

LA VISTA CITY COUNCIL MEETING AGENDA
July 16, 2024
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**
- **Police Life Saving Award: Tyler Coleman, Andrew Mavencamp and Alex Gress**
- **Service Award: Jeff Cox – 5 Years**

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 Corrected Minutes of the June 18, 2024, City Council Meeting**
3. **Approval of the Minutes of the July 2, 2024, City Council Meeting**
4. **Monthly Financial Report – June 2024**
5. **Request for Payment – Thompson, Dreessen & Dorner, Inc. – Professional Services – Pool Demo – \$8,550.00**
6. **Request for Payment – Thompson, Dreessen & Dorner, Inc. – Professional Services – Central Park Improvements – \$1,904.00**
7. **Request for Payment – Benesch – Professional Services – Giles Road Widening – \$7,944.97**
8. **Request for Payment – Benesch – Professional Services – Giles Road Widening – \$702.00**
9. **Request for Payment – Public Restroom Company – Professional Services – Park Restroom – \$83,467.00**
10. **Request for Payment – DLR Group – Professional Services – City Centre Surface Parking Lot – \$16,575.00**
11. **Request for Payment – McAnany Construction – Construction Services – UBAS Street Maintenance Project – \$280,160.00**
12. **Resolution – Authorize Payment – Vierregger Electric Company – Electrical Circuit Repair**
13. **Approval of Claims**

- **Reports from City Administrator and Department Heads**

B. Approval of Class I Liquor License Application – Bamboo Beauty, LLC dba Bamboo Nail Spa

1. **Public Hearing**
2. **Resolution**

C. PUD Site Plan Amendment – Lot 2, Southport East Replat Two

1. **Public Hearing**
2. **Resolution**

D. Resolution – Approve Amendment No. 4 – Professional Services Agreement – East La Vista Sewer and Pavement Rehabilitation Project

**** E. Executive Session – Litigation**

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

**** Amended July 15, 2024 3:00p.m.**

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 **JEFF COX OF THE PUBLIC WORKS DEPARTMENT**, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, **Jeff Cox** has served the City of La Vista since July 8, 2019; and

WHEREAS, **Jeff Cox'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 **Jeff Cox** on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 16TH DAY OF JULY 2024.

A blue ink signature of Douglas Kindig, Mayor, written over a horizontal line.

Douglas Kindig, Mayor

A blue ink signature of Kim J. Thomas, Councilmember, written over a horizontal line.

Kim J. Thomas
Councilmember, Ward I

A blue ink signature of Terrilyn Quick, Councilmember, written over a horizontal line.

Terrilyn Quick
Councilmember, Ward I

A blue ink signature of Ronald Sheehan, Councilmember, written over a horizontal line.

Ronald Sheehan
Councilmember, Ward II

A blue ink signature of Kelly R. Sell, Councilmember, written over a horizontal line.

Kelly R. Sell
Councilmember, Ward II

A blue ink signature of Deb Hale, Councilmember, written over a horizontal line.

Deb Hale
Councilmember, Ward III

A blue ink signature of Alan W. Ronan, Councilmember, written over a horizontal line.

Alan W. Ronan
Councilmember, Ward III

A blue ink signature of Kevin Wetuski, Councilmember, written over a horizontal line.

Kevin Wetuski
Councilmember, Ward IV

A blue ink signature of Jim Frederick, Councilmember, written over a horizontal line.

Jim Frederick
Councilmember, Ward IV



ATTEST:

A blue ink signature of Pamela A. Buethe, MMC, City Clerk, written over a horizontal line.

Pamela A. Buethe, MMC
City Clerk

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1. **Public Hearing**
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C. PUD Site Plan Amendment – Lot 2, Southport East Replat Two

1. **Public Hearing**
2. **Resolution**

D. Resolution – Approve Amendment No. 4 – Professional Services Agreement – East La Vista Sewer and Pavement Rehabilitation Project

**** E. Executive Session – Litigation**

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

**** Amended July 15, 2024 3:00p.m.**

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.

MINUTE RECORD

A-2

No. 729 -- REDFIELD DIRECT E2106155KV

Corrected Minutes -- Item C

LA VISTA CITY COUNCIL MEETING June 18, 2024

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 June 18, 2024. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, Assistant City Administrator Ramirez, City Clerk Buethe, Director of Administrative Services Pokorny, Chief of Police Schofield, Police Captain Barcal, Director of Public Works Soucie, Community Development Director Fountain, Finance Director Harris, Human Resources Director Lowery, Recreation Director Buller, Library Director Barcal and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on June 5, 2024. Notice was simultaneously given to Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

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

SERVICE AWARDS: D.J. BARCAL -- 35 YEARS; BRADY SMALL -- 25 YEARS

Mayor Kindig recognized D.J. Barcal for 35 years of service to the City and Brady Small for 25 years of service to the City.

APPOINTMENT OF CHIEF OF POLICE -- ROBERT M. SCHOFIELD

Mayor Kindig stated, with the approval of the City Council, he would like to appoint Robert M. Schofield to Chief of Police. Councilmember Thomas motioned the approval, seconded by Councilmember Sheehan. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

APPOINTMENT -- BOARD OF HEALTH -- ROBERT M. SCHOFIELD

Mayor Kindig stated, with the approval of the City Council, he would like to appoint Robert M. Schofield to the Board of Health. Councilmember Thomas motioned the approval, seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE JUNE 4, 2024 CITY COUNCIL MEETING
3. MONTHLY FINANCIAL REPORT -- MAY 2024
4. 2024 ANNUAL TIF REPORT
5. REQUEST FOR PAYMENT -- HGM ASSOCIATES INC. -- PROFESSIONAL SERVICES -- EAST LA VISTA SEWER AND PAVEMENT REHABILITATION - \$62,625.44
6. REQUEST FOR PAYMENT -- NL & L CONCRETE, INC -- CONSTRUCTION SERVICES -- EAST LA VISTA SEWER AND PAVEMENT REHABILITATION -- \$218,307.88
7. REQUEST FOR PAYMENT -- PUBLIC RESTROOM COMPANY -- PROFESSIONAL SERVICES -- LA VISTA PARK RESTROOM -- \$53,367.00
8. RESOLUTION NO. 24-071 -- AUTHORIZE PAYMENT -- FRONT-END LOADER REPAIR

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING NMC CAT, OMAHA, NEBRASKA TO REPAIR THE 2010 CAT 938H FRONT-END LOADER IN AN AMOUNT NOT TO EXCEED \$32,500.00.

WHEREAS, the City Council of the City of La Vista has determined that repair of the 2010 CAT 938H front-end loader is necessary; and

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WHEREAS, the FY23/FY24 Street Operating Budget provides funding for the proposed repairs; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska authorize NMC CAT, Omaha, Nebraska to repair the 2010 CAT 938H front-end loader in an amount not to exceed \$32,500.00.

9. APPROVAL OF CLAIMS

1000 BULBS, supplies	97.38
AKRS EQUIP, maint.	115.84
AMAZON, supplies	2,998.26
ARDIAN ALLIANCE TECH, services	466.00
ARNOLD MOTOR SUPPLY, maint.	2,055.94
ASPEN EQUIP CO, services	4,840.35
BARCAL, R, training	128.77
BARCO MUNI PRODUCTS, supplies	621.61
BGNE, services	5,708.01
BIG RED LOCKSMITHS, services	21.00
BISHOP BUSINESS EQUIP, services	1,858.27
BIZCO, services	877.76
BLUE COURAGE, services	387.60
BOBCAT OF OMAHA, services	5,000.00
BUETHE, P, training	126.67
CENTER POINT, books	236.10
CITY OF OMAHA, services	514,525.64
CITY OF PAPILLION, services	31,226.14
CIVICPLUS, services	26,527.06
COMP CHOICE, services	4,235.00
CONCRETE SUPPLY, services	218.50
CORE PRODUCTS, services	396.79
CORNHUSKER INTL TRUCKS, maint.	988.03
CULLIGAN OF OMAHA, services	27.75
D & K PRODUCTS, supplies	1,505.00
DATASHIELD CORP, services	60.00
DELGADO, G, training	597.52
DIAMOND VOGEL PAINTS, supplies	2,111.47
DILLON BROS MOTORSPORTS, maint.	562.99
DONALD LABRIE, services	1200.00
EDGEWEAR SCREEN PRINTING, services	719.50
FERGUSON US HOLDINGS, maint.	210.91
FIRST RESPONDER OUTFITTER, apparel	24.90
FIRST STUDENT, services	600.00
FIRST WIRELESS, maint	489.36
FLEETPRIDE, maint.	99.00
FREDERICK, M, services	357.75
FUN EXPRESS, services	94.65
GALE, services	335.88
GALLS, supplies	600.53
GILMORE & BELL, services	2,500.00
GRASS PAD, supplies	39.12
GREAT PLAINS UNIFORMS, apparel	1,600.00
HANEY SHOE STORE, apparel	150.00
HARBOR FREIGHT TOOLS, supplies	44.97
HDR ENGINEERING, services	4,633.66

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HELGET SAFETY, supplies	155.30
HOBBY LOBBY STORES, supplies	58.81
HOME DEPOT, supplies	145.05
HOTSY EQUIP, bldg & grnds	2,349.99
HY-VEE, supplies	70.00
INGRAM LIBRARY SERVICES, books	397.42
J & J SMALL ENGINE, maint.	314.33
JOHNSTONE SUPPLY, maint.	12.13
KANOPY, books	103.00
KEVIN JONES, services	2,100.00
LARSEN SUPPLY CO, supplies	1,319.73
LOGAN CONTRACTORS, supplies	19.98
LOWE'S, supplies	297.30
LYMAN-RICHEY, services	1,428.45
MACKIE CONSTRUCTION, services	106,533.08
MACQUEEN EQUIP, maint.	4,926.76
MARTIN ASPHALT, services	508.00
MELISSA LEWIS, services	350.00
MENARDS, supplies	2,083.22
METRO LANDSCAPE, supplies	2,800.00
MICROFILM IMAGING SYSTEMS, services	180.00
MID AMERICAN SIGNAL, services	725.00
MIDWEST TAPE, media	160.84
MILLER & SONS GOLF CARS, services	1,110.00
MPH INDUSTRIES, supplies	4,478.00
MSC INDUSTRIAL, supplies	27.58
MUSCULAR DYSTROPHY ASSOC, award	100.00
NAPA, supplies	380.52
NIC HERMSEN, services	400.00
NMC GROUP, maint.	1,247.25
OFFICE DEPOT, supplies	607.99
OMNI ENGINEERING, services	1,639.97
ONE CALL CONCEPTS, phones	576.44
O'REILLY AUTO PARTS, supplies	3,291.67
PLVS SCHOOLS, band awards	1,000.00
PAPILLION SANITATION, services	696.21
PAPIO VALLEY NURSERY, supplies	9,381.20
PLAN IT SOFTWARE, services	4,400.00
PLYMOUTH ROCKET, services	675.00
POINT C HEALTH, services	7,904.28
PORT-A-JOHNS, services	510.00
TRANS UNION RISK, services	94.90
RDG PLANNING & DESIGN, services	26,056.50
REF'S SPORTS BAR & GRILL, services	2,200.00
REGAL AWARDS, services	567.00
RTG BUILDING SERVICES, bldg & grnds	6,765.00
SARPY CO CHAMBER, services	1,400.00
SARPY CO TIMES, subscription	136.99
SARPY CO COURTHOUSE, services	4,627.00
SIGN IT, services	4,293.00
SITE ONE LANDSCAPE, supplies	231.75
STATE OF NE DOT, services	590,977.09
SUBURBAN NEWSPAPERS, services	202.80
SUN COUNTRY DIST, supplies	284.25
SUSPENSION SHOP, maint.	1,106.16

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SWAIN CONSTRUCTION, services	428,856.87
T & N ACQUISITION Co, services	1,365.00
TD2, services	12,549.25
THE ASTRO THEATER, services	250.17
THE COLONIAL PRESS, services	110.00
THE FILTER SHOP, maint.	291.60
THE SCHEMMER ASSOC, services	275.00
TODCO, maint.	1,250.00
TORNADO WASH, services	518.00
TRANSMITTER SOLUTIONS, services	200.00
TRUCK CENTER CO, equip.	265,042.16
TYLER ANTHONY HARPENAU, services	1,200.00
UNITE PRIVATE NETWORKS, services	4,950.00
UNITED RENT-ALL, services	181.36
UNMC, services	124.00
VERIZON CONNECT FLEET, phones	608.00
VERIZON WIRELESS, phones	463.83
VEST VISUALS, services	2,500.00
VOIANCE LANGUAGE, services	121.53
WALMART, supplies	650.10
WESTLAKE HARDWARE, supplies	2,787.40

Councilmember Thomas made a motion to approve the consent agenda. Seconded by Councilmember Frederick. Councilmember Sell reviewed the bills and had no questions. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

City Clerk Buethe reminded Mayor and Council that City offices will be closed tomorrow in observance of Juneteenth.

Finance Director Harris reported that the monthly financial report is in the packet.

Communication Manager Beaumont showed a short video of the flags at the Nines Plaza.

Library Director Barcal reported on the opportunity to host a UNO practicum student this fall from August - November.

Director of Public Works Soucie reported that the Central Park tennis court resurfacing is complete.

City Engineer Dowse provided an update on projects.

B. RESOLUTION – APPROVE PLANS & SPECIFICATIONS & AUTHORIZE SID 237 – 2024 PARK IMPROVEMENTS

Councilmember Thomas introduced and moved for the adoption of Resolution No. 24-072 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZE THE EXECUTION OF CONTRACTS AND CONSTRUCTION OF 2024 PARK IMPROVEMENTS IN SID 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 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

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WHEREAS, said plans 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 with 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 and authorize the execution of contracts and construction 2024 Park Improvements in SID 237 (Cimarron Woods), 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.

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

C. DISCUSSION – SWIMMING POOL

Discussion was held. The consensus is to have one 3,500~~8,100~~ square foot pool.

COMMENTS FROM THE FLOOR

There were no comments from the floor.

COMMENTS FROM MAYOR AND COUNCIL

Mayor Kindig commented that the Governor will be calling a special session to address taxes.

At 7:05 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 2ND DAY OF JULY 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk

MINUTE RECORD

A-3

No. 729 -- REDFIELD DIRECT E2106195KV

LA VISTA CITY COUNCIL MEETING July 2, 2024

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 July 2, 2024. Present were Councilmembers: Frederick, Ronan, Sheehan, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, Assistant City Administrator Ramirez, City Clerk Buethe, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Community Development Director Fountain, Finance Director Harris, Human Resources Director Lowery, Recreation Director Buller, Library Director Barcai and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on June 19, 2024. Notice was simultaneously given to Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

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

SERVICE AWARDS: KRISTEN OLSON AND NICK BOSWELL -- 5 YEARS

Mayor Kindig recognized Kristen Olson and Nick Boswell for 5 years of service to the City.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE JUNE 18, 2024, CITY COUNCIL MEETING
3. REQUEST FOR PAYMENT -- OLSSON, INC -- PROFESSIONAL SERVICES -- CITY CENTRE SURFACE PARKING LOT -- \$4,500.00
4. REQUEST FOR PAYMENT -- DLR GROUP -- PROFESSIONAL SERVICES -- CITY CENTRE SURFACE PARKING LOT -- \$3,900.00
5. REQUEST FOR PAYMENT -- RDG PLANNING & DESIGN -- PROFESSIONAL SERVICES -- MUNICIPAL CAMPUS PLAN & DESIGN -- \$23,960.00
6. APPROVAL OF CLAIMS

1000 BULBS, supplies	138.28
ABM INDUSTRIES, services	15,929.65
ACCO UNLIMITED, supplies	2,341.80
ACE INTERDICTION TACTICS, services	678.00
ACTIVE NETWORK, services	560.96
AMAZON, supplies	1,033.48
AM HERITAGE LIFE INS CO, services	463.59
ASP ENTERPRISES, supplies	281.00
AT&T MOBILITY, phones	98.34
AWE ACQUISITION, services	3,853.00
BIG RED LOCKSMITHS, services	138.00
BISHOP BUSINESS EQUIP, services	143.11
BLACK HILLS ENERGY, utilities	2,617.43
BOK FINANCIAL, services	148,450.00
GARY BOSANEK, services	2,375.00
BROADCAST MUSIC, services	435.00
CENTER POINT, books	47.94
CENTURY LINK/LUMEN, phones	902.36
CINTAS CORP, services	300.59
CIOX HEALTH, services	20.00
CITY OF PAPILLION, services	15,695.38
CNA SURETY, services	1,855.00
COLONIAL LIFE & ACCIDENT INS, services	2,058.84

