

**LA VISTA CITY COUNCIL MEETING AGENDA**

**March 4, 2025**

**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**
- **Proclamation: Women in Construction Week**
- **Proclamation: Captain D.J. Barcal Day**
- **Service Award: Sydney Bowers – 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 Minutes of the February 18, 2025 City Council Meeting**
3. **Request for Payment – Musco Sports Lighting, LLC – Professional Services – Sports Complex Lighting – \$297,164.00**
4. **Request for Payment – RDG Planning & Design – Professional Services – Placemaking Phase 1 – \$3,765.40**
5. **Approval of Claims**

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

**B. PUD Site Plan Amendment – Lot 3, Southport East Replat Six – Falewitch and Sons**

1. **Public Hearing**
2. **Ordinance – Amend Zoning Map**
3. **Public Hearing**
4. **Ordinance – Approve PUD Site Plan Amendment**

**C. PUD Site Plan Amendment and Conditional Use Permit Lots 3 and 4, Brook Valley Corporate Park – ALFF Construction, LLC**

1. **Public Hearing**
2. **Resolution – Approve PUD Site Plan Amendment**
3. **Resolution – Approve Conditional Use Permit**

**D. Text Amendments – Article 6, Section 7.15 and Article 8 of the La Vista Zoning Ordinance**

1. **Public Hearing**
2. **Ordinance – Approve Zoning Text Amendments**

**E. Text Amendments – Sections 2.03, 3.02-3.05, 3.08 and Article 10 of the La Vista Subdivision Regulations**

1. **Public Hearing**
2. **Ordinance – Approve Text Amendments**

**F. PUD Site Plan Amendment – Lot 3, Southport East Replat Six**

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

**G. Ordinance – Amend Master Fee Ordinance**

**H. Resolution – Authorize Purchase – Computer Equipment**

**I. Position Description – Information Technology Technician**

**J. Resolution – Expenditure Authorization – Bands and Brews Event**

**K. Resolution – Authorize Contract Negotiations – Heartland Natural Gas**

**L. Resolution – Authorize Waiver of Parking Fees – Upcoming Events**

**M. Resolution – Accept Municipal Campus Plan**

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

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



**PROCLAMATION  
WOMEN IN CONSTRUCTION WEEK  
NATIONAL ASSOCIATION OF WOMEN IN  
CONSTRUCTION**

WHEREAS, the National Association of Women in Construction (NAWIC) Greater Omaha Chapter has distinguished itself for over 61 years as the voice of women in construction in the State of Nebraska; and

WHEREAS, the work done by the NAWIC Greater Omaha Chapter has benefited the City of La Vista through community development and educational programs; and

WHEREAS, the NAWIC Greater Omaha Chapter has unceasingly promoted the employment and advance of women in the construction industry; and

WHEREAS, the construction community, represented by the NAWIC Greater Omaha Chapter has been a driving force in fostering community development through renovation and beautification projects; promotion of skilled trades careers; and a positive vision of the future; and

WHEREAS, the NAWIC Greater Omaha Chapter has sought to achieve successful results for the City of La Vista and surrounding areas in a cooperative spirit with other organizations.

NOW, THEREFORE, I, Douglas Kindig, Mayor of the City of La Vista, do hereby recognize the National Association of Women in Construction Greater Omaha Chapter and its many dedicated volunteers for its steadfast work on behalf and support of women in construction and do proudly proclaim the week of March 2-8, 2025 as **WOMEN IN CONSTRUCTION WEEK** and encourage our residents to congratulate the organization on its many accomplishments.

IN WITNESS WHEREOF, I have set my hand and caused the official Seal of the City of La Vista to be affixed this 4<sup>th</sup> day of March 2025.

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Douglas Kindig, Mayor

ATTEST:

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Rachel Carl, CMC  
City Clerk





PROCLAMATION  
**CAPTAIN D.J. BARCAL DAY**

WHEREAS: Captain D.J. Barcal's law enforcement career began in 1981 with the Crawford Police Department. After a short tenure, Captain Barcal left this position to serve in the United States Air Force. He was hired as a La Vista Police Officer on September 8, 1987 where he was awarded a Meritorious Commendation for saving a life and Officer of the Year in 1988. After four years, he left La Vista to work for the Nebraska State Patrol. Captain Barcal returned as a La Vista Police Officer in June 1993, when he again earned a Meritorious Commendation for the apprehension of two burglary suspects in 1993; and

WHEREAS: for the past 32 years, Captain Barcal has worked his way up through the ranks of the La Vista Police Department being promoted to Police Sergeant in 2000, Police Lieutenant in 2004, and Police Captain in 2009; and

WHEREAS: Captain Barcal's scope of duties has included supervision of the Uniform Patrol Bureau, Special Enforcement Bureau, SWAT Unit, K-9 Unit, Field Training Officer Coordinator Fleet Maintenance, Emergency Vehicle Operators Course Instructor, Property & Evidence Custodian, Citizen's Police Academy Instructor and Drug Recognition Expert. Captain Barcal also formed and heads the Department Honor Guard Unit; and

WHEREAS: Captain Barcal is a respected leader and member of the La Vista Police Department, never hesitating to step up to serve in leadership roles when called upon; and

WHEREAS: Captain Barcal has served as a mentor throughout his 44-year career in law enforcement and has helped shape many officer's careers.

NOW, THEREFORE I, Mayor Douglas Kindig, and the City Council of the City of La Vista Nebraska, hereby do declare March 7, 2025 as **CAPTAIN D.J. BARCAL DAY** in the City of La Vista. We thankfully and gratefully extend our most sincere appreciation and best wishes to Captain D.J. Barcal as he enters retirement. Thank you for your outstanding service to the City of La Vista.

IN WITNESS WHEREOF, I have set my hand and caused the official Seal of the City of La Vista to be affixed this 4th day of March 2025.



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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, City Clerk, CMC



## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO **SYDNEY BOWERS** OF THE PUBLIC WORKS DEPARTMENT, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, **Sydney Bowers** has served the City of La Vista since February 18, 2020; and

WHEREAS, **Sydney Bowers** 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 **Sydney Bowers** on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 4TH DAY OF MARCH 2025.

Douglas Kindig, Mayor

Kirin J. Thomas  
Councilmember, Ward I

Kelly R. Sell  
Councilmember, Ward II

Alan W. Ronan  
Councilmember, Ward III

Jim Frederick  
Councilmember, Ward IV

ATTEST:

Rachel D. Carl  
City Clerk



## LA VISTA CITY COUNCIL MEETING AGENDA

March 4, 2025

6:00 p.m.

Harold "Andy" Anderson Council Chamber

La Vista City Hall

8116 Park View Blvd

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# MINUTE RECORD

A-2

No. 729 — REDFIELD DIRECT E2106185KV

## LA VISTA CITY COUNCIL MEETING February 18, 2025

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on February 18, 2025. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, City Administrator Ramirez, City Clerk Carl, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Community Development Director Fountain, Library Director Barcal, Finance Director Harris, Recreation Director Buller and City Engineer Dowse.

A notice of the meeting was given in advance pursuant to Neb. Rev. Stat. section 84-1411(2)(b)(iv) on February 14, 2025 on the City of La Vista website and in conspicuous public places at La Vista City Hall, La Vista Community Center, and La Vista Public Library, and on February 5, 2025 on the statewide website nepublicnotices.com, which is established and maintained as a repository for such notices by a majority of Nebraska newspapers. 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.

### A. CONSENT AGENDA

- 1. APPROVAL OF THE AGENDA AS PRESENTED**
- 2. APPROVAL OF THE MINUTES OF THE FEBRUARY 4, 2025 CITY COUNCIL  
MEETING**
- 3. MONTHLY FINANCIAL REPORTS – JANUARY 2025**
- 4. REQUEST FOR PAYMENT – MUSCO SPORTS LIGHTING, LLC –  
PROFESSIONAL SERVICES – SPORTS COMPLEX LIGHTING – \$522,268.80**
- 5. REQUEST FOR PAYMENT – WJHW, INC – PROFESSIONAL SERVICES –  
ASTRO THEATER SOUND STUDY – \$7,737.27**
- 6. RESOLUTION NO. 25-030 – AUTHORIZE PAYMENT – AAMCO TRANSMISSIONS  
– TRANSMISSION REPAIR**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING PAYMENT TO AAMCO TRANSMISSIONS, COUNCIL BLUFFS, IOWA FOR TRANSMISSION REPLACEMENT ON THE 2020 CHEVY TAHOE IN AN AMOUNT NOT TO EXCEED \$5,789.00.

WHEREAS, the City Council of the City of La Vista has determined that a replacement transmission on the 2020 Chevy Tahoe is necessary; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize payment to AAMCO Transmissions for transmission replacement on the 2020 Chevy Tahoe in an amount not to exceed \$5,789.00.

### 7. APPROVAL OF CLAIMS

A & L HYDRAULICS, maint	19.13
AA WHEEL & TRUCK, maint	26.56
ABE'S TRASH, services	288.00
ACTIVE NETWORK, services	721.82
ADP, payroll & taxes	424,379.76
ALAMO DRAFTHSE/CINEMA, services	250.00
ALLIANCE FOR INNOVATION, dues	1,860.00
AMAZON, supplies	1,697.91
ARMBRUST, T, training	184.15
ARNOLD MOTOR, maint	1,823.66
A WESTER, book	5.99

