

**LA VISTA CITY COUNCIL MEETING AGENDA**

**December 15, 2020**

**6:00 p.m.**

**Harold "Andy" Anderson Council Chamber**  
**La Vista City Hall**  
**8116 Park View Blvd**

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement of Location of Posted Open Meetings Act**
- **Service Awards: Mary Shaw – 20 years; Randy Seffron – 10 years**
- **Appointments**
  - Library Board – Reappoint Carol Westlund, Connie Novacek, Huyen-Yen Hoang – 2 year term
  - Planning Commission – Reappoint Mike Krzywicki and Jason Dale – 3 year term
  - Board of Adjustment/Appeals – Reappoint Brad Strittmatter – 3 year term
  - Board of Health – Appoint Douglas Kindig, Kim Thomas and Robert Lausten – 1 year term

*All matters listed under item A, Consent Agenda, are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

**A. CONSENT AGENDA**

1. **Approval of the Agenda as Presented**
2. **Approval of the Minutes of the December 1, 2020 City Council Meeting**
3. **Approval of the Minutes of the December 1, 2020 City Council Organizational Meeting**
4. **Approval of the Minutes of the November 19, 2020 Planning Commission Meeting**
5. **Monthly Financial Report – October 2020**
6. **Request for Payment – Olsson – Professional Services – City Centre Phase 1 Public Infrastructure – \$5,500**
7. **Request for Payment – Sarpy County Economic Development Corporation – Professional Services – 2020 Annual Investment Visionary Level – \$8,500**
8. **Approval of Claims**

- **Reports from City Administrator and Department Heads**
- **Sarpy County Economic Development Corporation – 3rd Quarter Report**

**B. Comprehensive Plan Amendment – Future Land Use Map – Streck, Inc. Workforce Housing – Portion of Lot 1 Harrison Hills**

1. **Public Hearing**
2. **Ordinance**

**C. Zoning Map Amendment – Streck, Inc. Workforce Housing – Portion of Lot 1 Harrison Hills**

1. **Public Hearing**
2. **Ordinance**

**D. Resolution – Award Contract – Sanitary Sewer Repair**

**E. Resolution – Approve Plans – SID 237 Cimarron Woods – Parking Lot Improvements**

**F. Resolution – Approve Agreement – ICMA-RC Administrative Services**

**G. Executive Session – Contract Negotiations**

- **Comments from the Floor**
- **Comments from Mayor and Council**
- **Adjournment**

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact the City Clerk prior to the meeting at 402-331-4343. A copy of the Open Meeting Act is posted in the Council Chamber and available in the public copies of the Council packet. Citizens may address the Mayor and Council under "Comments from the Floor." Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.



CITY OF LA VISTA

**CERTIFICATE OF APPRECIATION**

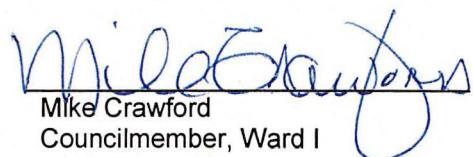
A CERTIFICATE OF APPRECIATION PRESENTED TO **MARY MARJORIE SHAW** OF THE LA VISTA PUBLIC LIBRARY, FOR 20 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

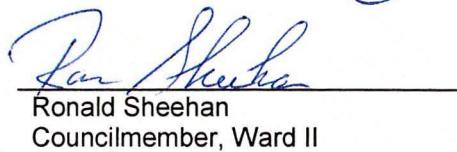
WHEREAS, **Mary Marjorie Shaw** has served the City of La Vista since November 16, 2000; and

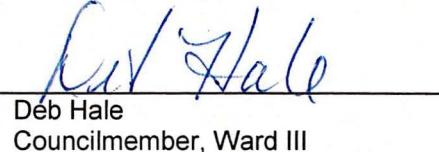
WHEREAS, **Mary Marjorie Shaw's** input and contributions to the City of La Vista have contributed to the success of the City;

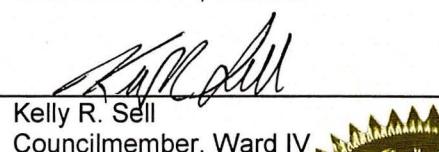
NOW, THEREFORE BE IT RESOLVED that this Certificate of Appreciation is hereby presented to **Mary Marjorie Shaw** on behalf of the City of La Vista for 20 years of service to the City.

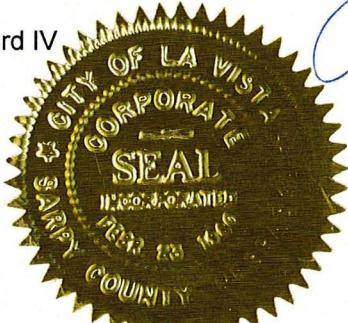
DATED THIS 15TH DAY OF DECEMBER 2020.

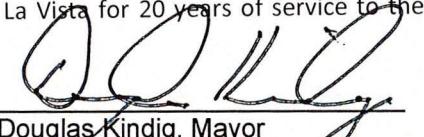
  
Mike Crawford  
Councilmember, Ward I

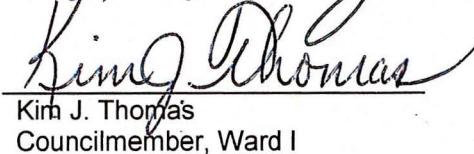
  
Ronald Sheehan  
Councilmember, Ward II

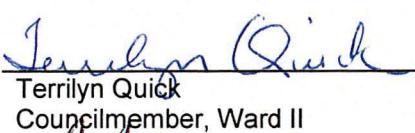
  
Deb Hale  
Councilmember, Ward III

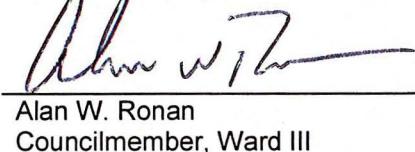
  
Kelly R. Sell  
Councilmember, Ward IV

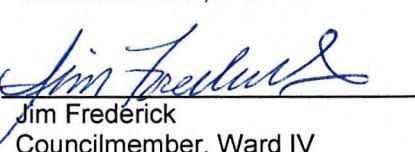


  
Douglas Kindig, Mayor

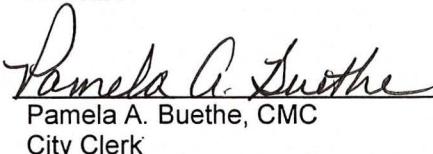
  
Kim J. Thomas  
Councilmember, Ward I

  
Terrilyn Quick  
Councilmember, Ward II

  
Alan W. Ronan  
Councilmember, Ward III

  
Jim Frederick  
Councilmember, Ward IV

ATTEST:

  
Pamela A. Buethe, CMC  
City Clerk



CITY OF LA VISTA

**CERTIFICATE OF APPRECIATION**

A CERTIFICATE OF APPRECIATION PRESENTED TO **RANDY SEFFRON OF LA VISTA PUBLIC WORKS**, FOR 10 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, **Randy Seffron** has served the City of La Vista since November 22, 2010; and

WHEREAS, **Randy Seffron's** input and contributions to the City of La Vista have contributed to the success of the City;

NOW, THEREFORE BE IT RESOLVED that this Certificate of Appreciation is hereby presented to **Randy Seffron** on behalf of the City of La Vista for 10 years of service to the City.

DATED THIS 15TH DAY OF DECEMBER 2020.

Mike Crawford  
Mike Crawford  
Councilmember, Ward I

Ronald Sheehan  
Ronald Sheehan  
Councilmember, Ward II

Deb Hale  
Deb Hale  
Councilmember, Ward III

Kelly R. Sell  
Kelly R. Sell  
Councilmember, Ward IV



Douglas Kindig,  
Douglas Kindig, Mayor

Kim J. Thomas  
Kim J. Thomas  
Councilmember, Ward I

Terrilyn Quick  
Terrilyn Quick  
Councilmember, Ward II

Alan W. Ronan  
Alan W. Ronan  
Councilmember, Ward III

Jim Frederick  
Jim Frederick  
Councilmember, Ward IV

ATTEST:

Pamela A. Buethe  
Pamela A. Buethe, CMC  
City Clerk

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- **Comments from Mayor and Council**
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# MINUTE RECORD

A-2

No. 729 — REEDIE & COMPANY, INC. OMAHA E1310556LD

## LA VISTA CITY COUNCIL MEETING December 1, 2020

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 December 1, 2020. Present in the Council Chambers were Councilmembers: Thomas, Crawford, Quick, Hale, and Sell. Present via Zoom were Councilmembers: Frederick and Sheehan. Also in attendance were, City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, Chief of Police Lausten, City Clerk Buethe, Director of Public Works Soucie, Director of Administrative Services Pokorny, Library Director Barcal, Recreation Director Stopak, City Engineer Dowse, and Community Development Director Fountain.

A notice of the meeting was given in advance thereof by publication in the Times on November 25, 2020. Notice was simultaneously given to the 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. Governor Pete Ricketts issued Executive Order No. 20-34 – Coronavirus – Public Meetings Requirement Limited Waiver for Alternative Participation for Elected Officials. Such order allowed virtual meeting participation by elected officials that have been ordered to quarantine or isolate by the local public health agency due to exposure to COVID-19, in conformance with guidance from the Nebraska Department of Health and Human Services. 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.

All votes of Councilmembers Frederick and Sheehan at the meeting were by roll call vote using Zoom videoconference.

Mayor Kindig called the meeting to order, led the audience in the Pledge of Allegiance, and made the announcements.

### A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE NOVEMBER 17, 2020 CITY COUNCIL MEETING
3. REQUEST FOR PAYMENT – ALFRED BENESCH & COMPANY – PROFESSIONAL SERVICES – 96TH & 108TH ST PAVEMENT REHABILITATION – \$724.00
4. REQUEST FOR PAYMENT – DLR GROUP – PROFESSIONAL SERVICES – CITY CENTRE PARKING STRUCTURE 2 – \$1,641.00
5. REQUEST FOR PAYMENT – RDG PLANNING & DESIGN – PROFESSIONAL SERVICES – PLACEMAKING & LA SERVICES – \$4,743.36
6. RESOLUTION NO. 20-113 – AUTHORIZE RENEWAL – COMPUTER SOFTWARE – SHI – \$27,647.95

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE RENEWAL OF MS EXCHANGE AND MS OFFICE 365 SUBSCRIPTIONS FOR CITYWIDE SERVICES FROM SHI IN AN AMOUNT NOT TO EXCEED \$27,647.95.

WHEREAS, the City Council of the City of La Vista has determined that the renewal of MS Exchange and MS Office 365 subscriptions for citywide services is necessary; and

WHEREAS, the FY21/22 Biennial Budget provides funding for the proposed renewal; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the city administrator secure Council approval prior to authorizing any purchase over \$5,000.00;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of MS Exchange and MS Office 365 subscriptions for citywide services from SHI in an amount not to exceed \$27,647.95

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## 7. RESOLUTION NO. 20-114 – AUTHORIZE SIGNATURE – YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE MAYOR TO SIGN THE YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT 2020.

WHEREAS, State of Nebraska Statutes, Sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

WHEREAS, The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31<sup>st</sup> of each year) the appointment of the City Street Superintendent to the NDOT using the Year-End Certification of City Street Superintendent; and

WHEREAS, The NDOT requires that such certification shall also include a copy of the documentation of the City Street Superintendents appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number and Class of License (if applicable) and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

WHEREAS, The NDOT also requires that such Year-End Certification of City Street Superintendent shall be signed by the Mayor or Village Board Chairperson and shall include a copy of a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent by the Mayor or Village Board Chairperson.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor of the City of La Vista, Nebraska is hereby authorized to sign the Year-End Certification of City Street Superintendent 2020.

## 8. APPROVAL OF CLAIMS

AMAZON, supplies	387.68
ASPEN EQUIPMENT CO, maint.	247.00
AT&T MOBILITY, phones	97.34
BKD LLP, services	2,410.00
BRITE IDEAS DECORATING, supplies	126.00
CANINE TACTICAL, services	13,000.00
CENTURY LINK, phones	6.00
CINTAS CORP, services	274.68
COMMERCIAL SEEDING, services	3,490.00
CONTROL MASTERS INC, bld&grnds	715.34
COX COMMUNICATIONS, services	147.03
CUMMINS CENTRAL POWER, maint.	645.93
DOOLING, SHAWN, services	900.00
DOUGLAS COUNTY SHERIFF, services	287.50
DULTMEIER SALES LLC, maint.	46.50
FASTENAL CO, supplies	322.01
FIRST WIRELESS INC, services	940.00
GENERAL FIRE & SAFETY, bld&grnds	245.00
GOVERNMENT FINANCE OFFICERS, services	190.00
HANEY SHOE STORE, apparel	150.00
HAYES MECHANICAL LLC, bld&grnds	1,356.07
HDR ENGINEERING INC, services	513.67
HEARTLAND TIRES & TREADS, maint.	189.43
HEIMES CORP, services	229.67
HGM ASSOCIATES INC, services	2,889.19
INDUSTRIAL SALES CO INC, supplies	163.74
J & J SMALL ENGINE SERVICE, maint.	704.15

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KEVIN JONES, services	350.00
LARSEN SUPPLY CO, supplies	581.85
LEADS ONLINE LLC, services	2,848.00
MAX I WALKER UNIFORM, services	34.60
MENARDS-RALSTON, bld&grnds	1,328.82
METAL DOORS & HARDWARE CO, bld&grnds	817.00
MIDLANDS FAMILY URGENT CARE, services	250.00
NE IOWA INDL FASTENERS INC, maint.	15.09
OFFICE DEPOT INC, supplies	63.94
OLSSON, INC, services	1,821.50
OMNI ENGINEERING, services	81.90
ORIENTAL TRADING CO, supplies	549.12
PER MAR SECURITY, services	129.78
READY MIXED CONCRETE CO, services	612.94
RHOMAR INDUSTRIES INC, maint.	585.80
SARPY COUNTY SHERIFF, services	2,000.00
SOUTHERN UNIFORM, apparel	66.98
THOMPSON DREESSEN & DORNER INC, services	5,354.75
TMS PRODUCTION INTEGRATION, services	317.50
TOSHIBA FINANCIAL, services	138.00
TRAFFIC & CONTROL CO, services	556.00
TY'S OUTDOOR POWER, services	58.79
UNITED DISTRIBUTORS INC, supplies	81.22
UNITED PARCEL, services	19.96
VERIZON CONNECT, phones	631.41
WALMART, supplies	812.67
WOODHOUSE PARTS, maint.	16.60

9. **APPROVAL OF THE MINUTES OF THE NOVEMBER 24, 2020 EMERGENCY CITY COUNCIL MEETING**
10. **APPROVAL OF THE MINUTES OF THE NOVEMBER 24, 2020 EMERGENCY BOARD OF HEALTH MEETING**

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

## **REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS**

Library Director Barcal reported that the Library saved members \$860,000 in 2020. She also reported that Howard Hamilton, founder of the Library, passed away last week.

Recreation Director Stopak reported on the Tree Lighting video and activities at the Community Center.

Chief of Police Lausten reported that Officer Karl Meister was presented with a lifesaving award from the City of Bellevue. Officer Meister is a member of the Sarpy Tactical Medic Team (STacMed).

## **B. ORDINANCE – AMEND COMPENSATION ORDINANCE**

Councilmember Thomas introduced Ordinance No. 1403 entitled: AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE CITY OF LA VISTA; TO PROVIDE FOR THE REPEAL OF ALL PRIOR ORDINANCES IN CONFLICT HEREWITH; ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

Councilmember Sell moved that the statutory rule requiring reading on three different days be suspended. Councilmember Crawford seconded the motion to suspend the rules and roll call vote on the motion. Councilmembers voting aye: Frederick, Sheehan,

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Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion passed.

Councilmember Sell made a motion to approve final reading and adopt Ordinance 1403. Councilmember Frederick seconded the motion. The Mayor then stated the question, "Shall Ordinance No. 1403 be passed and adopted?" Upon roll call vote the following Councilmembers voted aye Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the 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.

## **C. RESOLUTION – APPROVE PROFESSIONAL SERVICES AGREEMENT – 114TH AND GILES INTERSECTION IMPROVEMENTS**

Councilmember Crawford introduced and moved for the adoption of Resolution No. 20-115 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FELSBURG, HOLT AND ULLEVIG (FHU), OMAHA, NEBRASKA, FOR PROJECT MANAGEMENT AND ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$11,900.

WHEREAS, the Mayor and City Council have determined that project management and engineering services for Intersection Improvements at 144th Street and Giles Road are necessary; and

WHEREAS, the FY21/22 Biennial Budget provides funding for the proposed services;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, that a professional services agreement, in a form satisfactory to the City Administrator and City Attorney, be authorized with Felsburg, Holt and Ullevig (FHU), Omaha, Nebraska, for project management and engineering services in an amount not to exceed \$11,900.

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

## **D. RESOLUTION – APPROVE FIVE-YEAR TREE MANAGEMENT PLAN**

Councilmember Hale introduced and moved for the adoption of Resolution No. 20-116 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING THE FIVE-YEAR TREE MANAGEMENT PLAN FOR THE CITY OF LA VISTA AS SUBMITTED BY THE PARKS SUPERINTENDENT.

WHEREAS, the Parks Superintendent has revised and updated the City of La Vista Five-Year Tree Management Plan; and

WHEREAS, the La Vista Parks and Recreation Advisory Committee has reviewed the Five-Year Tree Management Plan for the City of La Vista and recommends to Council approval of the Plan; and

WHEREAS, the Five-Year Tree Management Plan shall constitute the official Comprehensive City Tree Plan for the City of La Vista;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska that the Five-Year Tree Management Plan as submitted by the Parks Superintendent and reviewed by the Mayor and City Council of the City of La Vista be, and the same hereby is, accepted and approved.

Seconded by Councilmember Thomas. Parks Superintendent Allen gave a presentation on the plan. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

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## E. APPROVAL OF CLASS C LIQUOR LICENSE APPLICATION – CASEY'S RETAIL COMPANY DBA CASEY'S GENERAL STORE #3913

### 1. PUBLIC HEARING

At 6:25 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the application for a Class D Liquor License.

At 6:26 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Crawford. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

### 2. RESOLUTION

Councilmember Sell introduced and moved for the adoption of Resolution No. 20-117 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF A CLASS D LIQUOR LICENSE FOR CASEY'S RETAIL COMPANY DBA CASEY'S GENERAL STORE #3913 IN LA VISTA, NEBRASKA.

WHEREAS, Casey's Retail Company dba Casey's General Store #3913, 11728 Emilie Street, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class D Liquor License; and

WHEREAS, the Nebraska Liquor Control Commission has notified the City of said application; and

WHEREAS, the City has adopted local licensing standards to be considered in making recommendations to the Nebraska Liquor Control Commission; and

WHEREAS, said licensing standards have been considered by the City Council in making its decision;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of a Class D Liquor License submitted by Casey's Retail Company dba Casey's General Store #3913, 11728 Emilie Street, La Vista, Sarpy County, Nebraska.

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

## F. RESOLUTION – AMEND PERSONNEL POLICY SECTION VIII – VACATION ACCRUAL POLICY

Councilmember Hale introduced and moved for the adoption of Resolution No. 20-118 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AMENDING SECTION 8 OF THE CITY PERSONNEL POLICY AND PROCEDURES MANUAL REGARDING VACATION ACCRUAL.

WHEREAS, the Mayor and City Council of the City of La Vista, Nebraska, has determined that a need exists to make changes to the existing La Vista City Personnel Policy and Procedures Manual as adopted on December 20, 2005; and

WHEREAS, it is being proposed that Section 8 in the manual regarding vacation accrual be amended to clarify language and incorporate a policy change to the timing of the increase of vacation accrual; and

WHEREAS, it is the desire of the City Council to amend Section 8 of the Personnel Policy and Procedures Manual to incorporate the changes to the above listed subsection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska, that the existing La Vista City Personnel Policy and Procedures Manual adopted on December 20, 2005, is hereby

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amended to reflect the proposed changes to Subsection 8 as submitted at the City Council meeting.

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

## **G. RESOLUTION – APPROVAL OF BLANKET BOND – MAYOR**

Councilmember Crawford introduced and moved for the adoption of Resolution No. 20-119 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING BLANKET BOND IN PLACE OF INDIVIDUAL BOND OF MAYOR, RE-ELECTED AT THE GENERAL ELECTION HELD NOVEMBER 3, 2020.

BE IT RESOLVED, that the penalty amount of the official bond of the Mayor is hereby set at \$5,000.

BE IT FURTHER RESOLVED, that the City Council makes and approves the following findings: The City Clerk has presented at this meeting a blanket bond, number 69372735, issued by Western Surety Company, as surety, in place of an individual bond, pursuant to Neb. Rev. Stat. Section 11-104(2), as enacted by LB 347 (2007), for the upcoming term of the Mayor of the City of La Vista ("Bond"); by additional indemnity rider, the Bond provides coverage in the amount of \$5,000., conditioned for the faithful discharge of duties of the office of Mayor; the Mayor has executed an undertaking of the Bond in joint and several form; the Bond is payable to the City of La Vista in the penalty amount of \$5,000., conditioned for the faithful discharge of the duties of office; the corporate surety of said Bond is legally authorized to transact business in the State of Nebraska; the Bond has been executed by the principal and surety thereof and the required oath has been endorsed by the principal by attachment incorporating or incorporated into the Bond by reference, which shall be effective as and constitute endorsement upon said Bond; the Bond has been previously filed with the City Clerk; and all applicable legal requirements with respect to said Bond have been satisfied.

BE IT FURTHER RESOLVED, that the Bond, including, but not limited to the penalty amount and all other terms and conditions thereof, is hereby approved, and the Mayor is hereby authorized to endorse approval of the Council and surety in writing on the Bond or by attachment incorporating or incorporated into the Bond by reference, which shall be effective as and constitute endorsement of approval upon said Bond.

BE IT FURTHER RESOLVED, that the City shall pay the premium for the Bond.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized to take any other action as is necessary or appropriate to carry out the actions approved herein.

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

## **H. RESOLUTION – AUTHORIZE PURCHASE – CLOUDGUARD SECURITY SOFTWARE**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 20-120 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF CLOUDGUARD SECURITY SOFTWARE SUBSCRIPTIONS FROM GUIDEPOINT SECURITY IN AN AMOUNT NOT TO EXCEED \$7,054.56.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of CloudGuard security software subscriptions is necessary; and

WHEREAS, the FY 21/22 Biennial Budget provides funding for this purchase; and

# MINUTE RECORD

December 1, 2020

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secure council approval prior to authorizing any purchases over \$5,000;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska authorize the purchase of CloudGuard security software subscriptions from GuidePoint Security in an amount not to exceed \$7,054.56

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

## COMMENTS FROM THE FLOOR

There were no comments from the floor.

## COMMENTS FROM MAYOR AND COUNCIL

There were no comments from Mayor and Council.

At 6:30 p.m. Councilmember Crawford made a motion to adjourn the meeting. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER 2020.

CITY OF LA VISTA

\_\_\_\_\_

Douglas Kindig, Mayor

ATTEST:

\_\_\_\_\_

Pamela A. Buethe, CMC  
City Clerk

# MINUTE RECORD

A-3

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

## LA VISTA CITY COUNCIL ORGANIZATIONAL MEETING December 1, 2020

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:30 p.m. on December 1, 2020. Present in the Council Chambers were Councilmembers: Thomas, Crawford, Quick, Hale, and Sell. Present via Zoom were Councilmembers: Frederick and Sheehan. Also in attendance were, City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, Chief of Police Lausten, City Clerk Buethe, Director of Public Works Soucie, Director of Administrative Services Pokorny, Library Director Barcal, Recreation Director Stopak, City Engineer Dowse, and Community Development Director Fountain.