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COMMONWEALTH ELECTRIC, services	1,120.00
COSGRAVE CO, supplies	365.00
COX COMMUNICATIONS, phones	614.18
CRAWFORD, M, training	140.00
D & K PRODUCTS, supplies	6,410.10
DAIGLE LAW GROUP, services	1,580.00
DEARBORN NAT'L LIFE INS CO, services	8,655.32
DESTRUCTION DRILLTEAM, award	100.00
DIAMOND BLADE DIST, maint.	1,454.95
DIAMOND VOGEL PAINTS, supplies	762.43
DICKMORE, A, training	275.00
DRAIN M.D., services	1,451.70
DULTMEIER SALES, maint.	114.00
EGAN SUPPLY CO, maint.	25,689.05
ESSENTIAL SCREENS, services	252.60
FIKES COMMERCIAL HYGIENE, supplies	144.50
FITZGERALD SCHORR, services	57,895.40
GENERAL FIRE & SAFETY EQUIP, services	1,564.50
GODFATHER'S PIZZA, event	85.95
GRASS PAD, supplies	14.67
GREAT PLAINS UNIFORMS, apparel	1,725.44
GREATAMERICA FINANCIAL, services	1,509.61
GREGG YOUNG CHEVROLET, services	1,522.99
HAMEL, J, training	40.00
HARM'S CONCRETE, services	187.05
HELGET SAFETY, supplies	108.00
HGM ASSOC, services	62,625.44
HOME LIFE, services	15.00
HONEYMAN RENT-ALL, services	852.78
HY-VEE SHADOW LAKE, catering	514.32
IDEAL PURE WATER, supplies	52.00
INGRAM LIBRARY SVCS, books	2,367.85
JENSEN TIRE & AUTO, maint.	98.00
JOHNSTONE SUPPLY CO, bldg & grnds	216.13
K & J ELITE SPORTS TURF, services	600.00
K ELECTRIC, maint.	4,917.97
KEMPKES, G, training	125.19
KRIHA FLUID POWER CO, maint.	34.88
MELISSA LEWIS, services	450.00
LINCOLN NAT'L LIFE INS CO, services	7,016.71
LUDWICK, K, training	290.00
MALLOY ELECTRIC, maint.	2,172.88
MARYPAT A. DENNIS, refund	12.99
MATHESON TRI-GAS, services	238.20
MEDICA INS CO, services	154,599.41
MENARDS, supplies	1,051.24
METLIFE, services	1,116.65
METRO AREA TRANSIT, services	860.00
MUD, utilities	13,336.28
MID-AMERICAN BENEFITS, services	8,321.64
MIDWEST TAPE, media	7.49
MILLARD METAL SVCS, maint.	85.00
MOTION PICTURE LICENSING, services	453.65
MURPHY TRACTOR/POWERPLAN, services	917.44
MUSCO SPORTS LIGHTING, services	4,975.00

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MUZZY ICE, services	670.00
NE DEPT OF REVENUE, sales tax	443.63
NL & L CONCRETE, services	218,307.88
NMC GROUP INC, services	32,123.70
OFFICE DEPOT, supplies	178.09
OPPD, utilities	47,734.05
OMAHA ROLLER DERBY, award	100.00
PAYROLL MAXX, payroll & taxes	1,000,748.24
PETTY CASH, supplies	100.00
PIONEER ATHLETICS, services	1,803.25
PITNEY BOWES, postage	2,137.91
POMP'S TIRE, maint.	667.30
PRO TRACK & TENNIS, services	35,000.00
PUBLIC RESTROOM CO, services	53,367.00
RDG PLANNING & DESIGN, services	525.00
RESOURCE RENTAL CTR, services	1,736.00
REVOLUTION WRAPS, services	493.91
SCHOFIELD, R, reimbursement	10,000.00
SARPY CO CHAMBER, services	1,450.00
SARPY CO FISCAL ADMIN, services	87,828.06
SARPY CO TREASURER, services	3,792.26
SEAN KELLY, book	27.99
SHAFFER COMM, services	360.00
SIGN IT, services	672.50
SITE ONE LANDSCAPE, supplies	1,114.63
STREICHER'S, supplies	1,579.00
SUN COUNTRY DIST, supplies	88.64
SWANK MOTION PICTURES, services	392.50
THE COLONIAL PRESS, services	156.65
THE SCHEMMER ASSOC, services	727.50
THE WALDINGER CORP, bldg & grnds	3,315.78
TRUCK CENTER CO, tandem dump truck	337,681.00
TURF TANK, bldg & grnds	1,722.22
U.S. CELLULAR, phones	1,865.90
U S TREASURY, services	318.78
US BANK NAT'L ASSOC, supplies	29,392.96
UTILITY EQUIP CO, bldg & grnds	336.00
VIERREGGER ELECTRIC CO, services	1,970.00
WELDON PARTS, maint.	41.88
WESTLAKE HARDWARE, supplies	1,464.28
WILDLIFE LEARN/ENCOUNTERS, services	2,300.00
WING BUSINESS ADV, apparel	150.00
WOODHOUSE, maint.	205.00

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

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Finance Director Harris reported that the Budget Books are in.

Recreation Director Buller reported on Recreation activities.

MINUTE RECORD

July 2, 2024

No. 729 — REDFIELD DIRECT E2106195KV

B. COMPENSATION STUDY

1. PRESENTATION

Human Resources Director Lowery introduced Malayna Halvorson Maes of McGrath Human Resources who gave an overview of the study.

2. RECEIVE AND FILE – COMPENSATION STUDY

Discussion was held. Councilmember Frederick made a motion to receive and file the compensation study. Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Sheehan, Quick, Sell and Wetuski. Nays: Hale. Abstain: None. Absent: Thomas. Motion carried.

C. RESOLUTION – AUTHORIZE REQUEST FOR BIDS – SURFACE PARKING LOT; LOT 12 LA VISTA CITY CENTRE REPLAT THREE

Councilmember Sell introduced and moved for the adoption of Resolution No. 24-073 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE CONSTRUCTION OF A SURFACE PARKING LOT ON LOT 12, LA VISTA CITY CENTRE REPLAT THREE.

WHEREAS, the Mayor and Council have determined that the construction of additional surface parking in La Vista City Centre is necessary; and

WHEREAS, the FY23/FY24 Biennial Budget provides funding for this project; and

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

Publish Notice to Contractors	July 10 and 17, 2024
Open Bids	July 26 at 10:00 am at City Hall
City Council Award Contract	August 6, 2024

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska hereby authorize the advertisement for bids for the construction of a surface parking lot on Lot 12, La Vista City Centre Replat Three.

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

D. RESOLUTION – APPROVE PROFESSIONAL SERVICES AGREEMENT – CENTRAL PARK LIGHTING PROJECT

Councilmember Sheehan introduced and moved for the adoption of Resolution No. 24-074 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH ALVINE ENGINEERING, OMAHA, NEBRASKA FOR CERTAIN CONSTRUCTION ADMINISTRATION SERVICES IN RELATION TO THE CENTRAL PARK ROAD AND PEDESTRIAN LIGHTING PROJECT IN AN AMOUNT NOT TO EXCEED \$6,500.00.

WHEREAS, the Mayor and City of La Vista has determined that the construction of road and pedestrian lighting in Central Park is necessary; and

WHEREAS, an RFP process was completed and on January 2, 2019, the City Council selected RDG Planning and Design as the firm to provide said placemaking and landscape design services; and

MINUTE RECORD

July 2, 2024

No. 729 — REDFIELD DIRECT E2106195KV

WHEREAS, RDG Planning and Design subcontracted with Alvine Engineering to provide design services for the Central Park Improvements Phase III – Central Park Road and Pedestrian Lighting project; and

WHEREAS, the agreed upon scope was divided into two phases for this project and phase one services have been completed; and

WHEREAS, the FY23/FY24 Biennial Budget contains funding for this project; 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 expenditure over \$5,000.00.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve the professional services agreement with Alvine Engineering, Omaha, Nebraska to provide certain construction administration services in relation to the Central Park Road and Pedestrian Lighting Project in an amount not to exceed \$6,500.00 subject to any specified conditions of Council and any revisions that the City Administrator or City Engineer may determine necessary or advisable.

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

E. RESOLUTION – APPROVE PROFESSIONAL SERVICES AGREEMENT – EASTPORT PARKWAY ROUNDABOUT

F. RESOLUTION – APPROVE PROFESSIONAL SERVICES AGREEMENT – RIGHT OF WAY SERVICES – EASTPORT PARKWAY ROUNDABOUT

Mayor and Council requested that Items E & F be tabled to a future date. Councilmember Sheehan made a motion to table Items E & F. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Thomas. Motion carried.

G. RESOLUTION – AUTHORIZE REQUEST FOR BIDS – LA VISTA MUNICIPAL POOL DEMOLITION

Councilmember Frederick introduced and moved for the adoption of Resolution No. 24-077 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE DEMOLITION, REMOVAL AND LOT GRADING OF THE LA VISTA MUNICIPAL POOL.

WHEREAS, the Mayor and Council have determined that the demolition, removal and lot grading of the La Vista Municipal Pool is necessary; and

WHEREAS, the FY23/FY24 Biennial Budget provides funding for this project; and

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

Publish Notice to Contractors July 10, 2024 and July 17, 2024

Open Bids July 26, 2024 at 10:30am at City Hall

City Council Award Contract August 6, 2024

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska hereby authorize the advertisement for bids for the demolition, removal and lot grading of the La Vista Municipal Pool.

MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

July 2, 2024

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

Councilmember Frederick motioned to move Comments from the Floor up on the agenda ahead of item H. Executive Session. Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Sheehan, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Thomas. Motion carried.

COMMENTS FROM THE FLOOR

Devon Wheat asked that code enforcement stay out of The Meadows neighborhood.

H. EXECUTIVE SESSION – POSSIBLE LITIGATION

At 7:37 p.m. Councilmember Quick made a motion to go into executive session for the protection of the public interest for possible litigation. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Thomas. Motion carried.

Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 8:19 p.m. the Council came out of executive session. Councilmember Sell made a motion to reconvene in open and public session. Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Thomas. Motion carried.

COMMENTS FROM MAYOR AND COUNCIL

Mayor Kindig reported on the Governor's tax plan.

At 8:21 p.m. Mayor declared the meeting adjourned. There were no objections.

PASSED AND APPROVED THIS 16TH DAY OF JULY 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Bueth, MMC
City Clerk



City of La Vista NE
Monthly Treasurer Report
June FY24

Types	Institution	Balance	Interest Rate	Interest Earned	Accrued Interest	Maturity Date
CD	American National Bank	\$ 1,527,101	4.2%		\$ 5,281	1/17/2025
	Dayspring Bank	\$ -	0.6%		\$ -	
	Total CD's	\$ 1,527,101				
Money Market	Access Bank	\$ 1,480,276	2.8%	\$ 3,844		
	Dayspring Bank	\$ 11,329,698	4.9%	\$ 44,247		
	NPAIT	\$ 30,924,476	5.3%	\$ 134,363		
	Nebraska Class	\$ 6,513,396	5.5%	\$ 28,186		
	NFIT	\$ -				
	Total Money Market	\$ 50,247,845				
Checking	Access Bank	\$ 733,353	1.0%	\$ 797		
Checking	Dayspring Bank	\$ 14,541	0.0%	\$ 36		
Savings	Access Bank	\$ 842,557	1.0%	\$ 611		
Total Portfolio		\$ 53,365,398		\$ 212,083	\$ 5,281	

Key Trends

- New checking acct at DaySpring Bank is for the employee Flex Savings Acct. These are restricted funds for Flex Spending only.
- Unrestricted cash of \$14.7M
- Restricted Funds for Redevelopment projects, Sewer, Lottery, CIP projects, Police Academy
- FY24 interest income is \$1.8M over budget for the year, we have earned \$1.9M in interest so far in FY24



City of La Vista Nebraska
Quarter Ended June 30, 2024

All Fund Balance by Category

	FY24 Budget	FY24 YTD Budget Month 6	FY24 YTD Actual	Variance	% of Budget Used
Beginning Fund Balance	48,419,918	48,419,918	54,319,455	5,899,537	
Revenue					
Property Tax	14,153,606	10,615,205	8,876,595	(1,738,610)	63%
Sales and use taxes	10,999,884	8,249,913	8,699,914	450,001	79%
Other Taxes ¹	3,648,545	2,736,409	2,502,192	(234,217)	69%
Licenses and Permits	531,762	398,822	320,076	(78,746)	60%
Intergovernmental Revenues ²	2,416,441	1,812,331	1,887,031	74,700	78%
Charges for Services	583,303	437,477	299,003	(138,474)	51%
Grant income	5,195,752	3,896,814	491,104	(3,405,710)	9%
Lottery	1,213,043	909,783	985,137	75,354	81%
Interest Income	95,520	71,640	1,883,471	1,811,831	1972%
Sewer	5,146,230	3,859,672	3,342,502	(517,171)	65%
Other Revenues ³	784,254	588,191	601,261	13,071	77%
Bonds	7,000,000	5,250,000	-	(5,250,000)	0%
Total Revenues	51,768,340	38,826,255	29,888,285	(8,937,971)	58%
Expenditures					
Capital Outlay	17,193,000	12,894,750	6,718,769	(6,175,981)	39%
Debt Service: Principal Expense	5,685,000	4,263,750	3,070,000	(1,193,750)	54%
Debt Service: Interest Expense	2,991,117	2,243,338	1,645,815	(597,523)	55%
Debt Service: Bond Issue Expense	151,780	113,835	12,850	(100,985)	8%
General Government Expenses	7,732,499	5,799,374	4,521,380	(1,277,994)	58%
Public Works	2,958,212	2,218,659	1,822,725	(395,933)	62%
Public Safety	10,084,138	7,563,103	7,029,227	(533,877)	70%
Culture and Recreation	3,107,533	2,330,650	1,939,193	(391,457)	62%
Public Library	1,138,782	854,086	745,151	(108,935)	65%
Community Betterment	878,165	658,624	602,378	(56,246)	69%
Community Development	1,150,054	862,541	653,279	(209,261)	57%
Sewer	4,339,853	3,254,889	2,464,958	(789,931)	57%
Total Expenditures	57,410,133	43,057,600	31,225,726	(11,831,873)	54%
Transfers In	14,406,393	10,804,795	1,006,574	9,798,221	
Transfers out	14,406,393	10,804,795	1,006,574	9,798,221	
Ending Fund Balance	42,778,126	44,188,574	52,982,014	8,793,440	

Key Trends

Revenue

2nd half of property tax will be received in Q4.

Grant income and Bond income are project related, and may roll into FY25

Interest income is \$1.8M over budget for FY24

Expenditures

Capital Outlay includes projects most of which will take place in Q3 and Q4

Majority of expenditures are slightly under budget for the year.

¹Other tax - OCC, Hotel, Rest

²Intergovernmental Rev - rev for state, county, other municipality

³Other rev - parking, library, other misc.



City of La Vista Nebraska
Month June 30, 2024

Monthly Statement of Revenue and Expenditure

June

	General Fund	Debt Service Fund	Capital Improvement Fund	Lottery Fund	Redevelopment Fund	Total Nonmajor Funds ¹	Total Governmental Funds	Sewer Fund	Total Proprietary Fund
Revenue									
Property Tax	168,682	13,714	-	-	-	521,039	703,436	-	-
Sales and use taxes	527,653	263,826	-	-	263,826	-	1,055,305	-	-
Other Taxes ²	238,212	-	-	-	19,836	-	258,048	-	-
Licenses and Permits	34,971	-	-	-	-	-	34,971	-	-
Intergovernmental Revenues ³	173,943	-	-	-	-	-	173,943	-	-
Charges for Services	89,226	-	-	-	-	-	89,226	-	-
Grant income	136,712	-	-	-	-	-	136,712	-	-
Lottery Proceeds	-	-	-	95,425	-	-	95,425	-	-
Interest Income	64,614	53,987	8,385	20,814	34,685	3,281	185,767	26,316	26,316
Sewer Fees	-	-	-	-	-	-	-	474,923	474,923
Other Revenues ⁴	5,441	32,827	-	-	-	18,375	56,643	5	5
Bonds	-	-	-	-	-	-	-	-	-
Total Revenues	1,439,455	364,355	8,385	116,239	318,347	542,695	2,789,477	501,243	501,243
Expenditures									
CIP/Capital Outlay	340,069	-	-	-	7,643	8,400	356,112	280,933	280,933
Debt Service: Principal Expense	-	-	-	-	-	-	-	-	-
Debt Service: Interest Expense	-	139,604	-	-	-	7,996	147,600	-	-
Debt Service: Bond Issue Expense	-	750	-	-	-	100	850	-	-
General Government Expenses	361,025	84	-	-	-	23,903	385,012	-	-
Public Works	187,198	-	-	-	-	-	187,198	-	-
Public Safety	518,140	-	-	-	-	16,315	534,455	-	-
Culture and Recreation	261,615	-	-	-	-	-	261,615	-	-
Public Library	73,818	-	-	-	-	-	73,818	-	-
Community Betterment	-	-	-	55,870	-	-	55,870	-	-
Community Development	70,169	-	-	-	11,702	-	81,871	-	-
Sewer	-	-	-	-	-	-	-	315,253	315,253
Total Expenditures	1,812,033	140,438	-	55,870	19,345	56,714	2,084,400	596,187	596,187
Transfers In	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Change in Net Position	(372,578)	223,917	8,385	60,369	299,002	485,981	705,078	(94,943)	(94,943)

Key Trends

Revenue

Sales Tax continues to come in strong, April Taxes rec in June \$1.08M we are trending 7.2% over FY23
Interest Income is \$1.8M over budget.

Expenditures

¹Nonmajor Funds (EDF, OSP, PAF,QSF,TIF)

²Other tax - OCC, Hotel, Rest

³Intergovernmental Rev - rev for state, county, other municipality

⁴Other rev - parking, library, other misc.



Thompson, Dreessen & Dorner, Inc.
Consulting Engineers & Land Surveyors

INVOICE

Please remit to:
TD2 Nebraska Office
10836 Old Mill Road, Omaha, NE 68154
Office: 402/330-8860 Fax: 402/330-8866

TD2 South Dakota Office
5000 S. Minnesota Ave., Unit 312, Sioux Falls, SD 57108
Office: 605/951-0886

CITY OF LA VISTA
PAT DOWSE
9900 PORTAL ROAD
LA VISTA, NE 68128

Invoice number 164305
Date 07/03/2024

Project 0171-426 LA VISTA POOL DEMO

Professional Services from September 28, 2023 through June 30, 2024

	Amount	
Civil Engineering Services		
Contract Amount	9,500.00	
Percent Complete	90.00	
Total Billed	8,550.00	
Prior Billed	0.00	
	Current Billed	8,550.00
	Total	8,550.00
	Invoice total	8,550.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
164305	07/03/2024	8,550.00	8,550.00				
	Total	8,550.00	8,550.00	0.00	0.00	0.00	0.00

Terms Net 30 Days. A Finance Charge of 1 1/2% Per Month (18% per Annum) Will Be Charged on Past Due Accounts. Also Liable for all Legal and Collection Fees. Invoices not paid within 90 days of the invoice date will be subject to possible lien filings.