# MINUTE RECORD

No. 729 -- REDFIELD DIRECT E2106195KV

February 18, 2025

ASPEN EQUIP, maint	1,650.24
BACON LETTUCE CREATIVE, services	4,334.50
BAKER & TAYLOR, media	956.93
BERENS-TATE CONSULT, services	3,000.00
BISHOP BUSINESS EQUIP, services	691.00
BOBCAT, bldg & grnds	2,105.00
BOSANEK, GARY, event	650.00
BRITE IDEAS DEC, supplies	850.00
CENTER POINT, books	290.04
CENTURY LINK/LUMEN, phones	569.35
CINTAS, apparel	447.82
CITY OF OMAHA, fees	37,975.09
CLEAN WATER GUYS, services	117.59
COLONIAL RESEARCH, supplies	396.80
CORNHUSKER SIGN, supplies	1,043.81
COX, phones	1,217.15
CPI TELECOM, services	569.00
CULLIGAN, services	13.50
DEMCO, supplies	93.30
DIAMOND VOGEL, supplies	7,556.12
DONALD LABRIE, services	300.00
DULTMEIER, bldg & grnds	614.90
DURHAM MUSEUM, services	500.00
FACTORY MOTOR PARTS, maint	208.89
FIRST WIRELESS, phones	665.00
FOP, dues	2,215.00
GALE, books	172.44
GENUINE PARTS/NAPA, supplies	23.98
GLOBAL ASSETS INTEG, services	2,875.00
HAMPTON INN-KEARNEY, lodging	1,272.00
HARBOR FREIGHT TOOLS, supplies	24.98
HGM ASSOC, services	153,690.75
HOBBY LOBBY, supplies	142.43
HOLIDAYGOO, supplies	2,893.00
HOME DEPOT, supplies	205.91
HONEYMAN RENTAL, services	26.16
HOTSY EQUIP, bldg & grnds	2,130.11
INGRAM LIBRARY SRVS, books	2,041.81
J & A TRAFFIC PROD, supplies	1,181.25
KANOPI, media	195.70
KIMBALL MIDWEST, supplies	524.16
KIRBY DELGADO, services	297.50
KODEX, services	50.00
KRIHA FLUID, maint	443.68
LARSEN SPLY, supplies	309.90
LIBRARY IDEAS, books	3.00
LOWE'S, supplies	7.22
MACQUEEN EQUIP, maint	4,382.25
MANGELSEN'S, supplies	300.00
MARCO, services	153.87
MATHESON TRI-GAS, services	560.72
MENARDS, supplies	573.94
MUD, utilities	2,901.43
MID-AMERICAN, benefits	1,690.10
MIDWEST TAPE, media	44.99
MIDWEST TURF, bldg & grnds	123.02
MISSIONSQUARE RETIRE, benefits	70,024.70
MSC INDUSTRIAL, supplies	81.27

# MINUTE RECORD

MURPHY TRACTOR, maint	346.97
MYSTAFF, services	1,796.85
NE DEPT OF REVENUE, sales tax	111.02
OCLC, media	63.53
OFFICE DEPOT, supplies	283.48
OPPD, utilities	55,061.10
OMAHA TACTICAL, supplies	75.00
ONE CALL CONCEPTS, phones	205.77
O'REILLY AUTO PARTS, supplies	2,718.19
PAPILLION SANITATION, services	2,465.13
PIETRYGA, E, apparel	243.89
PIONEER ATHLETICS, bldg & grnds	5,134.70
POLICE & FIREMEN'S INS, fees	316.29
POMP'S TIRE, maint	255.26
PREDATOR CUSTOM, maint	44.20
PRINTCO GRAPHICS, services	5,349.00
RDG PLANNING/DESIGN, services	14,975.00
REVOLUTION WRAPS, services	820.78
RTG BUILDING SRVS, services	6,765.00
SARPY CO CHAMBER, fees	95.00
SARPY CO FISCAL ADMIN, services	11,250.00
SARPY CO SHERIFF, fees	1,166.67
SCHLINDER ELEVATOR, services	4,041.29
SHERWIN-WILLIAMS, supplies	25.28
SIGN IT, bldg & grnds	1,440.75
SPORTS FACILITY MAINT, supplies	4,198.55
SUNSET LAW ENFORCE, supplies	38,099.25
TED'S MOWER, bldg & grnds	1,825.78
THE CTR MUNI SOL, services	225.00
THE SCHEMMER ASSOC, services	220.00
THE WALDINGER CORP, bldg & grnds	4,900.18
TD2, services	2,437.50
TORNADO WASH, services	231.00
TRANS UNION RISK, services	75.00
TRANSMITTER SOL, services	200.00
TY'S OUTDOOR PWR, maint	2,204.95
UNMC, services	245.00
US BANK NAT'L ASSOC, supplies	41,478.22
VERIZON, phones	1,699.28
VERMEER HIGH PLAINS, maint	372.53
VOIANCE LANGUAGE, services	31.05
WALMART, supplies	204.70
WESTLAKE HARDWARE, bldg & grnds	1,142.52
WOODHOUSE, maint	519.90

Councilmember Thomas made a motion to approve the consent agenda. Seconded by Councilmember Frederick. Councilmember Sell reviewed the bills and stated everything was in order. 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 Administrator Ramirez reported that the Reflection Plaza went out to bid and bids are due March 7, 2025.

Finance Director Harris reported that a new vendor policy will be on the next City Council Agenda.

Recreation Director Buller reported on the 2025 Events Calendar.

# MINUTE RECORD

## **B. AMEND VARIOUS SECTIONS OF LA VISTA MUNICIPAL CODE**

### **1. ORDINANCE – AMEND SECTION 32.03**

Councilmember Hale introduced Ordinance No. 1535 entitled: AN ORDINANCE TO AMEND SECTION 32.03 OF THE LA VISTA MUNICIPAL CODE, REGARDING THE BOARD OF ADJUSTMENT AND BOARD OF APPEALS; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1535. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

### **2. ORDINANCE – AMEND SECTION 150.01**

Councilmember Quick introduced Ordinance No. 1536 entitled: AN ORDINANCE TO AMEND SECTION 150.01 OF THE LA VISTA MUNICIPAL CODE REGARDING THE BUILDING CODE; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1536. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

### **3. ORDINANCE – AMEND SECTION 150.55**

Councilmember Quick introduced Ordinance No. 1537 entitled: AN ORDINANCE TO AMEND SECTION 150.55 OF THE LA VISTA MUNICIPAL CODE, REGARDING CLOSING OF PRIVATE SWIMMING POOLS; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1537. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the

# MINUTE RECORD

Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

## **4. ORDINANCE – AMEND AND RECODIFY SECTION 150.73**

Councilmember Quick introduced Ordinance No. 1538 entitled: AN ORDINANCE TO AMEND AND RECODIFY SECTION 150.73 OF THE LA VISTA MUNICIPAL CODE AS SECTION 155 REGARDING APPEALS; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1538. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

## **5. ORDINANCE – AMEND SECTION 150.65**

Councilmember Quick introduced Ordinance No. 1539 entitled: AN ORDINANCE TO AMEND SECTION 150.65 OF THE LA VISTA MUNICIPAL CODE REGARDING RENTAL LICENSE APPLICATION REQUIREMENTS; AND TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES PREVIOUSLY ENACTED, SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

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

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1539. Councilmember Wetuski seconded the motion. Upon roll call vote the following Councilmembers voted aye Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

## **C. RESOLUTION – AWARD BID – PRIMARY PARK IDENTIFICATION SIGNS**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-031 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AWARDING A CONTRACT TO A VITALSIGNS UNLIMITED, INC, COUNCIL BLUFFS, IOWA FOR INSTALLATION OF FIVE MONUMENT-STYLE, PRIMARY PARK IDENTIFICATION SIGNS IN THE CITY'S PRIMARY PARKS IN AN AMOUNT NOT TO EXCEED \$61,750.00.

WHEREAS, the City Council of the City of La Vista has determined that the fabrication and installation of primary park identification signs is necessary; and

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

WHEREAS, bids were solicited, and five (5) bids were received; and

# MINUTE RECORD

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, award the contract to A VitalSigns Unlimited, Inc., Council Bluffs, Iowa for the installation of five monument-style, primary park identification signs in the city's primary parks in an amount not to exceed \$61,750.00.

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

## **D. RESOLUTION – INTERLOCAL COOPERATION AGREEMENT – SANITARY IMPROVEMENT DISTRICT #111**

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-032 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF LA VISTA AND SANITARY IMPROVEMENT DISTRICT #111 FOR PERMITTING OF UTILITY INSTALLATION PERMITS FOR COMMUNICATION FACILITIES IN THE RIGHT OF WAY.

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

WHEREAS, SID #111 and City determine that it is necessary, desirable and appropriate to also control private uses in connection with communications facilities of the SID in a uniform, consistent, and orderly manner and for the purpose of reducing potential adverse impacts of private uses onto the public's interest in such right-of-way or public property; and

WHEREAS, the City and SID #111 determine that the City is better positioned to provide such control of private uses with respect to street right-of-way or public property of the SID; and

WHEREAS, the City and SID #111 are authorized by the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801, et. Seq., to enter into this agreement with each other;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska, that the interlocal agreement between the City of La Vista and Sanitary Improvement District #111 is hereby approved in form and content submitted with this resolution, subject to any additions, subtractions, or changes as the City Administrator or any designee of the City Administrator determines necessary or appropriate in consultation with the City Attorney, and that the Mayor or any designee of the Mayor is hereby authorized to execute said agreement on behalf of the City of La Vista.

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

## **E. RESOLUTION – APPROVE SARPY COUNTY AND WASTEWATER AGENCY MASTER PLAN**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-033 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE SARPY COUNTY AND CITIES WASTEWATER AGENCY'S MASTER PLAN.

WHEREAS, the City of La Vista is a party to an agreement (the "Agreement") entered into pursuant to the Interlocal Cooperation Act, set out at Neb. Rev. Stat. § 13-801 et. Seq. (the "Act"), by and between Sarpy County and the Cities of Papillion, Bellevue, Springfield, La Vista and Gretna (the "Members"),

# MINUTE RECORD

which formed the interlocal agency called the Sarpy County and Cities Wastewater Agency (the "Agency"); and

WHEREAS, in accordance with Section VI of the Formation Interlocal, the Agency and its Members, consultants, and other outside individuals and agencies shall plan, develop and approve a master plan for the design of the Unified SSWs (the "Master Plan"), which shall set out a recommended list of priorities in relation to the phasing of the Master Plan; and

WHEREAS, the Agency Board reviewed the proposed Master Plan attached hereto as Exhibit A. The following infrastructure for the Unified SSWs that will be owned, operated and maintained by the Agency is identified on the attached Master Plan as: Phase 1a Infrastructure, Trunk Sewer Phase 1B, Trunk Sewer Phase 2, and Future Sewer; and

WHEREAS, the Agency Board deemed it appropriate and advisable to approve the attached Master Plan in accordance with Section VI of the Formation Interlocal at their November 20, 2024 meeting; and

WHEREAS, the Agency recognized that the Agency's adoption of the Master Plan does not supersede each Member's planning approval jurisdiction, and the Members (a) recognize that any future development and related sewer service expansion within the Agency's Jurisdiction shall be consistent with the Agency's Growth Management Plan and the Master Plan, and (b) agree to submit the attached Master Plan to their respective governing bodies and planning and zoning boards (or related bodies) for review and incorporation into their respective comprehensive development land use plans or similar instruments;

NOW, THEREFORE, BE IT RESOLVED BY the City Council of La Vista Nebraska that the Master Plan attached hereto is hereby adopted and approved as of this date;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY the City Council that the City Council (a) recognizes that any future development and related sewer service expansion within the Agency's Jurisdiction shall be consistent with the Growth Management Plan and the Master Plan, and (b) agrees to submit the attached Master Plan to its governing body and planning and zoning board (or related body) for review and incorporation into its comprehensive development and land use plan or similar instrument.