A notice of the meeting was given in advance thereof by publication in the Times on November 25, 2020. Notice was simultaneously given to the 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. Governor Pete Ricketts issued Executive Order No. 20-34 – Coronavirus – Public Meetings Requirement Limited Waiver for Alternative Participation for Elected Officials. Such order allowed virtual meeting participation by elected officials that have been ordered to quarantine or isolate by the local public health agency due to exposure to COVID-19, in conformance with guidance from the Nebraska Department of Health and Human Services. 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.

All votes of Councilmembers Frederick and Sheehan at the meeting were by roll call vote using Zoom videoconference.

### II. CITY CLERK'S REPORT OF ELECTION RESULTS

City Clerk Buethe read the results of the General Election held on Tuesday, November 3, 2020 as certified by the Sarpy County Election Commissioner for the City of La Vista are as follows:

For the office of Mayor, Douglas Kindig received 6,328 votes and Klaus Lindner received 1,324 votes. For the office of City Council Ward I Mike Crawford received 1,368 votes. For the office of City Council Ward II Ron Sheehan received 851 votes and Nicolas Crawford received 666 votes. For the office of City Council Ward III Deb Hale received 1,443 votes. For the office of City Council Ward IV Jim Frederick received 1,317 votes and Kevin Wetuski received 854.

### III. ADMINISTRATION OF OATH OF OFFICE TO DOUGLAS KINDIG - MAYOR

City Attorney McKeon administered the Oath of Office to Mayor Kindig

### IV. ADMINISTRATION OF OATH TO COUNCILMEMBERS MIKE CRAWFORD – WARD I RON SHEEHAN – WARD II DEB HALE – WARD III JIM FREDERICK – WARD IV

Mayor Kindig Administered the Oath of Office to Councilmembers: Crawford, Sheehan, Hale, and Frederick.

### V. ELECTION OF COUNCIL PRESIDENT

Mayor Kindig called for nominations for Council President. Councilmember Sell nominated Councilmember Thomas. Councilmember Crawford seconded that nomination. Mayor Kindig asked for any further nominations. Councilmember Hale made a motion to cease nominations. Seconded by Councilmember Sheehan. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

Councilmember Crawford made a motion to cast a unanimous ballot for Councilmember Thomas for Council President. Seconded by Councilmember Sell. Councilmembers

# MINUTE RECORD

voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

**VI. APPOINTMENTS BY MAYOR KINDIG**  
**CITY ADMINISTRATOR – BRENDA GUNN**  
**CITY CLERK – PAM BUETHE**  
**FINANCE DIRECTOR – CINDY MISEREZ**  
**PUBLIC WORKS DIRECTOR – JOE SOUCIE**  
**CHIEF OF POLICE – BOB LAUSTEN**  
**CITY ATTORNEY – TOM MCKEON (FITZGERALD, SCHORR,**  
**BARTMETTLER AND BRENNAN, PC, LLO)**  
**CITY ENGINEER – PAT DOWSE**

Councilmember Sell made a motion to approve the appointments by Mayor Kindig. Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

**VII. RESOLUTION – APPROVAL OF BLANKET BOND – APPOINTED OFFICIALS**

Councilmember Crawford introduced and moved for the adoption of Resolution No. 20-121: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING BLANKET BOND IN PLACE OF INDIVIDUAL OFFICIAL BONDS.

WHEREAS, Nebraska Statutes ("Statutes") and the City of La Vista Municipal Code ("Code") require that certain City officials give bonds in favor of the City for certain amounts and subject to certain conditions, including the faithful performance of official duties; the premiums of which shall be paid by the City and have been included in the budget of the City adopted for fiscal years 2020-2021 and 2021-2022; and

WHEREAS, the Statutes and Code specify requirements of bonds when bonds are required; and

WHEREAS, Section 11-104(2) of the Statutes, as enacted by LB 347 (2007) permits a blanket bond in place of individual bonds; and

WHEREAS, a blanket bond, number 69372735, issued by Western Surety Company as surety, ("Bond") is on file and has been presented by the City Clerk at this meeting for approval by the Mayor and City Council in place of individual bonds pursuant to Section 11-104(2) of the Statutes for such City officials other than the City Treasurer; and

WHEREAS, by undertakings and additional indemnity rider, the Bond is in joint and several form, payable to the City of La Vista, and in such amount(s) as have been fixed by Statutes or the City Council; and

WHEREAS, the Bond has been executed by the principals and the surety and the required oaths have been endorsed thereon; and

WHEREAS, the corporate surety of the Bond is legally authorized to transact business in the State of Nebraska; and

WHEREAS, the Bond obligates the principals and surety named therein for the faithful performance of the duties of the offices and positions held by such principals; and

WHEREAS, all applicable legal requirements with respect to said Bond have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, that, the Mayor and City Council have reviewed the penalty amounts set forth in the Bond and hereby set, fix and approve said amounts as the required penalties pursuant to Neb. Rev. Stat. Section 11-104(1) and any other applicable law.

# MINUTE RECORD

BE IT FURTHER RESOLVED, that the recitals above are hereby adopted and approved and shall be and constitute findings and determinations of the Mayor and City Council for purposes of this Resolution; the penalty amounts set forth in the Bond are hereby adopted and approved; and the Mayor and City Council find and determine that the Bond submitted at this meeting satisfies all requirements of applicable law.

BE IT FURTHER RESOLVED, that said Bond, and the surety named therein, are hereby approved, and the Mayor is hereby authorized to endorse approval of the City Council and surety in writing on the Bond or by attachment incorporating or incorporated into said Bond by reference, which shall be and constitute endorsement of approval upon said Bond.

BE IT FURTHER RESOLVED, that the City shall pay the premiums for said Bond, except for any premium that is voluntarily paid by any other person.

BE IT FURTHER RESOLVED, that the Mayor and/or City Clerk are authorized to take any other action that is necessary or appropriate to carry out the actions approved herein.

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

## **VIII. RESOLUTION – APPROVAL OF INDIVIDUAL BOND – TREASURER**

Councilmember Sell introduced and moved for the adoption of Resolution No. 20-122: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING OFFICIAL BOND OF CITY TREASURER.

WHEREAS, Section 16-318 of the Nebraska Revised Statutes, as amended, and Section 31.21 of the City of La Vista Municipal Code ("Code") require that the City Treasurer give a bond in favor of the City in the amount of not less than \$25,000.00 and subject to certain conditions, including the faithful performance of official duties; the premiums of which shall be paid by the City and have been included in the budget of the City adopted for fiscal years 2020-2021 and 2021-2022; and

WHEREAS, the Statutes and Code specify requirements of bonds when bonds are required; and

WHEREAS, a bond, number 71652885, issued by Western Surety Company as surety ("Bond") has been issued and has been executed by the City Treasurer as principal and by said surety and has been submitted to the City Clerk; and

WHEREAS, the Bond has been presented by the City Clerk at this meeting for approval by the Mayor and City Council; and

WHEREAS, the submitted Bond is in joint and several form, payable to the City of La Vista, and in such amount(s) as have been fixed by Statutes or the City Council; and

WHEREAS, the Bond has been executed by the principal and the surety and the required oaths have been endorsed thereon; and

WHEREAS, the corporate surety of the Bond is legally authorized to transact business in the State of Nebraska; and

WHEREAS, the Bond obligates the principal and surety named therein for the faithful performance of the duties of the office and position held by the City Treasurer; and

WHEREAS, all applicable legal requirements with respect to said Bond have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council have reviewed the penalty amounts set forth in the Bond and hereby set, fix

# MINUTE RECORD

and approve said amount as the required penalty pursuant to Neb. Rev. Stat. Section 16-318 and any other applicable law.

BE IT FURTHER RESOLVED, that the recitals above are hereby adopted and approved and shall be and constitute findings and determinations of the Mayor and City Council for purposes of this Resolution; the penalty amounts set forth in the Bond are hereby adopted and approved; and the Mayor and City Council find and determine that the Bond for the City Treasurer submitted at this meeting satisfies all requirements of applicable law.

BE IT FURTHER RESOLVED, that said Bond, and the surety named therein, are hereby approved, and the Mayor is hereby authorized to endorse approval of the City Council and surety in writing on the Bond or by attachment incorporating or incorporated into said Bond by reference, which shall be and constitute endorsement of approval upon said Bond.

BE IT FURTHER RESOLVED, that the City shall pay the premiums for said Bond (except for any premium that is voluntarily paid by any other person), including all renewal premiums necessary, if any, to continue said bond in effect during the term of office of the Treasurer.

BE IT FURTHER RESOLVED, that the Mayor and/or City Clerk are authorized to take any other action that is necessary or appropriate to carry out the actions approved herein.

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

## IX. COMMENTS FROM THE FLOOR

There were no comments from the floor.

## X. COMMENTS FROM THE MAYOR AND COUNCIL

Councilmember Sheehan commented on Santa's Sleigh Ride and the Tree Lighting.

There was Council consensus to hold the next City Council meeting in person in the Council Chambers.

At 6:46 p.m. Councilmember Crawford made a motion to adjourn the meeting. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: Ronan. Motion carried.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER, 2020.

CITY OF LA VISTA

\_\_\_\_\_  
Douglas Kindig, Mayor

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
8116 PARK VIEW BOULEVARD  
LA VISTA, NE 68128  
P: (402) 331-4343**

**PLANNING COMMISSION MINUTES  
NOVEMBER 19, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, November 19, 2020 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Patrick Coghlan, Mike Circo, Jason Dale, and Josh Frey. Members absent were: John Gahan, Kathleen Alexander, and Harold Sargus. Also, in attendance were Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

**1. Call to Order**

The meeting was called to order by Chairman Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – October 15, 2020**

*Malmquist* moved, seconded by *Frey*, to approve the October 15<sup>th</sup> minutes. **Ayes: Krzywicki, Gahan, Wetuski, Circo, Coghlan, Frey, and Malmquist. Nays: None. Abstain: Dale. Absent: Alexander, Gahan, and Sargus. Motion Carried, (7-0-1)**

**3. Old Business**

None.

**4. New Business**

**A. Comprehensive Plan Future Land Use Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.**

**i. Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Streck, Inc, is requesting a Comprehensive Plan Amendment to change the Future Land Use Map of the Comprehensive Plan to allow for high-density residential in a portion of Lot 1 Harrison Hills, generally located south of the intersection of S. 117<sup>th</sup> St. and Emiline St.

Solberg said that this is just the first step in a multi-step process before the applicant can get to the point of construction for a multi-family housing complex. Staff

recommends approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the Final Plat and Subdivision Agreement.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

Zach Reinhardt, with Burlington Capital spoke on behalf of the applicant. He showed the Commission a rendering of the proposed development and gave a brief overview. He said that there will be 84 units spread between 3 buildings. Reinhart said that this is for an employer assisted housing project that Streck is looking to use to help their employees, to provide a recruiting and retention tool, and to provide affordable housing for their workforce. He then invited the Commission to ask any questions they may have.

Krzywicki asked if this would be exclusively for employees.

Reinhardt said it would not, but that there would be a preference for Streck employees.

Krzywicki asked if a resident ceased to be employed with Streck, Inc., would they still be able to live there, or would they be evicted.

Reinhardt said that they would be allowed to remain, they would just no longer receive the employer-subsidy.

Frey mentioned that this project seemed to be taking a lot of parking spots away from the previously approved site plan, and asked if this would be an issue.

Reinhardt said that they are currently working through plans to relocate the displaced parking to another part of the site, but they do not feel it will have a significant impact on the parking.

Krzywicki asked if when land is rezoned from industrial or commercial to high-density residential, does the city keep or get statistics about what the occupancy rates are for apartments in the city.

Solberg said that they could talk to the Sarpy housing authority to see if there are occupancy rates for multi-family housing. He said the percentage of multi-family housing in La Vista is around 46%.

Krzywicki clarified that he was not talking about the units, he was talking about the occupancy rate. He said that the reason he was asking is because if we are moving land from one use to another, he would like to know if there a legitimate need for apartments if the occupancy was low.

Solberg said they considered that when they reviewed the application. He said that the most important aspect of this is that this is workforce housing, as it is subsidized by the applicant business. This project would provide affordable housing and workforce housing, which is a goal within the Comprehensive Plan. He said that most of the apartments that have been developed recently in La Vista have been on the higher end cost-wise, so we felt the best decision would be to take the opportunity to have new affordable housing in La Vista.

**Wetuski closed the Public Hearing as no members of the public came forward.**

- iii. **Recommendation:** Malmquist moved, seconded by Dale, to recommend approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the final plat and subdivision agreement. **Ayes: Krzywicki, Dale, Wetuski, Coghlan, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Alexander, Dale and Sargus. Motion Carried, (7-0)**

**B. Zoning Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Streck, Inc., is requesting a zoning map amendment for a portion of Lot 1 Harrison Hills from Light Industrial, PUD (Overlay District), and Gateway Corridor (Overlay District) to R-3 High Density Residential, PUD, and Gateway Corridor (Overlay District).

Staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final plat and subdivision agreement.

- ii. **Public Hearing; Wetuski opened the Public Hearing.**

**Wetuski closed the Public Hearing as no members of the public came forward.**

iii. **Recommendation:** Malmquist moved, seconded by Frey, to recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final plat and subdivision agreement. **Ayes: Krzywicki, Dale, Wetuski, Coglan, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Alexander, Dale and Sargus. Motion Carried, (7-0)**

## 5. Comments from the Floor

No members of the public were present.

## 6. Comments from the Planning Commission

None

## 7. Comments from the Staff

Fountain said that the Conditional Use Permits that the Commission approved during the summer and fall have all been approved by the City Council. He also mentioned that on Tuesday night, the Council had approved the third reading of the annexation of the Oriental Trading Company site and that will all be finalized by the end of the year.

Brodersen let the Commission know that the next meeting date is December 10<sup>th</sup>.

## 8. Adjournment

Wetuski adjourned the meeting at 6:42 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Total All Funds</b>					% of Budget Used
	<u>Budget</u> (12 month)	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	Over(under) <u>Budget</u>		
<b><u>OPERATING REVENUES</u></b>						
General Fund	\$ 18,573,006	\$ 1,401,804	\$ 1,401,804	\$ (17,171,202)		8%
Sewer Fund	4,469,263	454,697	454,697	(4,014,566)		10%
Debt Service Fund	3,401,489	405,968	405,968	(2,995,521)		12%
Capital Improvement Program Fund	387	-	-	(387)		0%
Lottery Fund	940,945	126,141	126,141	(814,804)		13%
Economic Development Fund	10,070	1	1	(10,069)		0%
Off Street Parking Fund	24,111	1,613	1,613	(22,498)		7%
Redevelopment Fund	2,038,587	354,151	354,151	(1,684,436)		17%
Police Academy	148,423	130,018	130,018	(18,405)		88%
TIF 1A	305,081	-	-	(305,081)		0%
TIF 1B	418,803	-	-	(418,803)		0%
Sewer Reserve Fund	17,747	491	491	(17,256)		3%
Qualified Sinking Fund	3,757	88	88	(3,669)		2%
<b>Total Operating Revenues</b>	<b>30,351,669</b>	<b>2,874,972</b>	<b>2,874,972</b>	<b>(27,476,697)</b>		<b>9%</b>

	<u>Budget</u> (12 month)	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	Over(under) <u>Budget</u>	% of Budget Used
<b><u>OPERATING EXPENDITURES</u></b>					
General Fund	19,306,753	1,723,739	1,723,739	(17,583,014)	9%
Sewer Fund	4,034,908	71,891	71,891	(3,963,017)	2%
Debt Service Fund	3,334,779	42,881	42,881	(3,291,898)	1%
Capital Improvement Program Fund	-	-	-	-	0%
Lottery Fund	685,187	48,452	48,452	(636,735)	7%
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,098,065	13,703	13,703	(1,084,362)	1%
Redevelopment Fund	1,807,575	514	514	(1,807,061)	0%
Police Academy	116,612	10,720	10,720	(105,892)	9%
TIF 1A	352,417	-	-	(352,417)	0%
TIF 1B	434,083	-	-	(434,083)	0%
Sewer Reserve Fund	-	-	-	-	0%
Qualified Sinking Fund	-	-	-	-	0%
<b>Total Operating Expenditures</b>	<b>31,252,889</b>	<b>1,911,899</b>	<b>1,911,899</b>	<b>(29,340,990)</b>	<b>6%</b>

	<u>Budget</u> (12 month)	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	Over(under) <u>Budget</u>	% of Budget Used
<b><u>OPERATING REVENUES NET OF EXPENDITURES</u></b>					
General Fund	(733,747)	(321,935)	(321,935)	411,812	411,812
Sewer Fund	434,355	382,806	382,806	(51,549)	(51,549)
Debt Service Fund	66,710	363,087	363,087	296,377	296,377
Capital Improvement Program Fund	387	-	-	(387)	(387)
Lottery Fund	255,758	77,689	77,689	(178,069)	(178,069)
Economic Development Fund	(72,440)	1	1	72,441	72,441
Off Street Parking Fund	(1,073,954)	(12,090)	(12,090)	1,061,864	1,061,864
Redevelopment Fund	231,012	353,637	353,637	122,625	122,625
Police Academy	31,811	119,298	119,298	87,487	87,487
TIF 1A	(47,336)	-	-	47,336	47,336
TIF 1B	(15,280)	-	-	15,280	15,280
Sewer Reserve Fund	17,747	491	491	(17,256)	(17,256)
Qualified Sinking Fund	3,757	88	88	(3,669)	(3,669)
<b>Operating Revenues Net of Expenditures</b>	<b>(901,220)</b>	<b>963,072</b>	<b>963,072</b>	<b>1,864,292</b>	<b>(0)</b>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

<b>Total All Funds</b>				
	<u>Budget</u> (12 month)	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	Over(under) <u>Budget</u>

**OTHER FINANCING SOURCES & USES**

**TRANSFERS IN**

General Fund	193,867	-	-	(193,867)	0%
Sewer Fund	350,000	-	-	(350,000)	0%
Debt Service Fund	577,831	-	-	(577,831)	0%
Capital Improvement Program Fund	484,445	-	-	(484,445)	0%
Lottery Fund	-	-	-	-	-
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,275,065	-	-	(1,275,065)	0%
Redevelopment Fund	-	-	-	-	-
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	-	-	-	-	-
Qualified Sinking Fund	50,000	-	-	(50,000)	0%
<b>Total Transfers In</b>	<b>3,013,718</b>	<b>-</b>	<b>-</b>	<b>(3,013,718)</b>	<b>0%</b>

**TRANSFERS OUT**

General Fund	(940,943)	-	-	940,943	0%
Sewer Fund	-	-	-	-	-
Debt Service Fund	(1,182,985)	-	-	1,182,985	0%
Capital Improvement Program Fund	-	-	-	-	-
Lottery Fund	(293,867)	-	-	293,867	0%
Economic Development Fund	-	-	-	-	-
Off Street Parking Fund	-	-	-	-	-
Redevelopment Fund	(245,923)	-	-	245,923	0%
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	(350,000)	-	-	350,000	0%
Qualified Sinking Fund	-	-	-	-	-
<b>Total Transfers Out</b>	<b>(3,013,718)</b>	<b>-</b>	<b>-</b>	<b>3,013,718</b>	<b>0%</b>

**NET TRANSFERS**

General Fund	(747,076)	-	-	747,076	0%
Sewer Fund	350,000	-	-	(350,000)	0%
Debt Service Fund	(605,154)	-	-	605,154	0%
Capital Improvement Program Fund	484,445	-	-	(484,445)	0%
Lottery Fund	(293,867)	-	-	293,867	0%
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,275,065	-	-	(1,275,065)	0%
Redevelopment Fund	(245,923)	-	-	245,923	0%
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	(350,000)	-	-	350,000	0%
Qualified Sinking Fund	50,000	-	-	(50,000)	0%
<b>Total Net Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

	<b>Total All Funds</b>				
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b>OTHER REVENUE: BOND PROCEEDS</b>					
Sewer Fund	-	-	-	-	-
Capital Improvement Program Fund	6,490,000	-	-	(6,490,000)	0%
Economic Development Fund	3,000,000	-	-	(3,000,000)	0%
Off Street Parking Fund	-	-	-	-	-
Redevelopment Fund	9,615,000	-	-	(9,615,000)	0%
<b>Total Bond Proceeds</b>	<b>19,105,000</b>	<b>-</b>	<b>-</b>	<b>(19,105,000)</b>	<b>0%</b>

**OTHER EXPENDITURES: CAPITAL IMPROVEMENT PROGRAM**

Sewer Fund	630,000	-	-	(630,000)	0%
Capital Improvement Program Fund	6,979,445	2,147	2,147	(6,977,298)	0%
Off Street Parking Fund	100,000	1,641	1,641	(98,359)	2%
Redevelopment Fund	4,181,000	17,053	17,053	(4,163,947)	0%
<b>Total Capital Improvement Program</b>	<b>11,890,445</b>	<b>20,841</b>	<b>20,841</b>	<b>(11,869,604)</b>	<b>0%</b>

**OTHER EXPENDITURES: EDP GRANT**

Economic Development Fund	1,000,000	-	-	(1,000,000)	0%
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**NET FUND ACTIVITY**

General Fund	(1,480,823)	(321,935)	(321,935)	1,158,888	
Sewer Fund	154,355	382,806	382,806	228,451	
Debt Service Fund	(538,444)	363,087	363,087	901,531	
Capital Improvement Program Fund	(4,613)	(2,147)	(2,147)	2,466	
Lottery Fund	(38,109)	77,689	77,689	115,798	
Economic Development Fund	2,010,070	1	1	(2,010,069)	
Off Street Parking Fund	101,111	(13,731)	(13,731)	(114,842)	
Redevelopment Fund	5,419,089	336,584	336,584	(5,082,505)	
Police Academy	31,811	119,298	119,298	87,487	
TIF 1A	(47,336)	-	-	47,336	
TIF 1B	(15,280)	-	-	15,280	
Sewer Reserve Fund	(332,253)	491	491	332,744	
Qualified Sinking Fund	53,757	88	88	(53,669)	
<b>Net Activity</b>	<b>\$ 5,313,335</b>	<b>942,231</b>	<b>942,231</b>	<b>(4,371,104)</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Total All Funds</b>				
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	Over(under) <u>Budget</u>	% of Budget <u>Used</u>
<b><u>FUND BALANCE</u></b>	<b><u>As of 9/30/2021</u></b>	<b><u>As of 10/31/2020</u></b>	<b><u>Variance</u></b>	<b><u>Notes</u></b>	
General Fund	6,063,848	7,342,157	1,278,309		
Sewer Fund	1,064,689	1,805,796	741,107		
Debt Service Fund	2,546,407	3,801,791	1,255,384		
Capital Improvement Program Fund	36,922	(40,655)	(77,577)		
Lottery Fund	3,813,883	3,967,516	153,633		
Economic Development Fund	2,017,138	7,070	(2,010,068)		
Off Street Parking Fund	165,570	1,413	(164,157)		
Redevelopment Fund	8,831,835	4,142,481	(4,689,354)		
Police Academy	58,683	151,072	92,389		
TIF 1A	-	47,336	47,336		
TIF 1B	-	15,281	15,281		
Sewer Reserve Fund	1,623,681	1,957,750	334,069		
Qualified Sinking Fund	404,998	351,561	(53,437)		
<b>Net Fund Balance</b>	<b>26,627,654</b>	<b>-</b>	<b>23,550,568</b>		
			<b>(3,077,086)</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

