

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 3, 2020 AGENDA

Subject:	Type:	Submitted By:
CITY ACQUISITION OF REAL PROPERTY 84 TH STREET REDEVELOPMENT AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY DEVELOPMENT DIRECTOR

SYNOPSIS

Public hearing will be held and a resolution has been prepared to approve the city acquisition of real property for public improvements within the 84th Street Redevelopment Area.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

Public hearing will be held and a resolution has been prepared to approve the city acquisition of real property. The property acquisition is necessary for various public improvements within the 84th Street Redevelopment Area. The areas to be acquired are depicted in Exhibit A of the attached resolution.

RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AUTHORIZE AND APPROVE THE PURCHASE OF REAL PROPERTY AND FURTHER ACTIONS.

BE IT RESOLVED, that the Mayor and City Council find and determine that:

1. The City desires to purchase property described or depicted in attached Exhibit A ("Property") for public improvements and purposes. The estimated purchase price is approximately \$1.1 million, plus pro rated costs at closing, if any, as approved by the City Administrator, ("Price") for tracts totaling an estimated 60,000 square feet, which Price may be paid or provided by payment of cash or conveyance of property in exchange at closing, or any combination of cash and property. Terms and conditions of the purchase, including without limitation amounts, locations, dimensions, and boundaries of the Property, Price, and any property to be conveyed in exchange, are subject to additions, subtractions, or changes, finalization, and approvals as the City Administrator or City Engineer or her or his designee determines necessary or appropriate;
2. The City published notice of public hearing on the proposed purchase of the Property and, before consideration of this Resolution, held the public hearing during the regular City Council meeting on March 3, 2020 which notice and hearing are hereby ratified, affirmed, and approved;
3. All applicable statutory requirements related to the proposed purchase have been satisfied; and
4. A purchase agreement for the Property is proposed in form on file with the City Clerk and incorporated herein by this reference ("Purchase Agreement"). Purchase of the Property may be carried out all at once or in phases by and through the parties entering and executing one or more Purchase Agreements and closing. The Purchase Agreement as presented will be used for all such purchases and closings, subject to any additions, subtractions, or changes as the City Administrator, City Engineer, or her or his designee determines necessary or appropriate.

BE IT FURTHER RESOLVED, that the Mayor and City Council adopt and approve the following actions: The Purchase Agreement and purchase of the Property at the Price is approved, subject to the following, as the City Administrator, City Engineer, or her or his designee determines necessary or appropriate: final determination by survey or plat of amounts, dimensions, locations, and boundaries of the Property to be acquired, any additions, subtractions, or changes to the Property, Price, Purchase Agreement, or any property to be conveyed by the City in exchange, any required approvals, and any other required terms and conditions..

BE IT FURTHER RESOLVED, that the Mayor, City Administrator, or City Engineer, or his or her designee, is hereby authorized to take all actions he or she determines necessary or appropriate to carry out this Resolution or the actions approved herein.

PASSED AND APPROVED THIS 3RD DAY OF MARCH, 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

K:\APPS\City Hall\20 FINAL RESOLUTIONS\20. La Vista -
84th Street - City Property Acq - Notice 03.03.2020.Docx

PARCEL A



(PRIVATE TO PUBLIC)