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

## F. RESOLUTION – EXPENDITURE AUTHORIZATION – LA VISTA DAYS CELEBRATION

Councilmember Frederick introduced and moved for the adoption of Resolution No. 25-034 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING VARIOUS EXPENDITURES OVER \$5,000 ASSOCIATED WITH THE ANNUAL LA VISTA DAYS CELEBRATION IN AN AMOUNT NOT TO EXCEED \$125,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the La Vista Days celebration is necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for the La Vista Days event; 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;

# MINUTE RECORD

February 18, 2025

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska authorizing various expenditures over \$5,000 associated with the annual La Vista Days celebration in an amount not to exceed \$125,000.00.

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

## G. RESOLUTION – AUTHORIZE PURCHASE – UNMARKED POLICE VEHICLE

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-035 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF ONE (1) UNMARKED POLICE VEHICLE IN AN AMOUNT NOT TO EXCEED \$40,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of one (1) unmarked police vehicle is necessary, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of one (1) unmarked police vehicle in an amount not to exceed \$40,000.00.

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

## COMMENTS FROM THE FLOOR

Terry Brown from Pulse Church gave a report on things the church is doing in the community.

Olivia with A VitalSigns Unlimited, Inc. commented on the park sign bid.

## COMMENTS FROM MAYOR AND COUNCIL

Councilmember Frederick commented on the Valentine's Dinner.

At 6:42 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



**Musco Sports Lighting, LLC**  
**P.O. Box 808**  
**Oskaloosa, IA 52577**  
**USA**

**Invoice**

**435526**

**Date** 2/6/2025  
**Project** JDI20078  
**Customer #** 193231  
**Payment Terms** Net 30  
**Currency** USD

**Bill To:**

City Of La Vista  
8116 Park View Boulevard  
La Vista, NE 68128  
USA

**Ship To:**

LaVista Sports Complex  
7346 South 6th Street  
LaVista, NE 68128  
USA

**Please Detach And Return With Payment**

<b>Invoice #</b>	<b>Customer #</b>	<b>PO #</b>	<b>Ship Via</b>	<b>Ship Date</b>
435526	193231	25-010252		

**Project: JDI20078 La Vista Sports Complex**

<b>Description</b>	<b>Amount</b>
Installation for La Vista Sports Complex	\$297,164.00
	<b>Subtotal</b> \$297,164.00
	<b>Sales Tax</b> \$0.00
	<b>Total (USD)</b> \$297,164.00

05.71.0917.000 - SPRT11002

*If you have any questions, please call 800-825-6020 or email ar@musco.com*

To remit payment by ACH or Wire:

Bank: Wells Fargo Bank, 420 Montgomery Street, San Francisco, CA 94104

ABA Routing Number: 121000248

SWIFT Number: WFBUS65 (USD Payment) WFBUS6WFFX (Non-USD Payment)

Account Number: 4121225395

Account Name: Musco Sports Lighting, LLC

To remit payment by check:

P.O. Box 200692

Dallas, TX 75320-0692

USA

Invoices less than \$10,000 can be paid via credit card at  
[www.musco.com/payments](http://www.musco.com/payments)



**Remit To:**  
**RDG Planning & Design**  
**301 Grand Avenue**  
**Des Moines, Iowa 50309**  
**Questions: Invoicing@rdgusa.com**

Rita Ramirez  
 City of La Vista  
 City Hall  
 8116 Park View Blvd.  
 La Vista, NE 68128

January 31, 2025  
 Project No: R3003.066.01  
 Invoice No: 59039

Project R3003.066.01 City of La Vista - Placemaking Ph1 SD-CA

Professional Services through January 31, 2025

**Fee**

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Schematic Design	149,000.00	100.00	149,000.00	149,000.00	0.00
Design Development	180,000.00	100.00	180,000.00	180,000.00	0.00
Construction Documents	275,330.00	100.00	275,330.00	275,330.00	0.00
Bidding/Negotiation	44,000.00	100.00	44,000.00	44,000.00	0.00
Contract Administration	244,000.00	100.00	244,000.00	241,729.54	2,270.46
Total Fee	892,330.00		892,330.00	890,059.54	2,270.46
			<b>Total Fee</b>		<b>2,270.46</b>

**Reimbursable Expenses**

Printing	81.50
Travel	85.51
Travel Food	115.53
Mileage In Town	147.40
Materials & Supplies	1,065.00
<b>Total Reimbursables</b>	<b>1,494.94</b>
	<b>1,494.94</b>

Billing Limits	Current	Prior	To-Date
Expenses	1,494.94	4,000.51	5,495.45
Limit			8,600.00
Remaining			3,104.55
<b>Total this Invoice</b>			<b>\$3,765.40</b>

R. Ramirez  
 2/25/25  
 16.71.0917.000.PARK 18001



Project	R3003.066.01	LaVista, City of - Placemaking Ph1 SD-CA	Invoice	59039
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## Billing Backup

RDG Planning & Design, Inc.

Invoice 59039 Dated 1/31/2025

Tuesday, February 11, 2025

11:13:43 AM

Project	R3003.066.01	City of La Vista - Placemaking Ph1 SD-CA
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### Reimbursable Expenses

#### Printing

JE 0424PRT	4/30/2024	RDG In-House Printing / April 2024	81.50
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#### Travel

EX 0021019	6/12/2024	CC1, / LOVE'S - Gas Rental- Raver	29.01
EX 0021019	6/13/2024	CC1, / PILOT - Gas Rental - Raver	32.00
EX 0021019	6/14/2024	CC1, / KUM&GO - Gas REntal - Raver	24.50

#### Travel Food

EX 0021019	6/13/2024	CC1, / IOWA 80 - Food - Raver	17.96
EX 0021019	6/13/2024	CC1, / KWIK STAR - Food - Raver	16.25
EX 0021019	6/13/2024	CC1, / MCDONALD'S - Raver	7.89
EX 0021019	6/13/2024	CC1, / CITY PUB - Raver	73.43

#### Mileage In Town

EX 0021804	9/28/2024	Niedermeyer, Bruce / Mileage / 220.00 miles @ 0.67	147.40
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#### Materials & Supplies

AP 165407	7/1/2024	CSLA Iowa, LLC / Round Spread Lens / Invoice: 2865, 5/9/2024	1,065.00
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**Total Reimbursables** 1,494.94 1,494.94

**Total this Project** \$1,494.94

**Total this Report** \$1,494.94



User: LALKEMA

DB: La Vista

Check #

Check #	Check Date	Vendor Name	Amount	Voided
144299	02/19/2025	AAMCO TRANSMISSIONS	5,897.00	N
144300	02/19/2025	BACHMAN, RACHEL	40.36	N
144301	02/19/2025	BAKER & TAYLOR LLC	88.80	N
144302	02/19/2025	INGRAM LIBRARY SERVICES LLC	184.15	N
144303	02/19/2025	MUSCO SPORTS LIGHTING LLC	522,268.80	N
144304	02/19/2025	WJHW	7,737.27	N
144305	02/24/2025	WOODHOUSE CDJR OF BELLEVUE	39,279.00	N
144306	02/25/2025	PRINTCO GRAPHICS INC	2,445.31	N
1262137(E)	02/27/2025	ACTIVE NETWORK LLC	309.53	N
1262137(A)	02/27/2025	ABM INDUSTRIES, INC	17,649.68	N
1262138(A)	02/27/2025	CITY OF OMAHA	264,820.14	N
1262138(E)	02/27/2025	AMERICAN HERITAGE LIFE INSURANCE	384.47	N
1262139(E)	02/27/2025	DEARBORN NATIONAL LIFE INSURANC	1,395.00	N
1262140(E)	02/27/2025	DEARBORN NATIONAL LIFE INSURANC	7,290.79	N
1262141(E)	02/27/2025	GREATAMERICA FINANCIAL SERVICES	1,559.95	N
1262142(E)	02/27/2025	LINCOLN NATIONAL LIFE INS CO	7,896.40	N
1262143(E)	02/27/2025	MID-AMERICAN BENEFITS INC	2,466.29	N
1262144(E)	02/27/2025	PITNEY BOWES-EFT POSTAGE	2,082.00	N
1262145(E)	02/27/2025	ADP INC	4,345.53	N
1262146(E)	02/27/2025	COLONIAL LIFE & ACCIDENT INS CO	2,004.88	N
1262147(E)	02/27/2025	METLIFE	1,175.93	N
1262148(A)	02/27/2025	FRATERNAL ORDER OF POLICE	2,215.00	N
1262148(E)	02/27/2025	ACTIVE NETWORK LLC	209.81	N
1262149(E)	02/27/2025	ADP INC	454,000.97	N
1262149(A)	02/27/2025	POLICE & FIREMEN'S INSURANCE	316.29	N
1262150(E)	02/27/2025	MISSIONSQUARE RETIREMENT	75,083.72	N
0(E)	02/28/2025	BERKLEY LIFE AND HEALTH INS CO	40,025.00	N
1(E)	02/28/2025	UMR INC	274,987.09	N
12(E)	02/28/2025	POINT C HEALTH	5,794.66	N
144307	03/04/2025	AAMCO TRANSMISSIONS	2,100.00	N
144308	03/04/2025	ACTION BATTERIES UNLTD INC	31.95	N
144309	03/04/2025	AKRS EQUIPMENT SOLUTIONS, INC.	1,218.36	N
144310	03/04/2025	AMAZON CAPITAL SERVICES, INC.	1,541.52	N
144312	03/04/2025	AMERICAN LEGAL PUBLISHING CO	1,004.87	N
144313	03/04/2025	ARNOLD MOTOR SUPPLY	3,962.87	N
144315	03/04/2025	AT&T MOBILITY LLC	98.50	N
144316	03/04/2025	BADGER BODY & TRUCK EQUIP CO INC	41.00	N
144317	03/04/2025	BAKER & TAYLOR LLC	142.26	N
144318	03/04/2025	BATTERIES PLUS BULBS #073	203.15	N
144319	03/04/2025	BISHOP BUSINESS EQUIPMENT	79.77	N
144320	03/04/2025	CAVLOVIC, PAT	256.38	N
144321	03/04/2025	CHI HEALTH EMPLOYEE ASST PROGRA	3,288.45	N
144322	03/04/2025	CINTAS CORPORATION NO. 2	560.59	N
144323	03/04/2025	CITY OF PAPILLION PARKS/RECREATIO	369.75	N
144324	03/04/2025	COLUMN SOFTWARE PBC	557.97	N
144325	03/04/2025	CONTROL MASTERS INCORPORATED	250.56	N
144326	03/04/2025	DAIGLE LAW GROUP, LLC	360.00	N
144327	03/04/2025	DESERT SNOW	699.00	N
144328	03/04/2025	DIAMOND VOGEL PAINTS	1,066.62	N
144329	03/04/2025	DULTMEIER SALES LLC	1,828.10	N
144330	03/04/2025	FACTORY MOTOR PARTS	391.74	N
144331	03/04/2025	FANTASY DRONE SHOWS LLC	12,500.00	N
144332	03/04/2025	FELSBURG HOLT & ULLEVIG INC	1,250.00	N
144333	03/04/2025	FH BLACK & COMPANY INCORPORATE	1,698.60	N
144334	03/04/2025	FIKES COMMERCIAL HYGIENE LLC	33.00	N
144335	03/04/2025	FIRST RESPONDER OUTFITTERS, INC	512.16	N
144336	03/04/2025	FITZGERALD SCHORR BARMETTLER	28,025.55	N
144337	03/04/2025	GALE	79.47	N
144338	03/04/2025	GREAT PLAINS UNIFORMS	639.00	N
144339	03/04/2025	GUMDROP BOOKS	2,778.36	N