	<b>General Fund</b>					% of Budget Used
	<u>Budget</u> (12 month)	<u>MTD</u> Actual	<u>YTD</u> Actual	Over(under) Budget		
<b>REVENUES</b>						
Property Taxes	\$ 9,393,170	\$ 127,061	\$ 127,061	\$ (9,266,109)		1%
Sales and use taxes	3,887,077	705,009	705,009	(3,182,068)		18%
Payments in Lieu of taxes	356,710	-	-	(356,710)		0%
State revenue	1,739,301	220,569	220,569	(1,518,732)		13%
Occupation and franchise taxes	885,022	33,246	33,246	(851,776)		4%
Hotel Occupation Tax	363,215	39,241	39,241	(323,974)		11%
Licenses and permits	457,113	174,143	174,143	(282,970)		38%
Interest income	67,207	1,819	1,819	(65,388)		3%
Recreation fees	171,782	14,117	14,117	(157,665)		8%
Special Services	24,000	1,172	1,172	(22,828)		5%
Grant Income	151,710	2,176	2,176	(149,534)		1%
Other	1,076,699	83,253	83,253	(993,446)		8%
<b>Total Revenues</b>	<b>18,573,006</b>	<b>1,401,804</b>	<b>1,401,804</b>	<b>(17,171,202)</b>		<b>8%</b>
<b>EXPENDITURES</b>						
Administrative Services	582,929	64,751	64,751	(518,178)		11%
Mayor and Council	220,064	15,829	15,829	(204,235)		7%
Boards & Commissions	6,335	66	66	(6,269)		1%
Building Maintenance	635,049	34,614	34,614	(600,435)		5%
Administration	689,538	50,578	50,578	(638,960)		7%
Police and Animal Control	5,406,114	616,077	616,077	(4,790,037)		11%
Fire	2,412,062	191,139	191,139	(2,220,923)		8%
Community Development	675,426	59,779	59,779	(615,647)		9%
Public Works	4,157,840	361,683	361,683	(3,796,157)		9%
Recreation	860,732	73,664	73,664	(787,068)		9%
Library	948,460	93,314	93,314	(855,146)		10%
Information Technology	399,586	14,106	14,106	(385,480)		4%
Human Resources	1,001,387	71,706	71,706	(929,681)		7%
Public Transportation	111,198	10,753	10,753	(100,445)		10%
Finance	475,544	35,069	35,069	(440,475)		7%
Communication	216,020	18,404	18,404	(197,616)		9%
Capital outlay	508,469	12,206	12,206	(496,263)		2%
<b>Total Expenditures</b>	<b>19,306,753</b>	<b>1,723,739</b>	<b>1,723,739</b>	<b>(17,583,014)</b>		<b>9%</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>(733,747)</b>	<b>(321,935)</b>	<b>(321,935)</b>	<b>411,812</b>		
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating transfers in (Lottery)	193,867	-	-	(193,867)		0%
Operating transfers out (DSF, OSP, CIP)	(940,943)	-	-	940,943		0%
<b>Total other Financing Sources (Uses)</b>	<b>(747,076)</b>	<b>-</b>	<b>-</b>	<b>747,076</b>		
<b>NET FUND ACTIVITY</b>	<b>\$ (1,480,823)</b>	<b>\$ (321,935)</b>	<b>\$ (321,934.5)</b>	<b>\$ 1,158,888</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-PROPRIETARY FUNDS**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Sewer Fund</b>				
	<b>Budget</b>	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>(Under) Budget</b>	<b>% of Budget Used</b>
<b><u>REVENUES</u></b>					
User fees	\$ 4,336,482	\$ -	\$ -	\$ (4,336,482)	0%
Service charge and hook-up fees	123,065	454,377	454,377	331,312	369%
Miscellaneous	19	9	9	(10)	
<b>Total Revenues</b>	<b>4,459,566</b>	<b>454,386</b>	<b>454,386</b>	<b>(4,005,180)</b>	<b>10%</b>
<b><u>EXPENDITURES</u></b>					
Personnel Services	549,189	59,003	59,003	(490,186)	11%
Commodities	35,356	923	923	(34,433)	3%
Contract Services	3,065,964	10,767	10,767	(3,055,197)	0%
Maintenance	39,084	1,198	1,198	(37,886)	3%
Other	230	-	-	(230)	0%
Storm Water Grant	55,085	-	-	(55,085)	0%
Capital Outlay	290,000	-	-	(290,000)	0%
<b>Total Expenditures</b>	<b>4,034,908</b>	<b>71,891</b>	<b>71,891</b>	<b>(3,963,017)</b>	<b>2%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>424,658</b>	<b>382,496</b>	<b>382,496</b>	<b>(42,162)</b>	<b>Note 1</b>
<b><u>NON-OPERATING REVENUE (EXPENSE)</u></b>					
Interest income	9,697	310	310	(9,387)	3%
	<u>9,697</u>	<u>310</u>	<u>310</u>	<u>(9,387)</u>	<u>3%</u>
<b><u>INCOME (LOSS) BEFORE OPERATING TRANSFERS</u></b>	<b>434,355</b>	<b>382,806</b>	<b>382,806</b>	<b>(51,549)</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (Lottery Events)	350,000	-	-	(350,000)	0%
Operating transfers out (CIP & Sewer Reserve)	-	-	-	-	0%
Capital Improvement	(630,000)	-	-	630,000	0%
<b>Total other Financing Sources (Uses)</b>	<b>(280,000)</b>	<b>-</b>	<b>-</b>	<b>280,000</b>	<b>0%</b>
<b>NET INCOME (LOSS)</b>	<b>\$ 154,355</b>	<b>\$ 382,806</b>	<b>\$ 382,806</b>	<b>\$ 228,451</b>	

**Note 1: Restatement of Operating Income Variance**

Operating Income Variance	(42,162)
City of Omaha billing in arrears 1 months	(240,000)
Adjusted Operating Income Variance	<u>(282,162)</u>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Debt Service Fund</b>					
	<u>Budget</u>	<u>MTD Actual</u>	<u>YTD Actual</u>	<u>Over(under) Budget</u>		<u>% of Budget Used</u>
<b><u>REVENUES</u></b>						
Property Taxes	\$ 891,190	\$ 10,243	\$ 10,243	\$ (880,947)		1%
Sales and use taxes	1,943,539	352,504	352,504	(1,591,035)		18%
Payments in Lieu of taxes	35,279	-	-	(35,279)		0%
Other (Special Assessments, Fire Reimbursement)	503,714	41,976	41,976	(461,738)		8%
Interest income	27,767	1,245	1,245	(26,522)		4%
<b>Total Revenues</b>	<b>3,401,489</b>	<b>405,968</b>	<b>405,968</b>	<b>(2,995,521)</b>		<b>12%</b>
<b><u>EXPENDITURES</u></b>						
Administration	98,571	102	102	(98,469)		0%
Fire Contract Bond	122,906	17,794	17,794	(105,112)		14%
Debt service						
Principal	2,645,000	-	-	(2,645,000)		0%
Interest	468,302	24,984	24,984	(443,318)		5%
<b>Total Expenditures</b>	<b>3,334,779</b>	<b>42,881</b>	<b>42,881</b>	<b>(3,291,898)</b>		<b>1%</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>66,710</b>	<b>363,087</b>	<b>363,087</b>	<b>296,377</b>		
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Operating transfers in (GF Hwy Alloc)	577,831	-	-	(577,831)		0%
Operating transfers out (CIP, OSP)	(1,182,985)	-	-	1,182,985		0%
<b>Total other Financing Sources (Uses)</b>	<b>(605,154)</b>	<b>-</b>	<b>-</b>	<b>605,154</b>		
<b>NET FUND ACTIVITY</b>	<b>\$ (538,444)</b>	<b>\$ 363,087</b>	<b>\$ 363,087</b>	<b>\$ 901,531</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

<b>Capital Fund</b>						
	<b>Budget</b>	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>Over(under) Budget</b>	<b>% of Budget Used</b>	
<b><u>REVENUES</u></b>						
Interest income	\$ 387	\$ -	\$ -	\$ (387)	0%	
Grant Income	-	-	-	-	0%	
Special Assessment	-	-	-	-	0%	
Interagency	-	-	-	-	0%	
<b>Total Revenues</b>	<b>387</b>	<b>-</b>	<b>-</b>	<b>(387)</b>	<b>0%</b>	
<b><u>EXPENDITURES</u></b>						
Other	-	-	-	-	0%	
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b>387</b>	<b>-</b>	<b>-</b>	<b>(387)</b>		
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Operating transfers in (GF, DSF)	484,445	-	-	(484,445)	0%	
Operating transfers out (DSF)	-	-	-	-	0%	
Bond/registered warrant proceeds	6,490,000	-	-	(6,490,000)	0%	
Capital outlay	(6,979,445)	(2,147)	(2,147)	6,977,298	0%	
<b>Total other Financing Sources (Uses)</b>	<b>(5,000)</b>	<b>(2,147)</b>	<b>(2,147)</b>	<b>2,853</b>	<b>43%</b>	
<b><u>NET FUND ACTIVITY</u></b>	<b>\$ (4,613)</b>	<b>\$ (2,147)</b>	<b>\$ (2,147)</b>	<b>\$ 2,466</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

	<b>Lottery Fund</b>					
	<b>Budget (12 month)</b>	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>Over(under) Budget</b>	<b>% of Budget Used</b>	
<b>REVENUES</b>						
Lottery Rev/Community Betterment	\$ 645,147	\$ 95,946	\$ 95,946	\$ (549,201)	15%	
Lottery Tax Form 51	258,067	29,374	29,374	(228,693)	11%	
Interest income	37,731	221	221	(37,510)	1%	
Miscellaneous / Other	-	600	600	600	0%	
<b>Total Revenues</b>	<b>940,945</b>	<b>126,141</b>	<b>126,141</b>	<b>(814,804)</b>	<b>13%</b>	
<b>EXPENDITURES</b>						
Professional Services	174,735	-	-	(174,735)	0%	
Salute to Summer	150,127	176	176	(149,951)	0%	
Community Events	29,840	7,589	7,589	(22,251)	25%	
Events - Marketing	60,000	11,314	11,314	(48,687)	19%	
Recreation Events	1,518	-	-	(1,518)	0%	
Concert & Movie Nights	10,900	-	-	(10,900)	0%	
State Taxes	258,067	29,374	29,374	(228,693)	11%	
<b>Total Expenditures</b>	<b>685,187</b>	<b>48,452</b>	<b>48,452</b>	<b>(636,735)</b>	<b>7%</b>	
<b>REVENUES NET OF EXPENDITURES</b>	<b>255,758</b>	<b>77,689</b>	<b>77,689</b>	<b>(178,069)</b>		
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating transfers in	-	-	-	-		
Operating transfers out (GF, SF, DSF)	(293,867)	-	-	293,867	0%	
<b>Total other Financing Sources (Uses)</b>	<b>(293,867)</b>	<b>-</b>	<b>-</b>	<b>293,867</b>	<b>0%</b>	
<b>NET FUND ACTIVITY</b>	<b>\$ (38,109)</b>	<b>\$ 77,689</b>	<b>\$ 77,689</b>	<b>\$ 115,798</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Economic Development</b>				
	<u>Budget</u> (12 month)	<u>MTD</u> Actual	<u>YTD</u> Actual	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Other Income	\$ -	\$ -	\$ -	\$ -	
Interest income	\$ 10,070	\$ 1	\$ 1	\$ (10,069)	
<b>Total Revenues</b>	<b>\$ 10,070</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ (10,069)</b>	
<b><u>EXPENDITURES</u></b>					
Professional Services	\$ 34,500	\$ -	\$ -	\$ (34,500)	0%
Debt service (Warrants)					0%
Principal	\$ -	\$ -	\$ -	\$ -	0%
Interest	\$ 48,010	\$ -	\$ -	\$ (48,010)	0%
<b>Total Expenditures</b>	<b>\$ 82,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (82,510)</b>	<b>0%</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>\$ (72,440)</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 72,441</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF, DSF)	\$ 82,510	\$ -	\$ -	\$ (82,510)	0%
Operating transfers out	\$ -	\$ -	\$ -	\$ -	0%
Bond/registered warrant proceeds	\$ 3,000,000	\$ -	\$ -	\$ (3,000,000)	0%
Community Development - Grant	\$ (1,000,000)	\$ -	\$ -	\$ 1,000,000	0%
<b>Total other Financing Sources (Uses)</b>	<b>\$ 2,082,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,082,510)</b>	<b>0%</b>
<b>NET FUND ACTIVITY</b>	<b>\$ 2,010,070</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ (2,010,069)</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

<b>Off Street Parking</b>						
	<b>Budget</b> <b>(12 month)</b>	<b>MTD</b> <b>Actual</b>	<b>YTD</b> <b>Actual</b>	<b>Over(under)</b> <b>Budget</b>	<b>% of Budget</b> <b>Used</b>	
<b>REVENUES</b>						
Interest income	\$ 1,111	\$ 5	\$ 5	\$ (1,106)		0%
Other Income	<u>23,000</u>	<u>1,608</u>	<u>1,608</u>	<u>(21,392)</u>		7%
<b>Total Revenues</b>	<b><u>24,111</u></b>	<b><u>1,613</u></b>	<b><u>1,613</u></b>	<b><u>(22,498)</u></b>		7%
<b>EXPENDITURES</b>						
General & Administrative	160,326	13,703	13,703	(146,623)		9%
Professional Services	780	-	-	(780)		0%
Maintenance	32,276	-	-	(32,276)		0%
Commodities	11,000	-	-	(11,000)		0%
Debt service (Warrants)						
Principal	695,000	-	-	(695,000)		0%
Interest	<u>198,683</u>	<u>-</u>	<u>-</u>	<u>(198,683)</u>		0%
<b>Total Expenditures</b>	<b><u>1,098,065</u></b>	<b><u>13,703</u></b>	<b><u>13,703</u></b>	<b><u>(1,084,362)</u></b>		1%
<b>REVENUES NET OF EXPENDITURES</b>	<b><u>(1,073,954)</u></b>	<b><u>(12,090)</u></b>	<b><u>(12,090)</u></b>	<b><u>1,061,864</u></b>		
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating transfers in (GF, DSF, RDF)	1,275,065	-	-	(1,275,065)		0%
Operating transfers out	-	-	-	-		0%
Bond/registered warrant proceeds	-	-	-	-		0%
Capital Improvement	<u>(100,000)</u>	<u>(1,641)</u>	<u>(1,641)</u>	<u>98,359</u>		2%
<b>Total other Financing Sources (Uses)</b>	<b><u>1,175,065</u></b>	<b><u>(1,641)</u></b>	<b><u>(1,641)</u></b>	<b><u>(1,176,706)</u></b>		0%
<b>NET FUND ACTIVITY</b>	<b><u>\$ 101,111</u></b>	<b><u>\$ (13,731)</u></b>	<b><u>\$ (13,731)</u></b>	<b><u>\$ (114,842)</u></b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

	<b>Redevelopment Fund</b>					% of Budget Used
	<u>Budget</u> (12 month)	<u>MTD</u> Actual	<u>YTD</u> Actual	Over(under) Budget		
<b><u>REVENUES</u></b>						
Sales and use taxes	\$ 1,943,539	\$ 352,504	\$ 352,504	\$ (1,591,035)		18%
Franchise Fee & Occupation Tax	34,657	-	-	(34,657)		0%
Interest income	60,391	1,646	1,646	(58,745)		3%
<b>Total Revenues</b>	<b>2,038,587</b>	<b>354,151</b>	<b>354,151</b>	<b>(1,684,436)</b>		<b>17%</b>
<b><u>EXPENDITURES</u></b>						
Professional Services	99,700	514	514	(99,186)		1%
Financial / Legal Fees	196,750	-	-	(196,750)		0%
Debt service: (Warrants)						0%
Principal	750,000	-	-	(750,000)		0%
Interest	761,125	-	-	(761,125)		0%
<b>Total Expenditures</b>	<b>1,807,575</b>	<b>514</b>	<b>514</b>	<b>(1,807,061)</b>		<b>0%</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>231,012</b>	<b>353,637</b>	<b>353,637</b>	<b>122,625</b>		
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Operating transfers in	-	-	-	-		0%
Operating transfers out (OSP)	(245,923)	-	-	245,923		0%
Bond/registered warrant proceeds	9,615,000	-	-	(9,615,000)		0%
Capital Improvement	(4,181,000)	(17,053)	(17,053)	4,163,947		0%
<b>Total other Financing Sources (Uses)</b>	<b>5,188,077</b>	<b>(17,053)</b>	<b>(17,053)</b>	<b>(5,205,130)</b>		
<b>NET FUND ACTIVITY</b>	<b>\$ 5,419,089</b>	<b>\$ 336,584</b>	<b>\$ 336,584</b>	<b>\$ (5,082,505)</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

	<b>Police Academy Fund</b>					
	<b>Budget (12 month)</b>	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>Over(under) Budget</b>	<b>% of budget Used</b>	
<b><u>REVENUES</u></b>						
Other Income	\$ 148,000	\$ 130,000	\$ 130,000	\$ (18,000)		88%
Interest income	423	18	18	(405)		4%
<b>Total Revenues</b>	<b>148,423</b>	<b>130,018</b>	<b>130,018</b>	<b>(18,405)</b>		<b>88%</b>
<b><u>EXPENDITURES</u></b>						
Personnel Services	97,692	9,877	9,877	(87,815)		10%
Commodities	2,150	560	560	(1,591)		26%
Contract Services	11,970	283	283	(11,687)		2%
Other Charges	4,800	-	-	(4,800)		0%
<b>Total Expenditures</b>	<b>116,612</b>	<b>10,720</b>	<b>10,720</b>	<b>(105,892)</b>		<b>9%</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>31,811</b>	<b>119,298</b>	<b>119,298</b>	<b>87,487</b>		
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Operating transfers in (GF)	-	-	-	-		0%
Operating transfers out	-	-	-	-		0%
<b>Total other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>NET FUND ACTIVITY</b>	<b>\$ 31,811</b>	<b>\$ 119,298</b>	<b>\$ 119,298</b>	<b>\$ 87,487</b>		

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

<b>TIF 1A</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Property Tax	\$ 305,081	\$ -	\$ -	\$ (305,081)	0%
<b>Total Revenues</b>	<b>\$ 305,081</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (305,081)</b>	<b>0%</b>
<b><u>EXPENDITURES</u></b>					
TIF Distributed Funds	349,366	-	-	(349,366)	0%
Contract Services	3,051	-	-	(3,051)	0%
<b>Total Expenditures</b>	<b>352,417</b>	<b>-</b>	<b>-</b>	<b>(352,417)</b>	
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b>(47,336)</b>	<b>-</b>	<b>-</b>	<b>47,336</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in	-	-	-	-	0%
Operating transfers out	-	-	-	-	0%
<b>Total other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b><u>NET FUND ACTIVITY</u></b>	<b>\$ (47,336)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,336</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

<b>TIF 1B</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Property Tax	\$ 418,803	\$ -	\$ -	\$ (418,803)	0%
<b>Total Revenues</b>	<b>\$ 418,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (418,803)</b>	<b>0%</b>
<b><u>EXPENDITURES</u></b>					
TIF Distributed Funds	429,895	-	-	(429,895)	0%
Contract Services	4,188	-	-	(4,188)	0%
<b>Total Expenditures</b>	<b>434,083</b>	<b>-</b>	<b>-</b>	<b>(434,083)</b>	<b>-</b>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b><u>(15,280)</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>15,280</u></b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in				-	0%
Operating transfers out				-	0%
<b>Total other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>NET FUND ACTIVITY</u></b>	<b><u>\$ (15,280)</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 15,280</u></b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the One months ending October 31, 2020**  
**8% of the Fiscal Year 2021**

<b>Sewer Reserve Fund</b>					
	<b>Budget</b> <b>(12 month)</b>	<b>MTD</b> <b>Actual</b>	<b>YTD</b> <b>Actual</b>	<b>Over(under)</b> <b>Budget</b>	<b>% of Budget</b> <b>Used</b>
<b>REVENUES</b>					
Interest income	\$ 17,747	\$ 491	\$ 491	\$ (17,256)	3%
<b>Total Revenues</b>	<b>\$ 17,747</b>	<b>\$ 491</b>	<b>\$ 491</b>	<b>\$ (17,256)</b>	<b>3%</b>
<b>EXPENDITURES</b>					
Other	-	-	-	-	0%
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>17,747</b>	<b>491</b>	<b>491</b>	<b>(17,256)</b>	
<b>OTHER FINANCING SOURCES (USES)</b>					
Operating transfers in	-	-	-	-	0%
Operating transfers out	(350,000)	-	-	350,000	0%
<b>Total other Financing Sources (Uses)</b>	<b>(350,000)</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	
<b>NET FUND ACTIVITY</b>	<b>\$ (332,253)</b>	<b>\$ 491</b>	<b>\$ 491</b>	<b>\$ 332,744</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
For the One months ending October 31, 2020  
8% of the Fiscal Year 2021

<b>Qualified Sinking Fund</b>					
	<u>Budget</u> (12 month)	<u>MTD</u> Actual	<u>YTD</u> Actual	<u>Over(under)</u> Budget	<u>% of Budget</u> Used
<b><u>REVENUES</u></b>					
Interest income	\$ 3,757	\$ 88	\$ 88	\$ (3,669)	2%
<b>Total Revenues</b>	<b>\$ 3,757</b>	<b>\$ 88</b>	<b>\$ 88</b>	<b>\$ (3,669)</b>	<b>2%</b>
<b><u>EXPENDITURES</u></b>					
Other	-	-	-	-	0%
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REVENUES NET OF EXPENDITURES</b>	<b>\$ 3,757</b>	<b>\$ 88</b>	<b>\$ 88</b>	<b>\$ (3,669)</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in	50,000	-	-	(50,000)	0%
Operating transfers out	-	-	-	-	0%
<b>Total other Financing Sources (Uses)</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>(50,000)</b>	
<b>NET FUND ACTIVITY</b>	<b>\$ 53,757</b>	<b>\$ 88</b>	<b>\$ 88</b>	<b>\$ (53,669)</b>	

## Invoice

# olsson

601 P St Suite 200  
PO Box 84608  
Lincoln, NE 68501-4608  
Tel 402.474.6311, Fax 402.474.5063

September 21, 2020  
Invoice No: 374205

Pat Dowse  
City Engineer  
City of La Vista NE  
8116 Park View Blvd  
La Vista, NE 68128-2198

**Invoice Total \$5,500.00**

Olsson Project # B16-0546 La Vista NE City Centre Phase 1 Public Infrastructure

Professional services rendered May 2020 through September 19, 2020 for work completed in accordance with agreement dated October 7, 2016 and Amendment #1 dated July 7, 2017, Amendment #2 dated July 21, 2017, Amendment #3 dated November 21, 2017, Amendment #4 dated May 17, 2018, and Amendment #5 dated October 24, 2018.