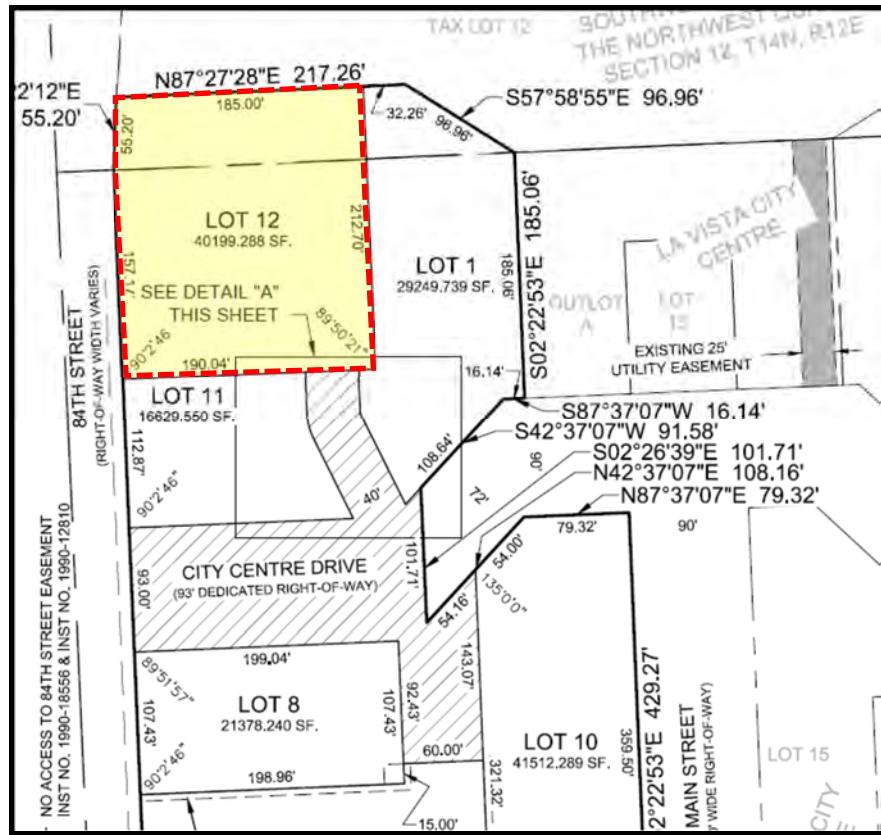
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN CITY CENTRE DRIVE AS DEDICATED BY LA VISTA CITY CENTRE THEATER, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

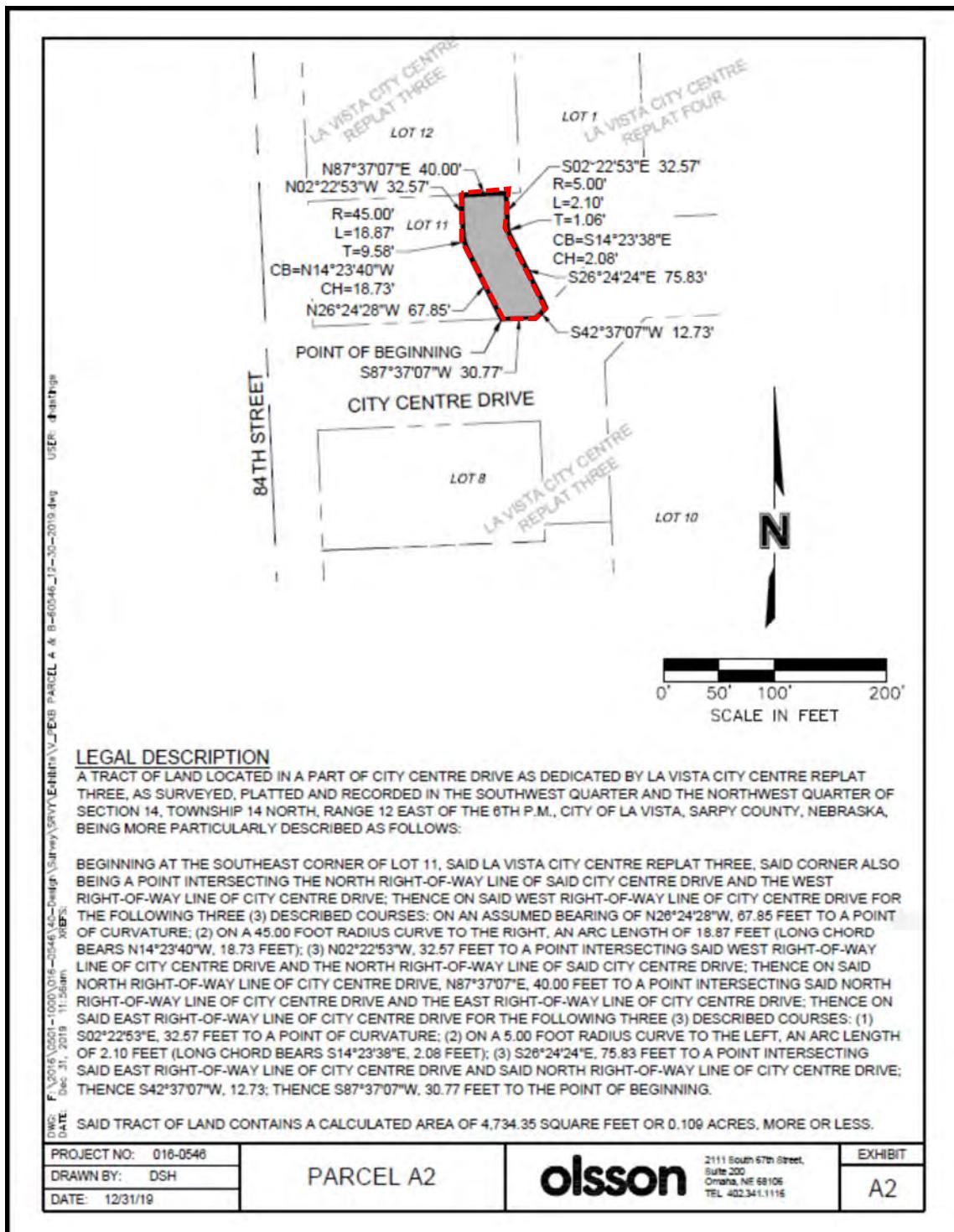
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH RIGHT-OF-WAY LINE OF SAID CITY CENTRE DRIVE ON AN ASSUMED BEARING OF S87°37'07"W, 35.08 FEET TO THE POINT OF BEGINNING; THENCE S02°22'53"E, 58.95 FEET; THENCE S87°37'07"W, 80.00 FEET; THENCE N02°22'53"W, 58.95 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) N87°37'07"E, 22.00 FEET; (2) S02°22'53"E, 8.86 FEET; (3) N87°37'07"E, 35.32 FEET; (4) N02°22'53"W, 8.86 FEET; (6) N87°37'07"E, 22.68 FEET TO THE POINT OF BEGINNING.