User: LALKEMA

DB: La Vista

Check #	Check Date	Vendor Name	Amount	Voided
144340	03/04/2025	HANEY SHOE STORE	175.99	N
144341	03/04/2025	HARBOR FREIGHT TOOLS	209.99	N
144342	03/04/2025	HAWKEYE TRUCK EQUIPMENT CO INC	2,616.95	N
144343	03/04/2025	HGM ASSOCIATES, INC.	1,847.04	N
144344	03/04/2025	HOTSY EQUIPMENT COMPANY	719.73	N
144345	03/04/2025	HY-VEE INC	53.93	N
144346	03/04/2025	HY-VEE SHADOW LAKE	732.00	N
144347	03/04/2025	INGRAM LIBRARY SERVICES LLC	244.19	N
144348	03/04/2025	J & J SMALL ENGINE SERVICE	97.33	N
144349	03/04/2025	JOHNSON CONTROLS US HOLDINGS L	777.36	N
144350	03/04/2025	JOHNSTONE SUPPLY CO	2.44	N
144351	03/04/2025	KIMBALL MIDWEST	122.00	N
144352	03/04/2025	KINDIG, DOUGLAS	75.32	N
144353	03/04/2025	KRIHA FLUID POWER CO INC	830.97	N
144354	03/04/2025	LABRIE, DONALD P	375.00	N
144355	03/04/2025	LUNSFORD, ALLISON	120.00	N
144356	03/04/2025	MACQUEEN EQUIPMENT LLC	4,382.25	N
144357	03/04/2025	MATHESON TRI-GAS INC	188.15	N
144358	03/04/2025	MENARDS-RALSTON	754.91	N
144359	03/04/2025	METRO AREA TRANSIT	912.00	N
144360	03/04/2025	METROPOLITAN COMMUNITY COLLEG	14,455.06	N
144361	03/04/2025	MICHAEL TODD AND COMPANY INC	589.04	N
144362	03/04/2025	MILLARD METAL SERVICES INC	727.00	N
144363	03/04/2025	MYSTAFF INC	3,385.80	N
144364	03/04/2025	NEBRASKA TURFGRASS ASSOCIATION	3,000.00	N
144365	03/04/2025	NPZA-NE PLANNING/ZONING ASSN	235.00	N
144366	03/04/2025	OFFICE DEPOT INC	786.66	N
144367	03/04/2025	OLSSON, INC.	1,800.00	N
144368	03/04/2025	OMAHA WINNELSON SUPPLY	431.34	N
144369	03/04/2025	ON THE SPOT PRODUCTIONS	10,000.00	N
144370	03/04/2025	PETTY CASH	413.75	N
144371	03/04/2025	PLAYAWAY PRODUCTS LLC	454.97	N
144372	03/04/2025	POKORNY, KEVIN L	4.50	N
144373	03/04/2025	POLKA DOT ENTERTAINMENT LLC	200.00	N
144374	03/04/2025	POMP'S TIRE SERVICE, INC	882.00	N
144375	03/04/2025	PUBLIC AGENCY TRAINING COUNCIL	675.00	N
144376	03/04/2025	QUALITY AUTO REPAIR & TOWING, IN	297.00	N
144377	03/04/2025	RDG PLANNING & DESIGN	3,765.40	N
144378	03/04/2025	RED EQUIPMENT LLC	2,848.61	N
144379	03/04/2025	SAMSARA INC	7,840.00	N
144380	03/04/2025	SARPY COUNTY COURTHOUSE	4,582.00	N
144381	03/04/2025	SARPY COUNTY TREASURER	5,484.94	N
144382	03/04/2025	SHERWIN-WILLIAMS	101.29	N
144383	03/04/2025	SIGN IT	560.00	N
144384	03/04/2025	SUCCESS FACTORS INCORPORATED	13,462.74	N
144385	03/04/2025	SUN VALLEY LANDSCAPING	404.60	N
144386	03/04/2025	SUNSET LAW ENFORCEMENT LLC	1,054.55	N
144387	03/04/2025	TED'S MOWER SALES & SERVICE INC	39.02	N
144388	03/04/2025	THE COLONIAL PRESS, INC	170.69	N
144389	03/04/2025	THE WALDINGER CORPORATION	650.00	N
144390	03/04/2025	THOMPSON DREESSEN & DORNER, IN	225.00	N
144391	03/04/2025	TRACTOR SUPPLY CREDIT PLAN	209.94	N
144392	03/04/2025	TY'S OUTDOOR POWER & SERVICE	230.03	N
144393	03/04/2025	UNITED PARCEL SERVICE	247.39	N
144394	03/04/2025	V & V MANUFACTURING INC	127.95	N
144395	03/04/2025	WHITE CAP LP	293.98	N
144396	03/04/2025	ZIMCO SUPPLY COMPANY	437.00	N
1262151(E)	03/04/2025	BLACK HILLS ENERGY	11,013.12	N
1262152(E)	03/04/2025	BOK FINANCIAL	63,221.25	N
1262153(E)	03/04/2025	CENTURY LINK/LUMEN	453.13	N

02/28/2025 08:21 AM

## ACCOUNTS PAYABLE CHECK REGISTER

Page: 3/3

User: LALKEMA

DB: La Vista

Check #	Check Date	Vendor Name	Amount	Voided
1262154(E)	03/04/2025	COX COMMUNICATIONS, INC.	147.03	N
1262155(E)	03/04/2025	GREAT PLAINS COMMUNICATION	1,085.44	N
1262156(E)	03/04/2025	GREATAMERICA FINANCIAL SERVICES	202.70	N
TOTAL:			1,983,955.84	

APPROVED BY COUNCIL MEMBERS ON: 03/04/2025

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COUNCIL MEMBER

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PLANNED UNIT DEVELOPMENT – LOT 3, SOUTHPORT EAST REPLAT SIX FALEWITCH AND SONS	RESOLUTION ◆ ORDINANCES (2) RECEIVE/FILE	CHRIS SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

Public hearings have been scheduled and ordinances prepared for Council to consider an application by Falewitch and Sons for a Planned Unit Development to allow for specific uses within two industrial multi-tenant buildings on individual lots near 114<sup>th</sup> Street and Centennial Road. The PUD area would contain two buildings totaling just over 52,000 square feet, and the PUD ordinance would allow for a constrained set of uses.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In late October staff received a sign permit application for Child Autism Services, a business that was moving into a bay of a multi-tenant building located on Lot 29 Brook Valley II Business Park. As this use was not allowed within the I-2 Heavy Industrial District, the sign permit applicant was informed of the non-conformity with the District's regulations. Through discussions with the applicant and the property owner, it was discovered that Child Autism Services was already operating out of a bay in another multi-tenant building on Lot 30 Brook Valley II Business Park and had been issued an occupation license from the City Clerk's office.

Through a series of meetings and site visits, it was concluded that the use could be compatible with the buildings and surrounding area if several of the other uses typically allowed within the heavy industrial zoning district for these two lots were constrained to limit potential negative conflicts. A PUD overlay was developed that limits the uses allowed on the properties to less-intensive industrial and commercial uses.

A detailed staff report is attached. The Planning Commission held a public hearing on February 6, 2024, and voted 6-0 with one abstention to recommend approval of the Zoning Map Amendment to add a PUD zoning overlay over the Falewitch Business Park PUD area as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

The Planning Commission also held a public hearing at that same meeting and voted 6-0 with one abstention to recommend approval of the PUD site plan and ordinance for the Falewitch Business Park PUD as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE.

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

Section 1. In accordance with Section 5.15 of the La Vista Zoning Ordinance, the I-2 (Zoning District) zoning on the following described real estate, to wit:

LOTS 29 AND 30 BROOK VALLEY II BUSINESS PARK, A SUBDIVISION LOCATED IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED NW OF 114<sup>TH</sup> STREET AND CENTENNIAL ROAD.

is hereby overlaid with a PUD (Planned Unit Development) zone as indicated in the plan previously approved by the La Vista Planning Commission, concerning such described real estate. Said overlay does not change the underlying I-2 zoning on said real estate as authorized in the PUD plan. The Final PUD development plan as submitted by the owner(s) is hereby approved and shall be filed in the office of the City Clerk.

Section 2. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Rachel D. Carl, CMC  
City Clerk

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

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. The Planned Unit Development plan for the Falewitch and Sons, LLC development of Falewitch Business Park (the "Falewitch Business Park PUD") is hereby adopted for the following described real estate, to wit:

**LEGAL DESCRIPTION**

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The Falewitch Business Park PUD is hereby adopted to provide for the development of an industrial business park development. Such industrial development will be characterized by two industrial buildings within the PUD area, constituting a total of 52,200 square feet of building footprint, served by parking areas that provide sufficient parking. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All development and build-out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

**Section 3. Definitions**

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Developer" shall mean Falewitch , LLC, their successors and assigns.
- B. "Developmental Support and Consulting Services" shall mean a facility or business that provides professional consulting services, therapeutic guidance, and supportive services specifically designed for individuals with disabilities, including but not limited to autism spectrum disorder. Such facilities may include individualized care plans, developmental and social skills training, educational support, behavioral therapy, and family counseling services.
- C. "Falewitch Business Park PUD" shall mean the planned unit development that is subject to this Ordinance, as developed and approved, that outlines certain provisions for the development of the Subdivision and its uses.