NTP: 12.06.16

PO: 20-008346

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Phase 210 Amd 9 Legal for Public Documents  
Fee

Billing Phase	Fee	Percent Complete	Billed To Date	Previous Fee Billing	Current Fee Billing
Amd 9 Legal for Public Docs	4,000.00	100.00	4,000.00	0.00	4,000.00
Total Fee	4,000.00		4,000.00	0.00	4,000.00
		<b>Subtotal</b>			<b>4,000.00</b>
				<b>Total this Phase</b>	<b>\$4,000.00</b>

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Phase 211 Amd 10 Exhibits for Public Documents  
Fee

Billing Phase	Fee	Percent Complete	Billed To Date	Previous Fee Billing	Current Fee Billing
Amd 10 Exhibits for Public Docs	1,500.00	100.00	1,500.00	0.00	1,500.00
Total Fee	1,500.00		1,500.00	0.00	1,500.00
		<b>Subtotal</b>			<b>1,500.00</b>
				<b>Total this Phase</b>	<b>\$1,500.00</b>

R. Ramirez  
12-7-20

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Consent Agenda 12/15/2020 (2)

Project	B16-0546	La Vista NE City Centre Phase 1 Public	Invoice	374205
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Phase 402 SWPPP Inspections (Including Amendment 5 & 7)

**Fee**

Number of Mo Insp Fees	0.00
Fee Each	800.00
Subtotal	0.00

<b>Subtotal</b>	<b>0.00</b>
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<b>Total this Phase</b>	<b>0.00</b>
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**Billing Limits**

Total Billings	5,500.00	1,155,628.67	1,161,128.67
Limit			1,174,991.75
Balance Remaining			13,863.08

<b>AMOUNT DUE THIS INVOICE</b>	<b>\$5,500.00</b>
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Email Invoices to: pdowse@cityoflavista.org

Authorized By: Anthony Egelhoff

**INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS**

A-7


**Sarpy County Economic Development Corporation**

 808 Conagra Drive  
 Suite 400  
 Omaha, NE 68102

Phone: 402-978-7948

Date	Invoice #
12/1/2020	2055

Bill To
City of La Vista Mayor Doug Kindig 8116 Park View Blvd. La Vista, NE 68128

Due Date	Terms
12/31/2020	Net 30

Quantity	Description	Amount
1	2020 Annual Investment - Visionary Level  We appreciate your involvement and impact in the growth of Sarpy County.  Please continue to support this growth through your annual investment in Sarpy County Economic Development Corporation.  If you have any questions, please call 402-978-7948.	8,500.00
Thank you for your continued support!		 <b>Total</b> \$8,500.00

01.14.0505.000

Consent Agenda: 12-15-2020

Check #	Check Date	Vendor Name	Amount	Voided
133702	12/02/2020	ALFRED BENESCH & COMPANY	724.00	N
133703	12/02/2020	CONTROL MASTERS INCORPORATED	2,031.50	N
133704	12/02/2020	DLR GROUP	1,641.00	N
133705	12/02/2020	FBG SERVICE CORPORATION	5,965.00	N
133706	12/02/2020	HAWKEYE TRUCK EQUIPMENT CO INC	1,068.40	N
133707	12/02/2020	METROPOLITAN COMMUNITY COLLEG	12,664.95	N
133708	12/02/2020	OFFICE DEPOT INC	44.54	N
133709	12/02/2020	RDG PLANNING & DESIGN	4,743.36	N
133710	12/02/2020	THE COLONIAL PRESS, INC	1,145.85	N
133711	12/02/2020	VERIZON WIRELESS	348.97	N
133712	12/15/2020	AA WHEEL & TRUCK SUPPLY INC	88.85	N
133713	12/15/2020	ACTION BATTERIES UNLTD INC	272.79	N
133714	12/15/2020	AKRS EQUIPMENT SOLUTIONS, INC.	211.10	N
133715	12/15/2020	AMAZON CAPITAL SERVICES, INC.	902.87	N
133716	12/15/2020	ANDERSON FORD OF LINCOLN	148,875.00	N
133717	12/15/2020	ASHLEY ERICKSON	22.00	N
133718	12/15/2020	ASP ENTERPRISES INC	40.00	N
133719	12/15/2020	AWARDS AND MORE COMPANY	71.62	N
133720	12/15/2020	BAUER BUILT INC	1,296.50	N
133721	12/15/2020	BAXTER CHRYSLER DODGE JEEP-124TH	19.77	N
133722	12/15/2020	BISHOP BUSINESS EQUIPMENT COMPA	2,294.03	N
133723	12/15/2020	BLACHERE ILLUMINATION USA INC	448.00	N
133724	12/15/2020	BLIZZARD BOYS	125.42	N
133725	12/15/2020	BOBCAT OF OMAHA	1,236.66	N
133726	12/15/2020	BRITE IDEAS DECORATING	368.15	N
133727	12/15/2020	CAREERLINK LLC	3,539.00	N
133728	12/15/2020	CENTER POINT, INC.	408.66	N
133729	12/15/2020	CINTAS CORPORATION NO. 2	309.28	N
133730	12/15/2020	CITY OF PAPILLION	7,021.56	N
133731	12/15/2020	CITY OF PAPILLION	208,707.00	N
133732	12/15/2020	COLIBRI SYSTEMS NORTH AMER INC	2,074.46	N
133733	12/15/2020	CONNER PSYCHOLOGICAL SERVICES, P	770.00	N
133734	12/15/2020	CULLIGAN OF OMAHA	71.00	N
133735	12/15/2020	CUMMINS CENTRAL POWER LLC	244.45	N
133736	12/15/2020	D & K PRODUCTS	669.71	N
133737	12/15/2020	DARE IOWA INC	100.00	N
133738	12/15/2020	DATASHIELD CORPORATION	20.00	N
133739	12/15/2020	DEMCO INCORPORATED	101.64	N
133740	12/15/2020	DULTMEIER SALES LLC	69.00	N
133741	12/15/2020	EYMAN PLUMBING INC	282.16	N
133742	12/15/2020	FERRELLGAS	12.00	N
133743	12/15/2020	GALE	173.93	N
133744	12/15/2020	GENERAL FIRE & SAFETY EQUIP CO	506.70	N
133745	12/15/2020	GENUINE PARTS COMPANY-OMAHA	167.90	N
133746	12/15/2020	GRAYBAR ELECTRIC COMPANY INC	28.50	N
133747	12/15/2020	GROSS BELGIANS INC	1,400.00	N
133748	12/15/2020	HAYES MECHANICAL LLC	611.86	N
133749	12/15/2020	HOME DEPOT CREDIT SERVICES	51.76	N
133750	12/15/2020	ICMA MEMBERSHIP RENEWALS	1,019.36	N
133751	12/15/2020	INDUSTRIAL SALES COMPANY INC	37.39	N
133752	12/15/2020	INGRAM LIBRARY SERVICES	2,184.59	N
133753	12/15/2020	INLAND TRUCK PARTS & SERVICE	492.79	N
133754	12/15/2020	J & J SMALL ENGINE SERVICE	823.79	N
133755	12/15/2020	JESSICA SWANDA	65.00	N
133756	12/15/2020	KANOPI, INC.	91.00	N
133757	12/15/2020	KEVIN KUSH PUBLIC SPEAKING INC	117.00	N
133758	12/15/2020	KEYMASTERS LOCKSMITH	91.00	N
133759	12/15/2020	KRIHA FLUID POWER CO INC	65.68	N
133760	12/15/2020	LABRIE, DONALD P	150.00	N
133761	12/15/2020	LARSEN SUPPLY COMPANY	247.21	N

User: mgustafson

DB: La Vista

Check #	Check Date	Vendor Name	Amount	Voided
133762	12/15/2020	LAUSTEN JR ROBERT S	2,820.00	N
133763	12/15/2020	LIBRA INDUSTRIES INC	109.50	N
133764	12/15/2020	LIBRARY ADVANTAGE	2,240.00	N
133765	12/15/2020	LIBRARY IDEAS LLC	930.35	N
133766	12/15/2020	MATHESON TRI-GAS INC	461.99	N
133767	12/15/2020	MENARDS-RALSTON	1,161.79	N
133768	12/15/2020	MIDWEST TAPE	49.02	N
133769	12/15/2020	MIDWEST TURF & IRRIGATION	170.27	N
133770	12/15/2020	MOBOTREX, INC.	17,093.00	N
133771	12/15/2020	MSC INDUSTRIAL SUPPLY CO	612.70	N
133772	12/15/2020	NE DEPT OF TRANSPORTATION	11,094.00	N
133773	12/15/2020	NEBRASKA ENVIRONMENTAL PRODUC	2,275.42	N
133774	12/15/2020	NEBRASKA WELDING LTD	130.25	N
133775	12/15/2020	NMC EXCHANGE LLC	7,611.25	N
133776	12/15/2020	NOLL, MARGARET M	210.00	N
133777	12/15/2020	O'REILLY AUTO PARTS	1,222.82	N
133778	12/15/2020	OCLC INC	161.21	N
133779	12/15/2020	OFFICE DEPOT INC	274.28	N
133780	12/15/2020	OMAHA WORLD-HERALD	1,595.15	N
133781	12/15/2020	OMNI ENGINEERING	202.50	N
133782	12/15/2020	ON YOUR MARKS	3,856.34	N
133783	12/15/2020	ONE CALL CONCEPTS INC	240.71	N
133784	12/15/2020	ORIENTAL TRADING COMPANY	372.48	N
133785	12/15/2020	PAPILLION SANITATION	252.03	N
133786	12/15/2020	PAY-LESS OFFICE PRODUCTS INC	197.16	N
133787	12/15/2020	PITNEY BOWES GLOBAL FIN SVCS	526.71	N
133788	12/15/2020	QUALITY AUTO REPAIR & TOWING, IN	80.00	N
133789	12/15/2020	RDG PLANNING & DESIGN	1,137.50	N
133790	12/15/2020	REACH SPORTS MARKETING GROUP, I	350.00	N
133791	12/15/2020	REF'S SPORTS BAR & GRILL	1,567.32	N
133792	12/15/2020	SCHOLASTIC LIBRARY PUBLISHING	163.80	N
133793	12/15/2020	SECURITY EQUIPMENT INC.	126.40	N
133794	12/15/2020	SIGN IT	145.25	N
133795	12/15/2020	SNOW PROOF SIGNALS LLC	589.09	N
133796	12/15/2020	SOUTHERN UNIFORM & EQUIPMENT	403.96	N
133797	12/15/2020	THE CHILD'S WORLD, INC.	347.10	N
133798	12/15/2020	THE COLONIAL PRESS, INC	1,379.49	N
133799	12/15/2020	THE HARRY A KOCH COMPANY	6,725.75	N
133800	12/15/2020	THE SCHEMMER ASSOCIATES INC	682.50	N
133801	12/15/2020	THEATRICAL MEDIA SERVICES INC	4,085.11	N
133802	12/15/2020	TRAFFIC AND CONTROL CO, INC	587.74	N
133803	12/15/2020	TRANS UNION RISK AND ALT. DATA S	153.50	N
133804	12/15/2020	U.S. CELLULAR	1,921.29	N
133805	12/15/2020	UNITE PRIVATE NETWORKS LLC	8,800.00	N
133806	12/15/2020	UNITED PARCEL SERVICE	13.63	N
133807	12/15/2020	VAL VERDE ANIMAL HOSPITAL INC	40.25	N
133808	12/15/2020	VERIZON CONNECT NWF, INC.	631.41	N
133809	12/15/2020	VERIZON WIRELESS	332.45	N
133810	12/15/2020	WESTLAKE HARDWARE INC NE-022	7.99	N
133811	12/15/2020	WESTLAKE HARDWARE INC NE-022	1,601.29	N
133812	12/15/2020	WOODHOUSE FORD-BLAIR	111.73	N

TOTAL: 507,231.19

APPROVED BY COUNCIL MEMBERS ON: 12/15/2020

User: mgustafson

DB: La Vista

Check #

Check Date

Vendor Name

Amount

Voided

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

User: mgustafson

DB: La Vista

Check #	Check Date	Vendor Name	Amount	Voided
1223(E)	11/24/2020	FIRST BANKCARD	8,079.47	N
1228(E)	11/30/2020	METROPOLITAN UTILITIES DISTRICT	12,675.35	N
1229(E)	11/30/2020	OMAHA PUBLIC POWER DISTRICT	71,996.17	N
1230(E)	11/30/2020	COSTCO CITIBANK VISA	4,833.20	N
1231(E)	11/30/2020	CENTURY LINK	453.57	N
1232(E)	11/30/2020	BLACK HILLS ENERGY	1,876.90	N
1233(E)	11/30/2020	3C PAYMENT USA CORPORATION	100.00	N
1234(E)	11/30/2020	ABM INDUSTRIES, INC	22,675.34	N
1235(E)	11/30/2020	AMERICAN HERITAGE LIFE INSURANCE	1,398.05	N
1236(E)	11/30/2020	BLUE CROSS BLUE SHIELD OF NEBR	113,404.54	N
1237(E)	11/30/2020	BOK FINANCIAL	195,743.13	N
1238(E)	11/30/2020	CCAP AUTO LEASE LTD	449.00	N
1239(E)	11/30/2020	CCAP AUTO LEASE LTD	391.12	N
1240(E)	11/30/2020	DEARBORN NATIONAL LIFE INSURANC	1,209.00	N
1241(E)	11/30/2020	DEARBORN NATIONAL LIFE INSURANC	5,752.85	N
1242(E)	11/30/2020	ESSENTIAL SCREENS	166.00	N
1243(E)	11/30/2020	LINCOLN NATIONAL LIFE INS CO	6,567.71	N
1244(E)	11/30/2020	MID-AMERICAN BENEFITS INC	643.50	N
1245(E)	11/30/2020	NE DEPT OF REVENUE-SALES TAX	133.60	N
1246(E)	11/30/2020	TSYS	189.97	N
1247(E)	11/30/2020	UNITED HEALTHCARE INSURANCE CO	954.25	N

TOTAL: 449,692.72

APPROVED BY COUNCIL MEMBERS ON: 12/15/2020

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER



**3rd Qtr. Report**  
**July 2020 - Sept. 2020**

BUILDING PERMIT VALUATIONS					
Community	July 2020	Aug. 2020	Sept. 2020	3rd Qtr. 2020	3rd Qtr. 2019
Sarpy County	\$ 5,803,446	\$ 6,663,095	\$ 12,040,953	\$ 24,507,494	\$ 30,900,565
Bellevue	\$ 6,660,744	\$ 13,843,216	\$ 10,557,710	\$ 31,061,670	\$ 56,768,338
Papillion	\$ 27,767,573	\$ 31,992,124	\$ 20,222,888	\$ 79,982,585	\$ 704,057,757
La Vista	\$ 124,041	\$ 9,397,804	\$ 7,829,693	\$ 17,351,538	\$ 10,539,780
Gretna	\$ 6,878,848	\$ 5,381,113	\$ 3,407,886	\$ 15,667,847	\$ 11,367,583
Springfield	\$ 421,014	\$ 1,354,167	\$ 992,739	\$ 2,767,920	\$ 2,207,427
<b>TOTAL</b>	<b>\$ 47,655,666</b>	<b>\$ 68,631,519</b>	<b>\$ 55,051,869</b>	<b>\$ 171,339,054</b>	<b>\$ 815,841,450</b>

NEW BUSINESS / INDUSTRIAL / OFFICE PARK SUBDIVISIONS PLATTED			
Subdivision Name		Location	Lots
Springfield Elementary	Main Street	Springfield	1
Willa	NE Corner of Hwy 50 & Hwy 370	Papillion	2
Watson Replat III	36th & Cornhusker Road	Bellevue	1
		<b>TOTAL</b>	<b>4</b>

SINGLE FAMILY HOUSING SUBDIVISIONS PLATTED			
Subdivision Name		Location	Lots
Belterra Phase 2	SW Corner of South 114th & Schram Road	Papillion	116
Hidden Hills 2nd Addition	Combs Road and Canyon Road	Bellevue	3
Hillcrest Replat V	1908 E Gregg Road	Bellevue	8
		<b>TOTAL</b>	<b>127</b>

SINGLE FAMILY HOUSING PERMITS ISSUED					
Community	July 2020	Aug. 2020	Sept. 2020	3rd Qtr. 2020	3rd Qtr. 2019
Sarpy County	17	30	28	75	99
Bellevue	24	35	14	73	55
Papillion	48	35	47	130	82
La Vista	0	0	0	0	1
Gretna	13	13	11	37	31
Springfield	1	5	3	9	6
<b>TOTAL</b>	<b>103</b>	<b>118</b>	<b>103</b>	<b>324</b>	<b>274</b>

MULTI-FAMILY HOUSING PERMITS ISSUED (# OF UNITS)					
Community	July 2020	Aug. 2020	Sept. 2020	3rd Qtr. 2020	3rd Qtr. 2019
Sarpy County	0	0	0	0	0
Bellevue	0	0	0	0	0
Papillion	0	42	0	42	260
La Vista	0	0	60	60	36
Gretna	0	0	0	0	0
Springfield	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>42</b>	<b>60</b>	<b>102</b>	<b>296</b>

SARPY COUNTY LABOR FORCE STATISTICS					
Month	Labor Force	Employment	Unemployment	Rate	
July 2020		99,840	95,069	4,771	4.8%
Aug. 2020		97,990	94,426	3,564	3.6%
Sept. 2020		95,323	92,409	2,914	3.1%
July 2019		99,343	96,307	3,036	3.1%
Aug. 2019		98,458	95,577	2,881	2.9%
Sept. 2019		97,157	94,456	2,701	2.8%

BUILDING PERMIT VALUATIONS						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2020	\$ 12,895,403	\$ 18,971,973	\$ 24,507,494		\$ 56,374,870
	2019	\$ 23,678,366	\$ 38,748,808	\$ 30,900,565		\$ 93,327,739
Bellevue	2020	\$ 41,944,130	\$ 30,551,153	\$ 31,061,670		\$ 103,556,953
	2019	\$ 18,351,453	\$ 44,755,840	\$ 56,768,338		\$ 119,875,631
Papillion	2020	\$ 113,217,898	\$ 45,624,533	\$ 79,982,585		\$ 238,825,016
	2019	\$ 41,526,867	\$ 76,074,927	\$ 704,057,757		\$ 821,659,551
La Vista	2020	\$ 14,106,362	\$ 7,224,734	\$ 17,351,538		\$ 38,682,634
	2019	\$ 4,547,303	\$ 15,696,049	\$ 10,539,780		\$ 30,783,132
Gretna	2020	\$ 18,101,527	\$ 23,365,500	\$ 15,667,847		\$ 57,134,874
	2019	\$ 16,910,464	\$ 11,936,296	\$ 11,367,583		\$ 40,214,343
Springfield	2020	\$ 1,332,075	\$ 3,299,988	\$ 2,767,920		\$ 7,399,983
	2019	\$ 1,522,428	\$ 879,656	\$ 2,207,427		\$ 4,609,511
TOTALS	2020	\$ 201,597,395	\$ 129,037,881	\$ 171,339,054	\$ -	\$ 501,974,330
	2019	\$ 106,536,881	\$ 188,091,576	\$ 815,841,450	\$ -	\$ 1,110,469,907

SINGLE FAMILY HOUSING PERMITS ISSUED						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2020	66	76	75		217
	2019	77	115	99		291
Bellevue	2020	52	49	73		174
	2019	26	46	55		127
Papillion	2020	75	80	130		285
	2019	44	54	82		180
La Vista	2020	5	0	0		5
	2019	0	0	1		1
Gretna	2020	35	38	37		110
	2019	21	15	31		67
Springfield	2020	4	7	9		20
	2019	5	3	6		14
TOTALS	2020	237	250	324		811
	2019	173	233	274		680

MULTI-FAMILY HOUSING PERMITS ISSUED (# OF UNITS)						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2020	0	0	0		0
	2019	0	0	0		0
Bellevue	2020	2	2	0		4
	2019	0	204	0		204
Papillion	2020	44	8	42		94
	2019	0	36	260		296
La Vista	2020	72	0	60		132
	2019	0	60	26		86
Gretna	2020	36	0	0		36
	2019	0	0	0		0
Springfield	2020	0	0	0		0
	2019	0	0	0		0
TOTALS	2020	154	10	102		266
	2019	0	300	286		586

SINGLE FAMILY HOUSING SUBDIVISIONS PLATTED (# OF LOTS)						
Community	Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	YTD
Sarpy County	2020	43	0	0		43
	2019	0	0	59		59
Bellevue	2020	0	0	11		11
	2019	0	121	0		121
Papillion	2020	337	96	116		549
	2019	30	287	112		429
La Vista	2020	0	0	0		0
	2019	0	0	0		0
Gretna	2020	0	143	0		143
	2019	0	0	0		0
Springfield	2020	0	0	0		0
	2019	0	0	0		0
TOTALS	2020	380	239	127		746
	2019	30	408	171		609

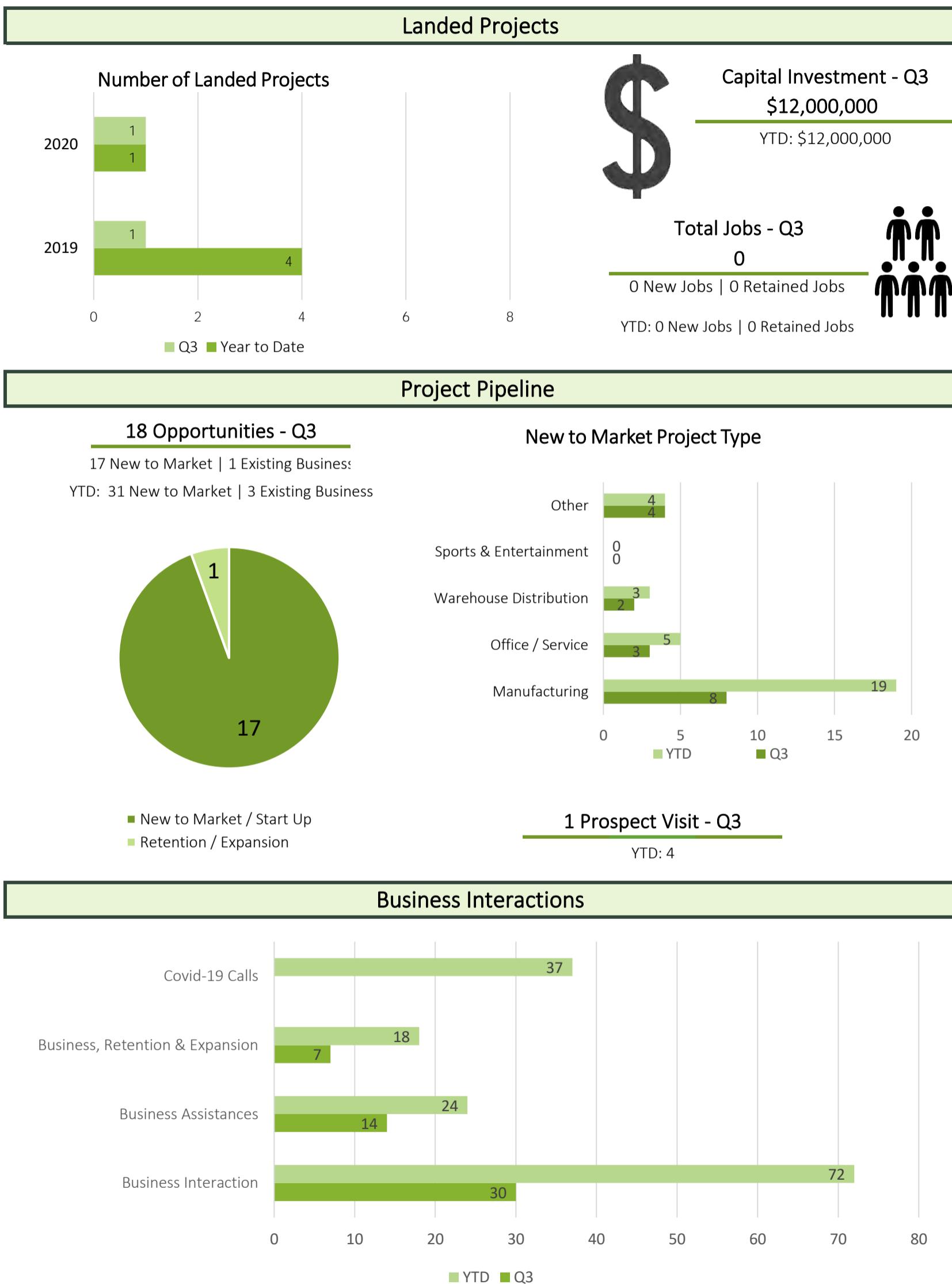
### MAJOR VALUATION PROJECTS - 3rd Qtr. 2020

