



July 13, 2021

Ms. Cindy Miserez  
Finance Director  
City of La Vista  
Via: Email

Dear Cindy,

37,675.00  
70,620.00  
108,295.00

Based on Subdivision agreements and our agreements & understandings with Sarpy County, we have been making payment to Sarpy County for connections fees owed on the Sarpy Industrial Sewer. In recent years we have been doing this on an annual basis. The following is a summary of the properties for which the fees were applicable and have been collected for the period of July 1, 2020 through Jun 30, 2021:

14565 Portal Cir	Portal Flex Building
9061 S. 126 <sup>th</sup> St.	H Street LLC
13207 Cary Cir	Nesbitt Properties LLC
13227 Cary Cir	ABC Elite
13315 Centennial	Beyond Print

You will need to verify with Community Development the amount of funds that were collected for sewer connection within the Sarpy Industrial Sewer Service Area.

I recommend that be made to Sarpy County in the amount of \$70,620.00 be remitted and be sent to the attention of:

Jason Kubicek  
Permits & Zoning  
Sarpy County Planning Office  
1210 Golden Gate Drive  
Papillion, NE 68046

This should go to a City Council meeting for authorization of payment by the end in the month of July.

Contact me should you need further details.

**City Hall**  
8116 Park View Blvd  
La Vista, NE 68128-2196  
402.331.4343 P  
402.331.4375 F

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

**Library**  
9110 Cities 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



Prepared by:

Patrick M. Dowse, P.E.  
City Engineer

Enclosure

Cc: Pam Buethe, w/encl  
File

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2196  
402.331.4343 •  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.331.6400 •  
402.331.6445 F

**Library**  
9110 Giles Rd.  
402.337.3900 •  
402.337.3902 F

**Police**  
7701 S. 96th St.  
402.331.5827 •  
402.331.7210 F

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

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

Sarpy Industrial Sewer Tract Connection Fees  
July 1, 2020 to June 30, 2021  
Based on City Engineer Bldg Permit Review Letters

Updated 12-Jul-21

Location.....	Project Name.....	Permit Date	Acres	Fee per Ac.	Due Sarpy	Comment
14565 Portal Cir	Portal Flex Building, Lot 1 Heimes Replat 1	10/8/2020	5.49	\$5,500.00	30,195.00	See Note 1
9061 S. 126th St	H Street LLC, Lot 2, Industrial Park Replat 4	3/3/2021	7.25	\$0.00	0.00	See Note 2
13207 Cary Cir	Nesbitt LLC, Lot 2, I-80 Industrial Park Replat 2	3/3/2021	1.64	\$5,500.00	9,020.00	See Note 3
13227 Cary Cir	ABC Elite, Lot 4 I-80 Industrial Park Replat 2	6/3/2021	1.83	\$5,500.00	10,065.00	See Note 4
13315 Centennial Rd	Beyond Print, Lot 16 I-80 Industrial Park Replat 2	6/3/2021	3.88	\$5,500.00	21,340.00	See Note 5
Total for payment to Sarpy through July 1, 2021:						70,620.00

Note 1: A tract connection fee per acre was collected at the Master Fee schedule rate and the remittance to Sarpy County at \$5,500 per acre should be done. This parcel is in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. It is also served by the outfall sewer connection that was built as part of the Woodhouse Place project.

Note 2: Per Subdivision Agreement, The City acknowledges that Subdivider, or predecessor, previously paid a sewer connection fee to the City for the proposed Lot 2 and no additional fee shall be required from the Subdivider. Parcel is not within City limits but is within La Vista ETJ in the Sarpy County Industrial Lot.

Note 3: A tract connection fee per acre was collected at the Master Fee schedule rate and the remittance to Sarpy County at \$5,500 per acre should be done. This parcel in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. This parcel is located in the I-80 Industrial Park Replat 2.

Note 4: A tract connection fee per acre was collected at the Master Fee schedule rate and the remittance to Sarpy County at \$5,500 per acre should be done. This parcel in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. This parcel is located in the I-80 Industrial Park Replat 2.

Note 5: A tract connection fee per acre was collected at the Master Fee schedule rate and the remittance to

Sarpy County at \$5,500 per acre should be done. This paracel in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. This paracel is located in the I-80 Industrial Park Replat 2.

Note 6: This period goes back to July 1, 2020 and does not match our fiscal year. It matches the County fiscal year.