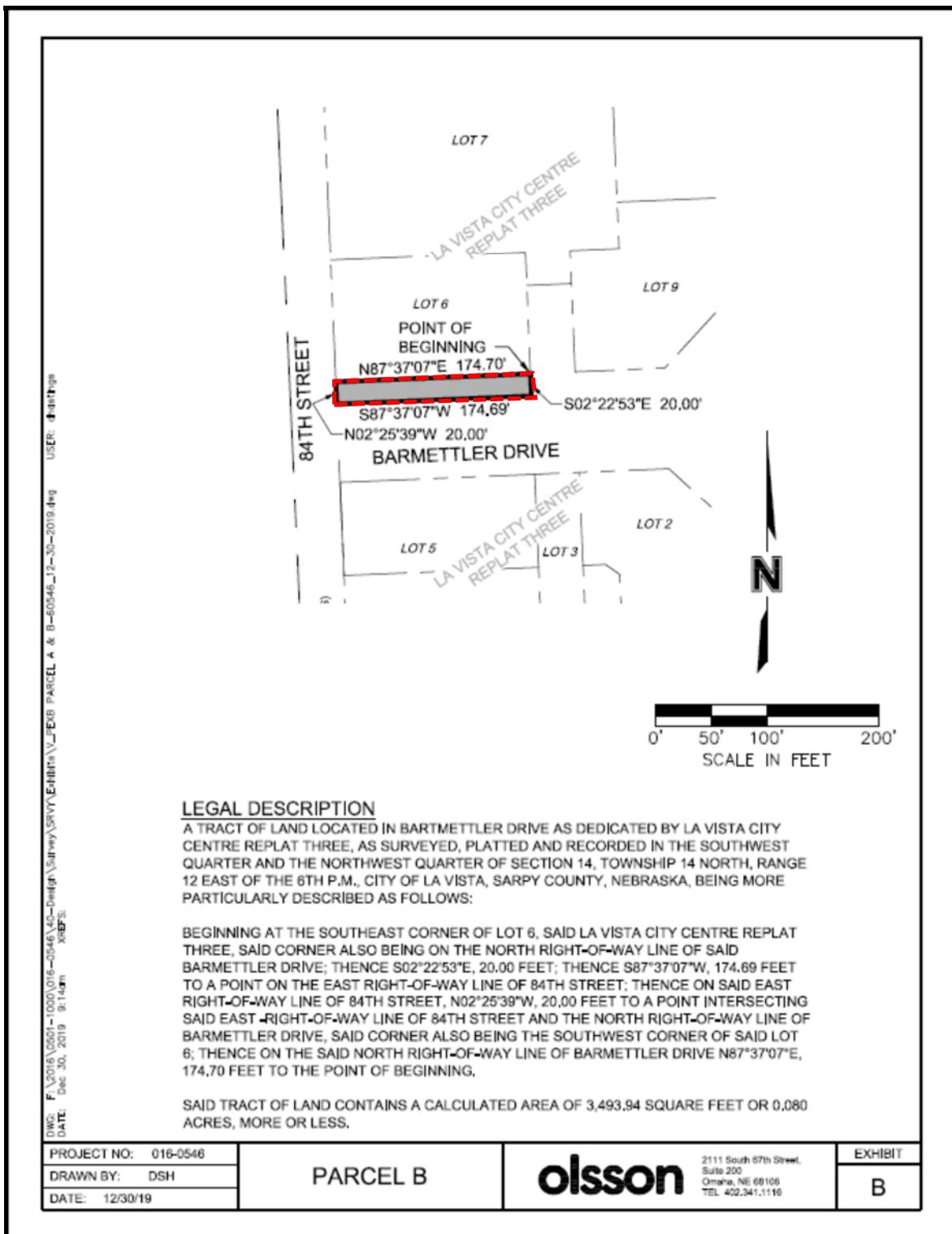
SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 4,403.31 SQUARE FEET OR 0.101 ACRES, MORE OR LESS.