*(Over \$75,000)*

Project	Address/Location	Community	Valuation	Square Footage
Commercial Central Utility Plant (gCUB) Extension	14865 Gold Coast Road	Papillion	\$10,000,000	0
Echo Hills Assisted Living	14509 Echo Hills Drive	La Vista	\$8,250,000	80,400
Love's Travel Shop & Tire Shop	14375 Cornhusker Road	Papillion	\$7,000,000	0
Carriage Hill Elementary (addition)	400 Cedardale Road	Papillion	\$6,050,000	0
Murphy's Tractor	9751 South 148th Street	Sarpy	\$4,300,800	35,331
Gretna Fire Station	21825 Capehart Road	Gretna	\$3,549,163	30,992
Baxter Subaru (remodel)	7010 South 124th Street	La Vista	\$2,300,000	3,903
Kelley Engineering Equipment	22010 Fowler Drive	Gretna	\$1,822,658	16,589
Commercial Warehouse	11608 Valley Ridge Drive	Papillion	\$1,500,000	48,125
Single Store office	10352 South 71st Terrace	Papillion	\$1,173,787	0
Commercial Warehouse remodel	11650 South 154th Street	Papillion	\$1,133,275	0
Pella Windows	9845 South 142nd Street	Papillion	\$1,123,000	43,004
Shell Building	10960 Harry Watanabe Parkway	La Vista	\$897,000	16,200
St. Mary's Catholic Church	2302 Crawford Street	Bellevue	\$800,000	0
Omaha Public Schools Phase II	1001 Fort Crook Road	Bellevue	\$500,000	11,282
Gretna Community Museum	410 West Angus Street	Gretna	\$416,641	4,064
Southern Glazer's Wine & Spirits	13855 Cornhusker Road	Papillion	\$343,446	0
St. Columbkille Social Hall (remodel)	200 East 6th Street	Papillion	\$300,000	0
Starbucks	8351 Bartmettler Drive	La Vista	\$275,000	2,048
Ramen	7902 Towne Center Parkway	Papillion	\$252,000	0
Honest Chiropractic	16918 Morgan Ave., Suite 6	Sarpy	\$236,114	1,449
Bellevue University	1000 Galvin Road	Bellevue	\$220,000	72,483
Haven 150	123662 South 150th Street	Papillion	\$200,000	0
All-Brite Glass & Screen addition	601 West Mission Ave.	Bellevue	\$162,550	896
MultiCare Medical	701 Pinnacle Drive, Suite 101	Papillion	\$125,000	0
Vala's Pumpkin Patch bridge	12102 South 108 Street	Sarpy	\$100,000	0
Advanced Auto Parts	1220 North Washington Street	Papillion	\$82,264	0

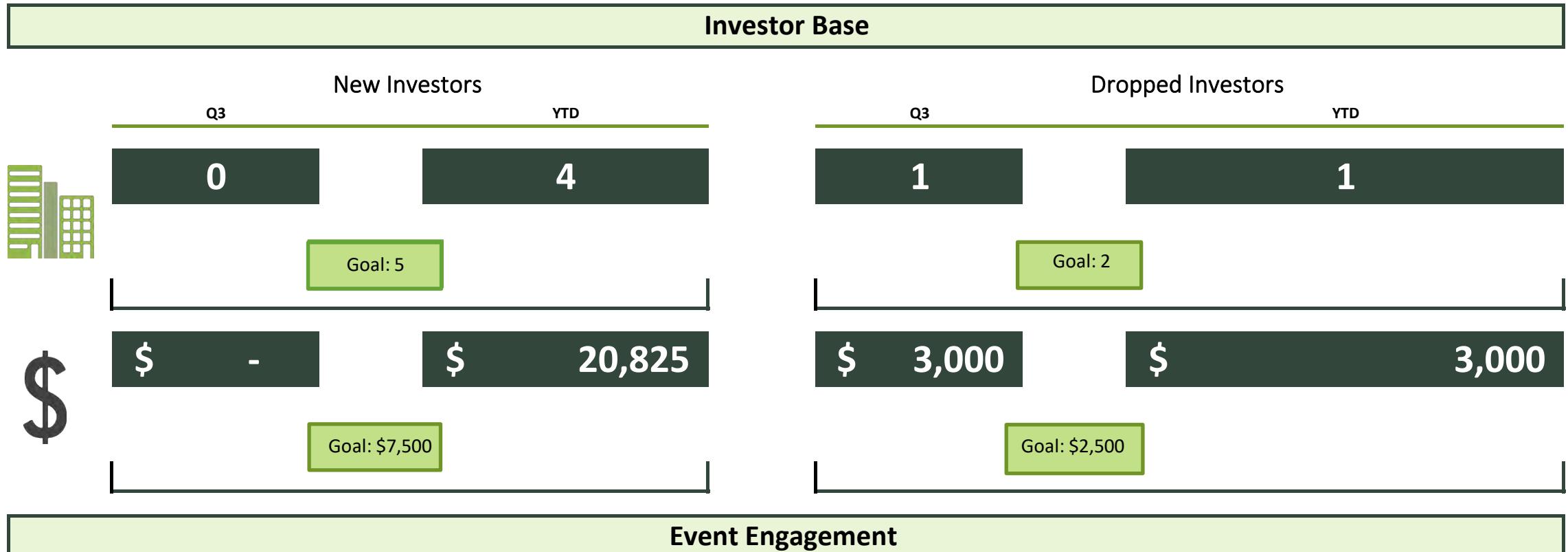
# GOAL

Create, grow and recruit businesses, jobs and investment in Sarpy County



# GOAL

Deliver relevant and high quality member programs, events, services and information



### Event Engagement

#### Investor Engagement

- (313) Annual Meeting
- Virtual 1st Qtr. Committee Meetings
- Virtual 1st Qtr. Investor Meeting
- Virtual 2nd Qtr. Committee Meetings
- Virtual 2nd Qtr. Investor Meeting
- Virtual 3rd Qtr. Committee Meetings



#### Board Member Engagement

- (30) Board Meeting (March)
- (30) Board Meeting (June)
- (42) Board Meeting (September)

### Organizational Resources

Revenue \$287,201

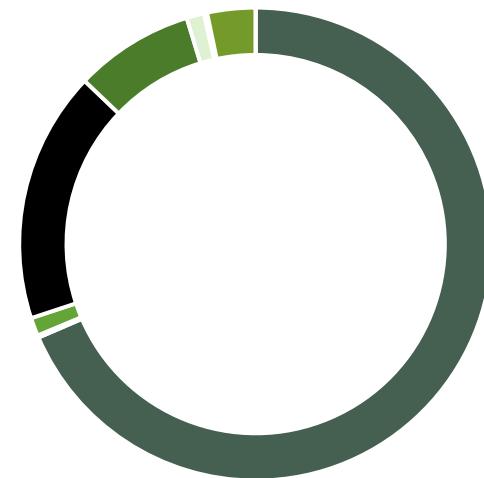
- Private Investments
- Public Investments
- Events
- Other Income



Total Revenue Budget: \$355,275

Expenses \$269,478

- Salaries/Fringe Benefits
- Meals/Entertainment
- Professional & Legal Fees
- Project Investments
- Events/Meetings
- Training/Registrations
- Travel
- Dues & Subscriptions
- Operations
- Strategic Plan Studies



Total Expense Budget: \$509,629

### Strategic Meetings

	Q3	YTD
Speaking Engagements	0	2
Community Interactions	3	18
Site Investigation & Project Meetings	11	30
Investor Relation Meetings	2	17

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**DECEMBER 15, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
COMPREHENSIVE PLAN AMENDMENT – FUTURE LAND USE MAP – STRECK, INC. WORKFORCE HOUSING – PORTION OF LOT 1 HARRISON HILLS	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and ordinance prepared for Council to consider an application for an amendment to the Comprehensive Plan Future land Use Map to modify the future land use designation for approximately 3 acres on a portion of Lot 1 Harrison Hills from Industrial to High-Density Residential.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled and an ordinance prepared to amend the Comprehensive Plan (Future Land Use Map) to modify the future land use of approximately 3 acres of a portion of Lot 1 Harrison Hills from Industrial to High-Density Residential for the purpose of development.

The applicant intends to develop the site with 84 multi-family housing units to be used as workforce housing. Units rented to employees of Streck, Inc. will be subsidized by their employer. Prior to the issuance of building permits, the applicant will need to receive approvals for the following: zoning map amendment, replat, subdivision agreement, PUD amendment, conditional use permit, and building design review.

A detailed staff report is attached.

The Planning Commission held a public hearing on November 19, 2020, and unanimously voted to recommend approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of final replat and subdivision agreement.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 1 OF ORDINANCE NO. 1382 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 TO UPDATE THE COMPREHENSIVE DEVELOPMENT PLAN AND RELATED FUTURE LAND USE MAP; TO REPEAL SECTION 1 OF ORDINANCE NO. 1382 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY OTHER CONFLICTING ORDINANCES AS PREVIOUSLY ENACTED, TO PROVIDE FOR SEVERABILITY AND TO PROVIDE FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

WHEREAS, Ordinance No. 1382 dated March 3, 2020 amended Ordinance No. 1379 and the City of La Vista Comprehensive Plan, Updated December 2018, as amended February 2, 2020 and codified in Municipal Code Sections 151.01 and 151.02, and adopted the City of La Vista Comprehensive Plan, Updated December 2018, as amended March 3, 2020 ("Comprehensive Plan"), including and incorporating therein without limitation all Appendices; and

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1382 and the Comprehensive Plan and adopt the City of La Vista Comprehensive Plan, Updated 2018, as amended December 15, 2020, including without limitation all Appendices.

NOW THEREFORE, the following are approved, contingent on the approval and recording of the Final Plat and related Subdivision Agreement:

SECTION 1. Amendment of Section 1 of Ordinance No. 1382 codified in Municipal Code Sections 151.01 and 151.02. Section 1 of Ordinance No. 1382, codified in Municipal Code Sections 151.01 and 151.02, is hereby amended, repealed and replaced in its entirety with the following:

**§ 151.01 COMPREHENSIVE PLAN ADOPTED.** In order to accommodate anticipated long-range future growth, the City of La Vista Comprehensive Plan, Updated December 2018, as amended December 15, 2020, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is adopted as and shall constitute the comprehensive development plan of the City of La Vista and general plan for development of the City as a whole. Three copies of the adopted plan and any amendments thereto shall be kept with enacting or amending ordinances on file with the City Clerk and available for inspection by any member of the public during office hours.

**§ 151.02 ADOPTION OF OFFICIAL LA VISTA COMPREHENSIVE PLAN UPDATE.** The City of La Vista Comprehensive Plan, Updated December 2018, as amended December 15, 2020, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is hereby adopted and shall constitute the official governing comprehensive development plan of the City, general plan for development of the city as a whole, and the successor and replacement of the City of La Vista Comprehensive Plan,

Updated December 2018, as amended March 3, 2020, or any other previously adopted comprehensive development plan or amendment thereto."

**SECTION 2. Recitals.** Recitals at the beginning of this Ordinance and all documents, exhibits and appendices referenced in this Ordinance are incorporated into this Ordinance by such reference as if fully set forth herein.

**SECTION 3. Repeal.** Section 1 of Ordinance No. 1382 codified in Municipal Code Sections 151.01 and 151.02, and all other ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

**SECTION 4. Severability Clause.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**SECTION 5. Effective Date.** This ordinance shall be in full force and effect from and after passage, approval and publication in book or pamphlet form or otherwise in accordance with applicable law.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER, 2020.

CITY OF LA VISTA

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Douglas Kindig, Mayor

Attest:

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Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

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CASE NUMBERS: PCPA20-0001;

FOR HEARING OF: DECEMBER 15, 2020  
REPORT PREPARED ON: DECEMBER 4, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** 11725 S 118<sup>th</sup> Street; Generally located south of the intersection of S. 117<sup>th</sup> Street and Emiline Street.

**D. LEGAL DESCRIPTION:** Lot 1 Harrison Hills.

**E. REQUESTED ACTION(S):** Approval of an amendment to the Future Land Use Map of the Comprehensive Plan of the City of La Vista, re-designating approximately 3.03 acres of the northeast corner of Lot 1 Harrison Hills as High-Density Residential from Industrial.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District). The portion of Lot 1 Harrison Hills affected by the Future Land Use Map amendment request is currently vacant.

**G. PURPOSE OF REQUEST:** To allow for the development of multi-family housing units (apartments).

**H. SIZE OF SITE:** Approximately 3.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the south and to the west;

## B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future</u> <u>Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

## C. RELEVANT CASE HISTORY:

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.

## D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

## III. ANALYSIS

### A. COMPREHENSIVE PLAN:

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing adjacent to their facility will aid in their ability to provide affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial use. This amendment will designate this property for high-density residential use, allowing the zoning map amendment and subsequent planning actions to take place to allow for the proposed development.
3. This proposal is compatible with surrounding land-use patterns, as directly to the east are Lots 1-4 Harrison Hills Replat 2 which contain the Harrison Hills Apartments. These four lots are designated as High-Density Residential in the Future Land Use Map, and are zoned R-3 High-Density Residential.

**B. OTHER PLANS:** N/A.

**C. TRAFFIC AND ACCESS:**

1. Access to this property would be through Emilie Street, which connects to the arterial Harrison Street through intersections at 115<sup>th</sup>, 117<sup>th</sup>, and 118<sup>th</sup> Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development. However, development applications will need to analyze impacts to the traffic signals on Harrison Street.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**E. PARKING REQUIREMENTS:**

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD ordinance for this area as amended.

**F. LANDSCAPING:**

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Landscaping will be evaluated through review of the Planned Unit Development Site Plan Amendment and the building design review.

**IV. REVIEW COMMENTS:**

**A.** Beyond this Comprehensive Plan Future Land Use Map amendment and the subsequent Zoning Map Amendment, applications and approval of the following items will need to occur for any multifamily residential development prior to the issuance of building permits and start of construction:

1. Planned Unit Development Site Plan Amendment;
2. Conditional Use Permit for multiple-family dwellings;

3. Replat;
4. Subdivision Agreement;
5. Building Design Review.

**V. STAFF RECOMMENDATION – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:**

Staff recommends approval of Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the final replat and subdivision agreement.

**VI. PLANNING COMMISSION RECOMMENDATION – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:**

The Planning Commission held a public hearing on November 19, 2020 and voted unanimously to recommend approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the final replat and subdivision agreement.

**VII. ATTACHMENTS TO REPORT:**

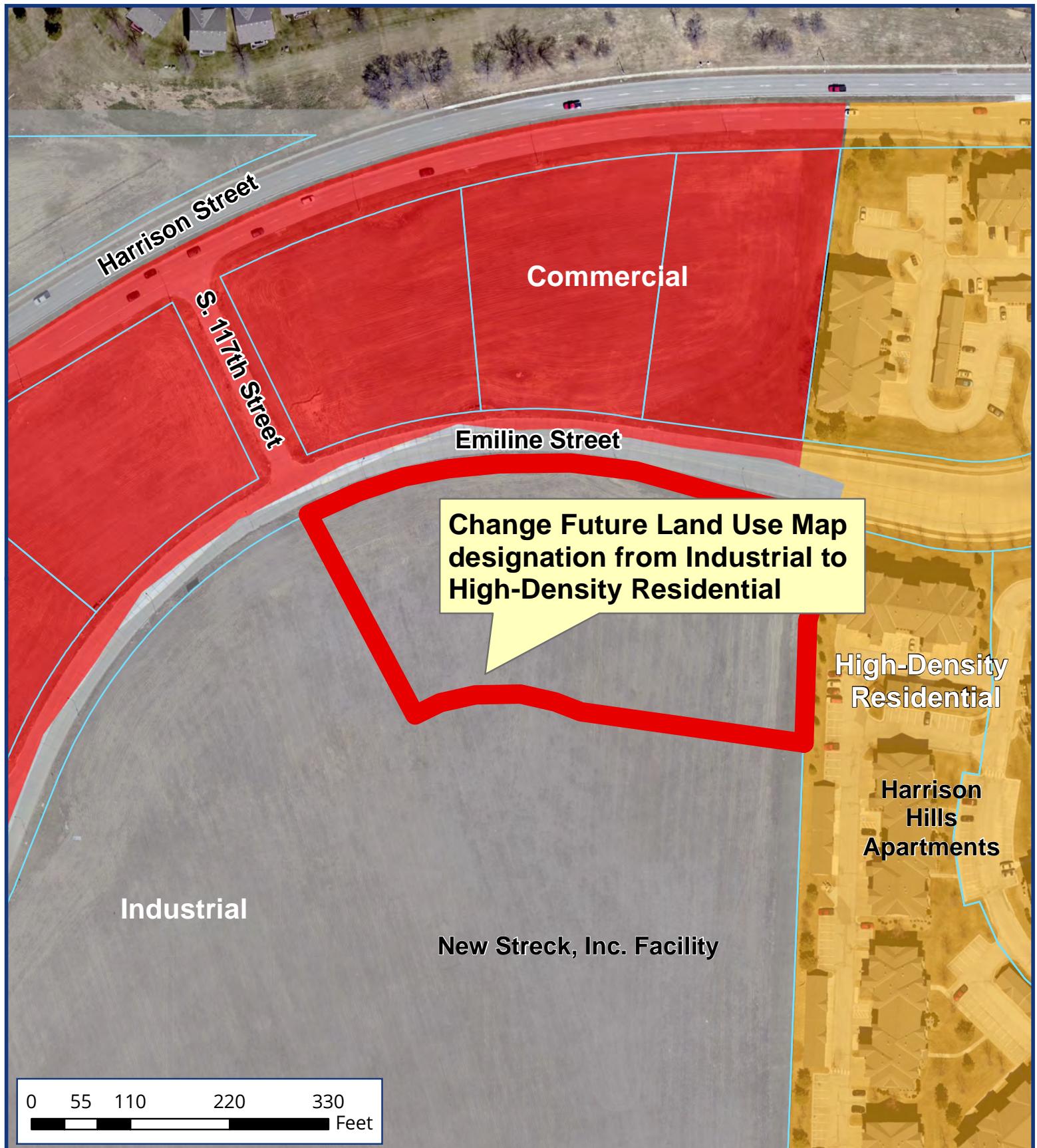
- A. Vicinity Map

**VIII. COPIES OF REPORT SENT TO:**

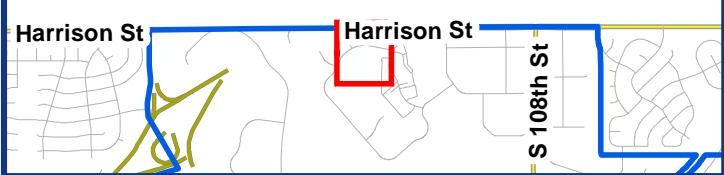
- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Rynearson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request

  
Prepared by: Deputy Community Development Director

  
Community Development Director



## Vicinity Map

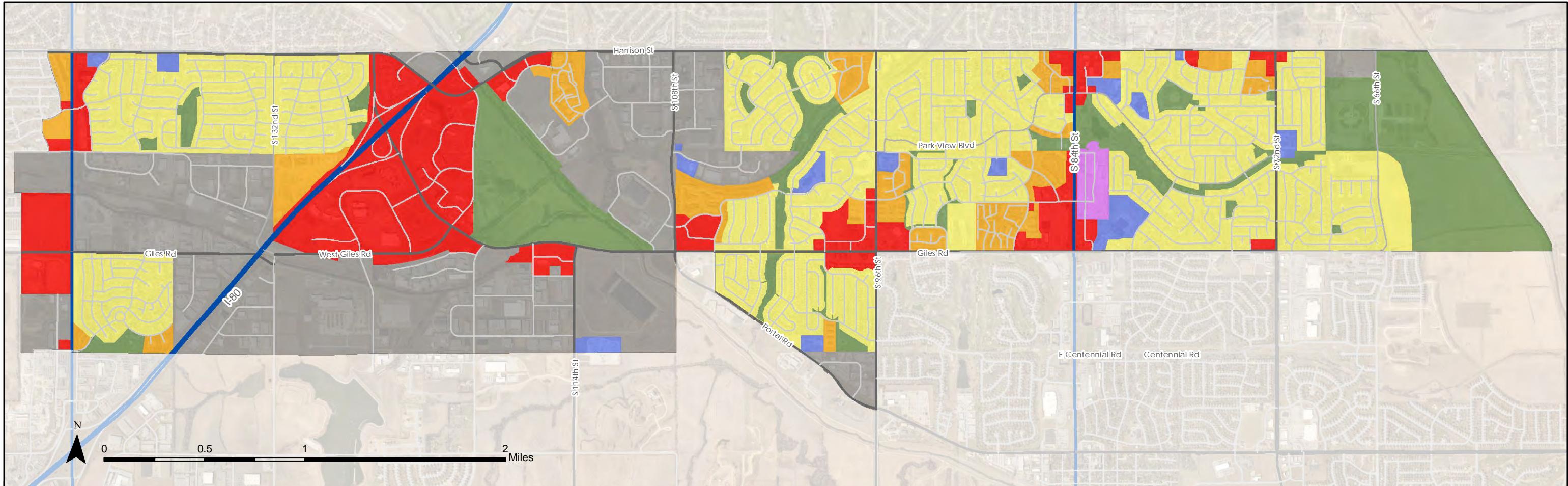


## Comprehensive Plan Amendment Portion of Lot 1 Harrison Hills

11/12/2020



# Future Land Use Map



## LEGEND

Medium Density Residential	Industrial
High Density Residential	Public
Mixed-Use	Parks and Recreation
Commercial	

Amended: 12/15/2020

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE ACCURACY OF THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**DECEMBER 15, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ZONING MAP AMENDMENT – STRECK, INC. WORKFORCE HOUSING – PORTION OF LOT 1 HARRISON HILLS	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and ordinance prepared for Council to consider an application for a Zoning Map Amendment for portions of Lot 1 Harrison Hills from I-1 Light Industrial, PUD, GWC to R-3 High-Density, PUD, GWC for the purpose of developing 84 units of workforce housing. Generally located north of the intersection of Main Street and City Centre Drive.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider an application submitted by Streck, Inc. for a Zoning Map Amendment, for approximately 3 acres on a portion of Lot 1 Harrison Hills from I-1 Light Industrial, PUD, GWC, to R-3 High-Density Residential, PUD, GWC to allow for the development of 84 units of multi-family housing.

A detailed staff report is attached.

The Planning Commission held a public hearing on November 19, 2020, and unanimously voted to recommend approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of final replat and subdivision agreement.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

**Section 1. Approval of Rezoning.** On November 19, 2020, the La Vista Planning Commission conducted a public hearing on the matter of rezoning a portion of Lot 1 Harrison Hills, the tracts of land set forth in Section 2 of this ordinance, and reported to the City Council that it recommended approval of the zoning of said tracts be changed from "I-1" Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District) to "R-3" High-Density Residential, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District) for a portion of Lot 1 Harrison Hills. On December 15, 2020, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed changes in zoning are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, written notice to adjacent property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the Zoning Ordinance. The City Council hereby approves said proposed changes in zoning as set forth in Section 2 of this ordinance.

**Section 2. Amendment of the Official Zoning Map.** Pursuant to Article 3 of the Zoning Ordinance, a portion of Lot 1 Harrison Hills in the NW ¼ of Section 17, Township 14, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, is hereby rezoned from "I-1" Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District) to "R-3" High-Density Residential, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District), and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning as described above and displayed in the attached Zoning Map Exhibit, hereby incorporated into this Ordinance by reference.

The amended version of the official zoning map of the City of La Vista is hereby adopted, contingent on the approval and recording of the Final Plat and related Subdivision Agreement, and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is the official zoning map referred to in Article 3  
Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

**Section 3. Effective Date.** This ordinance shall be in full force and effect upon the date passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER 2020.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

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CASE NUMBERS: PRZ20-0001;

FOR HEARING OF: DECEMBER 15, 2020  
REPORT PREPARED ON: DECEMBER 4, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** 11725 S 118<sup>th</sup> Street; Generally located south of the intersection of S. 117<sup>th</sup> Street and Emiline Street.

**D. LEGAL DESCRIPTION:** Lot 1 Harrison Hills.

**E. REQUESTED ACTION(S):** Approval of an amendment to the Official Zoning Map of the City of La Vista, rezoning approximately 3.03 acres of the northeast corner of Lot 1 Harrison Hills from I-1 Light Industrial, GWC, PUD to R-3 High-Density Residential, GWC, PUD.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District). The portion of Lot 1 Harrison Hills affected by the zoning map amendment request is currently vacant.

**G. PURPOSE OF REQUEST:** To allow for the development of 84 multi-family housing units (apartments) to be utilized as workforce housing, when feasible, for employees working in Streck's new facility on Lot 1 Harrison Hills.

**H. SIZE OF SITE:** Approximately 3.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the south and to the west;

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Industrial	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

**C. RELEVANT CASE HISTORY:**

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.

**D. APPLICABLE REGULATIONS:**

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing adjacent to their facility will aid in their ability to provide

affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial use. Prior to City Council consideration of this Zoning Map Amendment, review and a decision on the proposed Future Land Use Map amendment must first occur.