**Section 4. Parcel Identification Map**

Attached hereto and made a part of Falewitch Business Park PUD for parcel delineation is the PUD Site Plan for the Falewitch Business Park PUD marked as Exhibit "B".

### **Section 5. Allowed Uses**

The uses allowed within the Falewitch Business Park PUD area shall be constrained to the uses outlined in this Section. The uses allowed through the underlying I-2 Heavy Industrial District do not apply. The allowed uses within this PUD area are:

- A.** The following uses shall be allowed outright:
  - a) Assembly of Electrical and Electrical Appliances
  - b) Automotive Services, Except Repair, Towing and Wrecking
  - c) Brew On-Premises Store
  - d) Business Services
  - e) Catering Kitchens
  - f) Facilities for Building Construction Contractors
  - g) General Warehousing
  - h) Laboratory, Medical and Dental
  - i) Light Manufacturing
  - j) Office Uses Including: Attorneys, Insurance, Real Estate, Credit and Security Brokers, and Investment Services
  - k) Printing, Publishing, and Allied Industries
  - l) Special and Vocational Training Facilities
  - m) Developmental Support and Consulting Services
  - n) Testing Laboratories
- B.** The following uses shall be allowed with the approval of a Conditional Use Permit:
  - a) Animal Specialty Services
  - b) Health Club or Recreational Facility, not including uses defined in Adult Establishment
  - c) Indoor Recreation Facility
  - d) Industrial Condominiums
  - e) Manufacturing: Artisan (Limited)  
(hand tools only: e.g. jewelry or ceramics)
- C.** The following uses shall be allowed on a temporary basis:
  - a) Temporary Structures (events)
  - b) Temporary Structures (construction)
- D.** General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Falewitch Business Park PUD.

- i.** All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design

Ordinance No.

criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this Falewitch Business Park PUD.

- ii. Unless otherwise specified herein, the development of the Falewitch Business Park PUD shall comply with the applicable La Vista Zoning Ordinance or any other applicable City Codes.

**Section 6. Severability Clause.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**Section 7.** That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

---

Rachel D. Carl, CMC  
City Clerk

Ordinance No.

EXHIBIT A

Lots 29-30 Brook Valley II Business Park, located in the S ½ , Section 14, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

Ordinance No.

**EXHIBIT B**



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

---

CASE NUMBERS: PRP24-0003;

FOR HEARING ON:  
REPORT PREPARED ON:

MARCH 4, 2025  
FEBRUARY 7, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

Falewitch & Sons  
11446 Valley Ridge Drive  
Papillion, NE 68046

**B. PROPERTY OWNERS:**

Falewitch & Sons  
11446 Valley Ridge Drive  
Papillion, NE 68046

**C. LOCATION:** Northwest of the intersection of Centennial Road and 114th Street.

**D. LEGAL DESCRIPTION:** Lots 29 and 30 Brook Valley II Business Park.

**E. REQUESTED ACTION(S):** Zoning Map Amendment to add PUD Overlay, Planned Unit Development (PUD) Site Plan and Ordinance.

**F. EXISTING ZONING AND LAND USE:** I-2 Heavy Industrial; the properties are currently developed with multi-tenant industrial buildings.

**G. PURPOSE OF REQUEST:** Zoning Map Amendment to add PUD Overlay, Planned Unit Development (PUD) Site Plan and Ordinance to modify the uses allowed within the overlay area to include various uses that are more commercial in nature.

**H. SIZE OF SITE:** Approximately 5.62 acres.

## **II. BACKGROUND INFORMATION**

### **A. 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	Industrial	I-2 Heavy Industrial	Industrial – Frito-Lay
East	Industrial	I-1 Light Industrial	Oriental Trading Company
South	Industrial	I-2 Heavy Industrial	Multi-Tenant Industrial – Counterworx, Schu Marketing
West	Industrial	I-2 Heavy Industrial	Multi-Tenant Industrial – Terminix, Midwest Floor Covering, Guardian Window Well Covers, Midwest Foam Solutions

### **B. RELEVANT CASE HISTORY:**

1. City Council approved of the Final Plat for Brook Valley II Business Park on May 18, 1999.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)
2. Section 5.13 of the Zoning Regulations – I-2 Heavy Industrial District

## **III. ANALYSIS**

### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates the subject property as Industrial.

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

### **C. TRAFFIC AND ACCESS:**

1. The proposed PUD overlay does not have any expected impacts to the traffic or access aspects related to this development from what was approved through the original plat.

### **D. UTILITIES:**

1. The property has access to all necessary utilities.

### **E. PARKING REQUIREMENTS:**

1. The minimum off-street parking stall requirement for flex industrial space is one space per 3,000 square feet of gross

floor area, per Section 7.06 of the La Vista Zoning Ordinance. For the proposed buildings on the Falewitch Business Park PUD site, this requirement would equate to 18 parking stalls. The current proposed site plan depicts 230 parking stalls between the two buildings, well above the initial required amount.

2. Child Autism Services (CAS) is considered an office use under Section 7.06 (Schedule of Minimum Off-Street Parking Requirements). This requires CAS to provide one (1) parking space per 200 SF for their use. The two bays to be utilized by CAS constitute 5,000 SF in each building. This equates to 25 parking spaces to serve each of the two locations. Staff has determined that sufficient parking is available for the uses, current and proposed, in the PUD overlay area.

#### **IV. REVIEW COMMENTS**

- A. In late October staff received a sign permit application for Child Autism Services, a business that was moving into a bay of a multi-tenant building located on Lot 29 Brook Valley II Business Park. As this use was not allowed within the I-2 Heavy Industrial District, the sign permit applicant was informed of the non-conformity with the District's regulations. Through discussions with the applicant and the property owner, it was discovered that Child Autism Services was already operating out of a bay in another multi-tenant building on Lot 30 Brook Valley II Business Park and had been issued an occupation license from the City Clerk's office.

Through a series of meetings and site visits, it was concluded that the use could be compatible with the buildings and surrounding area if several of the other uses typically allowed within the heavy industrial zoning district for these two lots were constrained to limit potential negative conflicts. To limit the uses allowed, a PUD overlay was proposed that limits the uses allowed on the properties to less-intensive industrial and commercial uses.

- B. Included in the packet is the draft PUD ordinance. This ordinance lists in Section 6 the allowed uses in the Falewitch Business Park PUD overlay area. The list of uses includes lower-intensity uses than what is allowed through the underlying I-2 Heavy Industrial District. One of the allowed uses proposed is "Developmental Support and Consulting Services" as defined in Section 3 of the ordinance. Allowing this use through the PUD will allow for the operation of the Child Autism Services within the PUD overlay area.
- C. A sidewalk extension, as noted on the attached PUD site plan, will be installed as part of the PUD site plan approval to ensure proper pedestrian connectivity between the two lots in the PUD area.

D. Additional trees will be planted on the site to bring the properties into conformance with Section 7.17.03.02.3 of the La Vista Zoning Ordinance.

**V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

Staff recommends approval of the Zoning Map Amendment to add a PUD zoning overlay over the Falewitch Business Park PUD area as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VI. PLANNING COMMISSION RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning Commission held a public hearing on 2/6/2025 and voted six (6) in approval, zero (0) against, and one (1) abstention, to recommend approval of the Zoning Map Amendment to add a PUD zoning overlay over the Falewitch Business Park PUD area as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VII. STAFF RECOMMENDATION – PUD SITE PLAN AND ORDINANCE:**

Staff recommends approval of the PUD site plan and ordinance for the Falewitch Business Park PUD as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VIII. PLANNING COMMISSION RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:**

The Planning Commission held a public hearing on 2/6/2025 and voted six (6) in approval, zero (0) against, and one (1) abstention, to recommend approval of the PUD site plan and ordinance for the Falewitch Business Park PUD as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**IX. ATTACHMENTS TO REPORT:**

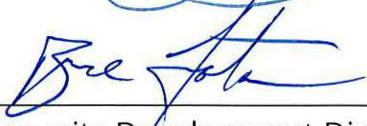
1. Vicinity Map
2. Staff Review Letters
3. Applicant Response Letters
4. Draft PUD Ordinance
5. PUD Site Plan Map Set

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

- A. Chris Dorner, TD2
- B. Public Upon Request



Prepared by: Deputy Community Development Director



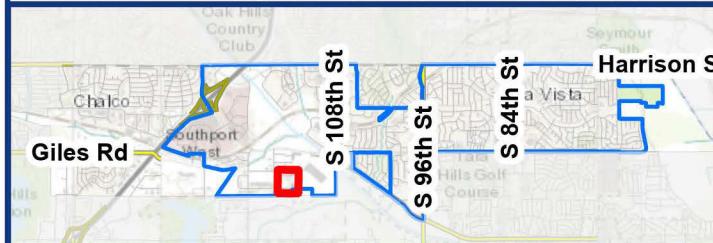
Community Development Director

2/7/25

Date



## Planned Unit Development - Falewitch Business Park



### Legend

- Property Lines
- PUD Overlay and Site Plan





January 6, 2025

Falewitch & Sons  
Attn: John Falewitch  
11446 Valley Ridge Drive  
Papillion, NE 68046

RE: Falewitch Planned Unit Development –  
Lots 29 & 30 Brook Valley II Business Park  
Initial Review Letter

Mr. Falewitch,

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:

1. Per Section 5.15.05.02.03, please confirm the number of stalls per lot, inclusive of ADA and ADA van stalls. Lot 29 would appear to be striped to less than the required number for office-only use. However, it would appear the unstriped rear lot would accommodate the 48 stalls needed to account for office-only use. If the existing non-office users vacate the building and office users are proposed to take their place to the point where additional stalls are required, you will be required to stripe additional stalls in order to provide the minimum number of required off-street parking stalls per Section 7.06 of the La Vista Zoning Ordinance. Lot 30 appears to have a sufficient number of striped spaces for office-only use.
2. Per Section 5.15.05.02.03, please clarify if any busses or larger passenger vans will be utilized in relation to this use. Circulation plans for busses and/or larger passenger vans may need to be contemplated if pick-up or drop-off services are utilized. It would appear Lot 30 has a general circulation path if turning movements are sufficient, but a circulation path for Lot 29 may need to be diagrammed.