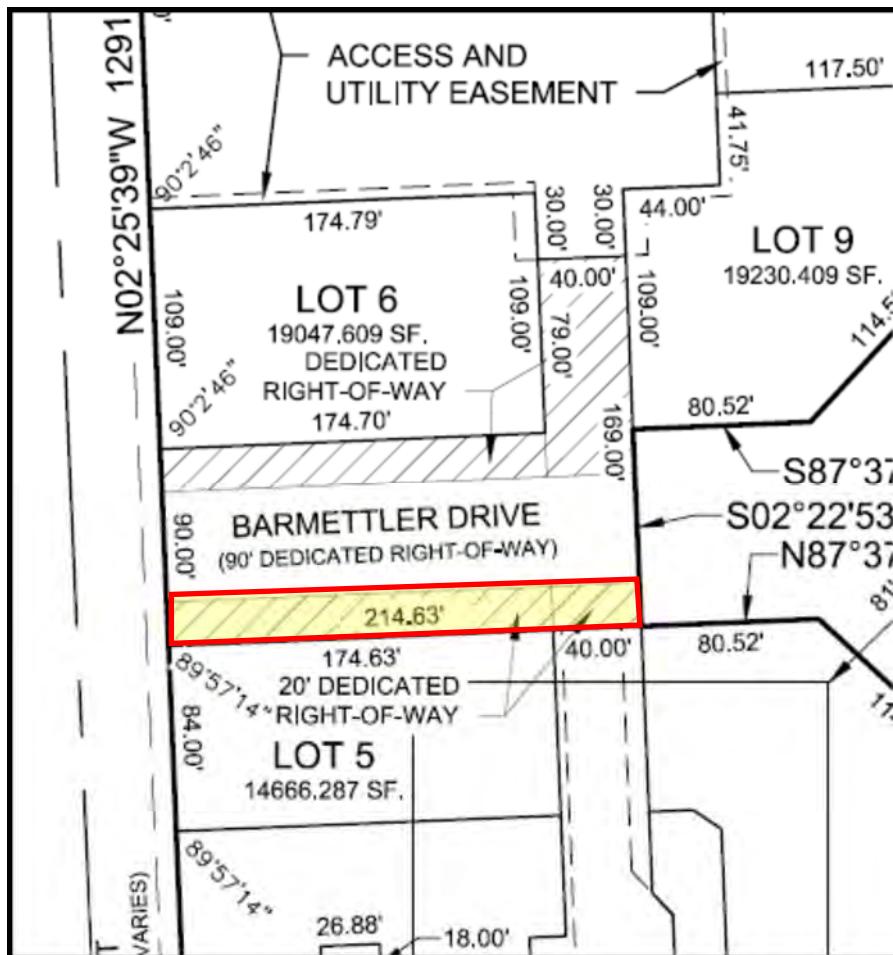
PARCEL B



Lot 12 La Vista City Centre Replat 3, City of La Vista, Sarpy County, NE

PARCEL C

PARCEL D

PARCEL E

(PRIVATE TO PUBLIC)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN BARMETTLER DRIVE AS DEDICATED BY LA VISTA CITY CENTRE REPLAT THREE, AS SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID LA VISTA CITY CENTRE REPLAT THREE, SAID CORNER ALSO BEING A POINT INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BARMETTLER DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET EXTEND ON AN ASSUMED BEARING OF N02°25'39"W, 20.00 FEET, THENCE N87°37'07"E, 214.65 FEET; THENCE S02°22'53"E, 20.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF BARMETTLER DRIVE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF BARMETTLER DRIVE S87°37'07"W, 214.63 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 4,292.81 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

PARCEL F