**B. OTHER PLANS:** N/A.

**C. TRAFFIC AND ACCESS:**

1. The proposed development on the northeast corner of Lot 1 Harrison Hills would have two driveway connections on to Emiline Street. Additionally, pedestrian connections would be made directly to the new Streck facility.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**E. PARKING REQUIREMENTS:**

1. The minimum parking requirement of the Zoning Ordinance for the proposed development would be 111 stalls. The proposal includes 121 stalls and would meet La Vista's minimum requirements.
2. Of the 121 proposed parking stalls, 42 would be included in a parking garage under building A of the site plan attached to this staff report.

**F. LANDSCAPING:**

1. The landscaping for the site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Landscaping will be evaluated through review of the Planned Unit Development Site Plan Amendment and the building design review.

**IV. REVIEW COMMENTS:**

**A.** Beyond the Comprehensive Plan Future Land Use Map amendment and this Zoning Map Amendment, applications and approval of the following will need to occur for this development prior to the issuance of building permits and start of construction:

1. Planned Unit Development Site Plan Amendment;
2. Conditional Use Permit for multiple-family dwellings;
3. Replat;
4. Subdivision Agreement;
5. Building Design Review.

**V. STAFF RECOMMENDATION – REZONING**

Staff recommends approval of Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final replat and subdivision agreement.

**VI. PLANNING COMMISSION RECOMMENDATION – REZONING**

The Planning Commission held a public hearing on November 19, 2020 and voted unanimously to recommend approval of Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final replat and subdivision agreement.

**VII. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review Letters
- C. Proposed Site Plan

**VIII. COPIES OF REPORT SENT TO:**

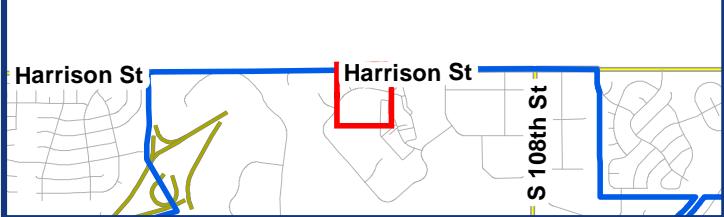
- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Rynearson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request

  
Prepared by: Deputy Community Development Director

  
Community Development Director



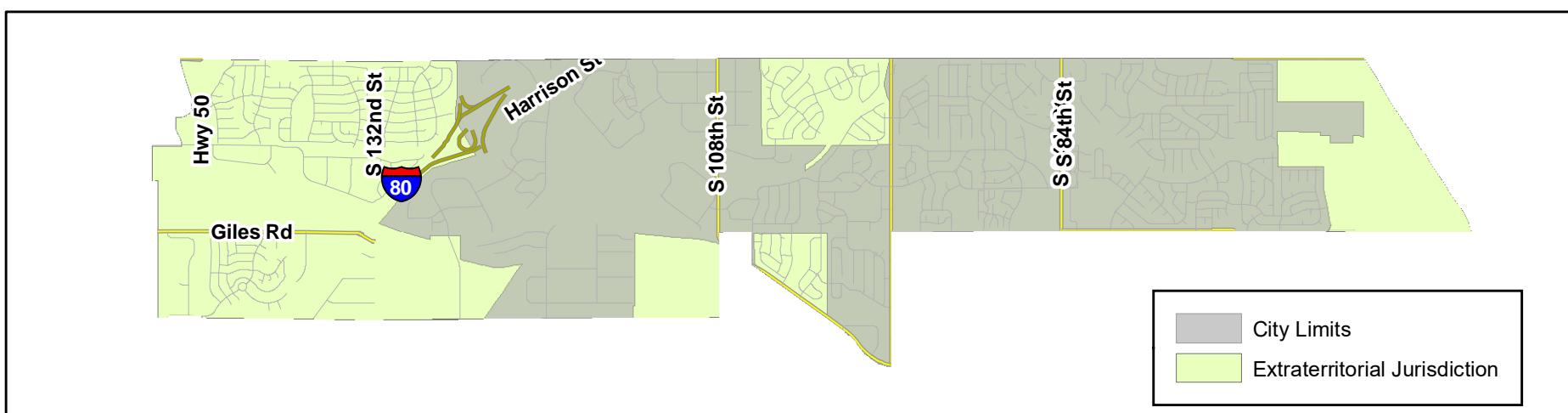
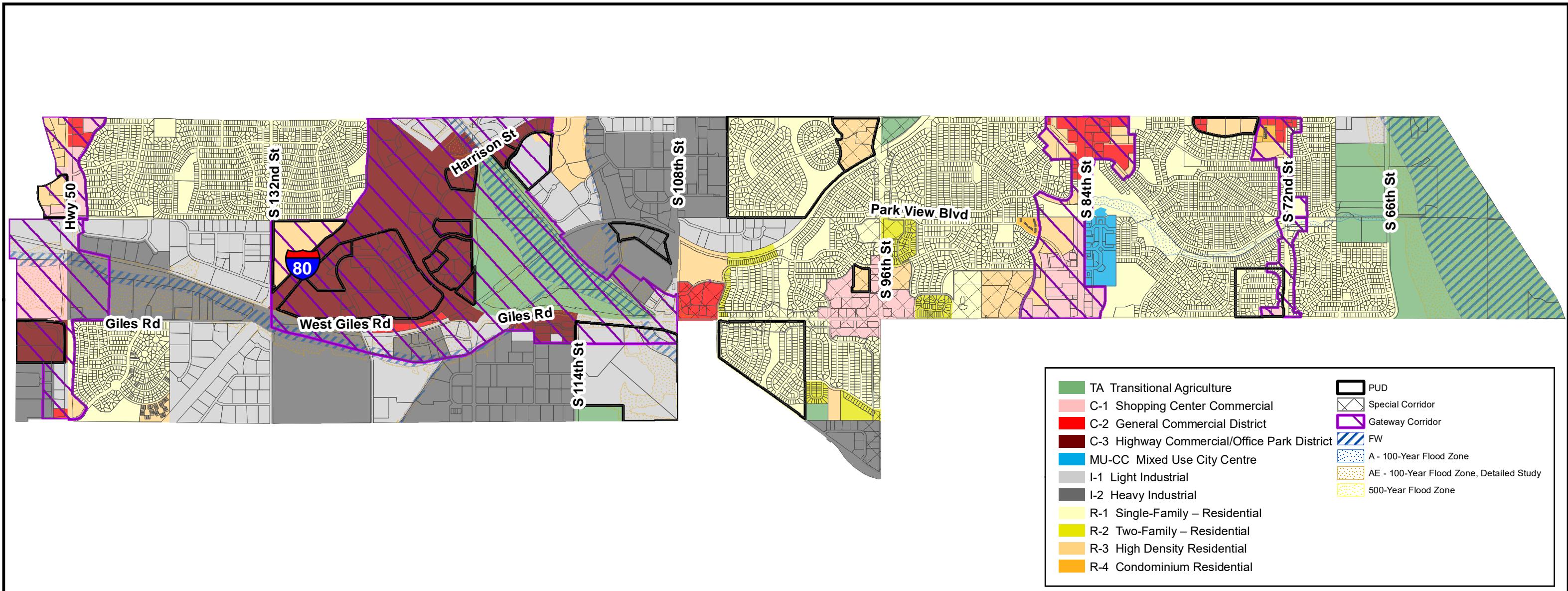
## Vicinity Map



## Zoning Map Amendment Portion of Lot 1 Harrison Hills

11/12/2020





City of La Vista  
Official Zoning Map  
Adopted December 18, 2018  
Updated December 15, 2020  
Ordinance Number \_\_\_\_\_

12-09-2020  
Drawn By: CAS





October 19, 2020

Burlington Capital  
Attn: Zach Reinhardt  
1004 Farnam Street, STE 400  
Omaha, NE 68102

RE: Rezoning & Comprehensive Plan FLUM Amendment Requests  
Portion of Lot 1 Harrison Hills  
Streck Multi-Family Housing

Mr. Reinhardt,

We have reviewed the documents submitted for the above-referenced applications. Based on the elements for consideration set forth in the applicable sections of the Comprehensive Plan and the Zoning Ordinance the City has the following comment:

1. Please revise the "Proposed Zoning" section of your application supplement to include the PUD and Gateway Corridor Overlay District zoning, as depicted in the attached.

Please submit the updated plan digitally. The Comprehensive Plan Future Land Use Map Amendment and the Rezoning requests will be placed on the November 19, 2020 agenda for the Planning Commission for review, and the December 15, 2020 City Council agenda if no additional Planning Commission public hearings are required. If you have any questions, please feel free to contact me at any time.

Thank you,

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc: Constance Ryan, Streck, Inc.  
Caleb Snyder, Lamp Rynearson  
Christopher Solberg, Deputy Community Development Director; City of La Vista  
Bruce Fountain, Community Development Director; City of La Vista

Enclosure

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

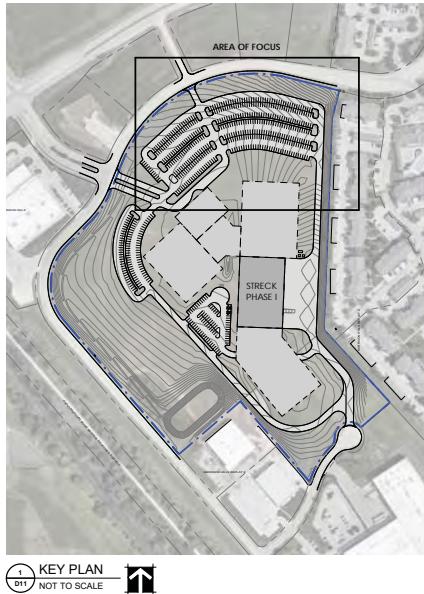
**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F



## LOT STATISTICS:

102,100 SF / 3.03 ACRES

CURRENT ZONING: I-1 LIGHT INDUSTRIAL, PUD, & GWC OVERLAY DISTRICT

PROPOSED ZONING:

R-3 HIGH DENSITY RESIDENTIAL, PUD, & GWC OVERLAY DISTRICT

PARKING:

TOTAL STALLS

REQUIRED

UNITS

TOTAL STALLS

1 STALL / STUDIO

15

15

1 STALL / 1-BED

42

42

2 STALL / 2-BED

27

54

TOTAL REQUIRED

84 UNITS

111 STALLS

TOTAL PROVIDED

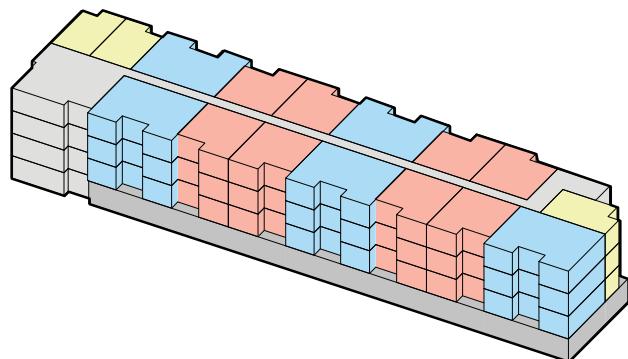
121 STALLS

## UNIT STATISTICS:

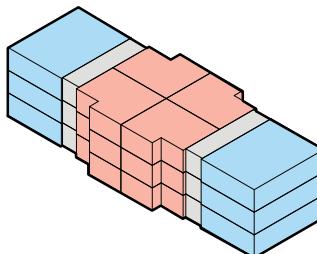
	STUDIO	1-BED	2-BED	TOTAL UNITS
FIRST LEVEL	5	14	9	28
SECOND LEVEL	5	14	9	28
THIRD LEVEL	5	14	9	28
TOTAL	15 (18%)	42 (50%)	27 (32%)	84 TOTAL UNITS

## BUILDING STATISTICS:

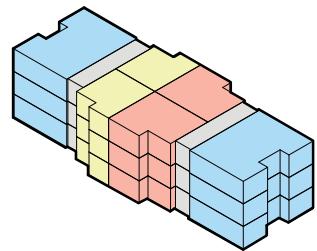
CLUBHOUSE	2,700 GSF
BUILDING A	64,000 GSF
BUILDING B	18,300 GSF
BUILDING C	17,100 GSF
TOTAL	102,100 GSF



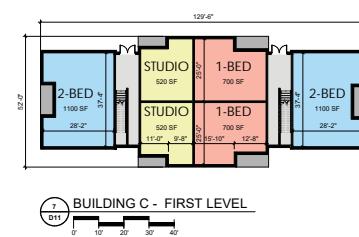
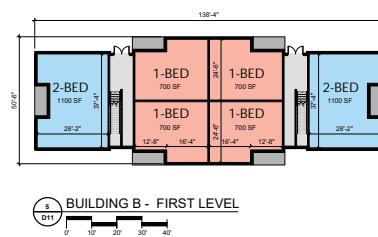
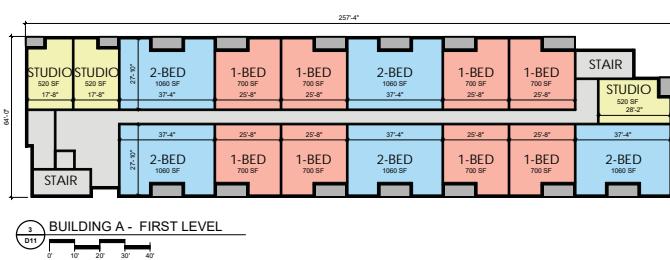
BUILDING A - AXON



BUILDING B - AXON



BUILDING C - AXON





Issue Date: 9/30/2020  
Project Number: 20084  
Design Phase: Programming

BURLINGTON CAPITAL - STRECK HOUSING

OPTION 8 RENDERINGS

**HBA**  
HOLLAND BASHAM ARCHITECTS

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**DECEMBER 15, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AWARD CONTRACT –	◆ RESOLUTION	
SANITARY SEWER REPAIR –	ORDINANCE	PAT DOWSE
8110 PARK VIEW BOULEVARD	RECEIVE/FILE	CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared to award a contract to Midlands Contracting, Incorporated of Kearney, Nebraska in an amount not to exceed \$17,964.00 for the 8110 Park View Boulevard Sanitary Sewer Repair, Capital Improvement Project SEWR-21-001.

**FISCAL IMPACT**

The FY21/22 Biennial Budget provides funding for this project.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Approximately 377 linear feet of 8-inch diameter vitrified clay sanitary sewer pipe along Park View Boulevard from Fire Station #4 to the intersection of 81st Street was found to have some broken, cracked, and offset joints resulting in the need for repair. Because replacing the pipe is a major construction project that would disrupt traffic and the fire station's dispatch ability, a less intrusive method, Cured in Place Pipe (PIPP) liner, is the recommended solution.

This project will ensure that the sanitary sewer pipe remains intact and eliminate the need for more complicated repairs. Neighboring municipalities are doing similar projects, and there is the potential to add this project to the schedule reducing mobilization costs.

On November 20, 2020, three (3) informal bids were received for this project. The lowest responsive bid was from Midlands Contracting, Inc. of Kearney, Nebraska for a total bid of \$17,964.00, which is 38% lower than the Engineer's Estimate of \$29,000.00. A bid tab is included for review.

If accepted, Midlands Contracting is expected to begin work in the Summer of 2021, and the work will be completed by August 1, 2021.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AWARDING A CONTRACT TO MIDLANDS CONTRACTING, INC. OF KEARNEY, NEBRASKA, FOR SANITARY SEWER REPAIRS IN AN AMOUNT NOT TO EXCEED \$17,964.00.

WHEREAS, the City Council of the City of La Vista has determined that sanitary sewer repairs at 8110 Park View Blvd. are necessary; and

WHEREAS, the FY21/FY22 Biennial Budget provides funding for the proposed repairs; and

WHEREAS, bids were solicited, and three bids were received; 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;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska award a contract in a form satisfactory to the City Administrator and City Attorney to Midlands Contracting, Inc. of Kearney, Nebraska for sanitary sewer repairs in an amount not to exceed \$17,964.00.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER, 2020.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**DECEMBER 15, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE SID 237 (CIMARRON WOODS) PARKING LOT IMPROVEMENTS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared to approve plans and specifications for parking lot improvements in Sanitary and Improvement District No. 237 (Cimarron Woods).

**FISCAL IMPACT**

All costs for design and construction of these parking lot improvements will be paid for by Sanitary & Improvement District No. 237 (SID 237).

**RECOMMENDATION**

Approval of the plans and specifications prepared by E&A Consulting Group as reviewed by the City Engineer and in accordance with the First Amendment to the Subdivision Agreement.

**BACKGROUND**

Additional parking is needed to accommodate the increased use of the SID 237 park and splash pad.

Improvements were anticipated in the First Amendment to the Subdivision Agreement, Cimarron Woods Replat Two, dated November 19, 2013, where SID 237 was authorized to purchase Lot 285 Cimarron for auxiliary parking or other park purposes.

E&A Consulting Group, the engineer for SID 237, produced plans and specifications for the addition of 28 parking stalls in Lot 285. The project cost is anticipated to be \$97,000, and construction warrants are to be issued to complete the work.

The Subdivision Agreement provides that an administrative fee in the amount of 2% be collected on the construction cost of public improvements.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE APPROVAL OF THE PLANS AND SPECIFICATIONS FOR THE CIMARRON WOODS PARK PARKING LOT IMPROVEMENTS IN SANITARY DISTRICT NO. 237 CIMARRON WOODS.

WHEREAS, Sanitary Improvement District No. 237 of Sarpy County ("District"), Cimarron Woods and the City of La Vista ("City") entered into a Subdivision Agreement concerning public park improvements within the zoning jurisdiction of the City ("Subdivision Agreement"); and

WHEREAS, District has presented to City for approval plans and specifications to construct certain improvements; and

WHEREAS, said plans and specifications were prepared by E & A Consulting Group and reviewed by the City Engineer who has certified to the City that said plans and specifications are in accordance with the Subdivision Agreement and all of the applicable ordinances, policies and regulations of the City and that improvements constructed pursuant to such plans will be adequate for their intended purpose.

WHEREAS, The La Vista Public Works Department has been presented the plans for review.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska does hereby approve the plans and specifications for construction of the Cimarron Woods Park Parking Lot Improvements, copies of which have been filed with the City Clerk, approved by the City Engineer.

BE IT FURTHER RESOLVED, that the approval herein given is conditioned upon District, prior to its granting authorization of commencement of construction, shall meet the conditions stated above.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER, 2020.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Pamela A. Buethe, CMC  
City Clerk

## SID 237 Parking Lot Improvements - Lot 285





# SID 237 CIMARRON WOODS

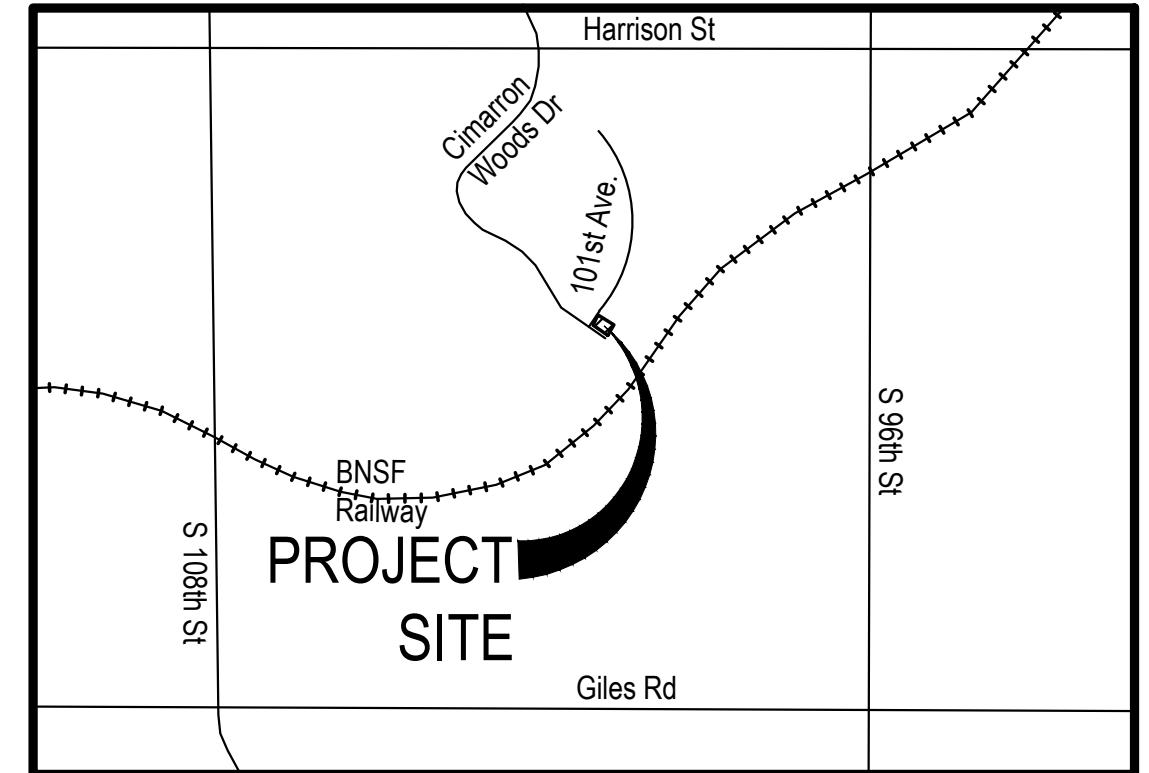
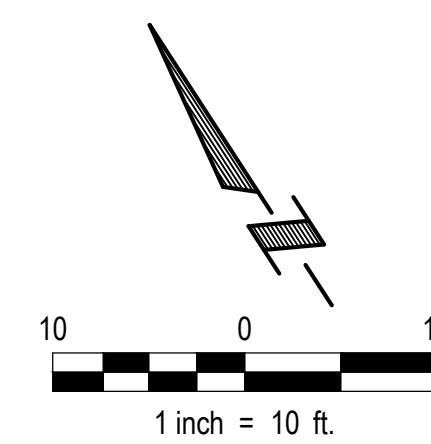
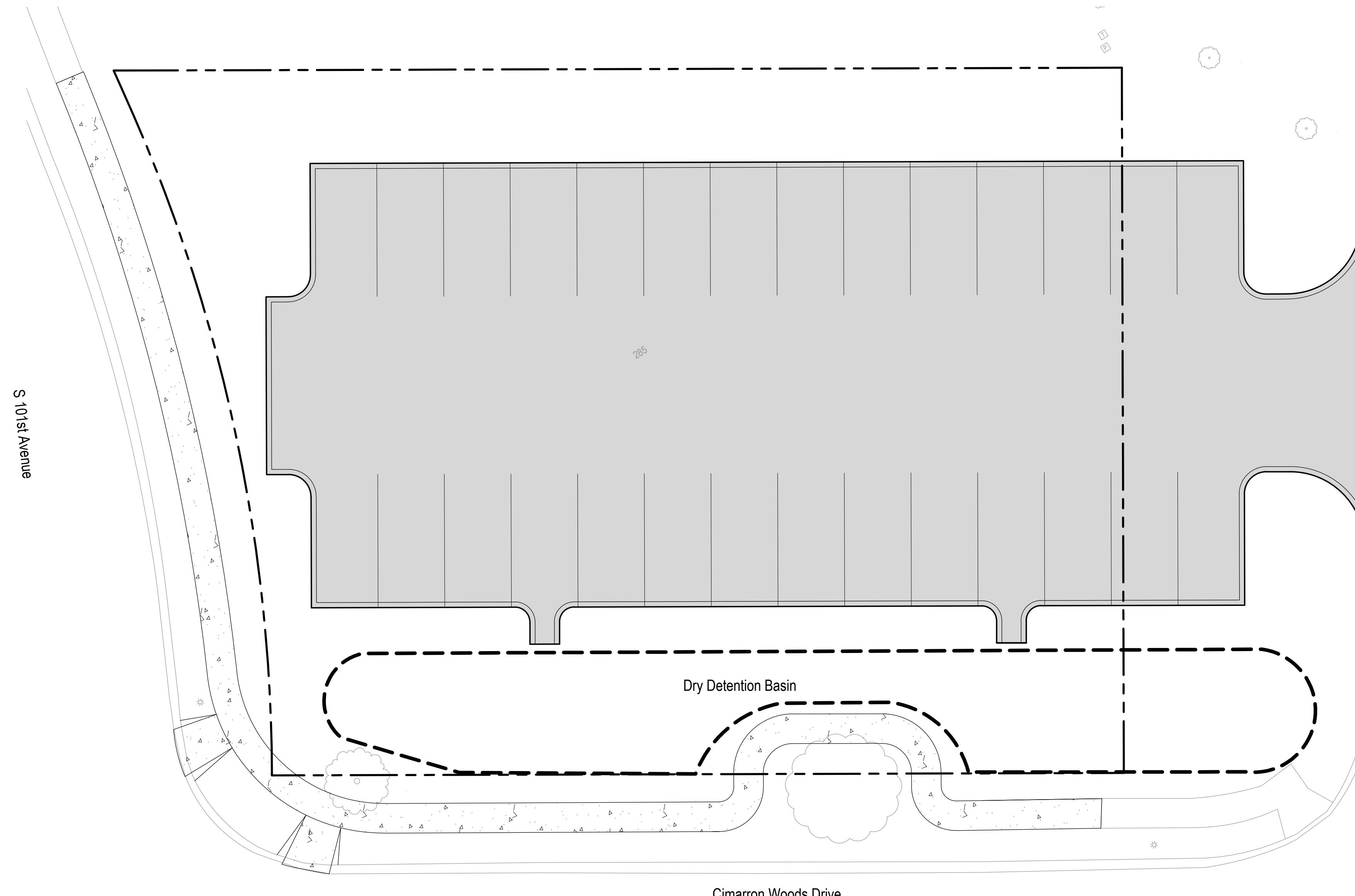
## PARKING LOT PLANS