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

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

**Library**  
9110 Giles Rd.  
402.537.3900   
402.537.3902

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

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

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

3. Regarding Section 5.15.05.02.3, please submit a Traffic Management and/or Circulation Plans to better understand and facilitate orderly stacking and/or vehicular movements interior to Lots 29 and 30 if large numbers of students and/or clients are anticipated to be picked up and/or dropped off at the same time. Traffic will not be allowed to stack out into the public roadway network.
4. Regarding Section 5.15.05.02.4, there are no adjacent pedestrian paths within the Portal Road, 114th Street, and/or Centennial Road corridors. Buildings would need to be served exclusively via vehicular transportation. There may be future contemplations of a multi-use trail in the vicinity of the 114th Street Corridor pursuant to the 2025 City of La Vista Active Mobility Plan.
5. Per Section 5.15.05.02.4, lots 29 and 30 are contemplated as a campus in the PUD, pedestrian connection and/or egress easements may be needed to satisfy pedestrian movements and/or cross-lot parking. The improvement of sidewalk connections between the two buildings will be necessary to facilitate the movement of staff between the two locations of the Childhood Autism Services (CAS) staff between offices.
6. Per Section 5.15.05.02.6, the applicant has previously noted to staff that two outdoor recreation areas will be utilized by CAS. The extents of these recreation areas need to be depicted in the PUD Site Plan with notes related to fencing and access.
7. Per Section 5.15.05.02.9, the development of the two lots involved in the proposed PUD area may have met the requirements of Section 7.17.03.02.3 at the time of construction. However, it appears that some of the trees have been removed. Please note that a minimum of one tree shall be planted for every forty lineal feet or fraction thereof of street frontage. Please include on the PUD site plan the locations for existing trees, and trees proposed to be planted in order to comply with Section 7.17.03.02.3.
8. Per Section 5.15.05.02.11, please provide a list of all existing developments within 200 feet.
9. Provided in the attached document is a list of uses that the City would deem compatible with existing occupants/uses and would find acceptable to operate within the proposed PUD area. The Planned Unit Development Ordinance will restrict which uses are allowed for these two buildings, so not all uses typically permitted in the I-2 Heavy Industrial Zoning District will be permitted within the PUD area. Please note that these uses would be the only uses allowed within the PUD area after approval. Any change of

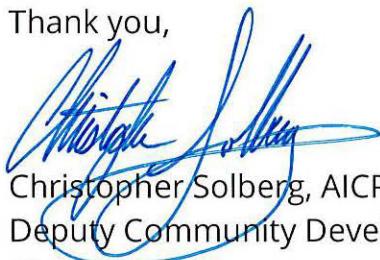
occupancy in either of the buildings will need to obtain a Change of Occupancy permit as per City Code. Please review.

10. The list of uses includes the following use which staff considers to correspond with the activities conducted by Childhood Autism Services at this location. Please review and confirm if this definition matches that use appropriately:

***Supportive Day Care and Consulting Services:*** A facility or business that provides professional consulting services, therapeutic guidance, and supportive day care services specifically designed for individuals with disabilities, including but not limited to autism spectrum disorder. Such facilities may include individualized care plans, developmental and social skills training, educational support, behavioral therapy, and family counseling services.

Please resubmit revised electronic copies of the PUD submittal documents to the City for further review. Please also provide a response letter that answers or acknowledges each of the comments contained in this letter. 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 in 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

Attachment

cc:

Chris Dorner, Thompson Dreesen & Dorner, Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Cale Brodersen, Associate Planner – City of La Vista  
Pat Dowse, City Engineer – City of La Vista  
Garrett Delgado, Engineer Assistant – City of La Vista

## Uses Allowed in the Falewitch PUD District

Use Category (Specific Use Type)	PUD District
<hr/>	
<b>Commercial:</b>	
Brew-on premises store	P
Business services	P
Health club or recreation facility, not including uses defined in Adult Establishment.	C
Office uses including; attorneys, insurance, real estate, credit, security brokers, and investment services.	P
Special and vocational training facilities	P
Supportive Daycare and Consulting Services	P
Animal Specialty Services	C
Assembly of electrical and electronic appliances	P
<b>Industrial:</b>	
Animal Specialty Services	C
Assembly of electrical and electronic appliances	P
Automotive services, except repair, towing and wrecking	P
Business Services	P
Catering Kitchens	P
Facilities for building construction contractors	P
General warehousing	P
Indoor recreational facility	C
Industrial Condominiums	C
Laboratory, medical & dental	P
Manufacture: light	P
Printing, publishing, and allied industries	P
Testing laboratories	P
Manufacturing: Artisan (Limited) (hand tools only: e.g., jewelry or ceramics)	C
<b>Other:</b>	
Temporary structures (events)	T
Temporary structures (construction)	T

---

P = permitted by right; C = conditional use; T = temporary

Falewitch Planned Unit Development – Lots 29 & 30 Brook Valley II Business Park

1. 17 additional stalls were added to Lot 29. 99 regular stalls and 5 disabled stalls are available for parking.
2. No busses or larger passenger vans will be utilized in relation to this use.
3. At most, four children will be dropped off or picked up within specified intervals throughout the day. The drop off times are 8am-930am, 11am-1230pm, and 3pm-345pm. Pick up times are 1130am-1145am, 330pm-345pm, and 530pm-545pm. From what we've witnessed, there is no cause for concern for the stacking of cars. We will make sure it stays in the lot, although no issue is presumed.
4. This is noted.
5. We did add an anticipated pathway extending from the sidewalk on Lot 30 through the grass to the parking lot, which can connect as a pathway from one lot to the other.
6. These are noted on the PUD Site Plan.
7. Existing trees and proposed trees are noted on PUD Site Plan.
8. Existing developments within 200 ft are depicted on PUD Site Plan.
9. We acknowledge the uses allowed for these buildings.
10. We reviewed this definition with CAS and they agree that this matches their use appropriately, with the exception of the daycare verbiage.



January 21, 2025

Falewitch & Sons  
Attn: John Falewitch  
11446 Valley Ridge Drive  
Papillion, NE 68046

RE: Falewitch Planned Unit Development -  
Lots 29 & 30 Brook Valley II Business Park  
2nd Review Letter

Mr. Falewitch,

We have reviewed the revised documents submitted for the above-referenced application and have no further comments.

The PUD application has been scheduled to be on the Planning Commission agenda for their February 6<sup>th</sup> meeting. Please have someone in attendance at that meeting to present the application to the Commission and to answer questions as necessary. 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](mailto:csolberg@cityoflavista.org)  
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- A. The following uses shall be allowed outright:
  - a) Assembly of Electrical and Electrical Appliances
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  - d) Business Services
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  - j) Office Uses Including: Attorneys, Insurance, Real Estate, Credit and Security Brokers, and Investment Services
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In addition, the following general site plan criteria shall be integrated into and made part of the Falewitch Business Park PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards

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Section 7. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF FEBRUARY 2025.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

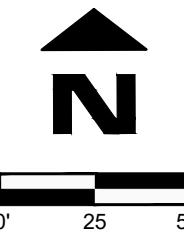
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Pamela A. Buethe, MMC  
City Clerk

EXHIBIT A

Lots 29-30 Brook Valley II Business Park, located in the S ½ , Section 14, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

**EXHIBIT B**



No.	Description	MM-DD-YY
01	REV PER KATE GOSS	01/08/2025
01	FENCE HGT & GATES	01/13/2025
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--	--	--

Job No.: 200-24-205(SP1)  
Drawn By: RJR  
Reviewed By: CED  
Date: DECEMBER 2, 2024  
Book:  
Pages:

LEGAL DESCRIPTION

LOTS 29 AND 30, BROOK VALLEY II BUSINESS PARK,  
A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

NOTES

**GROSS LAND AREA:**

THE SURVEYED PROPERTY CONTAINS 244,724 SQUARE FEET  
OR 5.618 ACRES MORE OR LESS.

**BUILDING AREA:**

THE BUILDINGS CONTAIN 52,200 SQUARE FEET. THIS AREA  
WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS  
MEASURED AT GROUND LEVEL.

**PARKING COUNT:**

LOT 29: 99 REGULAR PARKING SPACES & 5 DISABLED  
PARKING SPACES.

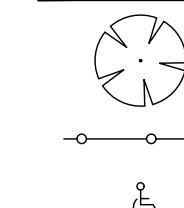
LOT 30: 131 REGULAR PARKING SPACES & 10 DISABLED  
PARKING SPACES.

TOTAL: 230 REGULAR PARKING SPACES & 15 DISABLED  
PARKING SPACES.

PROPERTY IS ZONED I-2 (HEAVY INDUSTRIAL)

REGULATOR	REQUIREMENT
LOT AREA.....	244,724 SQ. FT.
MAX LOT COVERAGE.....	75% MAXIMUM
FRONT YARD.....	60 FEET MINIMUM
SIDE YARD.....	30 FEET MINIMUM
REAR YARD.....	25 FEET MINIMUM
OPEN AREA COVERAGE .....	71,457 SQ. FT.
IMPERVIOUS COVERAGE .....	173,267 SQ. FT.