OK TO PAY
PMD 7/5/24
16,710,918.00 - PART 20003



Thompson, Dreessen & Dornier, Inc.
Consulting Engineers & Land Surveyors

INVOICE

Please remit to:
TD2 Nebraska Office
110836 Old Mill Road, Omaha, NE 68154
Office: 402/330-8860 Fax: 402/330-5866

TD2 South Dakota Office
5000 S. Minnesota Ave., Unit 312, Sioux Falls, SD 57108
Office: 605/951-0886

CITY OF LA VISTA
PAT DOWSE
9900 PORTAL ROAD
LA VISTA, NE 68128

Invoice number 164304
Date 07/03/2024

Project 0171-422 CENTRAL PARK
IMPROVEMENTS

Professional Services from May 13, 2024 through June 30, 2024

Description	Current Billed
Construction Staking	0.00
Task A3.0 - Central Park Road Construction Plans	219.00
Task A3.1 - Central Park Road Construction Observation	1,685.00
Total	1,904.00

Invoice total 1,904.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
164304	07/03/2024	1,904.00	1,904.00				
	Total	1,904.00	1,904.00	0.00	0.00	0.00	0.00

Terms Net 30 Days. A Finance Charge of 1 1/2% Per Month (18% per Annum) Will Be Charged on Past Due Accounts. Also Liable for all Legal and Collection Fees. Invoices not paid within 90 days of the invoice date will be subject to possible lien filings.

OK TO PAY
PMD 7/5/24
05.71.0917.000 - START 24006



Value Focused. Community Minded. Quality Driven.

Pat Dowse
City Engineer
City of La Vista
9900 Portal Road
La Vista, NE 68128

May 14, 2024

Project No: 00120869.00

Invoice No: 281605

Preliminary & Final Design
Giles Road, BNSF Bridge to Interstate 80 Eastbound On-Ramp Improvements
M376(230) STRT-17-003

Professional Services from April 8, 2024 to May 5, 2024

Task 00001 PM, Coordination, Meeting & QC

Professional Personnel

	Hours	Rate	Amount
Project Engineer II			
Barahona, Alejandro	4.00	144.00	576.00
Totals	4.00		576.00
Total Labor			576.00

Unit Billing

2020 Chevy Silverado-WJC774 23CVN8			
5/1/2024	24.0 Miles @ 0.67	16.08	
Total Units		16.08	16.08
Total this Task			\$592.08

Task 00002 Site Inv, Traffic Eng & Alternative Eval

Professional Personnel

	Hours	Rate	Amount
Project Engineer II			
Barahona, Alejandro	1.50	144.00	216.00
Designer I			
Khalil, Khalil	8.00	97.50	780.00
Sr Inspector			
Abels, Marc	3.50	109.50	383.25
Sr Technical Specialist			
Snook, Kevin	8.50	168.00	1,428.00
Technologist I			
Moore, Devin	11.00	76.50	841.50
Intern			
Aka, Yannis	5.00	63.00	315.00
Totals	37.50		3,963.75
Total Labor			3,963.75

Unit Billing

2018 Ford Escape-USA773 22RVFG			
4/11/2024	27.0 Miles @ 0.67	18.09	

Project	00120869.00	La Vista Giles Rd BNSF Bridge to I-80	Invoice	281605
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2020 Chevy Silverado 1500-YFK873 23CVN2			
4/10/2024	23.0 Miles @ 0.67	15.41	
2020 Chevy Silverado-WJC774 23CVN8			
4/11/2024	8.0 Miles @ 0.67	5.36	
2021 Nissan Frontier-WTT947 23V3F2			
4/10/2024	42.0 Miles @ 0.67	28.14	
4/11/2024	42.0 Miles @ 0.67	28.14	
Total Units		95.14	95.14
Total this Task			\$4,058.89

Task 00003 Preliminary Design

Professional Personnel

	Hours	Rate	Amount	
Sr Project Manager				
Sockel, Jeffery	2.50	270.00	675.00	
Project Engineer II				
Barahona, Alejandro	9.50	144.00	1,368.00	
Designer II				
Najera, Gabriel	6.00	111.00	666.00	
Intern				
Aka, Yannis	5.00	63.00	315.00	
Totals	23.00		3,024.00	
Total Labor				3,024.00
Total this Task				\$3,024.00

Task 00004 Final Design & Bid Package Development

Professional Personnel

	Hours	Rate	Amount	
Sr Project Manager				
Sockel, Jeffery	1.00	270.00	270.00	
Totals	1.00		270.00	
Total Labor				270.00
Total this Task				\$270.00

Billing Limits	Current	Prior	To-Date
Total Billings	7,944.97	70,208.90	78,153.87
Limit			211,749.82
Remaining			133,595.95
Total this Invoice			\$7,944.97

Outstanding Invoices

Number	Date	Balance
278078	4/10/2024	28,783.17
Total		28,783.17

OK to Pay
PMD 7/5/24
05-71,0917.000 - 91RT7ce3



Value Focused. Community Minded. Quality Driven.

Pat Dowse
City Engineer
City of La Vista
9900 Portal Road
La Vista, NE 68128

June 12, 2024

Project No: 00120869.00

Invoice No: 284351

Preliminary & Final Design
Giles Road, BNSF Bridge to Interstate 80 Eastbound On-Ramp Improvements
M376(230) STRT-17-003

Professional Services from May 6, 2024 to June 2, 2024

Task 00001 PM, Coordination, Meeting & QC

Professional Personnel

	Hours	Rate	Amount
Project Engineer II			
Barahona, Alejandro	1.00	144.00	144.00
Totals	1.00		144.00
Total Labor			144.00
Total this Task			\$144.00

Task 00003 Preliminary Design

Professional Personnel

	Hours	Rate	Amount
Project Engineer II			
Barahona, Alejandro	2.00	144.00	288.00
Totals	2.00		288.00
Total Labor			288.00
Total this Task			\$288.00

Task 00004 Final Design & Bid Package Development

Professional Personnel

	Hours	Rate	Amount
Sr Project Manager			
Socket, Jeffery	1.00	270.00	270.00
Totals	1.00		270.00
Total Labor			270.00
Total this Task			\$270.00

Billing Limits	Current	Prior	To-Date
Total Billings	702.00	78,153.87	78,855.87
Limit			211,749.82
Remaining			132,893.95

Total this Invoice \$702.00

OK to Pay
PMD 7/5/24
05.71.0917.ccc - STRT 17003

Building Better Places To Go.SM**INVOICE**

Invoice Date:	Invoice #:
6/28/2024	25519

Bill To:

Ship To

City of La Vista
8116 Park View Blvd
La Vista, NE 68128

Progress Billing For The Period Ending:	6/28/2024
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P.O. #:	S.O. No.	Project:
23-010100		11515 - La Vista Ce...

Item	Description	Qty	U/M	Rate	Amount Due
a11. Minden Pr...	Progress Billing Invoice - For Percentage Complete of All Scheduled Values Please See Continuation Sheet Attached	1		83,467.00	83,467.00
	La Vista Park Restroom PO#23-010100; Vendor NO: 100830	0			0.00
	Central Park East Improvements <i>SA</i>				

THE PUBLIC RESTROOM CERTIFICATION: The Public Restroom Company certifies that to the best of our knowledge, information and belief the work covered by this payment request has been completed in accordance with the contract documents, that all amounts have been paid for by the Public Restroom Company for work which previous payment requests were issued and payments recieved from the Owner, and that payments shown above is now due.

Total	\$83,467.00
Payments	\$0.00
Balance Due	\$83,467.00

2587 Business Parkway | Minden, NV 89423
8600 Technology Way | Reno, NV 89521
(775) 783-1200



PUBLIC RESTROOM COMPANY

Building Better Places To Go.SM

INVOICE

Invoice Date:	Invoice #:
6/28/2024	25519

Bill To:
City of La Vista 8116 Park View Blvd La Vista, NE 68128

Ship To

Progress Billing For The Period Ending:	6/28/2024
--	-----------

P.O. #:	S.O. No.	Project:
23-010100		11515 - La Vista Ce...

Item	Description	Qty	U/M	Rate	Amount Due
a11. Minden Pr...	Progress Billing Invoice - For Percentage Complete of All Scheduled Values Please See Continuation Sheet Attached	1		83,467.00	83,467.00
	La Vista Park Restroom PO#23-010100; Vendor NO: 100830	0			0.00

THE PUBLIC RESTROOM CERTIFICATION: The Public Restroom Company certifies that to the best of our knowledge, information and belief the work covered by this payment request has been completed in accordance with the contract documents, that all amounts have been paid for by the Public Restroom Company for work which previous payment requests were issued and payments recieved from the Owner, and that payments shown above is now due.

Total	\$83,467.00
Payments	\$0.00
Balance Due	\$83,467.00

2587 Business Parkway | Minden, NV 89423
8600 Technology Way | Reno, NV 89521
(775) 783-1200

16,711,0917.000
Park 23003

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE 1 OF

TO CLIENT/OWNER:

City of La Vista, NE
8116 Park View Blvd
La Vista, NE 68128

FROM:

Public Restroom Company
2587 Business Parkway
Minden, NV 89423

PROJECT: La Vista Central Park East

APPLICATION NO: 4

DATE: 6/28/2024

PERIOD TO: 6/28/2024

PO: 23-010100

Distribution to:

☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	339,381.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	339,381.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	282,558.00
5. RETAINAGE:		
a. 0.00 % of Completed Work (Column D + E on Continuation Sheet)	\$	0.00
b. % of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of Continuation Sheet)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	282,558.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	199,091.00
8. CURRENT PAYMENT DUE	\$	83,467.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	56,823.00

CERTIFICATION

The undersigned certifies that to the best of their knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for Work for which previous Certificates for Payment were issued and payments received, and that current payment shown herein is now due.

PUBLIC RESTROOM COMPANY:

By:

Controller

Date:

6/28/24

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

CONTINUATION SHEET

PAGE 2 OF

APPLICATION FOR PAYMENT, containing
signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO: 4
APPLICATION DATE: 6/28/2024
PERIOD TO: 6/28/2024
CONTRACTOR'S PROJECT NO: 11515
RETENTION: 0.00%

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Design/ Eng./ Inspections/ Bonds	\$33,938.00	\$33,938.00	\$0.00		\$33,938.00	100.00%	\$0.00	-
2	Concrete Slab	\$25,501.00	\$25,501.00	\$0.00		\$25,501.00	100.00%	\$0.00	-
3	Walls	\$25,976.00	\$25,976.00	\$0.00		\$25,976.00	100.00%	\$0.00	-
4	Roof System	\$75,053.00	\$27,019.00	\$48,034.00		\$75,053.00	100.00%	\$0.00	-
5	Interior & Exterior Finish	\$32,132.00	\$32,132.00	\$0.00		\$32,132.00	100.00%	\$0.00	-
6	Doors, Windows, and Hardware	\$24,801.00	\$12,400.00	\$3,720.00		\$16,120.00	65.00%	\$8,681.00	-
7	Accessories & Options	\$8,836.00	\$8,836.00	\$0.00		\$8,836.00	100.00%	\$0.00	-
8	Plumbing	\$50,353.00	\$25,176.00	\$25,177.00		\$50,353.00	100.00%	\$0.00	-
9	Electrical	\$22,538.00	\$8,113.00	\$6,536.00		\$14,649.00	65.00%	\$7,889.00	-
10	Building Pack & Ship Preparation	\$9,055.00	\$0.00	\$0.00		\$0.00	0.00%	\$9,055.00	-
11	Site Installation & Field Testing	\$31,198.00	\$0.00	\$0.00		\$0.00	0.00%	\$31,198.00	-
	Change Order	\$0.00	\$0.00	\$0.00		\$0.00	#DIV/0!	\$0.00	-
	GRAND TOTALS	\$339,381.00	\$199,091.00	\$83,467.00	\$0.00	\$282,558.00		\$56,823.00	-



**PUBLIC
RESTROOM
COMPANY**

Building Better Places To Go.SM

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant: PUBLIC RESTROOM COMPANY

Name of Customer: City of La Vista, NE

Job Name: La Vista Central Park East

Job Location: Valley Rd., La Vista, NE 68128

Owner: City of La Vista, NE

Through Date: 6/30/2024

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: City of La Vista, NE

Amount of Check: \$83,467.00

Check Payable to: PUBLIC RESTROOM COMPANY

Exceptions

This document does not affect any of the following:

- (1) Retentions;
- (2) Extras for which the claimant has not received payment;
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:

Date(s) of Waiver and Release: 5/31/2024

Amount(s) of unpaid progress payments: \$53,367.00

- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature:

Claimant's Signature:

Claimant's Title: CONTROLLER

Date of Signature: 6/28/24

Invoice

APPROVED

B. Fountain 7/10/24
15.71.0917.000.CMDV24001

DLRGROUP

6457 Frances Street, Suite 200
Omaha, NE 68106
402-393-4100 Fax 402-393-8747Pat Dowse
Director Public Works
City of La Vista
Email Inv: pdowse@cityoflavista.org
CC: csolberg@cityoflavista.org
8116 Park View Boulevard
La Vista, NE 68128-2198

July 08, 2024

Project No: 10-17105-42

Invoice No: 0236098

Project 10-17105-42 La Vista CC Lot 12 Surface Parking Lot

Billing Period: June 01, 2024 to June 30, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Schematic Design	4,875.00	100.00	4,875.00	3,900.00	975.00
Construction Documents	26,000.00	60.00	15,600.00	0.00	15,600.00
Bid Negotiation	1,625.00	0.00	0.00	0.00	0.00
Total Fee	32,500.00		20,475.00	3,900.00	16,575.00
Total Fee					16,575.00
Total this Invoice					\$16,575.00

Outstanding Invoices

Number	Date	Balance
0234488	6/5/2024	3,900.00
Total		3,900.00

Billings to Date

	Current	Prior	Total
Fee	16,575.00	3,900.00	20,475.00
Totals	16,575.00	3,900.00	20,475.00

We appreciate your confidence in us and thank you in advance for your payment.
 Being environmentally friendly, we encourage payments via Wire Transfer.
 Routing number: 121000248 Account Number: 4945435436 Swift Code:
 WFBIUS6S



MCANANY CONSTRUCTION

15320 Midland Drive
Shawnee, KS 66217

Phone: (913) 631-5440

Fax: (913) 631-7043

A-11
Invoice

Invoice Number
5062
Invoice Date
6/30/2024

Bill To: City of La Vista
8116 Parkview Blvd

La Vista, NE 68128

Re: La Vista UBAS

La Vista, NE

Job No	Customer Job No	Customer PO		Payment Terms		Dus Date
4050				Net 30 Days		7/30/2024
ID	Description		Quantity	U/M	Rate/Unit	Price
	See Attached		1.00	LS	280,160.00	280,160.00

05.71.0917.0000 - STRT 24004

OK to pay
G. Delgado 7/11/24

Invoice Total: 280,160.00

Retainage: 0.00

Total Amount Due: 280,160.00

All applicable sales taxes included

Thank you for your business!

[illegible]

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 16, 2024 AGENDA**

Subject:	Type:	Submitted By:
AUTHORIZE PAYMENT – LIGHTING CIRCUIT REPAIRS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

SYNOPSIS

A resolution has been prepared authorizing payment to Vierregger Electric Company, Omaha, Nebraska for emergency repairs to the streetlight luminaire circuit near the intersection of Bartmettler Drive and Main Street in an amount not to exceed \$7,641.

FISCAL IMPACT

The FY23/FY24 Biennial Budget provides funding for the proposed repairs.

RECOMMENDATION

Approval.

BACKGROUND

On 5/1/2024, the underground circuit for the streetlight luminaires near the intersection of Bartmettler Drive and Main Street was struck by a fiber contractor on the evening an event was scheduled for the Astro Theatre. In order to expedite repairs, Vierregger Electric was dispatched immediately to make a temporary repair before dusk. The permanent repairs were made the following day during regular business hours.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING PAYMENT TO VIERREGGER ELECTRIC COMPANY, OMAHA, NEBRASKA FOR EMERGENCY REPAIRS TO A STREETLIGHT LUMINAIRE CIRCUIT IN AN AMOUNT NOT TO EXCEED \$7,641.00.

WHEREAS, the City Council of the City of La Vista has determined that emergency repairs to the streetlight luminaire circuit near the intersection of Bartmettler Drive and Main Street was necessary; and

WHEREAS, the FY23/FY24 Biennial Budget provides funding for the repairs; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska authorize payment to Vierregger Electric Company, Omaha, Nebraska for emergency repairs to a streetlight luminaire circuit in an amount not to exceed \$7,641.00.