7433 S 101st Ave

LA VISTA, NEBRASKA 68128  
LOT 285, CIMARRON WOODS

### APPROXIMATE BID QUANTITIES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	MOBILIZATION	1	LS
2	CLEARING & GRUBBING	1	LS
3	CONSTRUCT 6" P.C.C. PAVEMENT WITH INTEGRAL CURB AND SUBGRADE PREPARATION	920	SY
4	CONSTRUCT 4" P.C.C. SIDEWALK WITH SUBGRADE PREPARATION	988	SF
5	CONSTRUCT TIE-BAR REINFORCED EDGE	22	EA
6	GENERAL SITE GRADING (HAUL OFF)	750	CY
7	STORMWATER POLLUTION PREVENTION MEASURES	1	LS
8	NOT USED		
9	18" NYLOPLAST DRAIN BASIN WITH DOME GRATE	1	LS
10	12" STORM PIPE	19	LF
11	TAP EXISTING STORM PIPE	1	LS
12	PAINT STRIPING	1	LS
13	STORM BASIN AMENDED SOILS, CONDITIONED SOILS, AND GRAVEL	1	LS
14	LANDSCAPING	1	LS
15	ADA SIGN	1	EA



VICINITY MAP

### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	TOPOGRAPHIC SURVEY
3	SITE LAYOUT & PAVING PLAN
4	GRAADING PLAN & SEDIMENT CONTROL PLAN
5	NOTES
6	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7	LANDSCAPE PLAN

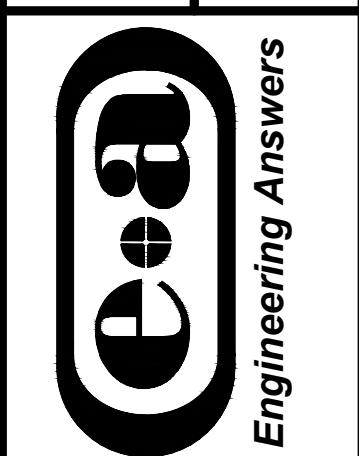
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PROJECT INFORMATION	
Cimarron Woods Parking Lot	
Project Name: 7433 S 101st Ave. Omaha, NE 68128	
Site Location: 4/1/2017 12/1/2017	
Estimated Start Date: Estimated Completion Date	
OWNER REPRESENTATIVE	DESIGNER
Fullenkamp, Doyle & Joben John Fullenkamp 11440 W. Center Rd Omaha, NE 68144 P: 402.334.0700 jhf@fdjlaw.com	E & A Consulting Group, Inc Teresa Wooten, PE 10909 Mill Valley Rd. #100 Omaha, NE 68154 P: 402.895.4700 twooten@eacg.com

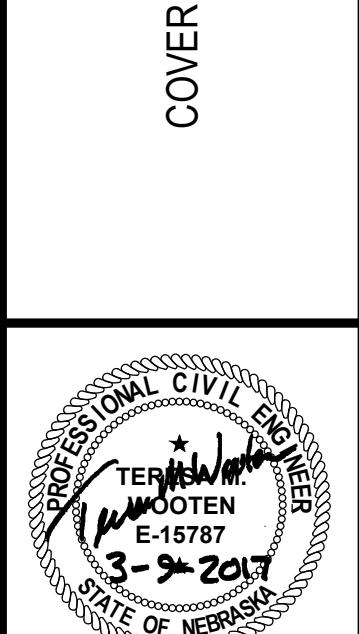
Proj. No.	Revisions
P2002153.022	
03/09/2017	
TW	
Designed By:	Date:
Drawn By:	Date:
SOC	
AS NOTED	
Scale:	
1 of 7	

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

330 North 117th Street, Omaha, NE 68154  
Phone: 402.895.4700 Fax: 402.895.3399  
www.eacg.com

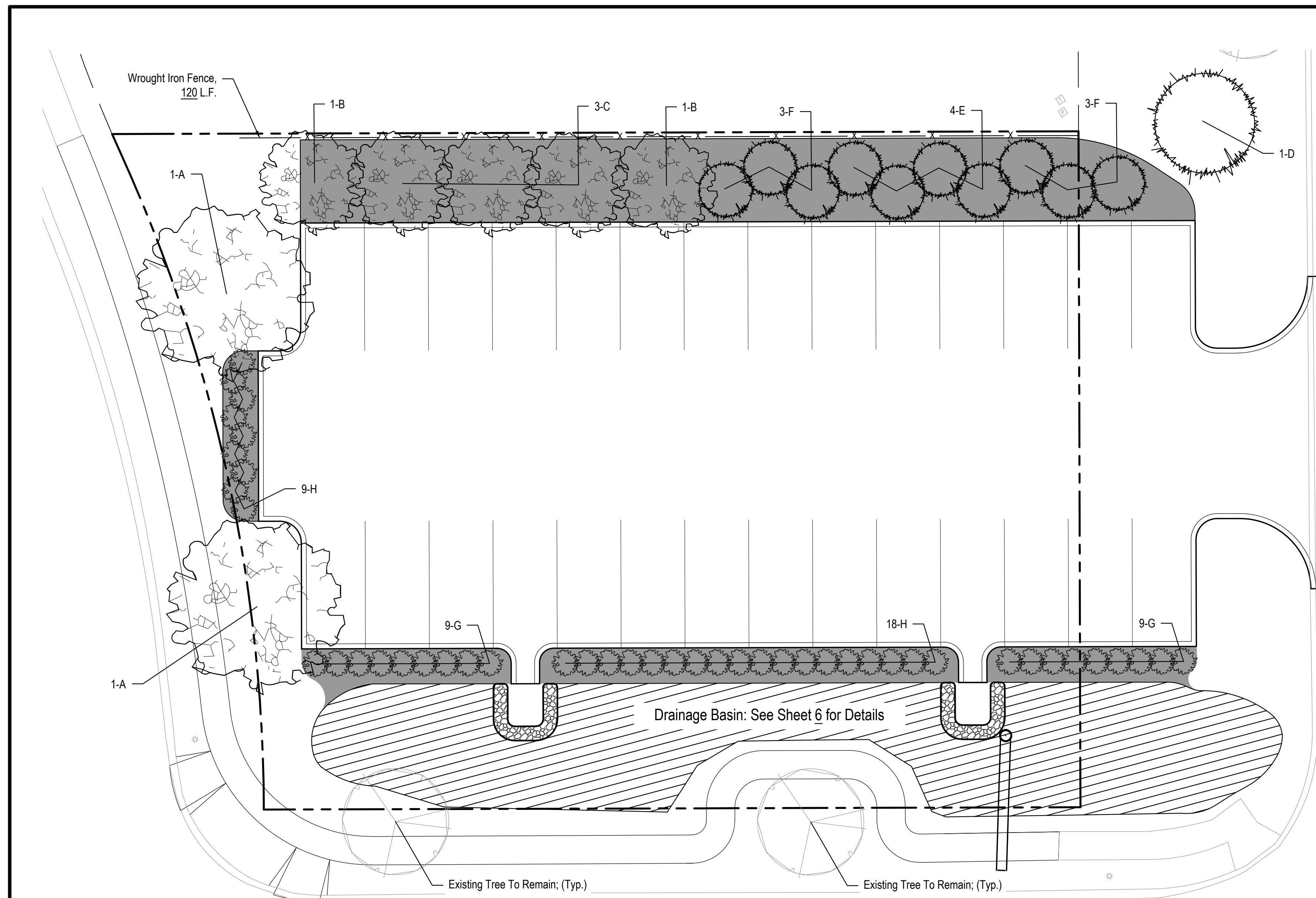


SID 237 CIMARRON WOODS  
PARKING LOT PLANS  
LA VISTA, NEBRASKA



Proj. No.: P2002153.022 Date: 03/09/2017  
Designed By: TW Drawn By: SOC Scale: AS NOTED  
Sheet: 1 of 7

10/20/2010 10:33 AM K:\Projects\2010\153\227\ParkSite.dwg

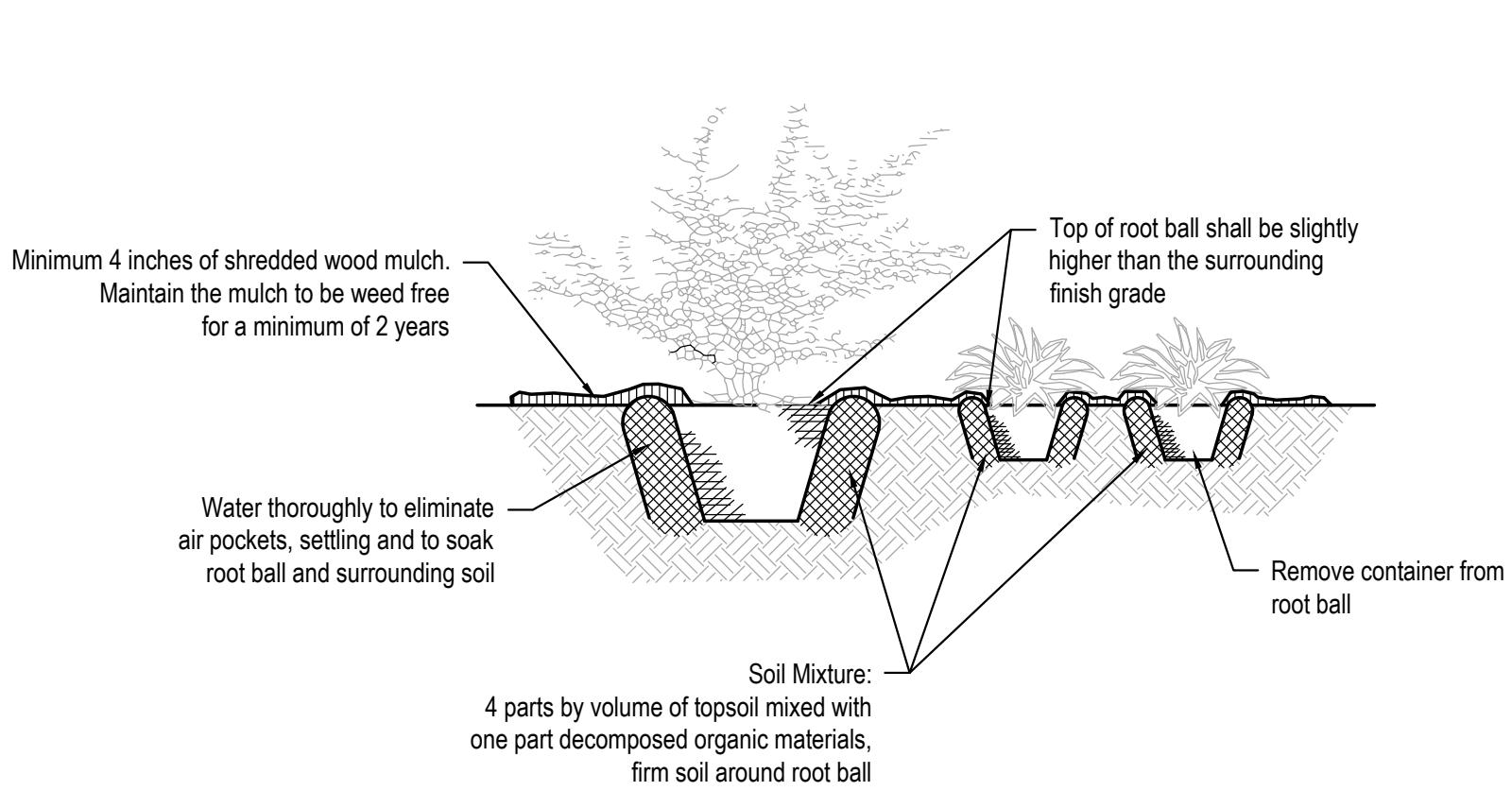


## LANDSCAPE NOTES

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered immediately after planting and then watered once a week for a period of two months from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

### SEEDING NOTES:

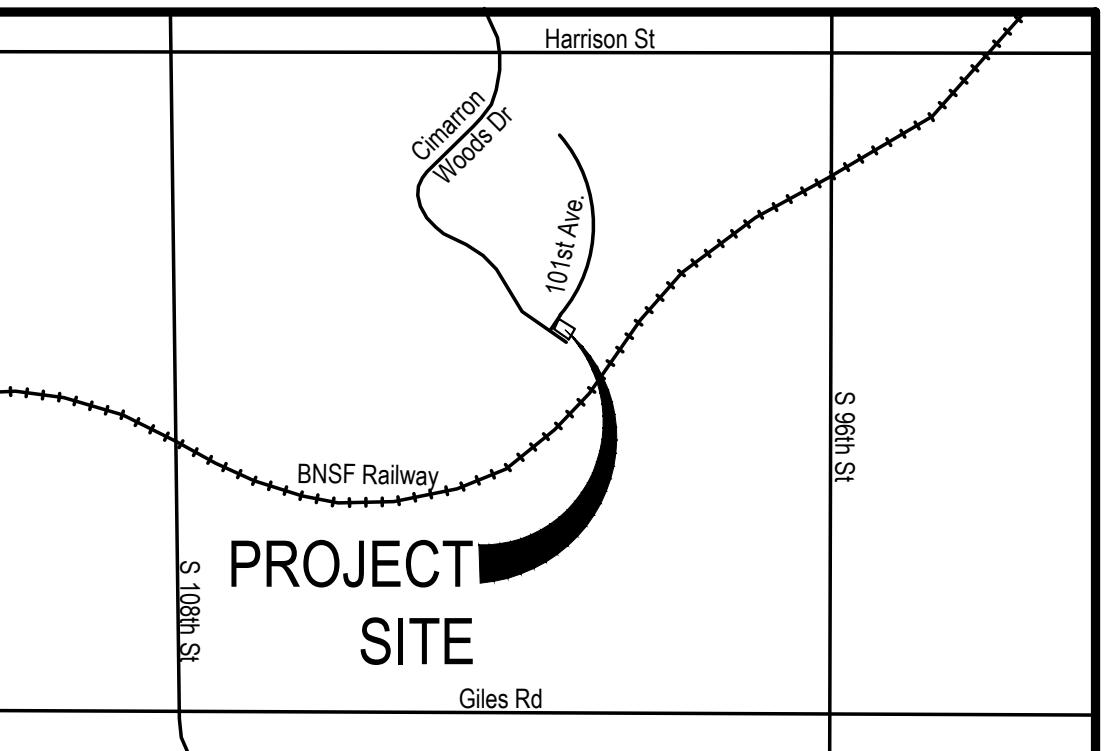
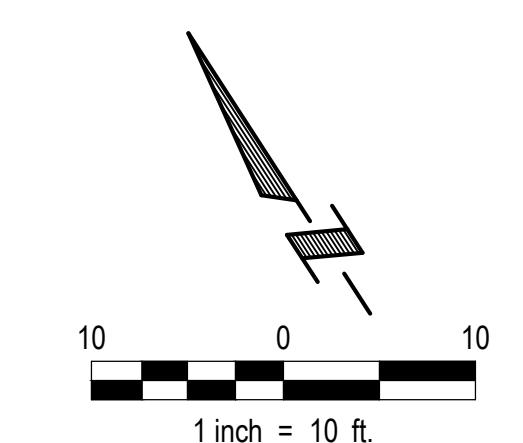
1. Seed to be installed as per City of Omaha specifications. Use the Type A seed in Table 802.06 Seed Application Rates of Part (D) of Section 802.03, which is the Tall Fescue in Table 802.01 Non-irrigated Lawn and Turf Seed of Part (B) of Section 802.02
2. Seed for basin shall be Raingarden Mix from United Seeds. See Sheet 6 for more details.
3. Contractor to coordinate work with other amenities contractors.



# **SHRUB & PERENNIAL PLANTING DETAIL**

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**NOT TO SCALE**



## VICINITY MAP

# PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	2	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2"	B&B
B	2	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	2"	B&B
C	3	<i>Pyrus calleryana</i> 'Glen's Form'	Chanticleer Pear	2"	B&B
D	1	<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce	7'-8'	B&B
E	4	<i>Pinus strobus</i> 'Fastigiata'	Columnar Eastern White Pine	9'-10'	B&B
F	6	<i>Picea abies</i> 'Cupressina'	Columnar Norway Spruce	9'-10'	B&B
G	18	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3 Gal.	Cont.
H	27	<i>Cornus</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	3 Gal.	Cont.

## TREE NOTES

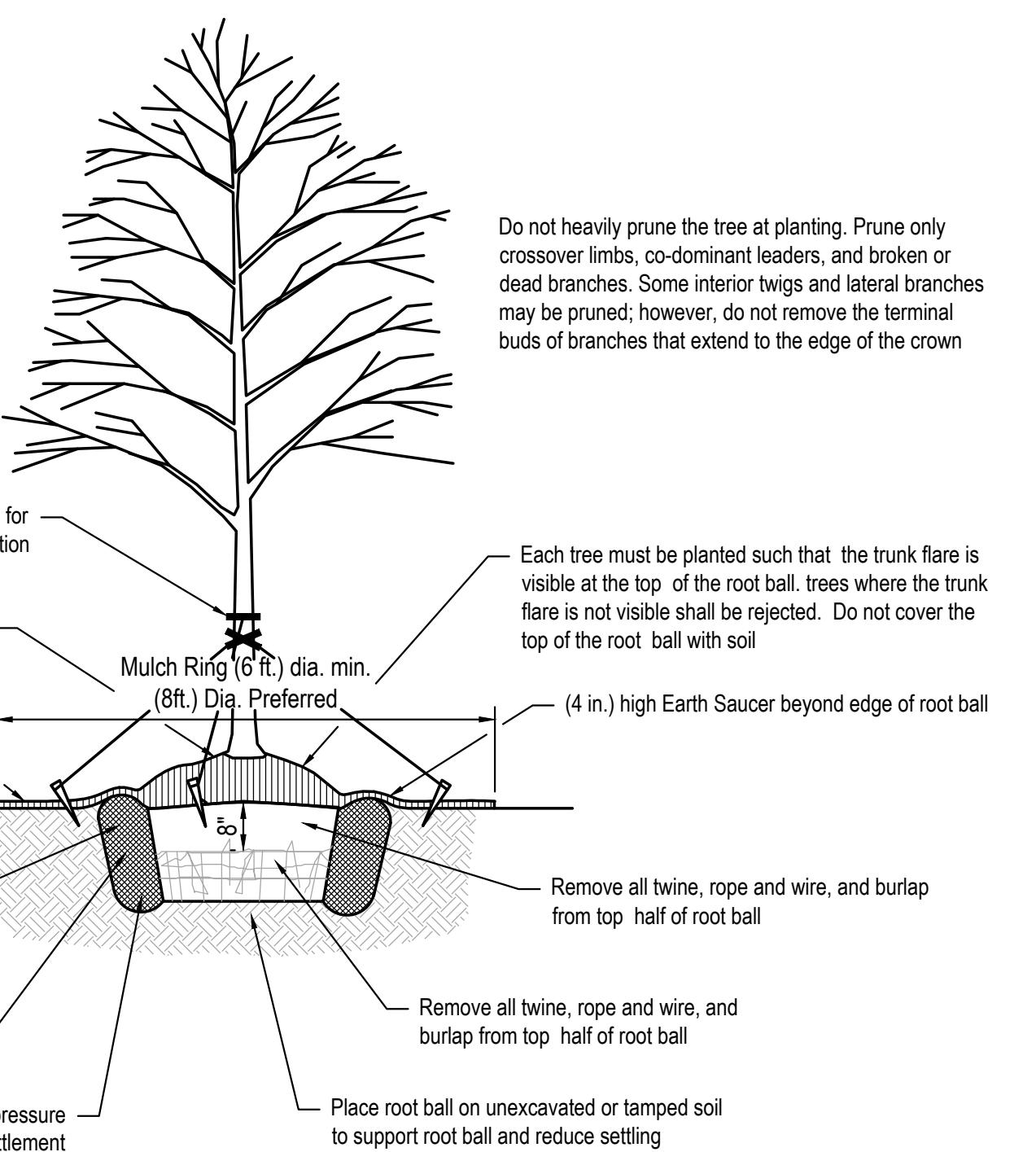
1. Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.

### LEGEND:

- 2,130 SF - Areas to be installed with 3" minimum of hardwood mulch.
- Drainage Basin - See Sheet 6 for Details.

## NOTES:

## 1 Seed/Mat all disturbed areas



# **TREE PLANTING DETAIL - B & B TREE**

---

## **NOT TO SCALE**



**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**DECEMBER 15, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPROVAL OF ICMA-RC ADMINISTRATIVE SERVICES AGREEMENT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RANDY TRAIL HUMAN RESOURCES DIRECTOR

**SYNOPSIS**

A resolution has been prepared to enter into a new Administrative Services Agreement with International City Management Association Retirement Corporation (“ICMA-RC”), a nonprofit corporation which services the City of La Vista’s Retirement Plan (“Plan”).

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval.

**BACKGROUND**

On April 3, 2001, the City Council designated the ICMA-RC as the City’s plan administrator for the police and civilian 401(a) plans, as well as a 457(b) plan, a voluntary salary deferral option for all municipal employees. On June 19, 2001, the Council approved documentation, including an Administrative Services Agreement, necessary to move the Plan to ICMA-RC. Since 2001, the Plan has been operating under that original agreement.

During a meeting with the City’s ICMA-RC representatives this year, it was brought to our attention that the City could qualify for a lower fee schedule in exchange for entering into a new Administrative Services Agreement with ICMA-RC. This agreement appoints ICMA-RC as Administrator of the Plan to perform all nondiscretionary functions necessary for the administration of the Plan for a period of at least 5 years from the date all parties sign and execute the agreement. The move would result in a combined annual participant savings of approximately \$77,142.27.

A copy of the new Administrative Services Agreement has been included for review.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH INTERNATIONAL CITY MANAGEMENT ASSOCIATION RETIREMENT CORPORATION (“IMCA-RC”) FOR ADMINISTRATIVE SERVICES FOR THE CITY’S RETIREMENT PLANS.