02.00.0052.001

August 1, 2023

Ms. Meg Harris  
Finance Director  
City of La Vista  
Via: Email

37675.00  
+ 70620.00  
\_\_\_\_\_  
108295.00

Dear Meg,

Based on Subdivision agreements and our agreements & understandings with Sarpy County, we have been making payment to Sarpy County for connections fees owed on the Sarpy Industrial Sewer. In recent years we have been doing this on an annual basis. The following is a summary of the properties for which the fees were applicable and have been collected for the period of July 1, 2022 through Jun 30, 2023:

There were zero (0) sewer connections made within the Sarpy Industrial Sewer service area in from July 1, 2022 through June 30, 2023, however, there were two (2) sewer connection fees that were errantly missed in the previous July 2022 and July 2021 reports respectively and are listed below:

11714 Centennial Road – Centennial Warehouse – Permit dated 10/30/2020  
8817 S 117<sup>th</sup> Street – Fred's Heating and Air – Permit dated 9/22/21

You will need to verify with Community Development that no funds were collected for sewer connection within the Sarpy Industrial Sewer Service Area for the July 1, 2022 through June 30, 2023, and that the two errant remittances listed above were collected at the time of building permit.

I recommend that correspondence with the attached spreadsheet stating the amount of \$37,675.00 be remitted to Sarpy County, sent to the attention of:

Jason Kubicek  
Permits & Zoning  
Sarpy County Planning Office  
1210 Golden Gate Drive  
Papillion, NE 68046

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



This should go to a City Council meeting for authorization of payment at your earliest convenience.

Contact me should you need further details.

Prepared by:

Patrick M. Dowse, P.E.  
City Engineer

Enclosure

Cc: Pam Buethe, w/encl  
File

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2196  
402.331.4343 F  
402.331.4375 E

**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

## Sarpy Industrial Sewer Tract Connection Fees

Updated

1-Aug-23

July 1, 2022 to June 30, 2023

Based on City Engineer Bldg Permit Review Letters

Location	Project Name	Permit Date	Fee			Comment
			Acres	per Ac.	Due Sarpy	
11714 Centennial Road	Centennial Warhouse	10/30/2020	3.21	\$5,500.00	17,655.00 *	
8817 S 117th St	Fred's Heating and Air	9/22/2021	3.64	\$5,500.00	20,020.00 *	

Total for payment to Sarpy through July 1, 2023:

\$37,675.00 \*

Note 1: A tract connection fee per acre was collected at time of platting per subdivision agmt and the remittance to Sarpy County at \$5,500 per acre was done. This is because the area is in the City ETJ and connects to the Sarpy industrial sewer. Also, the property involves a platting and therefore a second round of the fee is to be collected. The Woodhouse Place development required an outfall sewer that Sarpy will build. So the platting fee was remitted to Sarpy right after collection to aid in their funding of the immediate construction. Remittance of platting fee and second round of the fee on Lot 1 occurred at Sept. 19, 2017 Council Meeting.

Note 2: The location is not inside the City limits and so the terms of the subdivision agreement were followed which allowed collection of Sarpy fee and a reduced portion of City fee. The \$5500 per acre portion of the fee needs to be remitted to Sarpy County.

Note 3: A tract connection fee per acre was collected at Master Fee schedule rate and the remittance to Sarpy County at \$5,500 per acre should be done. This is because the area is in the City limits and the industrial sewer interlocal agreement provided for La Vista to take ownership of the portion of the industrial sewer in the annexed area. However, during discussions about amendment to WSA with Omaha and Sarpy County it was agreed that Sarpy would retain ownership of the industrial sewer and therefore rights to the tract connection fee in the amount of \$5,500 per acre.

Note 4: This lot is not inside the City limits but is within the ETJ. Sarpy County was contacted and advised that a fee of \$5,500 per acre is to be remitted to Sarpy. There is no subdivision agreement addressing any fee to La Vista in addition to a fee to Sarpy. Therefore, collecting fee at rate set in Master Fee Ordinance and sending the \$5,500 per acre portion to Sarpy.

Note 5: A tract connection fee per acre was collected at the Master Fee schedule rate and the remittance to Sarpy County at \$5,500 per acre should be done. This parcel is in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. It is also served by the outfall sewer connection that was built as part of the Woodhouse Place project. This parcel is located in the Heimes Subdivision which required an initial fee collection at the time of subdivision. Need to verify that the initial round was paid to Sarpy previously at the time of platting.

Note 6: A tract connection fee per acre was collected at the time of platting per subdivision agmt and the remittance to Sarpy County at \$5,500 per acre should be done. This parcel is in the La Vista ETJ, but not in the City limits, and is served by the Sarpy Industrial Sewer. It is also served by the outfall sewer connection that was built as part of the Woodhouse Place project. A second round of the fee will be collected at the Master Fee schedule rate with \$5,500 per acre portion of that second round being remitted when lots are built upon.

\* Two projects as listed were from and were errantly missed from the July 2021 and the July 2022 reports respectively. Corrections are as noted, and it is believed all remittances are current as of this report.