PASSED AND APPROVED THIS 16TH DAY OF JULY 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk

**VIERREGGER ELECTRIC CO.**

4349 South 139th Street
Omaha, NE 68137
(402) 896-8008

Invoice

DATE	INVOICE NO.
5/7/2024	10936

BILL TO		JOB		
City of La Vista Public Works 9900 Portal Road Lavista, NE 68128		Barnettler Dr		
TERMS	REP	PROJECT	P.O. #	
Due on receipt	TJV	44500	Pat Dowse	
ITEM	DESCRIPTION	UNITS	RATE	AMOUNT
Service Call	Labor & Equipment - Ben W 5/1	4.5	140.00	630.00
Emergency Call	After hours	4.5	50.00	225.00
Apprentice	Labor - Luke 5/1	4.5	80.00	360.00
Emergency Call	After hours	4.5	50.00	225.00
Apprentice	Labor - Danny 5/1	4.5	80.00	360.00
Emergency Call	After hours	4.5	50.00	225.00
Service Call	Labor & Equipment - Dave K 5/2	8	140.00	1,120.00
Apprentice	Labor - Luke 5/2	8	80.00	640.00
Apprentice	Labor - Danny 5/2	8	80.00	640.00
Excavator	Excavator	4.5	100.00	450.00
Other	Hydro Vac	2.5	100.00	250.00
Pick-up Truck	Additional Truck 5/1, 5/2	12.5	53.00	662.50
Job Materials	Materials To Complete Job		1,853.50	1,853.50
	Emergency Call 5/1 Make temporary repairs to lighting circuits at Astro Theater 5/2 Repair conduits, add pull box, and replace conductors to restore circuits damaged by excavators.			
We Appreciate Your Business - Thank You!		Sales Tax (7.5%)		\$0.00
		Total		\$7,641.00
		Payments/Credits		\$0.00
		Balance Due		\$7,641.00

Past due accounts draw interest at
1.5% interest per month from due
date until paid.

ok to pay
01.20.0408
7/9/24
J.C.

07/11/2024 03:59 PM

ACCOUNTS PAYABLE CHECK REGISTER

Page: 1/2

User: LALKEMA

DB: La Vista

Check #	Check Date	Vendor Name	Amount	Voided
142680	07/03/2024	DLR GROUP	3,900.00	N
142681	07/03/2024	OLSSON, INC.	4,500.00	N
142682	07/03/2024	RDG PLANNING & DESIGN	23,960.00	N
142683	07/03/2024	TRAVELERS	223.00	N
3134(A)	07/08/2024	CITY OF PAPILLION - MFO	237,694.00	N
5(E)	07/16/2024	POINT C HEALTH	9,619.76	N
3135(A)	07/16/2024	CITY OF OMAHA	250,410.82	N
3136(A)	07/16/2024	SHI INTERNATIONAL CORP.	617.35	N
3137(E)	07/16/2024	ACTIVE NETWORK LLC	658.63	N
3138(E)	07/16/2024	BOHLMANN INCORPORATED	1,454.88	N
3139(E)	07/16/2024	BOK FINANCIAL	905,679.45	N
3140(E)	07/16/2024	CENTURY LINK/LUMEN	79.65	N
3141(E)	07/16/2024	CENTURY LINK/LUMEN	97.80	N
3142(E)	07/16/2024	ESSENTIAL SCREENS	89.20	N
3143(E)	07/16/2024	ITPROTV	299.40	N
3144(E)	07/16/2024	MARCO INCORPORATED	153.87	N
3145(E)	07/16/2024	METROPOLITAN UTILITIES DISTRICT	78.87	N
3146(E)	07/16/2024	MID-AMERICAN BENEFITS INC	9,203.86	N
3147(E)	07/16/2024	PAYROLL MAXX	515,232.98	N
3148(E)	07/16/2024	U.S. CELLULAR	2,270.07	N
142684	07/16/2024	ACCO UNLIMITED CORPORATION	775.42	N
142685	07/16/2024	AKRS EQUIPMENT SOLUTIONS, INC.	21,832.36	N
142686	07/16/2024	AMAZON CAPITAL SERVICES, INC.	1,592.00	N
142687	07/16/2024	BSN SPORTS LLC	760.00	N
142688	07/16/2024	CENTER POINT, INC.	242.10	N
142689	07/16/2024	COLONIAL RESEARCH CHEMICAL CO	674.20	N
142690	07/16/2024	COMP CHOICE INC	3,020.00	N
142691	07/16/2024	CORNHUSKER SIGN & MFG CORP	590.00	N
142692	07/16/2024	D & K PRODUCTS	2,689.78	N
142693	07/16/2024	DOUGLAS COUNTY SHERIFF'S OFC	100.00	N
142694	07/16/2024	FAC PRINT & PROMO COMPANY	840.00	N
142695	07/16/2024	FASTENAL COMPANY	710.18	N
142696	07/16/2024	FELSBURG HOLT & ULLEVIG INC	3,795.51	N
142697	07/16/2024	FIRST RESPONDER OUTFITTERS, INC	1,932.06	N
142698	07/16/2024	GENERAL FIRE & SAFETY EQUIP CO	203.25	N
142699	07/16/2024	GENUINE PARTS COMPANY-OMAHA	189.82	N
142700	07/16/2024	GREAT PLAINS UNIFORMS	1,540.84	N
142701	07/16/2024	JARDIAN ALLIANCE TECHNOLOGIES INC	50.00	N
142702	07/16/2024	HOME DEPOT CREDIT SERVICES	217.76	N
142703	07/16/2024	HONEYMAN RENT-ALL #1	351.71	N
142704	07/16/2024	INDUSTRIAL SALES COMPANY INC	742.88	N
142705	07/16/2024	INGRAM LIBRARY SERVICES LLC	2,414.79	N
142706	07/16/2024	INTERNATIONAL CODE COUNCIL	180.52	N
142707	07/16/2024	J & J SMALL ENGINE SERVICE	127.87	N
142708	07/16/2024	KANOPY, INC.	142.00	N
142709	07/16/2024	LA VISTA COMMUNITY FOUNDATION	240.00	N
142710	07/16/2024	LARSEN SUPPLY COMPANY	267.72	N
142711	07/16/2024	MALLOY ELECTRIC	4,225.85	N
142712	07/16/2024	MATHESON TRI-GAS INC	230.52	N
142713	07/16/2024	METROPOLITAN COMMUNITY COLLEGE	21,055.07	N
142714	07/16/2024	MIDWEST TAPE	203.54	N
142715	07/16/2024	O'REILLY AUTO PARTS	3,141.53	N
142716	07/16/2024	OFFICE DEPOT INC	405.85	N
142717	07/16/2024	OMAHA STORM CHASERS BASEBALL	1,000.00	N
142718	07/16/2024	PAPILLION LA VISTA PUBLIC SCHOOLS	250.00	N
142719	07/16/2024	PAPILLION SANITATION	1,424.68	N
142720	07/16/2024	SARPY COUNTY CHAMBER OF COMMERCE	1,450.00	N
142721	07/16/2024	SARPY COUNTY COURTHOUSE	4,627.00	N
142722	07/16/2024	SARPY COUNTY FISCAL ADMINSTRTN	10,129.50	N
142723	07/16/2024	SIGN IT	97.50	N

Check #	Check Date	Vendor Name	Amount	Voided
142724	07/16/2024	SITE ONE LANDSCAPE SUPPLY LLC	1,176.58	N
142725	07/16/2024	STERLING COMPUTER CORP.	2,388.02	N
142726	07/16/2024	STOREY KENWORTHY CORP.	550.31	N
142727	07/16/2024	SUBURBAN NEWSPAPERS INC	264.16	N
142728	07/16/2024	THE COLONIAL PRESS, INC	391.00	N
142729	07/16/2024	THEATRICAL MEDIA SERVICES INC	966.48	N
142730	07/16/2024	UNITE PRIVATE NETWORKS LLC	4,950.00	N
142731	07/16/2024	UNIVERSITY OF NEBRASKA-LINCOLN	50.00	N
142732	07/16/2024	UNMC	721.00	N
142733	07/16/2024	VERIZON CONNECT FLEET USA	608.00	N
142734	07/16/2024	VERIZON WIRELESS	18.02	N
142735	07/16/2024	WALMART COMMUNITY BRC	988.49	N
142736	07/16/2024	WESTLAKE HARDWARE INC NE-022	37.97	N
142737	07/16/2024	WHITE, SCOTT L	900.00	N
142738	07/16/2024	WHITE, SCOTT L	500.00	N
142739	07/16/2024	ZIMCO SUPPLY COMPANY	1,169.00	N
142456	06/03/2024	BUETHE, PAM	228.50	N
142457	06/03/2024	ENTERTAINMENT GROUP LLC	475.00	N

TOTAL: 2,077,069.93

APPROVED BY COUNCIL MEMBERS ON: 07/16/2024

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

RESOLUTION NO. _____

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 I LIQUOR LICENSE FOR BAMBOO BEAUTY, LLC DBA BAMBOO NAIL SPA IN LA VISTA, NEBRASKA.

WHEREAS, Bamboo Beauty, LLC dba Bamboo Nail Spa, 7826 S. 123rd Plaza, Suite A, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class I 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 I Liquor License submitted by Bamboo Beauty, LLC dba Bamboo Nail Spa, 7826 S. 123rd Plaza, Suite A, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 16TH DAY OF JULY 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk



LA VISTA POLICE DEPARTMENT INTER-DEPARTMENT MEMO

TO: Pam Buethe, City Clerk

FROM: Captain D. J. Barcal

DATE: July 2, 2024

RE: Local Background Check– Bamboo Beauty LLC

The La Vista Police Department has reviewed the Nebraska Liquor Control Commission Documents completed by the applicant and conducted a check of local records relating to the Manager Application for Bamboo Beauty LLC for Mai Nguyen. No criminal record was located.

As with all Nebraska Retail Liquor Licenses, I am asking the applicant strictly conform to Nebraska Liquor Commission rules and regulations under Section 53-131.01, Nebraska Liquor Control Act.



Application Copy

File Number: 14460

LICENSE TYPE

Class I Beer, Wine, Spirits On
Sale Only

APPLICATION DATE RECEIVED

2024-05-17

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

Bamboo Beauty LLC

LICENSEE TYPE

Partnership

DOING BUSINESS AS

CORPORATE NUMBER

2403088934

INCORPORATION DATE

2024-03-26

CORRESPONDENCE ADDRESS

7826 S 123rd Plaza - Suite A
La Vista - NE 68128

MAILING ADDRESS

PHYSICAL ADDRESS

CONTACT NAME

Mai Nguyen

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

ALTERNATE PHONE

FAX

EMAIL

nguyenhuongbr87@gmail.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Mai Nguyen	President		100

ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 122012 (Active) - Class I Beer, Wine, Spirits On Sale Only
BAMBOO NAIL SPA (AKRW LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Other Category

PREMISES NAME

Bamboo Beauty LLC dba Bamboo Nail Spa

OPERATOR

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2025-06-30

PHYSICAL ADDRESS

MAILING ADDRESS

CONTACT NAME

Mai Nguyen

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

ALTERNATE PHONE

FAX

EMAIL

nguyenhuongbr87@gmail.com

PREMISES MANAGER

PREMISES MANAGER EMAIL

Mai Nguyen

nguyenhuongbr87@gmail.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

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

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party is applying, please list charges by each individual's name. Exclude minor traffic violations such as speeding. Include Driving Under the Influence, Driving Under Suspension & other similar charges. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15)

A simple sketch of the area to be licensed will be required to be uploaded in the Documents section.. Include the length x width, direction of NORTH and number of floors of the building.

30 x 48

3. Is there an outdoor area?

*Must have permanent fencing securing the outdoor area. Please contact the local governing body for other requirements regarding fencing.

No

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

No

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

1

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

No

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

No

8. Are you acquiring any alcohol prior to obtaining this liquor license?

No

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

06/01/2024

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

No

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

No

12. Is anyone listed on this application a law enforcement officer?

No

13 List the primary bank and/or financial institution to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Wells Fargo Bank

Mai Nguyen

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

Yes

Trained by the previous owner

15 Are all individuals stated in this application over 21 years of age?

Yes

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

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Description & Diagram	Sketch.pdf	
Business Plan	Business Plan.pdf	
Lease / Deed / Purchase Agreement	Lease Amendment 04.08.24.pdf	
Fingerprint Submission	Fingerprint - Mai Nguyen.pdf	
Fingerprint Submission	Fingerprint form - Mai Nguyen.pdf	

APPLICANT

Mai Nguyen

DECLARATION

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

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

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

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

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

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

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

Mai Nguyen

Bamboo Nail Spa

7826 S 123rd Plaza – Suite A

La Vista – NE 68128

Business Plan for the Liquor Service:

- As part of the nail service at my salon, we would like to serve our customers a glass of wine or a bottle of beer. This is just for them to relax and enjoy the time they are having manicuring or pedicuring.
- The wine / beer is served free to our customers so it is limited to a small bottle of beer or a small glass of wine.

Mai Nguyen

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 16, 2024 AGENDA

Subject:	Type:	Submitted By:
PUD SITE PLAN AMENDMENT – LOT 2 SOUTHPORT EAST REPLAT TWO	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared to approve an amendment to the Planned Unit Development Site Plan Lot 2, Southport East Replat Two construct a fast food restaurant and a commercial strip shopping center, generally located southeast of Southport Parkway and Giles Road.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application by CPM-SFI Southport, LLC for approval of a PUD Site Plan amendment for the purpose of constructing a fast food restaurant and a commercial strip shopping center on Lot 2, Southport East Replat Two.

A detailed staff report is attached.

The Planning Commission held a public hearing on June 20, 2024, and unanimously voted to recommend approval of the PUD Site Plan amendment for Lot 2 Southport East Replat Two as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN AMENDMENT FOR LOT 2, SOUTHPORT EAST REPLAT TWO, A SUBDIVISION LOCATED IN THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, CPM-SFI, LLC, of the above-described piece of property has made an application for approval of a PUD site plan amendment for Lot 2, Southport East Replat Two; and

WHEREAS, the Deputy Community Development Director and the City Engineer have reviewed the PUD site plan; and

WHEREAS, on June 20, 2024, the La Vista Planning Commission held a public hearing and reviewed the amendment to the PUD site plan and recommended approval as the PUD Site Plan Amendment is consistent with the Comprehensive Plan and Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the PUD Site Plan for Lot 2, Southport East Replat Two, a subdivision located in the Southeast ¼ of Section 18, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located southeast of Eastport Parkway and Giles Road, be, and hereby is, approved.

PASSED AND APPROVED THIS 16TH DAY OF JULY 2024.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, MMC
City Clerk



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PPUD22-0003;

FOR HEARING OF: JULY 16, 2024
REPORT PREPARED ON: JULY 2, 2024

I. **GENERAL INFORMATION**

A. **APPLICANT:**

CPM-SFI Southport, LLC
Attn: Jamie Saldi
6910 N 102nd Circle
Omaha, NE 68122

B. **PROPERTY OWNER:**

CPM-SFI Southport, LLC
6910 N 102nd Circle
Omaha, NE 68122

C. **LOCATION:** Southeast of the intersection of Giles Road and Southport Parkway.

D. **LEGAL DESCRIPTION:** Lot 2 Southport East Replat Two.

E. **REQUESTED ACTION(S):** Approval of a Planned Unit Development Site Plan Amendment.

F. **EXISTING ZONING AND LAND USE:** C-3 – Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Planned Unit Development; Lot 2 Southport East Replat Two is currently vacant, aside from some paved parking that currently services the adjacent Hampton Inn hotel.

G. **PURPOSE OF REQUEST:** Development including a fast-food restaurant with a drive-thru, and a commercial strip shopping center building.

H. **SIZE OF SITE:** Approximately 1.8 acres.

II. **BACKGROUND INFORMATION**

A. **EXISTING CONDITION OF SITE:** The property slopes slightly downward to the south and to the east; the site is currently vacant.

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 Overlay District, PUD	Pinnacle Bank
East	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay District, PUD	Hampton Inn & Suites Hotel
South	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay District, PUD	Amigos/Kings Classic Restaurant
West	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay District, PUD	Vacant Lots/Southport West

C. RELEVANT CASE HISTORY:

1. The initial Planned Unit Development Ordinance that covers this property was approved on December 20, 2005 (Ordinance No. 976).
2. An amendment to the PUD site plan for this lot was approved on November 15, 2016 (Resolution No.16-151).
3. Another amendment to the PUD site plan for this lot was recommended for approval by the Planning Commission on June 18, 2020, but the development concept has since changed which is why this amendment has been requested.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial/Office Park District
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 5.17 of the Zoning Regulations - Gateway Corridor District (Overlay District)

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. This proposal is consistent with the Future Land Use Map of the Comprehensive Plan, which designates Lot 2 Southport East Replat Two for commercial development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. This site can be accessed through the right-in only access off of Southport Parkway, McDermott Plaza from the

southeast, and through the entrance to the adjacent hotel parking lot off of S 123rd Plaza. McDermott Plaza is a private easement road with no dedicated public right-of-way.

2. An update to the 2022 Southport Lot 2 Replat 2 Traffic Impact Analysis for the development has been prepared by Felsburg, Holt & Ullevig (FHU), and suggests that the proposed site plan will adequately accommodate traffic demand for the proposed site development. The City Engineer has reviewed the analysis and finds it reasonable. FHU's update to the analysis, dated May 2, 2024, is attached.

D. UTILITIES:

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.
2. Storm water management fees will be collected at the time of building permit issuance.

E. PARKING REQUIREMENTS:

1. The parking stall requirements for the proposed development, per the La Vista Zoning Ordinance, are:

Lot #	Use	Required Stalls	Provided Stalls
Lot 2	Restaurant w/ Drive-Thru	18.2 (1 space per 150 Sq. Ft)	19
Lot 2	General Retail	21 (1 space per 200 Sq. Ft)	21
Lot 2	Restaurant	46 (1 space per 4 seats + 1 stall per employee on peak shift)	46

The amount of parking provided with the proposed development meets the amount required by the La Vista Zoning Ordinance. Additionally, there is a cross-parking agreement in place with the adjacent hotel, which provides for additional parking capacity.