LEGEND



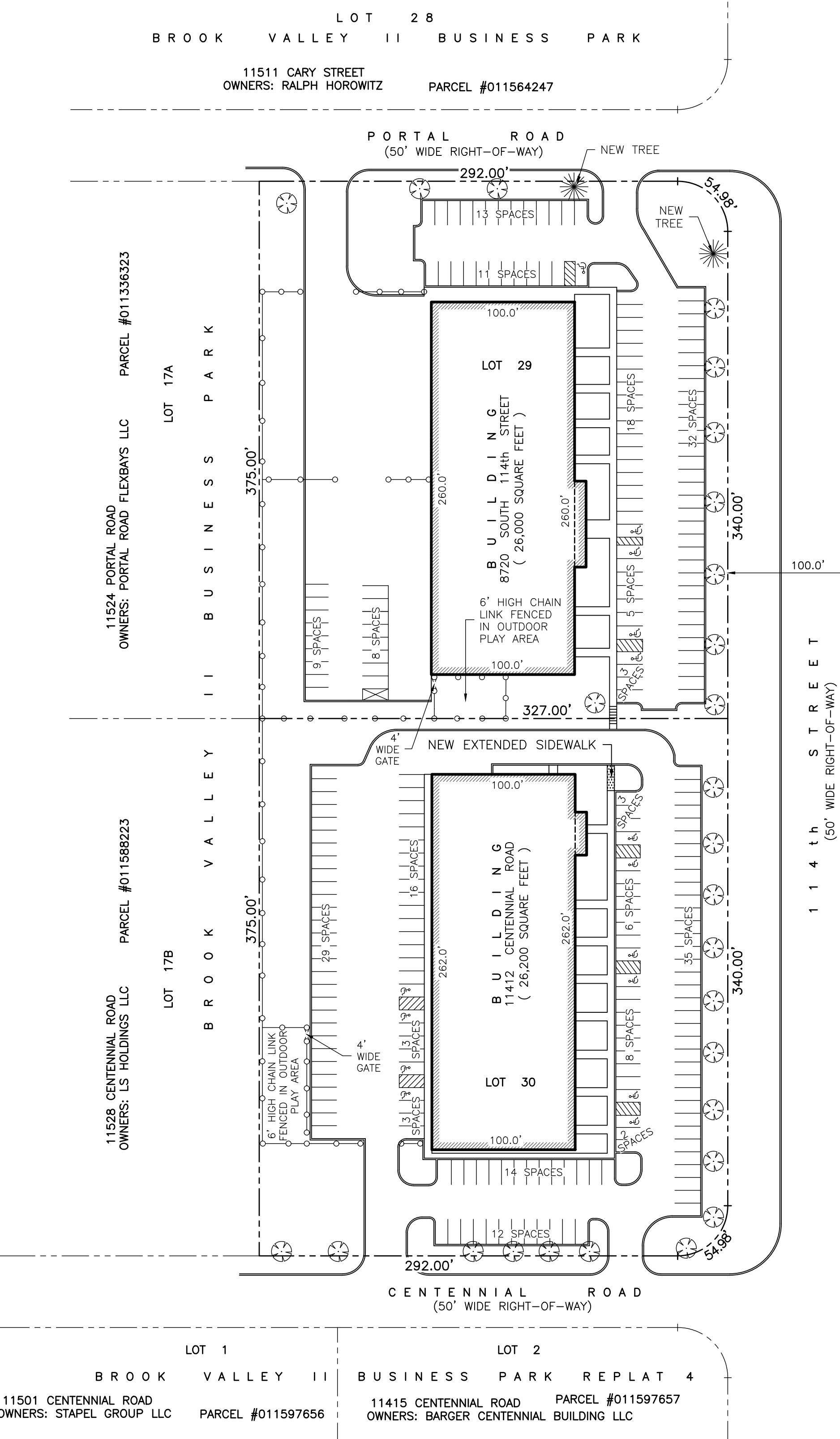
EXISTING 8" to 12" DECIDUOUS TREE

EXISTING CHAIN LINK FENCE

DISABLED PARKING SPACE

O R I E N T A L T R A D I N G C O M P A N Y B U S I N E S S P A R K

OWNERS: TOYS NE QRD 15-74 INC. PARCEL #011581502



**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PLANNED UNIT DEVELOPMENT – AMENDMENT & CONDITIONAL USE PERMIT – ALFF CONSTRUCTION, LLC	◆ RESOLUTIONS (2) ORDINANCES RECEIVE/FILE	CHRIS SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

Public hearings have been scheduled and resolutions prepared for Council to consider an application by ALFF Construction LLC for a Planned Unit Development Amendment to allow for the development of Lots 3 and 4 of Brook Valley Corporate Park northwest of 108<sup>th</sup> Street and Harry Watanabe Parkway. The applicant has also submitted a request for a Conditional Use Permit to allow for outdoor storage on Lot 3 Brook Valley Corporate Park.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Previous versions of the PUD Site Plan for Brook Valley Corporate Park depict a building on Lot 3 to be the same size as the other buildings on the site plan, but due to the lot configuration, the building did not front a dedicated street. The applicant desires to remove the depicted building on Lot 3 and combine Lots 3 and 4 into one development.

Additionally, the applicant desires to utilize the majority of Lot 3 for outdoor storage of salt brine tanks for de-icing operations during the winter months. The draft CUP provides limitations on what can be stored in the outdoor storage area and requires paving of the area. Additionally, the CUP requires screening in the form of fencing and vegetation, as depicted in the PUD Site Plan set, to be erected and maintained throughout the duration of the CUP. For additional details on the operation and the outdoor storage see the Operating Statement (Exhibit A of the Conditional Use Permit).

A detailed staff report is attached. The Planning Commission held a public hearing on February 6, 2024, and voted 7-0 to recommend approval of the PUD Site Plan Amendment, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

The Planning Commission also held a public hearing at that same meeting and voted 7-0 to recommend approval of the Conditional Use Permit for outdoor storage, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**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 LOTS 3 AND 4, BROOK VALLEY CORPORATE PARK, A SUBDIVISION LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, ALFF Construction, LLC, of the above-described piece of property has made an application for approval of a PUD site plan amendment for Lots 3 and 4, Brook Valley Corporate Park; and

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

WHEREAS, on February 6, 2025, 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 Lots 3 and 4, Brook Valley Corporate Park, a subdivision located in the Southeast  $\frac{1}{4}$  of Section 17, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located northeast of 108<sup>th</sup> Street and Harry Watanabe Parkway, be, and hereby is, approved.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

---

Rachel D. Carl, CMC  
City Clerk

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR ALFF CONSTRUCTION, LLC FOR OUTDOOR STORAGE ON LOT 3 BROOK VALLEY CORPORATE PARK.

WHEREAS, ALFF Construction, LLC has applied for approval of a Conditional Use Permit for outdoor storage on Lot 3 Brook Valley Corporate Park, generally located northwest of S. 108<sup>th</sup> Street and Harry Watanabe Parkway; and

WHEREAS, the La Vista Planning Commission reviewed the application on February 6, 2025 and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the amendment of the conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, with such modifications that the City Administrator or City Attorney may determine necessary or advisable, for ALFF Construction, LLC to allow for outdoor storage on Lot 3 Brook Valley Corporate Park.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

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

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



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

---

CASE NUMBERS: PRP24-0002;

FOR HEARING ON:

MARCH 4, 2025

REPORT PREPARED ON:

FEBRUARY 7, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

ALFF Construction, LLC  
10011 J Street  
Omaha, NE 68127

**B. PROPERTY OWNERS:**

ALFF Construction, LLC  
10011 J Street  
Omaha, NE 68127

**C. LOCATION:** North of Harry Watanabe Drive, West of 108th Street

**D. LEGAL DESCRIPTION:** Lots 3 and 4 Brook Valley Corporate Park

**E. REQUESTED ACTION(S):** Planned Unit Development (PUD) Site Plan  
Amendment and Conditional Use Permit (CUP)

**F. EXISTING ZONING AND LAND USE:** I-2 Heavy Industrial; the properties  
are currently vacant.

**G. PURPOSE OF REQUEST:** Planned Unit Development (PUD) Site Plan  
Amendment to remove the building on Lot 3 Brook Valley Corporate  
Park and to consolidate the properties into one development  
consisting of a flex industrial building on Lot 4 Brook Valley Corporate  
Park and a fenced in paved storage area on Lot 3. The applicant has  
also requested a Conditional Use Permit to allow for Outdoor Storage  
on the paved portion of Lot 3 Brook Valley Corporate Park.

**H. SIZE OF SITE:** Approximately 3.99 acres.

## **II. BACKGROUND INFORMATION**

### **A. 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	Industrial	I-2 Heavy Industrial	Railroad Right-of-Way, Industrial Development
East	Industrial	I-2 Heavy Industrial	Vacant
South	Industrial	I-2 Heavy Industrial	Verizon Data Center
West	Industrial	I-2 Heavy Industrial	Multi-Tenant Industrial

### **B. RELEVANT CASE HISTORY:**

1. On July 15, 2014, the City Council approved of the rezoning of Brook Valley Corporate Park from I-2 Heavy Industrial to I-2 Heavy Industrial with a Planned Unit Development (PUD) Overlay. City Council also approve of a Final Plat, Subdivision Agreement and PUD Site Plan at that meeting for the development.
2. On February 16, 2016 City Council re-approved of the Final Plat, Subdivision Agreement and PUD Site Plan as the Final Plat was not recorded within the 90 day time frame required by the Subdivision Regulations and construction within the PUD was not commenced within the 12-month time limit required by the Zoning Ordinance.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)
2. Section 5.13 of the Zoning Regulations – I-2 Heavy Industrial District
3. Article 6 of the Zoning Regulations – Conditional Use Permits

## **III. ANALYSIS**

### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates the subject property as Industrial.

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

### **C. TRAFFIC AND ACCESS:**

1. The proposed PUD Site Plan Amendment nor the Conditional Use Permit will not have any expected impacts on the traffic or access

aspects related to this development from what was approved through the original plat.

**D. UTILITIES:**

1. The property has access to all necessary utilities.

**E. PARKING REQUIREMENTS:**

1. Per Section 7.06 of the La Vista Zoning Ordinance, the minimum off-street parking stall requirement for industrial flex space is one space per 3,000 square feet of gross floor area. For office space, the ratio is one space per 200 square feet. As depicted in the table below, the proposed development meets the minimum parking requirements of the La Vista Zoning Ordinance.

	<u>Square Footage / Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Office	5,151 SF	26	
Industrial	19,849 SF	7	
<b>Total</b>		<b>33</b>	<b>38</b>

**IV. REVIEW COMMENTS**

- A. Previous versions of the PUD Site Plan for Brook Valley Corporate Park depict a building on Lot 3 Brook Valley Corporate Park. This building was depicted to be the same size as the other buildings on the site plan. The applicant desires to remove the proposed building on Lot 3 and combine Lot 3 and Lot 4 into one development.
- B. Additionally, the applicant desires to utilize the majority of Lot 3 for outdoor storage of salt brine tanks for de-icing operations during the winter months. The draft CUP provides limitations on what can be stored in the outdoor storage area and requires paving of the area. Additionally, the CUP requires screening in the form of fencing and vegetation, as depicted in the PUD Site Plan set, to be erected and maintained throughout the duration of the CUP. For additional details on the operation and the outdoor storage see the Operating Statement (Exhibit A of the Conditional Use Permit).
- C. The site plan has achieved approval from the Papillion Fire Plans Examiner with the condition that a Knox Box is provided (for emergency access to the fenced-in portion of the property) at the time of the development of the property.
- D. Per the 2016 PUD and Subdivision Agreements documentation on file, the Post Construction Stormwater Management Plan (PCMSP) is to be implemented at 70% buildout of the subdivision. All stormwater drainage issues shall be resolved prior to the issuance of a building permit.