WHEREAS, the Mayor and City Council have determined that administrative services for the City's retirement plans are necessary; and

WHEREAS, on April 3, 2001, the City Council designated the ICMA-RC as the plan administrator for the City of La Vista's Retirement Plan (“Plan”) including the police and civilian 401(a) and 457(b) plans; and

WHEREAS, on June 19, 2001, the City Council approved documentation including an Administrative Services Agreement to move the Plan to ICMA-RC; and

WHEREAS, the Plan has been operating under the original Administrative Services Agreement since 2001; and

WHEREAS, the new Administrative Services Agreement would result in a combined annual savings of approximately \$77,142.27; and

WHEREAS, the FY19/20 Biennial Budget provides funding for the proposed services;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, that a professional services agreement, in a form satisfactory to the City Administrator and City Attorney, be authorized with International City Management Association Retirement Corporation for the provision of administrative services for the City of La Vista's Retirement Plan.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER 2020.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

---

Pamela A. Buethe, CMC  
City Clerk

## **ADMINISTRATIVE SERVICES AGREEMENT**

Between

**ICMA Retirement Corporation**

and

**City of La Vista**

Type: **457**

Account #: **304703, 300510**

Type: **401**

Account #: **107200, 107185, 106162**

## ADMINISTRATIVE SERVICES AGREEMENT

This Administrative Services Agreement (“Agreement”), made as of this day, (please enter date) \_\_\_\_\_, (herein referred to as the “Inception Date”), between the International City Management Association Retirement Corporation (“ICMA-RC”), a nonprofit corporation organized and existing under the laws of the State of Delaware, and the **City of La Vista** (“Employer”), an **Entity** organized and existing under the laws of the State of **Nebraska** with an office at **8116 Park View Boulevard, La Vista, Nebraska 68128**.

### RECITALS

Employer acts as public plan sponsor of a retirement plan (“Plan”), and in that capacity, has responsibility to obtain administrative services and investment alternatives for the Plan;

VantageTrust is a group trust established and maintained in accordance with New Hampshire Revised Statutes Annotated section 391:1 and Internal Revenue Service Revenue Ruling 81-100, 1981-1 C.B. 326, which provides for the commingled investment of retirement funds;

ICMA-RC, or its wholly owned subsidiary, acts as investment adviser to VantageTrust Company, LLC, the Trustee of VantageTrust;

ICMA-RC has designed, and VantageTrust offers, a series of separate funds (the “Funds”) for the investment of plan assets as referenced in VantageTrust’s principal disclosure documents, the VantageTrust Disclosure Memorandum and the Funds’ Fact Sheets (together, “VT Disclosures”); and

ICMA-RC provides a range of services to public employers for the operation of employee retirement plans including, but not limited to, communications concerning investment alternatives, account maintenance, account recordkeeping, investment and tax reporting, transaction processing, and benefit disbursement.

## AGREEMENTS

### 1. Appointment of ICMA-RC

Employer hereby appoints ICMA-RC as Administrator of the Plan to perform all nondiscretionary functions necessary for the administration of the Plan. The functions to be performed by ICMA-RC shall be those set forth in Exhibit A to this Agreement.

### 2. Adoption of Trust

Employer has adopted the Declaration of Trust of VantageTrust Company and agrees to the commingled investment of assets of the Plan within VantageTrust. Employer agrees that the investment, management, and distribution of amounts deposited in VantageTrust shall be subject to the Declaration of Trust, as it may be amended from time to time and shall also be subject to terms and conditions set forth in disclosure documents (such as the VT Disclosures or Employer Bulletins) as those terms and conditions may be adjusted from time to time.

### 3. Exclusivity Agreement

Employer agrees that for the initial or succeeding term of this Agreement specified in Section 12, so long as ICMA-RC continues to perform in all material respects the services to be performed by it under this Agreement, Employer shall not obtain plan administration from anyone other than ICMA-RC. Employer acknowledges that ICMA-RC has agreed to the compensation to be paid to ICMA-RC under this Agreement in the expectation that ICMA-RC will be able to offset costs allocable to performing this Agreement with revenues arising from Employer's exclusive use of ICMA-RC at the rates provided herein throughout the initial or succeeding term.

### 4. Employer Duty to Furnish Information

Employer agrees to furnish to ICMA-RC on a timely basis such information as is requested in a timely manner and necessary for ICMA-RC to carry out its responsibilities as Administrator of the Plan, including information needed to allocate individual participant accounts to Funds in VantageTrust, and information as to the employment status of participants, and participant ages, addresses, and other identifying information (including tax identification numbers). Employer also agrees that it will notify ICMA-RC in a timely manner regarding changes in staff as it relates to various roles. Such notification is to be completed through the online EZLink employer contact options. ICMA-RC shall be entitled to rely upon the accuracy of any information that is furnished to it by a responsible official of the Employer or any information relating to an individual participant or beneficiary that is furnished by such participant or beneficiary, and ICMA-RC shall not be responsible for any error arising solely from its reliance on such information; provided, however, that nothing in this paragraph shall release ICMA-RC from any liability arising out of its own negligence. ICMA-RC will provide reports, statements and account information to the Employer through EZLink, the online plan administrative tool.

Employer is required to send in contributions through EZLink, the online plan administration tool provided by ICMA-RC. Alternative electronic methods may be allowed but must be approved by ICMA-RC for use. Contributions may not be sent through paper submittal documents.

To the extent Employer selects third-party funds that do not have fund profile information provided to ICMA-RC through our electronic data feeds from external sources (such as Morningstar) or third-party fund providers, the Employer is responsible for providing to ICMA-RC timely fund investment updates for disclosure to Plan participants. Such updates may be provided to ICMA-RC through the Employer's investment consultant or other designated representative.

## 5. ICMA-RC Representations and Warranties

ICMA-RC represents and warrants to Employer that:

- (a) ICMA-RC is a non-profit corporation with full power and authority to enter into this Agreement and to perform its obligations under this Agreement. The ability of ICMA-RC, or its wholly owned subsidiary, to serve as investment adviser to VantageTrust Company is dependent upon the continued willingness of VantageTrust Company for ICMA-RC, or its wholly owned subsidiary, to serve in that capacity. ICMA-RC shall promptly notify Employer in writing if VantageTrust Company terminates ICMA-RC, or its wholly owned subsidiary, as investment adviser.
- (b) ICMA-RC is an investment adviser registered as such with the U.S. Securities and Exchange Commission under the Investment Advisers Act of 1940, as amended.
- (c)(i) ICMA-RC shall maintain and administer the 457(b) Plan in accordance with the requirements for eligible deferred compensation plans under Section 457 of the Internal Revenue Code and other applicable federal law; provided, however, that ICMA-RC shall not be responsible for the eligible status of the 457(b) Plan in the event that the Employer directs ICMA-RC to administer the 457(b) Plan or disburse assets in a manner inconsistent with the requirements of Section 457 or otherwise causes the 457(b) Plan not to be carried out in accordance with its terms. Further, in the event that the Employer uses its own customized plan document, ICMA-RC shall not be responsible for the eligible status of the 457(b) Plan to the extent affected by terms in the Employer's plan document that differ from those in ICMA-RC's standard plan document; provided, however, that ICMA-RC shall notify Employer upon discovering any 457(b) Plan term or administration that is contrary to any applicable IRS law, rule or regulation. ICMA-RC shall not be responsible for monitoring state or local law applicable to retirement plans or for administering the 457(b) Plan in compliance with local or state requirements regarding plan

Plan numbers 304703, 300510, 107200, 107185, 106162

administration unless Employer notifies ICMA-RC of any such local or state requirements, which notification may be through the Employer's custom plan document. ICMA-RC will bring to Employer's attention any changes to state law regarding retirement plan administration of which ICMA-RC becomes aware.

- (c)(ii) ICMA-RC shall maintain and administer the 401(a) Plan in accordance with the requirements for plans which satisfy the qualification requirements of Section 401 of the Internal Revenue Code and other applicable federal law; provided, however, ICMA-RC shall not be responsible for the qualified status of the 401(a) Plan in the event that the Employer directs ICMA-RC to administer the 401(a) Plan or disburse assets in a manner inconsistent with the requirements of Section 401 or otherwise causes the 401(a) Plan not to be carried out in accordance with its terms; provided, further, that if the plan document used by the Employer contains terms that differ from the terms of ICMA-RC's standardized plan document, ICMA-RC shall not be responsible for the qualified status of the 401(a) Plan to the extent affected by the differing terms in the Employer's plan document. ICMA-RC shall not be responsible for monitoring state or local law applicable to retirement plans or for administering the 401(a) Plan in compliance with local or state requirements regarding plan administration unless Employer notifies ICMA-RC of any such local or state requirements, which notification may be through the Employer's custom plan document. ICMA-RC will bring to Employer's attention any changes to state law regarding retirement plan administration of which ICMA-RC becomes aware.

## 6. Employer Representations and Warranties

Employer represents and warrants to ICMA-RC that:

- (a) Employer is organized in the form and manner recited in the opening paragraph of this Agreement with full power and authority to enter into and perform its obligations under this Agreement and to act for the Plan and participants in the manner contemplated in this Agreement. Execution, delivery, and performance of this Agreement will not conflict with any law, rule, regulation or contract by which the Employer is bound or to which it is a party.
- (b) Employer understands and agrees that ICMA-RC's sole function under this Agreement is to act as recordkeeper and to provide administrative, investment or other services at the direction of Plan participants, the Employer, its agents or designees in accordance with the terms of this Agreement. Under the terms of this Agreement, ICMA-RC does not render investment advice to the Employer, is neither the "Plan Administrator" nor "Plan Sponsor" as those terms are defined under applicable federal, state, or local law, and does not provide legal, tax or

Plan numbers 304703, 300510, 107200, 107185, 106162

accounting advice with respect to the creation, adoption or operation of the Plan and its related trust. ICMA-RC does not perform any service under this Agreement that might cause ICMA-RC to be treated as a “fiduciary” of the Plan under applicable law, except, and only, to the extent that ICMA-RC provides investment advisory services to individual participants enrolled in Guided Pathways Advisory Services.

- (c) Employer acknowledges and agrees that ICMA-RC does not assume any responsibility with respect to the selection or retention of the Plan’s investment options. Employer shall have exclusive responsibility for the Plan’s investment options, including the selection of the applicable mutual fund share class. Where applicable, Employer understands that the VT Retirement Income Advantage Fund is an investment option for the Plan and that the fund invests in a separate account available through a group variable annuity contract. By entering into this Agreement, Employer acknowledges that it has received the Important Considerations document and the VT Disclosures and that it has read the information therein concerning the VT Retirement Income Advantage Fund.
- (d) Employer acknowledges that certain such services to be performed by ICMA-RC under this Agreement may be performed by an affiliate or agent of ICMA-RC pursuant to one or more other contractual arrangements or relationships, and that ICMA-RC reserves the right to change vendors with which it has contracted to provide services in connection with this Agreement without prior notice to Employer. Changes to any third-party vendor retained to provide custom services unique to Employer shall be subject to prior notice to Employer.
- (e) Employer acknowledges that it has received ICMA-RC’s Fee Disclosure Statement, which ICMA-RC represents has been prepared in substantial conformance with ERISA regulations regarding the disclosure of fees to plan sponsors.

## 7. Participation in Certain Proceedings

The Employer hereby authorizes ICMA-RC to act as agent, to appear on its behalf, and to join the Employer as a necessary party in all legal proceedings involving the garnishment of benefits or the transfer of benefits pursuant to the divorce or separation of participants in the Plan. Unless Employer notifies ICMA-RC otherwise, Employer consents to the disbursement by ICMA-RC of benefits that have been garnished or transferred to a former spouse, current spouse, or child pursuant to a domestic relations order or child support order and in accordance with the governing Plan document and applicable law.

## 8. Investment Advice

Notwithstanding anything in this Agreement, ICMA-RC shall not provide investment advice to any employee of Employer or participant in the Plan without the prior written consent of Employer. Employer hereby consents to the provision of investment advice to individual participants through Guided Pathways® Advisory Services. ICMA-RC shall be solely and fully responsible for, and shall indemnify and hold Employer harmless against, any liability, loss, expense, claim, cause of action or cost (including attorneys fees and court costs) arising out of any breach of the first sentence of this paragraph or out of any investment advice that is given for which prior consent of Employer was obtained.

## 9. Compensation and Payment

- (a) ICMA-RC's compensation under this Agreement shall be as set forth in subsection (b) below.
- (b) **Compensation for Management Services to VantageTrust, Compensation for Advisory and other Services to the VT III Vantagepoint Funds and Payments from Third-Party Mutual Funds.** Employer acknowledges that ICMA-RC, or its wholly owned subsidiary, receives fees from VantageTrust for investment advisory services and plan and participant services furnished to VantageTrust. Employer further acknowledges that ICMA-RC, including certain of its wholly owned subsidiaries, receives compensation for advisory and other services furnished to the VT III Vantagepoint Funds, which serve as the underlying portfolios of a number of Funds offered through VantageTrust. For a VantageTrust Fund that invests substantially all of its assets in a third-party mutual fund not affiliated with ICMA-RC, ICMA-RC or its wholly owned subsidiary receives payments from the third-party mutual fund families or their service providers in the form of 12b-1 fees, service fees, compensation for sub-accounting and other services provided based on assets in the underlying third-party mutual fund. These fees are described in the VT Disclosures and ICMA-RC's fee disclosure statement. In addition, to the extent that third party mutual funds are included in the investment line-up for the Plan, ICMA-RC receives administrative fees from its third party mutual fund settlement and clearing agent for providing administrative and other services based on assets invested in third party mutual funds; such administrative fees come from payments made by third party mutual funds to the settlement and clearing agent.
- (c) **Redemption Fees.** Redemption fees imposed by outside mutual funds in which Plan assets are invested are collected and paid to the mutual fund by ICMA-RC. ICMA-RC remits 100% of redemption fees back to the specific mutual fund to which redemption fees apply. These redemption fees and the individual mutual fund's policy with respect to redemption

Plan numbers 304703, 300510, 107200, 107185, 106162

fees are specified in the prospectus for the individual mutual fund and referenced in the VT Disclosures.

(d) **Payment Procedures.** All payments to ICMA-RC pursuant to this Section 9 shall be made from Plan assets held by VantageTrust or received from third-party mutual funds or their service providers in connection with Plan assets invested in such third-party mutual funds, to the extent not paid by the Employer. The amount of Plan assets administered by ICMA-RC shall be adjusted as required to reflect any such payments as are made from the Plan. In the event that the Employer agrees to pay amounts owed pursuant to this Section 9 directly, any amounts unpaid and outstanding after 30 days of invoice to the Employer shall be withdrawn from Plan assets.

The compensation and payment set forth in this Section 9 are contingent upon the Employer's use of ICMA-RC's EZLink system for contribution processing and submitting contribution funds by ACH or wire transfer on a consistent basis over the term of this Agreement. The compensation in this Section 9 is also based on the assets of the Plan being invested in **R7** shares of VantageTrust.

The compensation and payment in this Section 9 will take effect in the calendar quarter following receipt at a Delivery Address (defined below the signature line) of one fully executed copy of this Administrative Services Agreement based upon the following schedule:

- Agreement received by February 20 – Effective April
- Agreement received by May 20 – Effective July
- Agreement received by August 20 – Effective October
- Agreement received by December 20 – Effective February

Employer further acknowledges and agrees that compensation and payment under this Agreement shall be subject to re-negotiation in the event that the Employer (a) chooses to implement additional mutual funds that neither (i) trade via NSCC nor (ii) meet ICMA-RC's daily trading operational guidelines or (b) chooses to implement investment options that are not mutual funds.

#### 10. Contribution Remittance

Employer understands that amounts invested in the Plan are to be remitted directly to Vantagepoint Transfer Agents in accordance with instructions provided to Employer by ICMA-RC and are not to be remitted to ICMA-RC. In the event that any check or wire transfer is incorrectly labeled or transferred to ICMA-RC, ICMA-RC may return it to Employer with proper instructions.

## 11. Responsibility

ICMA-RC shall not be responsible for any acts or omissions of any person with respect to the Plan or its related trust, other than ICMA-RC and its agents and affiliates in connection with the administration or operation of the Plan.

## 12. Term

This Agreement shall be in effect and commence on the date all parties have signed and executed this Agreement (“Inception Date”). The term of this Agreement will commence on the Inception Date and extend **five (5)** years from that date. This Agreement will be renewed automatically for each succeeding year unless written notice of termination is provided by either party to the other no less than 60 days before the end of such Agreement year.

Notwithstanding the foregoing, the Employer may terminate this Agreement for cause prior to the end of the term of this Agreement in the event that the Employer determines that ICMA-RC has materially breached this Agreement by not providing the services or performing its obligations as set forth in this Agreement. Employer agrees to provide sixty (60) calendar days to cure such breach following written notice from Employer of such breach and the Employer’s intentions to terminate this Agreement.

The Employer understands and acknowledges that, in the event the Employer terminates this Agreement (or replaces the Vantagepoint PLUS Fund, offered by VantageTrust, as an investment option in its investment line-up), ICMA-RC retains full discretion to release Plan assets invested in the Vantagepoint PLUS Fund in an orderly manner over a period of up to 12 months from the date ICMA-RC receives written notification from the Employer that it has made a final and binding selection of a replacement for ICMA-RC as administrator of the Plan (or a replacement investment option for the Vantagepoint PLUS Fund).

## 13. Amendments and Adjustments

- (a) This Agreement may be amended by written instrument signed by the parties.
- (b) ICMA-RC may modify this agreement by providing 60 days’ advance written notice to the Employer prior to the effective date of such proposed modification. Such modification shall become effective unless, within the 60-day notice period, the Employer notifies ICMA-RC in writing that it objects to such modification.
- (c) The parties agree that enhancements may be made to administrative services under this Agreement. The Employer will be notified of enhancements through the Employer Bulletin, quarterly statements, electronic messages or special mailings. Likewise, if there are any reductions in fees, these will be announced through the Employer Bulletin, quarterly statement, electronic messages or special mailing.

Plan numbers 304703, 300510, 107200, 107185, 106162

**14. Notices**

Unless otherwise provided in this Agreement, all notices required to be delivered under this Agreement shall be in writing and shall be delivered, mailed, e-mailed or faxed to the location of the relevant party set forth below or to such other address or to the attention of such other persons as such party may hereafter specify by notice to the other party.

**ICMA-RC:** Legal Department, ICMA Retirement Corporation, 777 North Capitol Street, N.E., Suite 600, Washington, D.C., 20002-4240  
**Facsimile:** (202) 962-4601

**Employer:** at the office set forth in the first paragraph hereof, or to any other address, facsimile number or e-mail address designated by the Employer to receive the same by written notice similarly given.

Each such notice, request or other communication shall be effective: (i) if given by facsimile, when transmitted to the applicable facsimile number and there is appropriate confirmation of receipt; (ii) if given by mail or e-mail, upon transmission to the designated address with no indication that such address is invalid or incorrect; or (iii) if given by any other means, when actually delivered at the aforesaid address.

**15. Complete Agreement**

This Agreement shall constitute the complete and full understanding and sole agreement between ICMA-RC and Employer relating to the object of this Agreement and correctly sets forth the complete rights, duties and obligations of each party to the other as of its date. This Agreement supersedes all written and oral agreements, communications or negotiations among the parties. Any prior agreements, promises, negotiations or representations, verbal or otherwise, not expressly set forth in this Agreement are of no force and effect.

**16. Titles**

The headings of Sections of this Agreement and the headings for each of the attached schedules are for convenience only and do not define or limit the contents thereof.

**17. Incorporation of Exhibits**

All Exhibits (and any subsequent amendments thereto), attached hereto, and referenced herein, are hereby incorporated within this Agreement as if set forth fully herein.

**18. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of **Nebraska**, applicable to contracts made in that jurisdiction without reference to its conflicts of laws provisions.

Plan numbers 304703, 300510, 107200, 107185, 106162

In Witness Whereof, the parties hereto certify that they have read and understand this Agreement and all Schedules attached hereto and have caused this Agreement to be executed by their duly authorized officers as of the Inception Date first above written.

**CITY OF LA VISTA**

By \_\_\_\_\_  
Signature/Date

By \_\_\_\_\_  
Name and Title (Please Print)

**INTERNATIONAL CITY MANAGEMENT  
ASSOCIATION RETIREMENT CORPORATION**

By \_\_\_\_\_  
  
Erica McFarquhar  
Assistant Secretary

Please return an executed copy of the Agreement to a Delivery Address, either:

- (a) Via DocuSign
- (b) Electronically to [PlanAdoptionServices@icmarc.org](mailto:PlanAdoptionServices@icmarc.org), or
- (c) In paper form to ICMA-RC

ATTN: PLAN ADOPTION SERVICES  
777 North Capitol Street NE  
Suite 600  
Washington DC 20002-4240

**Exhibit A****Administrative Services**

The administrative services to be performed by ICMA-RC under this Agreement shall be as follows:

- (a) Participant enrollment services are provided online. Employees will enroll online through a secure site or the Employer will enroll employees through EZLink.
- (b) Establishment of participant accounts for each employee participating in the Plan for whom ICMA-RC receives appropriate enrollment instructions. ICMA-RC is not responsible for determining if such Plan participants are eligible under the terms of the Plan.
- (c) Allocation in accordance with participant directions received in good order of individual participant accounts to investment funds offered under the Plan.
- (d) Maintenance of individual accounts for participants reflecting amounts deferred, income, gain or loss credited, and amounts distributed as benefits.
- (e) Maintenance of records for all participants for whom participant accounts have been established. These files shall include enrollment instructions (provided to ICMA-RC through Account Access or EZLink), beneficiary designation instructions and all other documents concerning each participant's account.
- (f) Provision of periodic reports to the Employer through EZLink. Participants will have access to account information through Participant Services, Voice Response System, Account Access, and Text Access, and through quarterly statements that can be delivered electronically through Account Access or by postal service.
- (g) Communication to participants of information regarding their rights and elections under the Plan.
- (h) Making available Participant Services Representatives through a toll-free telephone number from 8:30 a.m. to 9:00 p.m. Eastern Time, Monday through Friday (excluding holidays and days on which the securities markets or ICMA-RC are closed for business (including emergency closings)), to assist participants.
- (i) Making available access to ICMA-RC's web site, to allow participants to access certain account information and initiate certain plan transactions at any time. Account access is normally available 24 hours a day, seven days a week except during scheduled maintenance periods designed to ensure high-quality performance. The scheduled maintenance window is outlined at <https://accountaccess.icmarc.org>.
- (j) Maintaining the security and confidentiality of client information through a system of controls including but not limited to, as appropriate: restricting plan and participant information only to those who need it to provide services, software and hardware security, access controls, data back-up and storage procedures, non-disclosure agreements, security incident response procedures, and audit reviews.

Plan numbers 304703, 300510, 107200, 107185, 106162

- (k) Making available access to ICMA-RC's plan sponsor EZLink web site to allow plan sponsors to access certain plan information and initiate plan transactions such as enrolling participants and managing contributions at any time. EZLink is normally available 24 hours a day, seven days a week except during scheduled maintenance periods designed to ensure high-quality performance. The scheduled maintenance window is outlined at <https://ezlink.icmarc.org>.
- (l) Distribution of benefits as agent for the Employer in accordance with terms of the Plan. Participants who have separated from service can request distributions through Account Access or via form.
- (m) Upon approval by the Employer that a domestic relations order is an acceptable qualified domestic relations order under the terms of the Plan, ICMA-RC will establish a separate account record for the alternate payee and provide for the investment and distribution of assets held thereunder.
- (n) Loans may be made available on the terms specified in the Loan Guidelines, if loans are adopted by the Employer. Participants can request loans through Account Access.
- (o) Guided Pathways Advisory Services – ICMA-RC's participant advice service, “Fund Advice”, and asset allocation service, “Asset Class Guidance” may be made available through a third-party vendor on the terms specified on ICMA-RC's website.
- (p) ICMA-RC will determine appropriate delivery method (electronic and/or print) for plan sponsor/participant communications and education based on a number of factors (audience, effectiveness, etc.).