F. LANDSCAPING:

1. The PUD Landscaping Plan has been reviewed by the City's Design Review Architect. Adjustments for each development within the PUD area will be reviewed as part of the overall building and site design package prior to the submittal of an application for building permit.

IV. REVIEW COMMENTS:

- A. The site plan as proposed will be developed in two phases. The first phase will include the fast food restaurant with a drive-thru on the southern end of the Lot. Upon approval of this PUD Site Plan, an Administrative Plat must be approved, separating this first phase from the remainder of the property. The proposed lot line is represented on the attached PUD site plan. The second phase of development will include a commercial strip shopping center building, remaining parking, and pedestrian connections. Financial guarantees will be required upon approval of the PUD to assure the completion of the public improvements and pedestrian connections that are to be developed as part of phase 2.
- B. Before the applicant may apply for building permits for either of the proposed buildings, the building design must achieve substantial completion through the City's Design Review process, as required by the *Architectural and Site Design Guidelines – Southport Development* within the Southport East subdivision agreement.
- C. The applicant has received consent for the site plan as proposed from the ownership of the adjacent Hampton Inn hotel. A letter of consent, dated 10/4/2023, is attached.

V. STAFF RECOMMENDATION – PUD SITE PLAN AMENDMENT:

Staff recommends approval of the Planned Unit Development Site Plan Amendment for Lot 2 Southport East Replat Two, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PUD SITE PLAN AMENDMENT:

The Planning Commission held a public hearing on June 20, 2024 and voted 8-0-0 to recommend approval of the PUD Site Plan Amendment for Lot 2 Southport East Replat Two as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

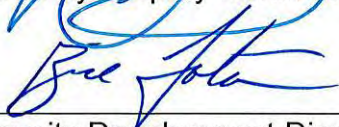
- A. Vicinity Map
- B. Review Letters
- C. Consent Letter
- D. PUD Plan Set
- E. Traffic Analysis

VIII. COPIES OF REPORT SENT TO:

- A. Jamie Saldi, CPM-SFI Southport, LLC
- B. Joe Dethlefs, TD2
- C. Public Upon Request



Prepared by: Deputy Community Development Director



Community Development Director

7/3/24

Date



Vicinity Map - Lot 2 Southport East Replat 2 PUD Amendment



Legend

- Property Lines
- PUD Amendment Area





October 26, 2022

Jamie Saldi
CPM-SFI Southport, LLC
512 S 91st Avenue
Omaha, NE 68114

RE: Planned Unit Development Amendment – Initial Review Letter
Lot 2 Southport East Replat Two

Mr. Saldi,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

General Comments

1. Please submit a proposed schedule of construction, per Section 5.15.04.01. If project phasing is planned, a phasing plan and schedule needs to be included. Since there are individual buildings that might be constructed separately, there needs to be information on the phasing of construction so that common area elements such as drives, storm water facilities, utilities or other common area shared items can be addressed for maintenance. If appurtenances are not all built with first phase/first lot, then financial guarantees to assure completion will be needed as part of PUD approval.
2. Per Section 5.15.04.06, please provide evidence of meeting and coordination with the hotel property owner regarding the PUD Site Plan and existing cross-parking easement. Any ingress/egress easements will need to be confirmed and/or recorded, and should be noted in the submittal.

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

3. Per Section 5.15.09, amendments to an approved PUD plan and/or ordinance require approval from fifty-one (51) percent of the owners of property within the PUD district. As this amendment request is for a PUD district that contains just two properties, and subsequently, two owners, application approval must be provided by both property owners. The signed application constitutes your approval. Please provide a letter from the ownership of the adjacent property (Lot 1 Southport East Replat Two), that demonstrates their approval of your PUD amendment application, in order to comply with Section 5.15.09.
4. The building design for each of the proposed buildings must be reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District prior to building permit approval. The design review process will be conducted outside of the PUD approval process, with the exception of the review of the grading plan and landscaping plan.
5. Per Section D.ii.a.6 of the Southport East Design Guidelines, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform to Appendix I of the Guidelines, whereas the corner feature light fixtures will need to conform to Appendix H of the Guidelines. Review of the proposed site lighting will be conducted at the time of the design review for the main structure(s).
6. Note that the development will need to obtain FAA approval prior to the issuance of a building permit, due to the close proximity of the Millard Airport.
7. Please confirm that the parcel is held in single ownership or control. If there are two or more owners, the application will need to be filled out jointly.
8. FHU study recommends pedestrian sidewalk improvements along the frontages of McDermott Plaza. Applicant should review applicable frontages to the site and confirm site connections to future and existing sidewalks are along McDermott Plaza are accounted for.
9. The development to the west, Southport West Replat 9 (please double check) is to cause sidewalk improvements to the ADA ramps and Pedestrian Push Buttons (PBB) as to enhance the conspicuity of the ADA ramps and install the PBBs at locations current with the 2010 ADA standards. The applicant should match the pedestrian improvement on the southeast corner of Southport Parkway and Giles Road as to set the companion ramp and PBB at current ADA standard.

10. A crosswalk connection from the southwest corner of the Hampton Inn to the sidewalk alongside the central parking area needs to be made. Please see the design changes required as per the 2020 iteration of the design for this development for details. ADA ramps for all sidewalk connections should be depicted.
11. Please submit a signage plan that identifies directional and wayfinding signage to try to minimize congestion and wrong-way movements.
12. Per Section 5.15.04.06, proposed site lighting locations need to be shown on the PUD Site Plan as well as the PUD Landscaping Plan.
13. The location of the dumpster enclosure for the southern-most building should be moved to the internal parking lot to reduce visibility from McDermott Plaza.
14. Per Section 7.06 of the La Vista Zoning Ordinance regarding the minimum off-street parking requirements, the required parking for your proposed site is 92 stalls (assuming that the number of employees on peak shift for the 5,700 square foot restaurant is 15) as outlined in the table below. The total number of parking stalls proposed in your plans for this property is 76, which results in a 16-stall deficit. Please confirm the number of anticipated employees on peak shift for the First Watch restaurant to confirm that this parking requirement is accurate. Please propose any adjustments necessary to this site plan to bring the proposed development into compliance with Section 7.06

Use	Square Feet	Requirement	Required Stalls
First Watch	5,700	1 stall / 4 seats (or 100 sq. ft.) + 1 stall per employee on peak shift	$57 + 15 = 72$
Scooters Coffee	664	1 stall / 150 sq. ft.	5
Chipotle	2,255	1 stall / 150 sq. ft.	15
Total			92

Sheet C1.0

15. Please submit all applicable easements and covenants with neighboring property owners, per Section 5.15.04.03.
16. Please include the heights of all proposed buildings on the project site, per Section 5.15.05.02.2.

17. Please update the legend showing the thickness of all P.C.C. pavement and sidewalks.
18. Please include calculations showing how stall count was determined and if parking stalls will be shared by proposed businesses, per Section 5.15.04.08.

Sheet C2.0

19. Please confirm that grading will not interfere with the drainage swale on the neighboring lot located south of the construction activity.

Sheet C3.0

20. The proposed number and location of storm inlets appear to be inadequate. Please provide further details on how the parking lot will drain, per Section 5.15.05.04.
21. Please show the point of connection and other pertinent design information for the sanitary sewer, per Section 5.15.05.04.
22. Please show the point of connection and other pertinent design information for the to the public stormwater infrastructure, per Section 5.15.05.04.
23. Please show locations of natural features such as ponds, tree clusters, and drainageways, per Section 5.15.05.02.10.
24. Please submit a post-construction stormwater management plan, inclusive of a drainage study. In addition, a NPDES grading permit will be required at time of building permit.

Sheet C4.0

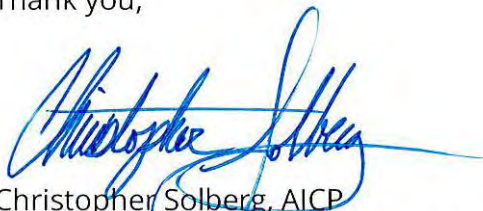
25. Pertaining to Section 5.15.04.08 of the La Vista Zoning Ordinance, the proposed landscaping plan is currently under review by the City's third-party design review architect. Landscaping for the development will need to meet the requirements of the Southport East Design Guidelines. Review comments will be provided when they are available.
26. Not all utility boxes are depicted along Southport Parkway. Please depict all boxes in the landscaping plan and related vegetative screening. Access doors to boxes cannot be blocked.

27. The landscaping plan does not depict the existing Center Identification Sign for the subdivision. Please depict this sign and adjust the location of any landscaping, as necessary.
28. No signage is depicted within any of the plans in this PUD plan set. Proposed ground monument signage locations, including setbacks, need to be depicted and landscaping should be adjusted accordingly.
29. Please make any necessary adjustments to the Landscaping Plan that may result from the introduction of the light poles.
30. Berming along street frontages is a requirement as per the Southport East Design Guidelines. Berming should be reflected in the PUD Grading Plan and the PUD Landscaping plan.

Please submit 2 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6400

cc:

Doug Kellner, Thompson, Dreessen & Dorner, Inc.
Bruce Fountain, Community Development Director – City of La Vista
Cale Brodersen, Assistant City Planner – City of La Vista
Pat Dowse, City Engineer – City of La Vista



March 27, 2024

Jamie Saldi
CPM-SFI Southport, LLC
512 S 91st Avenue
Omaha, NE 68114

RE: Planned Unit Development Amendment – Second Review Letter
Lot 2 Southport East Replat Two

Mr. Saldi,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

General Comments

1. Regarding your response to comment #1 on the initial review letter, the schedule of construction depicts a construction start date of 5/6/24, which does not include sufficient time for the PUD approval process, design review, and the subsequent building permit approval. However, the phasing notes listed on Sheet C1 appear to be more viable.
2. Regarding your response to comment #4 on the initial review letter, you mentioned that the PUD amendment and design review submittals are being submitted simultaneously. We have received an application form and the design review fee for the proposed Chipotle building, but none of the other submittal items. Without a complete submittal of the design review application for the Chipotle building, we will not be able to begin the review.

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

Please reference the submittal checklist on the design review application. Pre-application meetings are also required for the design review process, so please reach out when you would like to schedule that pre-application meeting. It would be beneficial to include Chipotle's architect in this meeting to ensure they understand the requirements and process.

3. Regarding your response to comments #5 and #12, a full review of the site and building lighting will be conducted at the time of design review for each building. However, please note that three pedestrian-scale lighting poles/fixtures will need to be installed around the corner pedestrian plaza as per Appendix A of the Southport East Design Guidelines.
4. Regarding your response to comment #11 on the initial review letter, a sign that states "Not an Exit" or similar message shall be placed in addition to the directional arrow markings to limit driver attempts to exit onto Southport Parkway.
5. Regarding your response to comment #16 on the initial review letter, the PUD site plan must depict the building heights in call-outs or a table on the plan set. If the proposed building height for the First Watch and retail building is unknown at this time, please include a note that it is less than 90' (the existing height maximum for the C-3 zoning district) to demonstrate that it will comply with the requirements.
6. Regarding Section 5.15.01.04, please submit an updated traffic impact analysis based upon the traffic demands of the revised site plan. The previous TIA was analyzing a different mix of commercial uses.
7. The landscaping plan for the proposed development is currently under review by the City's third-party design review architect and comments may be forthcoming. Prior to building permit application submittal for either building proposed as part of this PUD amendment, the design for such building (and related site elements) must first be approved through the design review process.
8. Per Section 7.06 of the La Vista Zoning Ordinance regarding the minimum off-street parking requirements, the required parking for your proposed site is 105 stalls (assuming that the number of employees on peak shift for the 4,935 square foot restaurant is 15) as outlined in the table below. The total number of parking stalls proposed in your plans for this property is 86, which results in a 19-stall deficit. Please confirm the number of anticipated employees on peak shift for the First Watch restaurant to confirm that this parking requirement is accurate. Please

propose any adjustments necessary to this site plan to bring the proposed development into compliance with Section 7.06.

Use	Square Feet	Requirement	Required Stalls
First Watch	4,935	1 stall / 100 sq. ft. + 1 stall per employee on peak shift	50 + 15 = 65
General Sales	4,200	1 stall / 200 sq. ft.	21
Chipotle	2,728	1 stall / 150 sq. ft.	19
Total			105

Sheet C1.0

9. The PUD site plan identifies locations for two ground monument signs. Please include the setback dimensions for such signs in the site plan. The required setback for a ground monument sign (advertising a single tenant) is 10 feet. The northwestern-most sign is proposed to advertise both the First Watch restaurant and the general retail tenants, which would make this either a center ID sign or a project directory sign (see Section 7.01 of the La Vista Zoning Ordinance), which each require a 20-foot setback along arterial roads such as Giles Road. If you would like this sign to advertise more than one tenant, then it must be able to meet the 20-foot setback.

Sheet C3.0

10. Regarding Section 5.15.05.04, please be aware that manholes will be required at each change of alignment in the proposed sanitary sewer and that they must be accessible by maintenance vehicles at all times.
11. Please confirm the existence of the sanitary sewer where the proposed manhole connection is located.
12. Please provide for review a draft sanitary sewer easement in coordination with the property owner of Lot 1 Southport East Replat 2. A sanitary sewer easement will be required between Lots 1 and 2 for the conveyance of sanitary waste from Lot 2.

Please submit 2 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6400

cc:

Doug Kellner, Thompson, Dreessen & Dorner, Inc.
Bruce Fountain, Community Development Director – City of La Vista
Chris Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista
Garrett Delgado, Engineering Assistant – City of La Vista

SOUTHPORT LODGING, LLC
1000 O Street, Ste. 102
LINCOLN, NE 68508
(402) 369-5211

Via Email

October 4, 2023

City of La Vista
Planning Department
8116 Park View Blvd
La Vista, NE 68128

RE: PUD/Site Plan Review
Lot 2 Southport East Replat Two


To Whom It May Concern:

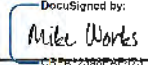
This letter is to provide notice that Southport Lodging, LLC, as the owner of Lot 1 Southport East Replat Two, consent to the site plan attached to this letter and approve a PUD site plan amendment consistent with the attached site plan.

Please feel free to contact either of us with any questions.

Sincerely,

Southport Lodging, LLC, a Nebraska
limited liability company

By: 
Scott Brown, Manager

By: 
Mike Works, Manager

TD2

Engineering & Surveying

Forrestson, Gosselin & Gorman, Inc.

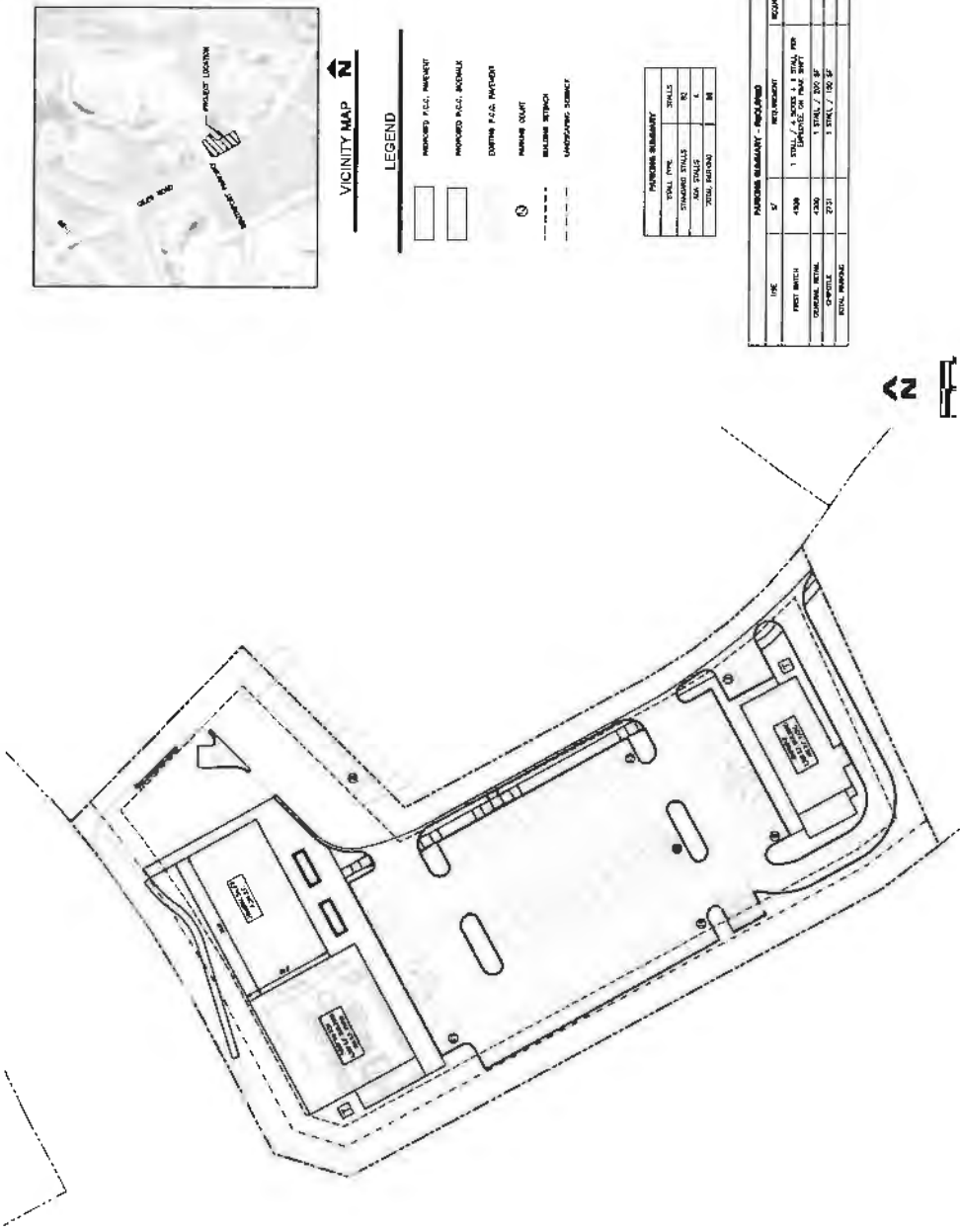
10838 Old Mill Rd

Omaha, NE 68154

P:402.390.8650 www.td2enr.com

Lot 2, Southport
East Replat Two

Platinum Group
Development



VICINITY MAP

LEGEND

- PROPOSED P.C.D. PARKING
- PROPOSED P.C.D. BUILDING
- EXISTING P.C.D. BUILDING
- PARKING COURT
- WALKING STROKE
- UNDEVELOPED SCIENCE

