance with such Amendment No. 4 (and Redevelopment Plan as amended).

- E. As documented in analysis and reporting of such Hunden Analysis on behalf of the City or Agency in connection with Amendment No. 1 and Amendment No. 2 to the Redevelopment Plan (and Redevelopment Plan as amended), and specifically provisions of the Redevelopment Plan as amended involving the Mixed Use Redevelopment Project and related redevelopment plan provisions using funds authorized by Neb. Rev. Stat. Section 18-2147 ("TIF"), that the following conditions were satisfied:

- 1. Such provisions of the Mixed Use Redevelopment Project would not be economically feasible without the use of TIF,



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

2. Such provisions of the Mixed Use Redevelopment Project would not occur in the community redevelopment area without use of TIF, and
3. The costs and benefits of such provisions of the Mixed Use Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community and demand for public and private services have been analyzed by the City Council and found to be in the long-term best interest of the community impacted by the redevelopment project.

Amendment No. 4 does not add, subtract or modify amounts or uses of funds previously authorized under Neb. Rev. Stat. Section 18-2147 with respect to the Mixed Use Redevelopment Project and related Redevelopment Plan provisions; and by approving Amendment No. 4, the City Council hereby ratifies and affirms prior findings and documentation in connection with Redevelopment Plan as amended with respect to the Mixed Use Redevelopment Project, related Redevelopment Plan provisions and three items enumerated above.

- F. The Redevelopment Plan as amended included designation of an initial enhanced employment area and determined that new investment within such enhanced employment area would result in new employees and new investment satisfying applicable requirements of Neb. Rev. Stat. Section 18-2116(2). No additional or different designation of enhanced employment area or determination is made in connection with Amendment No. 4.

II. APPROVAL OF REDEVELOPMENT PLAN AMENDMENT NO. 4. Based on the foregoing and all relevant factors, including any public comment at the public hearing, the City Council of the City of La Vista hereby approves proposed Amendment No. 4, subject to adoption of the Proposed Comprehensive Plan Amendment, and further subject to satisfaction of all applicable requirements as the Mayor, City Administrator or his or her designee determines necessary or appropriate to carry out provisions of Amendment No. 4.

III. FURTHER ACTIONS. The Mayor or City Administrator, or his or her designee, in addition to any other person specified in Amendment No. 4, the Redevelopment Plan as amended, or any redevelopment contract or otherwise, is hereby authorized to take such further actions as are necessary or appropriate to implement Amendment No. 4, the Redevelopment Plan as amended, or carry out the actions approved in this Resolution on behalf of the City.

Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

**E. COMPREHENSIVE DEVELOPMENT PLAN ("COMPREHENSIVE PLAN")  
AMENDMENT – PROPOSED AMENDMENT TO INCORPORATE REDEVELOPMENT  
PLAN AMENDMENT NO. 4 – 84<sup>TH</sup> STREET REDEVELOPMENT AREA AND THE LA  
VISTA ACTIVE MOBILITY PLAN INTO THE COMPREHENSIVE PLAN**

**1. PUBLIC HEARING ON PROPOSED COMPREHENSIVE PLAN  
AMENDMENT TO INCORPORATE REDEVELOPMENT PLAN  
AMENDMENT NO. 4 INTO THE COMPREHENSIVE PLAN**

At 6:36 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for comment on the Comprehensive Development Plan ("Comprehensive Plan") Amendment – Proposed Amendment to Incorporate Redevelopment Plan Amendment No. 4 – 84<sup>th</sup> Street Redevelopment Area and the La Vista Active Mobility Plan into the Comprehensive Plan.

At 6:36 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

## **2. PUBLIC HEARING ON PROPOSED COMPREHENSIVE PLAN AMENDMENT TO INCORPORATE THE LA VISTA ACTIVE MOBILITY PLAN INTO THE COMPREHENSIVE PLAN**

At 6:37 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for comment on the Proposed Comprehensive Plan Amendment to Incorporate the La Vista Active Mobility Plan into the Comprehensive Plan.