PARKING SUMMARY			
TYPE	STALLS	STALLS	STALLS
STANDARD STALLS	82	4	
ADA STALLS	4		
TOTAL STALLS	86		

PARKING SUMMARY - REQUIRED			
TYPE	STALLS	STALLS	STALLS
PROPOSED	82	4	
EXISTING	4		
TOTAL	86		



No.	Description	Quantity
1	Standard Stall	82
2	ADA Stall	4
3	Existing Stall	4
4	Total	90

Drawn By: JCTN Reviewed By: JCTN
App No: 2228-531 Date: 02/28/28

Site Plan



Southport East

Southeast Corner of Southport
Parkway and Giles Road

Platinum Group Development

[illegible]

Site Plan

C1.0

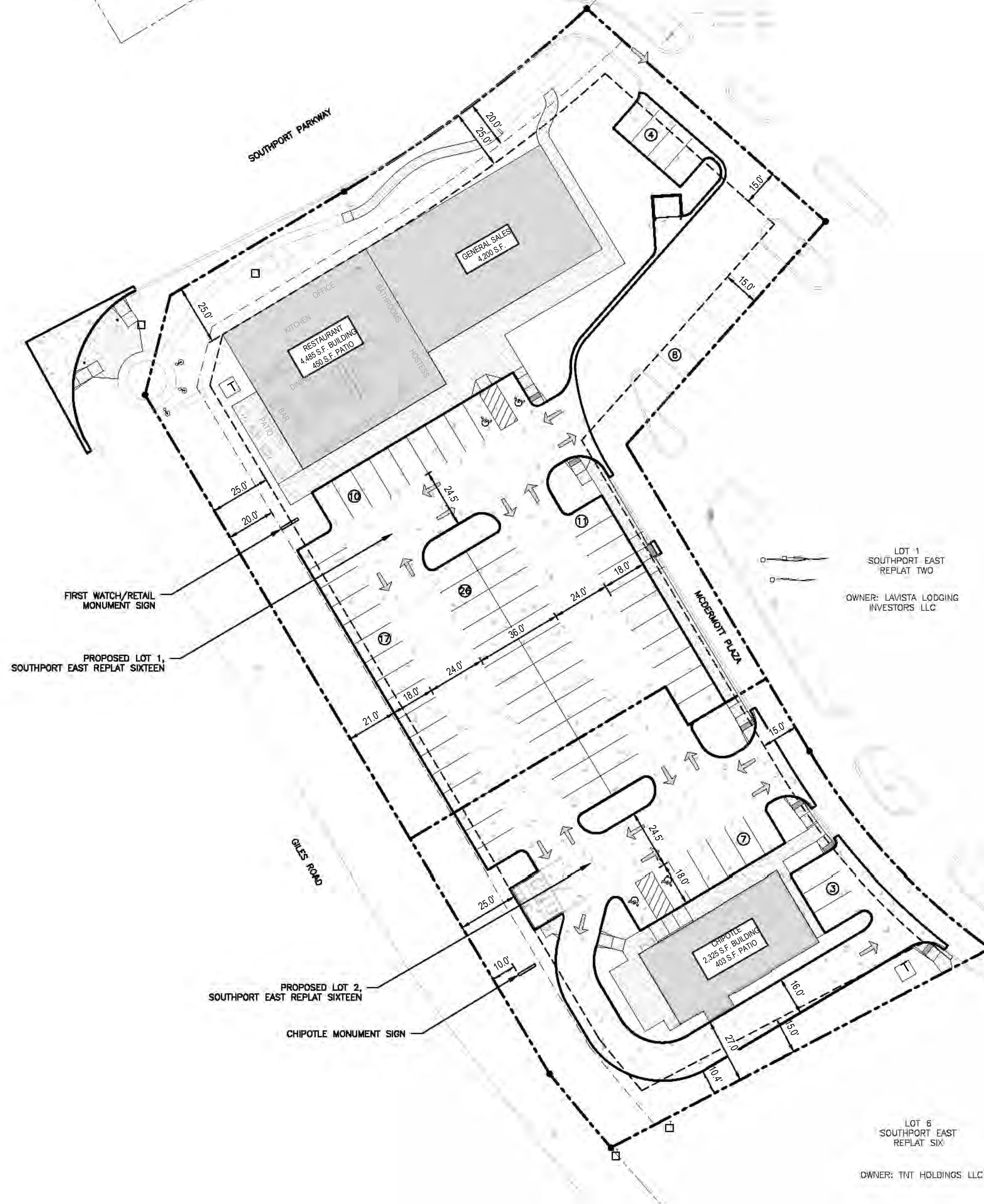


PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	82
ADA STALLS	4
TOTAL PARKING	86

PARKING SUMMARY — REQUIRED				
USE	SF	REQUIREMENT	CALCULATION	REQUIRED STALLS
RESTAURANT	4485	1 STALL / 4 SEATS + 1 STALL PER EMPLOYEE ON PEAK SHIFT, THROUGH PUD ORDINANCE ALLOWANCE	$(\frac{4485}{4}) * (136 \text{ SEATS}) + (\frac{4485}{100}) * (12 \text{ EMPLOYEES}) = 48 \text{ STALLS}$	46
GENERAL RETAIL	4200	1 STALL / 200 SF	$(\frac{4200}{200}) * (4,200 \text{ SF}) = 21 \text{ STALLS}$	21
CHIPOTLE	2325 + 403	1 STALL / 150 SF	$(\frac{2728}{150}) * (2,728 \text{ SF}) = 18.2 \text{ STALLS}$	19
TOTAL PARKING				86

SITE STATISTICS											
LOT	ZONING	LOT SIZE (SF/AC)	MAX. BUILDING HEIGHT (FT)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
1	C-3 (PUD) GATEWAY CORRIDOR DISTRICT	53,521 SF/ 1.229 AC	LESS THAN 90'	8,685	16	8,685	30,337	39,022	73 %	14,499	27 %
2	C-3 (PUD) GATEWAY CORRIDOR DISTRICT	24,998 SF/ 0.574 AC	20.67	2,325	9	2,325	15,290	17,615	70 %	7,383	30 %

PHASING INFORMATION		
PHASE NUMBER	DESCRIPTION	SCHEDULE
PHASE 1	<ul style="list-style-type: none"> - GRADING AND UTILITIES FOR LOT 2 - PAVING OF REQUIRED PARKING STALLS AND DRIVE ISLES - CONSTRUCTION OF THE CHIPOTLE BUILDING 	FALL 2024 – SPRING 2025
PHASE 2	<ul style="list-style-type: none"> - GRADING AND UTILITIES FOR LOT 1 - PAVING OF REMAINING PARKING STALLS AND DRIVE ISLES - CONSTRUCTION OF THE FIRST WATCH/ RETAIL BUILDING 	SUMMER 2025 – SPRING 2026





Southport East

Southeast Corner of Southport
Parkway and Giles Road

Platinum Group Development

Revision Dates

[illegible]

Drawn By: GTN Reviewed By: JAD
Job No.: 2259-151 Date: 05-06-24

Grading Plan

C2.0



VICINITY MAP

LEGEND

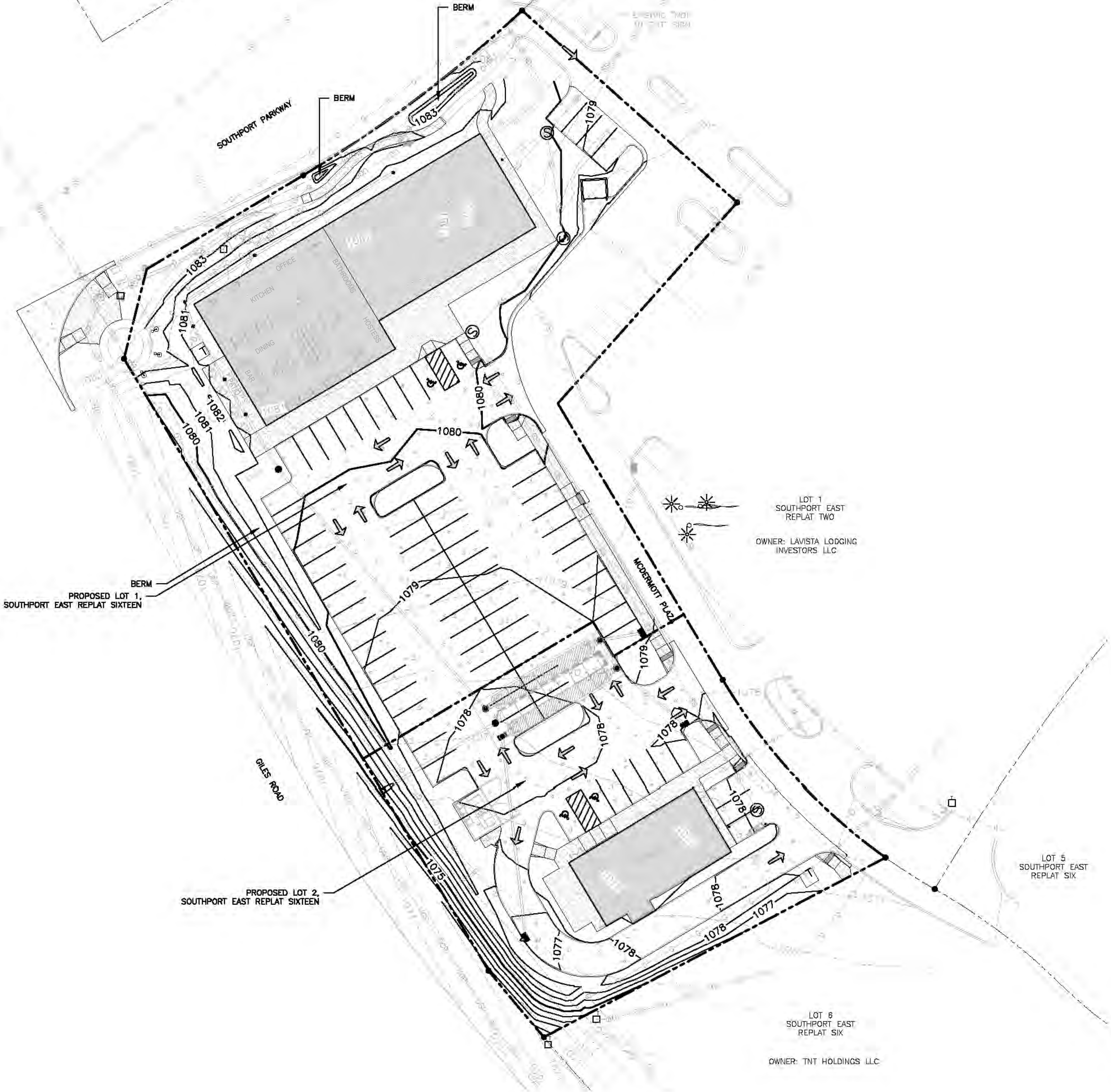
EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED 9" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB

PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB

PROPOSED 4" P.C.C. SIDEWALK SIDEWALK IN R.O.W. SHALL BE 5" P.C.C.





Southport East

Southeast Corner of Southport
Parkway and Giles Road

Platinum Group Development

Revision Dates

[illegible]

Drawn By: GTN Reviewed By: JAD
Job No.: 2259-151 Date: 05-06-24








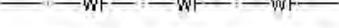
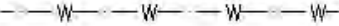




Utility Plan

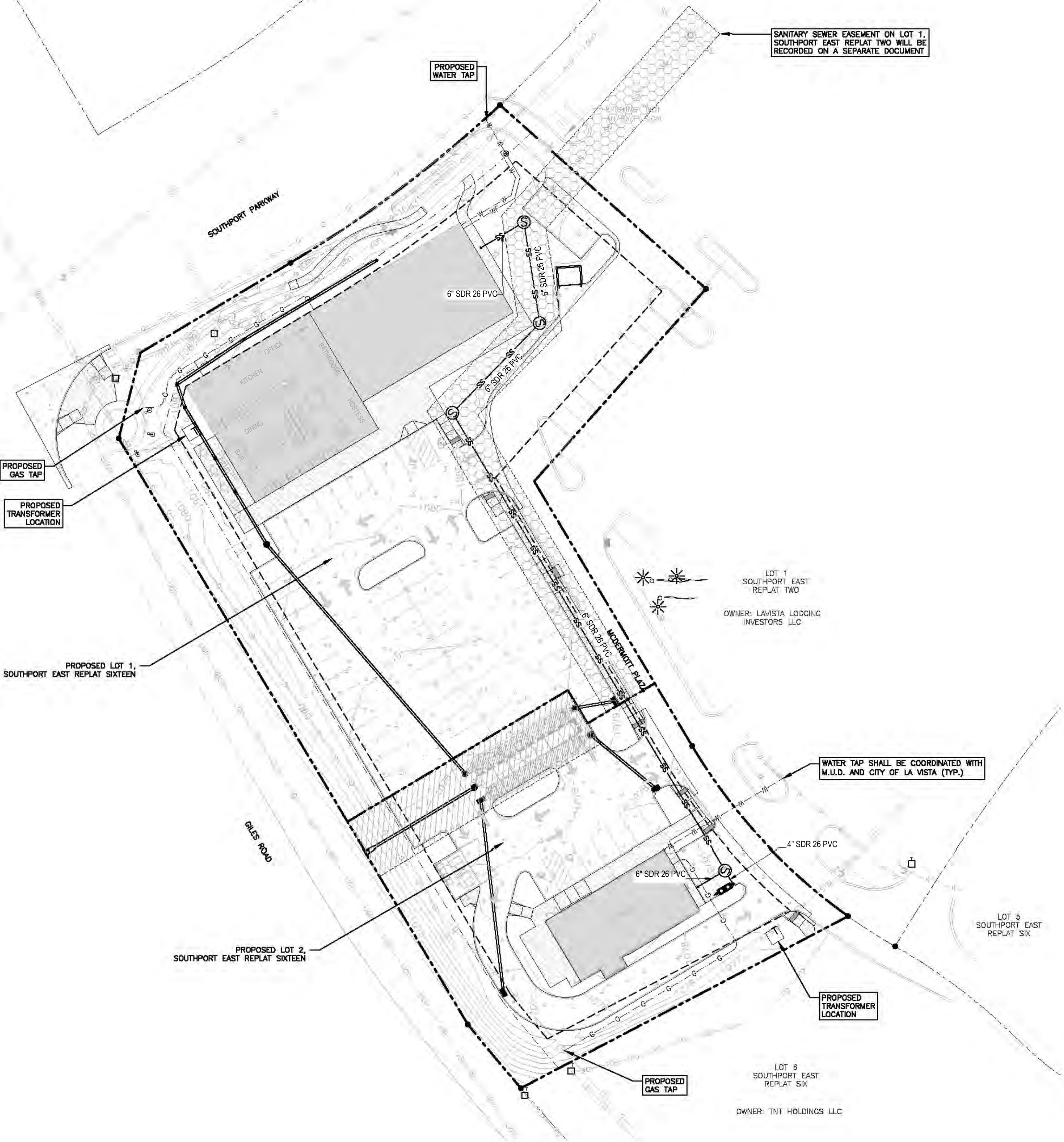
C3.0

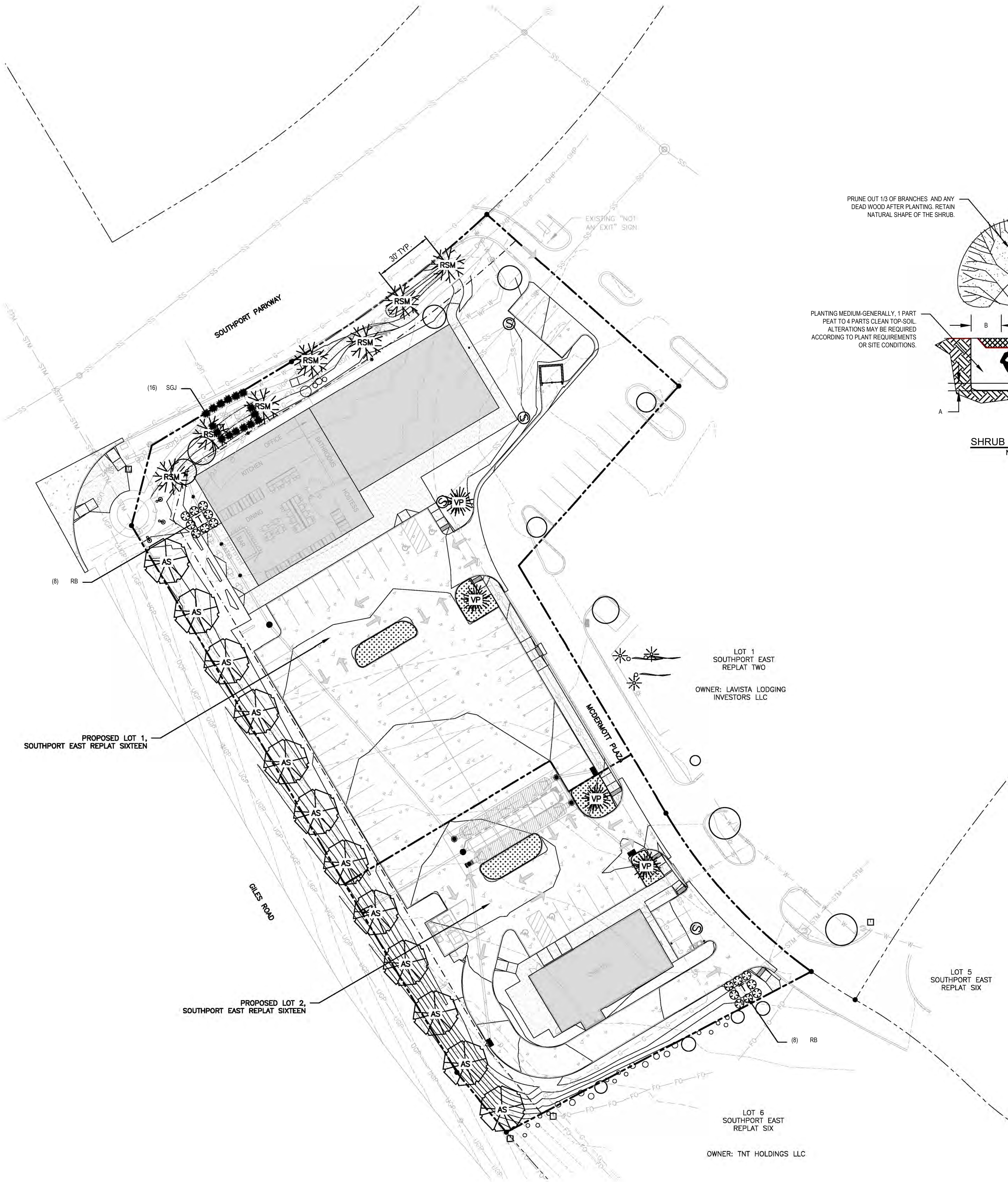


VICINITY MAP

LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED STORM SEWER EASEMENT





LANDSCAPE CALCULATIONS

STREET FRONTAGE LANDSCAPE REQUIREMENTS (SEC. 7.17.03.02)