At 6:37 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

## **3. ORDINANCE – APPROVE COMPREHENSIVE PLAN AMENDMENT TO INCORPORATE REDEVELOPMENT PLAN AMENDMENT NO. 4 AND THE LA VISTA ACTIVE MOBILITY PLAN INTO THE COMPREHENSIVE PLAN**

Councilmember Hale introduced Ordinance No. 1532 entitled: AN ORDINANCE TO AMEND SECTION 1 OF ORDINANCE NO. 1522 CODIFIED IN LA VISTA MUNICIPAL CODE SECTIONS 151.01 AND 151.02 TO INCORPORATE AMENDMENT NO. 4 OF THE REDEVELOPMENT PLAN FOR THE 84<sup>TH</sup> STREET REDEVELOPMENT AREA AND THE CITY OF LA VISTA ACTIVE MOBILITY PLAN INTO THE COMPREHENSIVE DEVELOPMENT PLAN; TO REPEAL SECTION 1 OF ORDINANCE NO. 1522 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY OTHER CONFLICTING ORDINANCES OR PARTS THEREOF AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY AND TO PROVIDE FOR THE EFFECTIVE DATE.

Councilmember Sell moved that the statutory rule requiring reading on three different days be suspended. Councilmember Frederick seconded the motion to suspend the rules and roll call vote on the motion. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

Councilmember Thomas made a motion to approve final reading and adopt Ordinance 1532. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye: aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Acting Mayor declared the ordinance adopted and the Acting Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

## **F. 84<sup>TH</sup> STREET REDEVELOPMENT AREA**

### **1. RESOLUTION – APPROVE FOURTH AMENDMENT TO SUBDIVISION AGREEMENT**

Councilmember Quick introduced and moved for the adoption of Resolution No. 25-005 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE FOURTH AMENDMENT TO SUBDIVISION AGREEMENT, LA VISTA CITY CENTRE.

WHEREAS, the City in 2016 entered a Subdivision Agreement - La Vista City Centre dated December 1, 2016 ("2016 Subdivision Agreement"), as amended in 2019 by a First Amendment, in 2021 by a Second Amendment, and 2024 by a Third Amendment (the 2016 Subdivision Agreement, as modified by the First Amendment, Second Amendment and Third Amendment, is referred to as "Subdivision Agreement"). A Fourth Amendment to Subdivision Agreement is proposed as presented at this meeting or on file with the City Clerk, content with changes to contemporaneous Amendment No. 4 to the Redevelopment Plan - 84<sup>th</sup> Street Redevelopment Area and Fourth Amendment to Redevelopment Agreement providing further specification with respect to private improvements to be constructed within La Vista City Centre, Replat 6 as part of Subsequent Phases of the Mixed Use Redevelopment Project, to be operated and used as a hotel. The Fourth Amendment to Subdivision



# MINUTE RECORD

Agreement only affects parcels within the 84<sup>th</sup> Street Redevelopment Area owned by Subdivider.

NOW THEREFORE, BE IT RESOLVED, that the Fourth Amendment to Subdivision Agreement as presented at this meeting is deemed to be in the public interest and in furtherance of the purposes of the Community Development Law, and is hereby approved. The Mayor on behalf of the City shall be authorized to execute the Fourth Amendment to Subdivision Agreement, subject to such additions, subtractions, or modifications as the Mayor, City Administrator or City Engineer may determine necessary or appropriate, and further subject to the satisfaction of all applicable requirements as the Mayor, City Administrator, or Mayor's or City Administrator's designee determines necessary or appropriate to carry out the provisions of such Fourth Amendment to Subdivision Agreement or contemporaneous Fourth Amendment to Redevelopment Agreement.

BE IT FURTHER RESOLVED, that terms used in this Resolution have the meaning ascribed to them in the Subdivision Agreement. Additionally, recitals above are incorporated by reference, and the Mayor, City Administrator or City Engineer, in addition to any otherwise authorized persons, shall be authorized to take all steps or actions on behalf of the City as he or she determines necessary or appropriate to carry out the actions approved in this Resolution, including, without limitation, effectuating or carrying out the Fourth Amendment to Subdivision Agreement and the Subdivision Agreement as amended.

Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

**2. RESOLUTION – APPROVE FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT – MIXED USE REDEVELOPMENT PROJECT (ACTION ON THIS ITEM WILL BE TAKEN BY THE LA VISTA COMMUNITY DEVELOPMENT AGENCY)**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-006 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, ACTING AS THE LA VISTA COMMUNITY DEVELOPMENT AGENCY, APPROVING FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE 84<sup>TH</sup> STREET REDEVELOPMENT AREA.

WHEREAS, The City Council in 2013 approved a Redevelopment Plan for the 84th Street Redevelopment Area, as amended by Amendment No. 1 in 2016, Amendment No. 2 in 2020, and Amendment No. 3 for, among other things two redevelopment projects; specifically a mixed use redevelopment project and a public improvement redevelopment project (such Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area as amended by Amendment No. 1, Amendment No. 2, and Amendment No. 3 referred to herein as "Redevelopment Plan"); and

WHEREAS, The City Council at this meeting approved Amendment No. 4 to the Redevelopment Plan to provide further specification with respect to certain improvements and applicable provisions of the Mixed Use Redevelopment Project or Public Improvement Redevelopment Project within the Redevelopment Area (such Redevelopment Plan as amended by Amendment No. 4 referred to herein as "Redevelopment Plan, as amended"); and

WHEREAS, A Fourth Amendment to Redevelopment Agreement for the 84<sup>th</sup> Street Redevelopment Area ("Third Amendment to Redevelopment Agreement") is presented for approval of the La Vista Community Development Agency in accordance with Amendment No. 4 to the Redevelopment Plan. The Agency desires to approve the Fourth Amendment to Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council acting as the La Vista Community Development Agency that the Fourth Amendment to Redevelopment Agreement presented at this meeting is deemed to be in the



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

public interest and in furtherance of the purposes of the Community Development Law, and is hereby approved. The Mayor on behalf of the Agency shall be authorized to execute the Fourth Amendment to Redevelopment Agreement, subject to such additions, subtractions, or modifications as the Mayor, City Administrator or City Engineer may determine necessary or appropriate, and further subject to satisfaction of all applicable requirements as the Mayor, City Administrator, or Mayor's or City Administrator's designee determines necessary or appropriate to carry out the provisions of such Fourth Amendment to Redevelopment Agreement or contemporaneous Fourth Amendment to Subdivision Agreement.

BE IT FURTHER RESOLVED, that terms used in this Resolution have the meaning ascribed to them in the Redevelopment Agreement. Additionally, recitals above are incorporated by reference, and the Mayor, City Administrator or City Engineer, in addition to any otherwise authorized persons, shall be authorized to take all steps or actions on behalf of the Agency as he or she determines necessary or appropriate to carry out the actions approved in this Resolution, including, without limitation, effectuating or carrying out the Fourth Amendment to Redevelopment Agreement and the Redevelopment Agreement for the 84<sup>th</sup> Street Redevelopment Area as amended.

Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

## **G. LA VISTA CITY CENTRE REPLAT 6**

### **1. RESOLUTION – APPROVE FINAL PLAT – LA VISTA CITY CENTRE REPLAT 6**

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-007 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR LOT 2 LA VISTA CITY CENTRE REPLAT 5, TO BE REPLATTED AS LOTS 1-2 LA VISTA CITY CENTRE REPLAT 6, A SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owner of the above described property applied for approval of a replat for Lot 2 La Vista City Centre Replat 5, to be replatted as Lots 1-2 La Vista City Centre Replat 6; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on December 19, 2024, the La Vista Planning Commission held a meeting and reviewed the replat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lot 2 La Vista City Centre Replat 5, to be replatted as Lots 1-2 La Vista City Centre Replat 6, a subdivision located in the West Half of the Southwest Quarter of Section 14, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located southeast of the intersection of Main Street and Barmettler Drive, be, and hereby is, approved.

Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

## **H. 84TH STREET REDEVELOPMENT AREA TAX INCREMENT FINANCING – PART OF MIXED USE REDEVELOPMENT PROJECT (ACTION ON THIS ITEM WILL BE TAKEN BY THE LA VISTA COMMUNITY DEVELOPMENT AGENCY)**

### **1. RESOLUTION – APPROVE TAX INCREMENT FINANCING AND ISSUANCE OF TAX INCREMENT REVENUE NOTE FOR PART OF MIXED USE REDEVELOPMENT PROJECT – 84<sup>TH</sup> ST REDEVELOPMENT AREA.**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-008 entitled: A RESOLUTION AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE NOTE (LA VISTA CITY CENTRE HOTEL PROJECT), SERIES 2025, OF THE LA VISTA COMMUNITY DEVELOPMENT AGENCY, FOR THE PURPOSE OF PAYING CERTAIN PROJECT COSTS IN CONNECTION WITH A REDEVELOPMENT PROJECT; PRESCRIBING THE FORM AND DETAILS OF SUCH NOTE AND THE COVENANTS AND AGREEMENTS MADE BY THE AGENCY TO FACILITATE AND PROTECT THE PAYMENT THEREOF; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

Seconded by Councilmember Sell. Councilmember Thomas amended his motion to approve the issuance of the tax increment revenue note with any minor changes approved by City Attorney McKeon. Councilmember Sell amended his second to include the change. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

### **I. RESOLUTION – AUTHORIZE SOUTHPORT-WEST PAPIO CONNECTOR GRANT APPLICATION – METROPOLITAN AREA PLANNING AGENCY (MAPA)**

Councilmember Quick introduced and moved for the adoption of Resolution No. 25-009 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA FOR THE GRANT APPLICATION TO THE METROPOLITAN AREA PLANNING AGENCY FOR FUNDING ASSISTANCE TO DESIGN AND CONSTRUCT THE WEST PAPIO SOUTHPORT CONNECTOR.

WHEREAS, the City of La Vista recognizes the importance of providing safe and accessible pedestrian infrastructure to promote active transportation, community connectivity, and public health; and

WHEREAS, the proposed pedestrian bridge and trail improvements will address critical connectivity gaps, provide enhanced recreational and economic development opportunities, and align with the City's Comprehensive Development Plan and Active Mobility Plan; and

WHEREAS, the Metropolitan Area Planning Agency (MAPA) has an open call for projects to solicit grant proposals for funding from the Federal Highway Administration through the regional Transportation Alternatives Program and Carbon Reduction Program;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby support the submission of a grant application to MAPA for funding assistance to develop the pedestrian bridge and trail improvements as part of the West Papio Southport Connector.

Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

### **J. RESOLUTION – INTERLOCAL COOPERATION AGREEMENT – SANITARY IMPROVEMENT DISTRICT #104**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-010 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF LA VISTA AND SANITARY IMPROVEMENT DISTRICT #104 FOR PERMITTING OF UTILITY INSTALLATION PERMITS FOR COMMUNICATION FACILITIES IN THE RIGHT OF WAY.



# MINUTE RECORD

January 7, 2025

No. 729 — REDFIELD DIRECT E2106195KV

WHEREAS, the City controls access, obstruction, use and occupation of street right-of-way or public property of the City by private parties in connection with communications lines, equipment and improvements; and

WHEREAS, SID #104 and City determine that it is necessary, desirable and appropriate to also control private uses in connection with communications facilities of the SID in a uniform, consistent, and orderly manner and for the purpose of reducing potential adverse impacts of private uses onto the public's interest in such right-of-way or public property; and

WHEREAS, the City and SID #104 determine that the City is better positioned to provide such control of private uses with respect to street right-of-way or public property of the SID; and

WHEREAS, the City and SID #104 are authorized by the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801, et. Seq., to enter into this agreement with each other;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska, that the interlocal agreement between the City of La Vista and Sanitary Improvement District #104 is hereby approved in form and content submitted with this resolution, subject to any additions, subtractions, or changes as the City Administrator or any designee of the City Administrator determines necessary or appropriate in consultation with the City Attorney, and that the Mayor or any designee of the Mayor is hereby authorized to execute said agreement on behalf of the City of La Vista.

Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

## **K. RESOLUTION – APPROVE AGREEMENT – NEBRASKA DEPARTMENT OF TRANSPORTATION – THOMPSON CREEK TRAIL**

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-011 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AN AGREEMENT WITH NEBRASKA DEPARTMENT OF TRANSPORTATION (NDOT) FOR CONSTRUCTION OF A HIKING/BIKING TRAIL ALONG THOMPSON CREEK IN AN AMOUNT NOT TO EXCEED \$382,200.00.

WHEREAS, City of La Vista is proposing a transportation project for which it would like to obtain Federal funds; and

WHEREAS, City of La Vista understands that it must strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of the Federal-aid project; and

WHEREAS, City of La Vista and Nebraska Department of Transportation (NDOT) wish to enter into a new Project Program Agreement setting out the various duties and funding responsibilities for the Federal-aid project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska that Douglas Kindig, Mayor of the City of La Vista, is hereby authorized to sign the Program Agreement between the City of La Vista and the NDOT. The City of La Vista is committed to providing local funds for the project as required by the Project Program Agreement.

NDOT Project Number:	TAP-77(76)
NDOT Control Number:	22977
NDOT Project Name:	Thompson Creek Trail, La Vista

Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.



MINUTE RECORD

L. RESOLUTION – APPROVE AGREEMENT – ENCROACHMENT EASEMENT AGREEMENT – LOT 1 B & T ADDITION

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-012 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF AN ENCROACHMENT EASEMENT AGREEMENT IN CONNECTION WITH STORMWATER IMPROVEMENTS ON LOT 1 B & T ADDITION.

WHEREAS, A 15' drainage and utility easement exists along the eastern edge of Lot 1 B & T Addition as dedicated through the Final Plat for B & T Addition recorded with the Sarpy County Register of Deeds on February 2, 2024 (Sarpy County Instrument Number 2024-01761); and

WHEREAS, Property owners of Lot 1 B & T Addition constructed and installed a drain box and 4" PVC pipe to transport storm water within and about Lot 1 B & T Addition as part of a home addition project, part of which encroaches onto the Public Utilities Easement Area; and

WHEREAS, The Chief Building Official and City Engineer have reviewed and are amenable to the request to maintain the drain box and 4" PVC pipe where they were installed and are located within 2 feet of the easement area; and

WHEREAS, a proposed Encroachment Easement Agreement is presented with this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, do hereby approve the Encroachment Easement Agreement as presented, subject to any additions, subtractions, or modifications as the City Administrator, City Engineer, or any designee of the City Administrator or City Engineer determines necessary or appropriate ("Easement").

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the Easement and to take all other actions as he determines necessary or appropriate to carry out this Resolution or the Easement.

Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

M. RESOLUTION – AUTHORIZE REQUEST FOR BIDS – PRIMARY PARK IDENTIFICATION SIGNS

Councilmember Frederick introduced and moved for the adoption of Resolution No. 25-013 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE FABRICATION AND INSTALLATION OF PRIMARY PARK IDENTIFICATION SIGNS.

WHEREAS, the Mayor and Council have determined that the fabrication and installation of primary park identification signs is necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for this project; and

WHEREAS, the schedule for awarding this contract is as follows:

Publish Notice to Contractors	January 9, 2025 and January 15, 2025
Open Bids	February 5 <sup>th</sup> at 10:00am at City Hall
City Council Award Contract	February 18, 2025

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska hereby authorize the advertisement for bids for the fabrication and installation of primary park identification signs.



# MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

January 7, 2025

Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

## **N. RESOLUTION – AUTHORIZE PURCHASE – BALLISTIC SHIELD**

This item was tabled to a future meeting.

## **COMMENTS FROM THE FLOOR**

There were no comments from the floor.

## **COMMENTS FROM MAYOR AND COUNCIL**

Councilmember Frederick asked if there was any feedback on the holiday events.

Communications Manager Beaumont gave an update on the holiday events.

Mayor Kindig announced that tomorrow is the first day of the legislative session.

At 6:59 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Sheehan. Motion carried.

PASSED AND APPROVED THIS 7TH DAY OF JANUARY 2025.

CITY OF LA VISTA

  
Kim Thomas, Acting Mayor

ATTEST:

  
Rachel D. Carl, CMC  
City Clerk