- REQUIREMENTS:
- MINIMUM OF 15.0' FROM THE PROPERTY LINE ALONG ALL STREET FRONTAGE CAN BE REDUCED TO 10' WITH EQUAL AMOUNT OF LANDSCAPING PROVIDED ELSEWHERE ON SITE.
 - ONE TREE PER EVERY 40 L.F.

PARKING AREA INTERIOR LANDSCAPING (SEC. 7.17.03.06)

- REQUIREMENTS:
- 10 S.F. OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE, EXCLUDING SPACES ABUTTING A PERIMETER FOR WHICH LANDSCAPING IS REQUIRED BY OTHER SECTIONS.

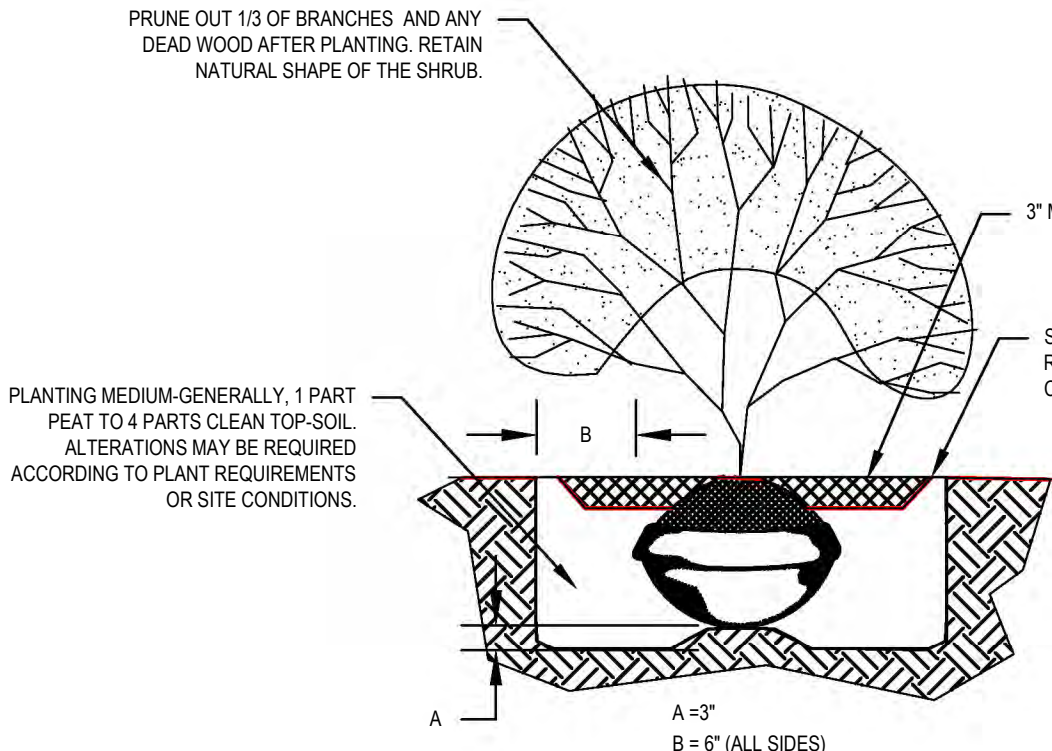
- PROVIDED:
- TOTAL PARKING SPACES NOT ON STREET FRONTAGE: 86
 - INTERIOR LANDSCAPING AREA NEEDED: 860 SF
 - INTERIOR LANDSCAPING AREA PROVIDED: 1,465 SF

PERIMETER LANDSCAPING (SEC. 7.17.03.07)

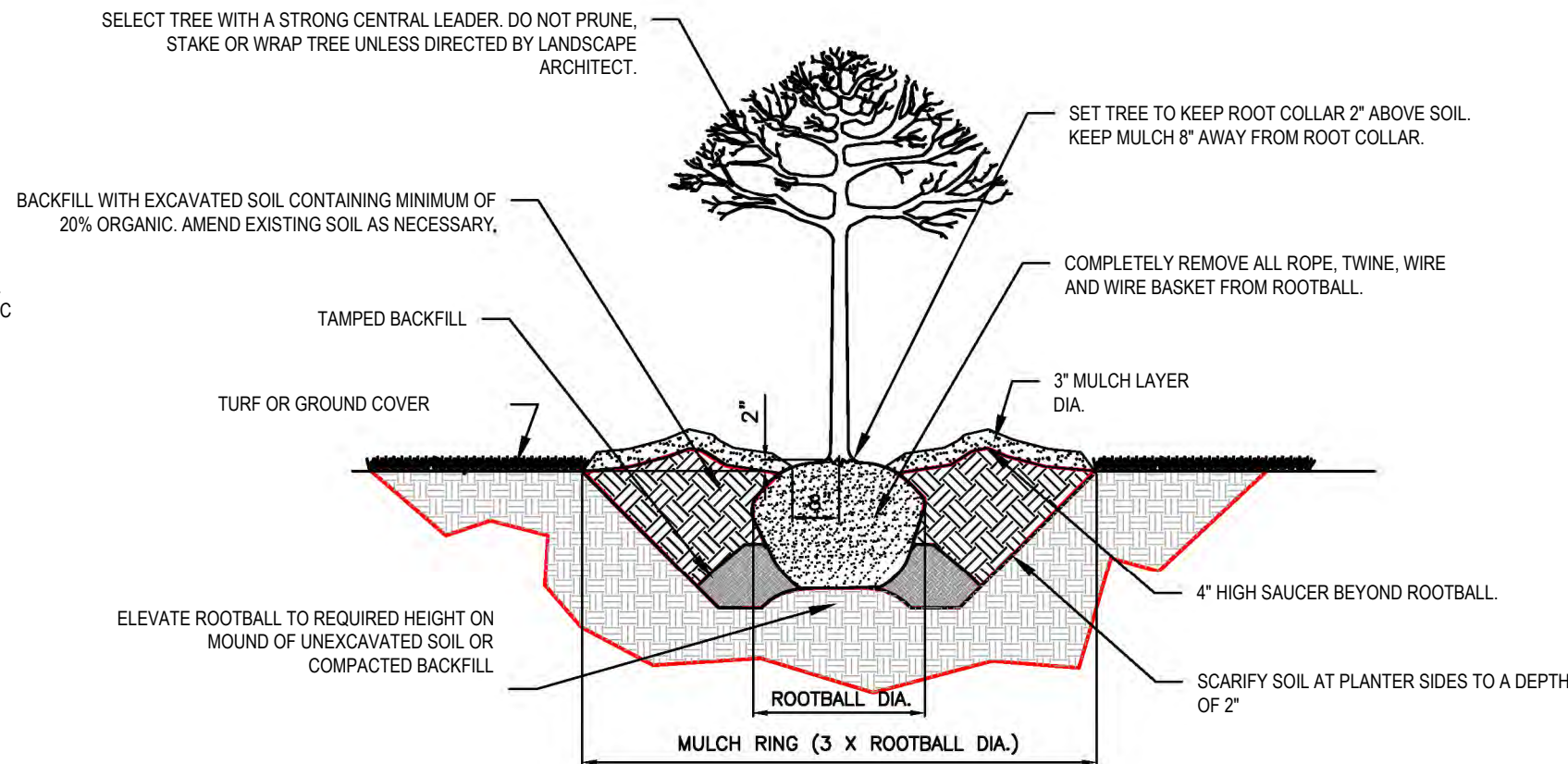
- ONE TREE FOR EACH FORTY LINEAL FEET OF STREET FRONTAGE
- SATISFIED BY SECTION 7.17.03.02

LEGEND

- PROPOSED 9" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB
- PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB
- PROPOSED 4" P.C.C. SIDEWALK SIDEWALK IN R.O.W. SHALL BE 5" P.C.C.
- INTERIOR LANDSCAPING
- LANDSCAPE SETBACK
- EXISTING TREES
- EXISTING SHRUBS



SHRUB PLANTING DETAIL
NOT TO SCALE



- NOTES:
- SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
 - PLANTING STAGES:
 - REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE.
 - SET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
 - COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
 - FINISH BACKFILL AND WATER.
 - STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF LA VISTA AND THE OWNER SHALL BE DONE IN TWO STAGES:
 - EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
 - FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN IRRIGATION SYSTEM.
- ALL AREAS NOT SHOWN AS BUILDING, PCC PAVEMENT, OR SIDEWALK SHALL BE TURF TYPE FESCUE.
- ALL LANDSCAPING MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LA VISTA'S LANDSCAPE ORDINANCES AND REGULATIONS.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
DECIDUOUS TREES							
RSM	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	3" CAL	B&B	45'	35'	7
AS	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL	B&B	75'	75'	12
CONIFEROUS TREES							
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	3" CAL	B&B	25'	15'	16
DECIDUOUS SHRUBS							
RB	BERBERIS THUNBERGII	RED BARBERRY	5 GAL	CONT	6'	4'	16
CONIFEROUS SHRUBS							
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	CONT	6'	4'	16

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF LA VISTA'S LANDSCAPE ORDINANCES AND REGULATIONS.

IRRIGATION PERFORMANCE SPECIFICATIONS

- OWNER/ARCHITECT SHALL REVIEW AND APPROVE IRRIGATION CONTROLLER PRIOR TO INSTALLATION.
- IRRIGATION DESIGN TO BE PREPARED BY IRRIGATION CONTRACTOR AND PROVIDED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION CONNECTION TO BE COORDINATED BETWEEN THE CONTRACTOR AND ARCHITECT. INSTALL IRRIGATION METER AND BACKFLOW PREVENTION DEVICES AS REQUIRED BY THE CITY. SIZES TO BE DETERMINED BY IRRIGATION CONTRACTOR AND SHALL BE LISTED ON THE IRRIGATION PLANS.
- IRRIGATION CONTRACTOR TO DETERMINE AVAILABLE WATER PRESSURE AND FLOW AT TAP LOCATIONS. IRRIGATION CONTRACTOR TO DESIGN IRRIGATION SYSTEM BASED ON AVAILABLE WATER PRESSURE. IRRIGATION CONTRACTOR TO PROVIDE ALL DESIGN CALCULATIONS FOR REVIEW BY THE OWNER OR ARCHITECT INCLUDING FLOW RATES AND PRESSURE LOSS CALCULATIONS OF THE SYSTEM.
- THE IRRIGATION CONTROLLER TO BE INSTALLED IN A LOCKABLE, METAL PEDESTAL IN A LOCATION APPROVED BY THE OWNER OR ARCHITECT. THE IRRIGATION CONTROLLER SHALL BE MANUFACTURER'S SPECIFICATIONS. THE IRRIGATION CONTROLLER SHALL HAVE A MANUFACTURER'S FIVE (5) YEAR WARRANTY.
- THE IRRIGATION SYSTEM DESIGN SHALL INCLUDE A WIRELESS RAIN SENSOR. INSTALL RAIN SENSOR IN LOCATION APPROVED BY THE OWNER AND PER MANUFACTURER'S SPECIFICATIONS. THE WIRELESS RAIN SENSOR SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, RAIN BIRD CORPORATION, OR TORO.
- IRRIGATION CONTROL VALVES ARE TO BE A PLASTIC GLOBE VALVE CONFIGURATION WITH PRESSURE RATING OF 15-150 PSI AND FLOW RANGE FROM 2 - 150 GPM. THE SOLENOID SHALL BE HEAVY DUTY ONE PIECE CONSTRUCTION. THE CONTROL VALVES SHALL HAVE THE ABILITY TO ADJUST AND REGULATE PRESSURE FROM 20-100 PSI. THE CONTROL VALVE SIZE SHALL BE 1", 1.5" AND 2" CONFIGURATIONS. THE CONTROL VALVES SHALL HAVE A MANUFACTURER'S THREE (3) YEAR WARRANTY.
- TURF AREAS SHALL BE IRRIGATED USING TURF SPRAY HEADS. THE IRRIGATION SPRAY BODY SHALL BE UV-RESISTANT PLASTIC WITH A CO-MOLDED OR RUBBER SEALS AND HEAVY DUTY SPRING. THE SPRAY BODY SHALL HAVE BOTH A BOTTOM AND SIDE IN-LET FEATURE. SPRAY NOZZLES SHALL BE VARIABLE ARC SPRAY NOZZLES. THE IRRIGATION DESIGN SHALL BE PREPARED TO PROVIDE A BOX SPACING OR HEAD TO HEAD LAYOUT. THE SPRAY BODIES AND NOZZLES SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, TORO, OR RAIN BIRD CORPORATION AND SHALL HAVE A MANUFACTURER'S FIVE (5) YEAR WARRANTY.
- ALL IRRIGATION MAINLINE PIPES SHALL BE PVC CLASS 200 IPS PLASTIC PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND.
- ALL IRRIGATION LATERAL PIPES SHALL BE POLYETHYLENE PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND.
- ALL IRRIGATION PIPE OR WIRE SHALL BE INSTALLED IN SLEEVES BELOW ANY PAVEMENT OR HARD SURFACE. ALL IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40. ALL SLEEVES ARE TO EXTEND 24" BEYOND AND SIZED A MINIMUM OF TWO (2) TIMES THE DIAMETER OF THE MAINLINE OR LATERAL.
- IRRIGATION CONTRACTOR SHALL SUPPLY MAINTENANCE AND OPERATION MANUALS AND A SCALED AS-BUILT DRAWING OF THE SYSTEM TO THE OWNER. IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE PROGRAMMING OF THE CONTROLLER FOR THE OWNER.
- FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OFF-SITE.



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Project Name

Southport East

Project Location

Southeast Corner of Southport
Parkway and Giles Road

Client Name

Platinum Group
Development

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By: GTN Reviewed By: JAD
Job No.: 2259-151 Date: 05-06-24

Sheet Title

Landscape Plan

Sheet Number

C4.0



Southport East

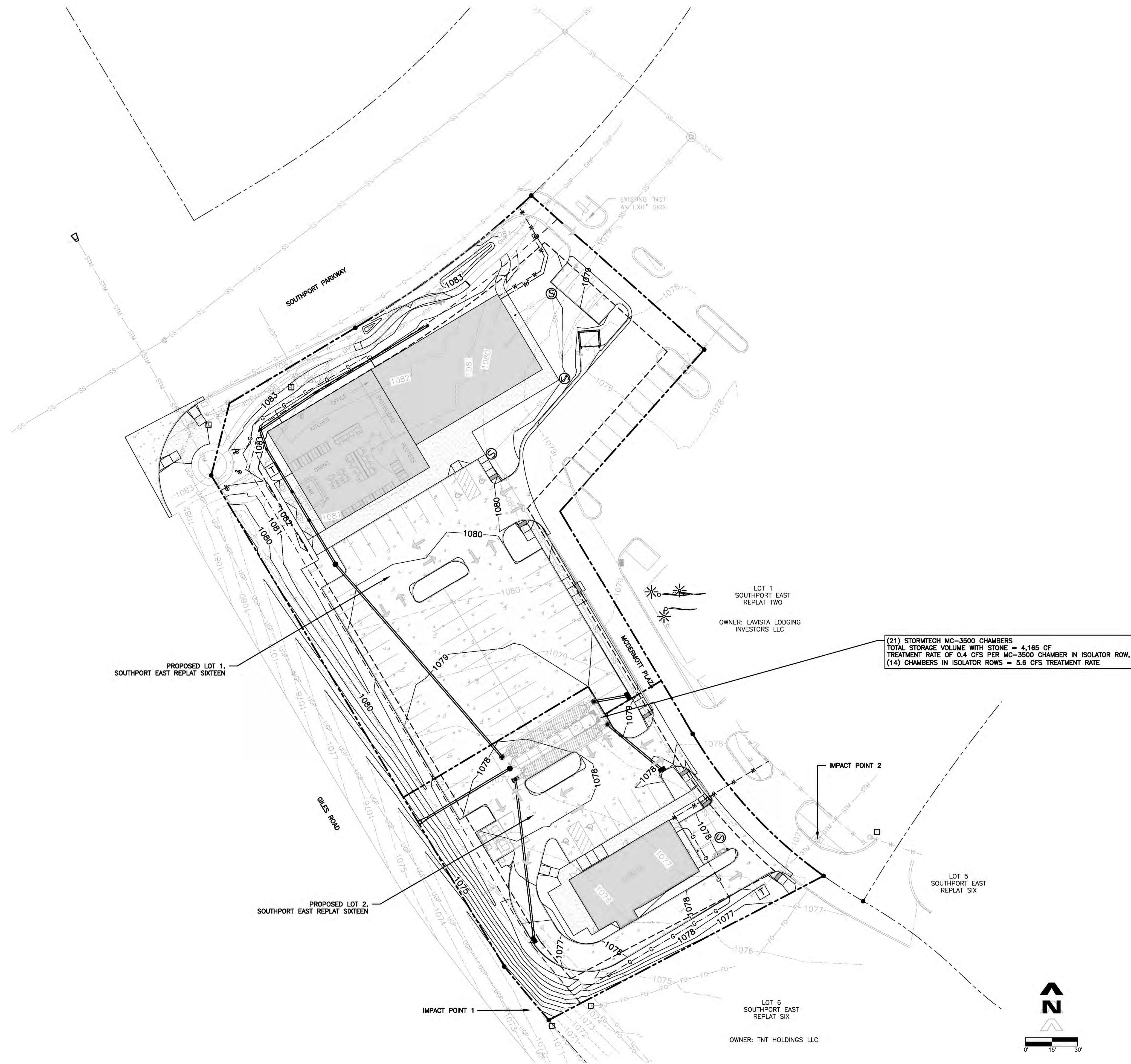
Southeast Corner of Southport
Parkway and Giles Road

Platinum Group Development

[illegible]

PCSMP & Drainage Plan

C5.0



PROPOSED COMPOSITE C VALUE: 0.73
PROPOSED COMPOSITE CN VALUE: 88

DESCRIPTION	PEAK RUN-OFF FROM PROJECT SITE
IMPACT POINT 1	2-YR (CFS) 10-YR (CFS)
PRE-DEVELOPMENT	1.721 3.886
POST-DEVELOPMENT (W/ DETENTION)	1.537 4.792
IMPACT POINT 2	2-YR (CFS) 10-YR (CFS)
PRE-DEVELOPMENT	1.002 1.956
POST-DEVELOPMENT (W/O DETENTION)	0.969 1.707



Southport East

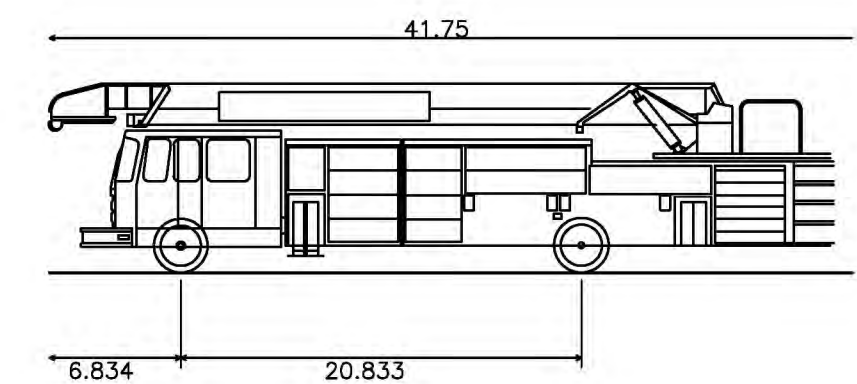
Southeast Corner of Southport
Parkway and Giles Road

Platinum Group Development

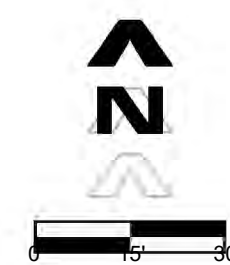
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Emergency Vehicle Access Plan

C6.0



Papillion Fire Truck	
Overall Length	41.750ft
Overall Width	8.000ft
Overall Body Height	9.864ft
Min Body Ground Clearance	0.875ft
Max Track Width	8.142ft
Lock-to-lock time	5.00s
Max Wheel Angle	37.00°



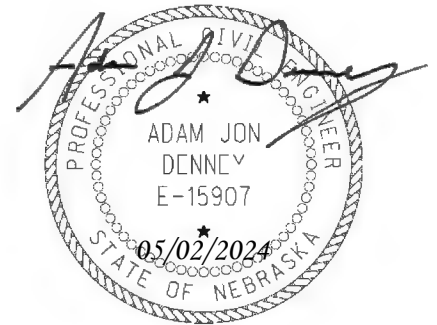
MEMORANDUM

TO: Joe Dethlefs, PE
Thompson, Dreessen & Dorner, Inc.

FROM: Adam Denney, PE, PTOE & Peyton Weiss, EI
Felsburg Holt & Ullevig

DATE: May 2, 2024

SUBJECT: Southport Lot 2 Replat 2 Update Trip Gen Memo
FHU Reference No. 122100-11



Project Background

Felsburg Holt & Ullevig (FHU) has completed a trip generation comparison for the proposed Southport Lot 2 Replat 2 development located in La Vista, NE, just east of Giles Road and south of Southport Parkway. The Southport Lot 2 Replat 2 Update Traffic Impact Analysis (TIA) was completed in April of 2022. From that study, the development was anticipated to generate approximately 1,960 daily weekday vehicle-trips. This includes 184 vehicle-trips during the AM peak hour, and 153 vehicle-trips during the PM peak hour.

Since the completion of that study, proposed land uses have changed, reducing the number of trips from the site. This memorandum evaluates land use changes and compares them to the previously identified uses assumed in the April 2022 TIA.

Proposed Changes

The original site plan (previous uses) included a 4,200 square foot (SF) quick-service breakfast restaurant, a 1,500 SF retail business, a 2,255 SF fast-food restaurant with drive-through, and a 664 SF coffee shop with drive-through.

In the updated site plan (proposed uses), the coffee shop was no longer included, the quick-service breakfast restaurant was increased to 4,485 SF, the retail business was increased to 4,200 SF, and the fast-food restaurant with drive-through was increased to 2,325 SF.

Site Trip Generation

Trip generation average rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition, 2021, were utilized to estimate the traffic generated by the updated site. **Table I** summarizes the estimated vehicle trips that the proposed development would generate, which is anticipated to generate 1,805 daily weekday vehicle trips. This includes 108 vehicle trips during the AM peak hour, and 144 vehicle trips during the PM peak hour.

Table I. Site Trip Generation – Proposed Uses

ITE Code	Land Use Description	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total
932	High-Turnover (Sit-Down) Restaurant	481	24	19	43	25	16	41
814	Variety Store	267	7	6	13	14	14	28
934	Fast-Food Restaurant with Drive-Through Window (Chipotle)	1,057	27	25	52	39	36	75
Total Vehicles		1,805	58	50	108	78	66	144
**Average Rates Utilized KSF= 1,000 Square Feet								

Table 2 summarizes the trip generation for the previous uses assumed as part of the April 2022 TIA, which were anticipated to generate approximately 1,960 daily weekday vehicle-trips. This includes 184 vehicle-trips during the AM peak hour, and 153 vehicle-trips during the PM peak hour.

Table 2. Site Trip Generation - Previous Uses

ITE Code	Land Use Description	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total
932	High-Turnover (Sit-Down) Restaurant	450	22	18	40	23	15	38
814	Variety Store	95	3	2	5	5	5	10
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	358	44	45	89	15	15	30
934	Fast-Food Restaurant with Drive-Through Window	1,057	26	25	50	39	36	75
Total Vehicles		1,960	95	90	184	82	71	153
**Average Rates Utilized KSF= 1,000 Square Feet								

Table 3 provides a comparison of the previous and proposed uses for the development site. With the proposed layout, daily trips and peak hour trips are all expected to be less than those of the previous layout.

Table 3. Site Trip Generation Comparison

Scenario	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed Uses (2024 Update)	1,805	58	50	108	78	66	144
Previous Uses (April 2022 TIA)	1,960	95	90	184	82	71	153
Change in Trips = Proposed Uses - Previous Uses	-155	-37	-40	-76	-4	-5	-9

Summary and Recommendations

Based on the trip generation analysis results, no significant impact to traffic conditions is anticipated with the proposed changes in land uses, and an update to the Southport Lot 2 Replat 2 Update Traffic Impact Analysis is not required.

Attachments

Trip Generation Tables

ITE Trip Generation Estimates - 11th Edition

Southport Scooters TIA

La Vista, NE

May 2, 2024



Trip Generation Comparison - Proposed Uses

Lot	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	932	High-Turnover (Sit-Down) Restaurant	4.485	KSF	481	24	19	43	25	16	41
1	814	Variety Store	4.2	KSF	267	7	6	13	14	14	28
2	934	Fast-Food Restaurant with Drive-Through Window (Chipotle)	2.325	KSF	1,057	27	25	52	39	36	75
Total Vehicles					1,805	58	50	108	78	66	144
**Average Rates Utilized KSF= 1,000 Square Feet											

Trip Generation Comparison - Previous Uses

Lot	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	932	High-Turnover (Sit-Down) Restaurant	4.2	KSF	450	22	18	40	23	15	38
1	814	Variety Store	1.5	KSF	95	3	2	5	5	5	10
1	938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	2.0	DTL	358	44	45	89	15	15	30
2	934	Fast-Food Restaurant with Drive-Through Window	2.255	KSF	1,057	26	25	50	39	36	75
Total Vehicles					1,960	95	90	184	82	71	153
**Average Rates Utilized KSF= 1,000 Square Feet DTL=Drive-Through Lanes											

Trip Generation Comparison - Change

Scenario	Daily	AM Peak Hour			PM Peak Hour		
	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Uses	1,805	58	50	108	78	66	144
Previous Uses	1,960	95	90	184	82	71	153
Change = Proposed Uses - Previous Uses	-155	-37	-40	-76	-4	-5	-9

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 16, 2024 AGENDA**

Subject:	Type:	Submitted By:
PROFESSIONAL SERVICES AGREEMENT – ♦ EAST LA VISTA SEWER & PAVEMENT REHABILITATION – AMENDMENT NO. 4	RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

SYNOPSIS

A resolution has been prepared authorizing the execution of Amendment No. 4 to the Professional Services Agreement with HGM Associates, Inc., Omaha, Nebraska for construction phase services associated with the East La Vista Sewer and Street Rehabilitation Project in an additional amount not to exceed of \$222,455.

FISCAL IMPACT

The FY23/24 Biennial Budget provides funding for this project.

RECOMMENDATION

Approval

BACKGROUND

The initial agreement with HGM Associates Inc. was executed on June 4, 2019, to which a subsequent administrative amendment was executed November 11, 2019 to study the conditions of the existing sanitary sewer pavement conditions on the original east side of La Vista, or from east of 72nd Street to 69th Avenue, and from south of Harrison Street to 69th Street. The 2nd Amendment was approved on July 7, 2021, for the final design of the project. The 3rd Amendment was approved on April 4, 2023, to provide construction phase services for the project. The 4th Amendment allows for additional time for the 3rd Amendment tasks, if needed, to be carried approximately to the end of November 2024. These tasks are on a time and materials basis, only the actual project hours worked by HGM will be billed.

A copy of the scope is attached.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HGM ASSOCIATES, INC., OMAHA, NEBRASKA FOR CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE EAST LA VISTA SEWER AND PAVEMENT REHABILITATION PROJECT IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$222,455.00.

WHEREAS, the Mayor and City Council have determined that professional services for the construction phase services associated with the East La Vista Sewer and Pavement Rehabilitation Project are necessary; and

WHEREAS, the FY23/FY24 Biennial Budget includes funding for this project; 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 purchases over \$5,000;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, do hereby approve amendment No. 4 to the professional services agreement with HGM Associates, Inc. to provide construction phase services associated with the East La Vista Sewer and Pavement Rehabilitation Project in an additional amount not to exceed \$222,455.00.

PASSED AND APPROVED THIS 16TH DAY OF JULY 2024.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk



June 20, 2023

Mr. Pat Dowse, P.E.
City Engineer
City of LaVista
9900 Portal Road
LaVista, Nebraska 68128

Subject: East LaVista Sewer and Pavement Rehabilitation Amendment No. 4
Phase III Construction Administration Services Extension to 11/31/24
HGM Project No. 702619

Dear Mr. Dowse:

HGM Associates would like to request an amendment to our agreement for additional Construction Phase Management and Observation Services due to the construction operations extending beyond the original construction completion date of May 31, 2024 to an estimated completion date of November 30, 2024. This letter shall serve as Amendment Number Four (4) to our agreement dated June 4, 2019. This amendment consists of this letter and the attached Manhour & Fee Estimate labeled as Exhibit A.

HGM will provide these continuing Construction Phase Services on an hourly basis with our total estimated cost to be \$222,455.00. Additional Services will be charged on an hourly basis in accordance with our standard hourly rate schedule.

City of La Vista

June 20, 2024

Page 2 of 2

Please indicate your authorization of these additional services by signing where indicated below and returning one original signed copy to this office; OR, you may then scan a complete set of this document and email in its entirety to HGM. We sincerely appreciate the opportunity to work with you.

Yours very truly,

HGM ASSOCIATES INC. - CONSULTANT



William J. Glismann, P.E.
Senior Project Manager



Stephen W. Moffitt, P.E.
Vice President

Authorization of Additional Services:
City of LaVista

Authorized Signature

Printed Name & Title

Date

6/20/2024

		WJG	PAP	RJM	JLE	DEF	ZEH	JML+JDD	
Task	Task Description	Project Mgr	Constr Manager	Constr Observer	2nd Const Observer	RLS	CADD Tech	Survey Crew	Total
									0
									0
									0
									0
									0
Total Hours - 2023		0	0	0	0	0	0	0	0
Hourly Rate		\$223.68	\$140.00	\$136.32	\$98.40	\$190.78	\$115.20	\$245.00	
2023 Amount per Disipline		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1 2 3 4 5									
	From 8/1/24 to 11/31/24								
	2024 Construction - East La Vista Construction Phase Services (97 work days M-S, 18 weeks)								
	Pre-Construction Activity								0
	Construction Phase	36	388	970	146				1540
	Post-Construction Activity								0
	Project Management	4							4
	Contruction Survey								0
Total Hours - 2024		40	388	970	146	0	0	0	1544
Hourly Rate		\$237.10	\$148.40	\$144.50	\$104.30	\$202.23	\$122.11	\$259.70	
2024 Amount per Disipline		\$9,484	\$57,579	\$140,164	\$15,228	\$0	\$0	\$0	
Grand Total Hours		40	388	970	146	0	0	0	1544
Amount per Disipline		\$9,484	\$57,579	\$140,164	\$15,228	\$0	\$0	\$0	
TOTAL DIRECT LABOR									\$222,455
TOTAL FEE									\$222,455

Working Day Calculation (See Next Tab)

	2023	2024	Totals
449 Contract Calendar Days	0	121	121
5/1/23 Start Date			
11/30/24 End Date			
103 Working Days (Mon-Sat)	0	97	97
65 Calendar Weeks	0	18	18

Construction Observer

Preconstruction Phase 0 hours
Distribute Leaflets
Attend precon meeting
Review and approve construction schedule
Take, document and provide precon photos

Construction Phase - 1 10 hrs/day 6 days/wk
Maintain field documents
Input daily entries into Daily Report form
Monitor contractor for compliance
Review traffic control daily
Observe and record change order work
Mark removals per City standards
Document manhole conditions using provided software
Provide 2nd Observer for 25% of working days

Post Construction 0 hours
Final Walkthrough
Prepare Punchlist
Verify all work completed and approved

Material Testing - included above
Perform on site tests
Acquire and record material certifications

Construction Manager

Preconstruction Phase 0 hours
Create Information Leaflets

Arrange and direct precon meeting
Review and approve construction schedule

Provide PR contact to repond to public

Construction Phase - 1 4 hrs/day 6 days/wk
Establish document management system
Direct weekly meetings, take minutes
Process change order paperwork
Provide PR contact to repond to public
Act as Construction Observer when required
Overlap with other projects or Observer III

Post Construction 0 hours
Final Walkthrough
Prepare Punchlist
Verify all work completed and approved

Material Testing - included above
Perform on site tests
Acquire and record material certifications

Project Manager

Preconstruction Phase 0 hours
Manage resources

Contract administration
Attend precon meeting

Review and approve construction schedule

Construction Phase - 1 2 hrs/wk
Manage resources
Contract administration
Provide Engineering Assistance

Post Construction 0 hours
Final Walkthrough
Manage resources
Contract administration

Material Testing - Included above
Manage resources
Contract administration