**V. STAFF RECOMMENDATION – PUD SITE PLAN AMENDMENT:**  
Staff recommends approval of the PUD Site Plan Amendment, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VI. PLANNING COMMISSION RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:**  
The Planning Commission held a public hearing on 2/6/2025 and voted seven (7) in approval to zero (0) against to recommend approval of the PUD Site Plan Amendment, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VII. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**  
Staff recommends approval of the Conditional Use Permit for Outdoor Storage, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VIII. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:**  
The Planning Commission held a public hearing on 2/6/2025 and voted seven (7) in approval to zero (0) against to recommend approval of the Conditional Use Permit for Outdoor Storage, contingent on the resolution of any remaining issues, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**IX. ATTACHMENTS TO REPORT:**  
1. Vicinity Map  
2. Staff Review Letters  
3. Applicant Response Letters  
4. PUD Site Plan Map Set

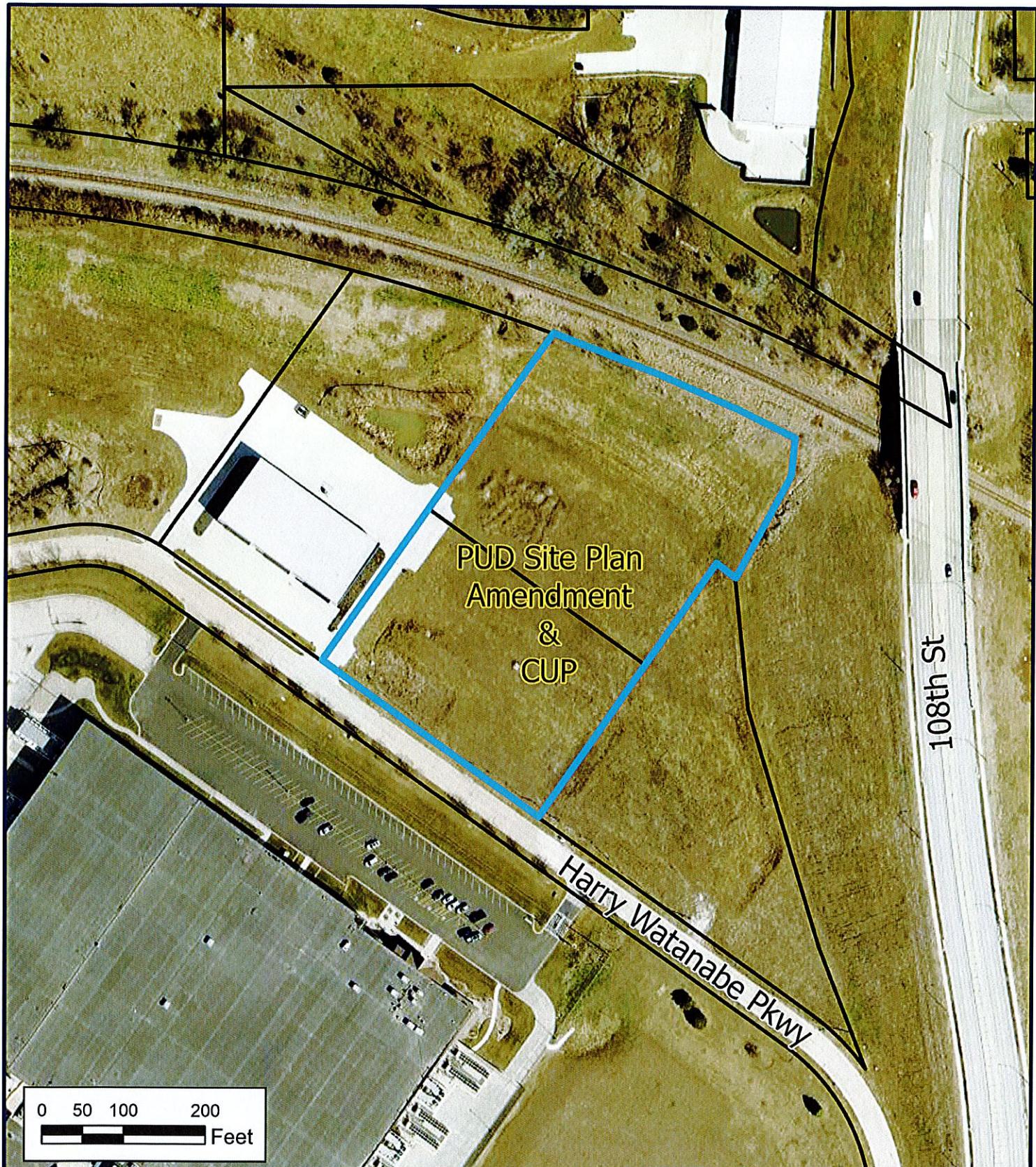
**X. COPIES OF REPORT SENT TO:**  
A. Austin Alff; Alff Construction, LLC  
B. Kyle Vohl; E & A Consulting  
C. Public Upon Request

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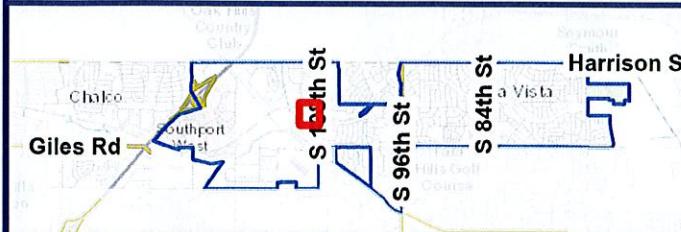
Prepared by: Deputy Community Development Director

  
Community Development Director

2/7/25  
Date



## PUD Amendment / CUP - ALFF Construction, LLC



### Legend

- Property Lines
- PUD and CUP Area





December 17, 2024

E & A Consulting  
Attn: Kyle Vohl  
10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

RE: Brook Valley Corporate Park Planned Unit Development Amendment  
ALFF Construction CUP  
Initial Review Letter

Mr. Vohl,

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:

1. Per Section 5.15.04.01, please provide a construction schedule.
2. Per Section 5.15.05.02.5, please provide the width of the Harry Watanabe Parkway right-of-way.
3. Per Section 5.15.05.02.9, please provide details on screening requirements.
4. Per Section 5.15.15.03.1, please provide the net site area in square feet or acres.
5. Per Section 5.15.05.03.3, please provide the building coverage as a percentage of the net area.
6. Per Section 5.15.05.03.06, please confirm that the proposed parking counts meet the minimum off-street parking requirements of the City of La Vista. This includes the minimum requirements for ADA stalls by type. Parking stalls cannot be striped in front of overhead doors. The language within the PUD regulations allows for the sharing of parking between lots within the site plan. If additional parking stalls are necessary, parking stalls can be shared between the lots involved.

**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

7. Per Section 5.15.05.03.06, please show the typical dimensions of the parking southwest of the building.
8. Per Section 5.15.05.04, please provide drawings that detail the sanitary and storm sewer systems.
9. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.
10. Per Section 5.15.05.08, please confirm that all easements and other encumbrances on the site have been delineated on the provided plans.
11. Per Section 5.15.05.08, the proposed Fire Easement was previously planned as a paved access route between the lots. Confirm the Fire Department is amenable to a gated fire easement and access gates.
12. Per Section 7.17.03.02, the required landscape buffer along street frontage shall be 15', as opposed to the 10' you have shown. This can be reduced to 10' if an equal amount of square feet of landscaped area is provided elsewhere. If you wish to provide this additional landscaped area elsewhere, please identify this location and provide the calculation.
13. Per Section 7.17.03.02.3, a minimum of one tree shall be planted for every forty lineal feet or fraction thereof of street frontage. The current site plan shows 6 trees planted along Harry Watanabe Parkway. With 325 feet of frontage, 9 trees shall be planted.

#### CUP

1. The operating statement provided states that the only items to be stored in the outdoor storage area will be up to 20 outdoor storage tanks. Are additional materials and equipment planned to be stored here, or could the size of the outdoor storage area be reduced and still accommodate the tanks?
2. Please provide details on the screening measures for the outdoor storage area. The view from the east shall be screened appropriately utilizing fencing and plantings.
3. Per Section 6.05.07, please confirm that the materials stored on-site do not involve any substances that are potentially harmful to health, animals, vegetation, or other property.
4. To address Section 6.05.07, please confirm that the outdoor storage area will be paved.

Please resubmit revised electronic copies of the PUD/CUP submittal documents to the City for further review. Please also provide a response letter that answers or

acknowledges each of the comments contained in this letter. 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,

A handwritten signature in blue ink, appearing to read "Christopher Solberg, AICP".

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

cc:

Austin Alff – Alff Construction  
Bruce Fountain, Community Development Director – City of La Vista  
Cale Brodersen, Associate Planner – City of La Vista  
Pat Dowse, City Engineer – City of La Vista  
Garrett Delgado, Engineer Assistant – City of La Vista



E & A CONSULTING GROUP, INC.

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950  
P 402.895.4700 • F 402.895.3599  
[www.eacg.com](http://www.eacg.com)

12/23/2024

Christopher Solberg, Deputy Community Development Director  
City of La Vista Community Development Department  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Brook Valley Corporate Park Planned Unit Development Amendment & ALFF Construction CUP  
E & A File: P2024.271.001

Dear Christopher,

On behalf of our client, AlffCo, we hereby submit the above referenced project. This submittal is in response to your 12/17/2024 Comment Letter from the 11/20/2024 Submittal. Each of the comments are listed, with our response following it shown in *italics*.

**PUD:**

1. Per Section 5.15.04.01, please provide a construction schedule.  
*Response: To address this comment, we have provided a construction schedule. Please see the attached Preliminary Project Schedule.*
2. Per Section 5.15.05.02.5, please provide the width of the Harry Watanabe Parkway right-of-way.  
*Response: We have dimensioned the Harry Watanabe Parkway right-of-way. Please see the updated PUD Site Plan.*
3. Per Section 5.15.05.02.9, please provide details on screening requirements.  
*Response: Screening will be achieved using a combination of overstory trees planted 40' on center and a 6' tall black privacy slatted fence. Please see the Fence Exhibit and Landscape Plan for further details.*
4. Per Section 5.15.15.03.1, please provide the net site area in square feet or acres.  
*Response: The total net site area is 3.99 acres. We have updated the site statistics table on the PUD Site Plan to reflect this calculation.*
5. Per Section 5.15.05.03.3, please provide the building coverage as a percentage of the net area.  
*Response: The building coverage as a percentage of the net area and the floor area ratio is 14.38%. We have updated the site statistics table on the PUD Site Plan to include this calculation.*
6. Per Section 5.15.05.03.06, please confirm that the proposed parking counts meet the minimum off-street parking requirements of the City of La Vista. This includes the minimum requirements for ADA stalls by type. Parking stalls cannot be striped in front of overhead doors. The language within the PUD regulations allows for the sharing of parking between lots within the site plan. If additional parking stalls are necessary, parking stalls can be shared between the lots involved.  
*Response: We have removed parking in front of each bay door and labeled them as "no parking." Oversized stalls between each bay door remain and qualify as parking stalls. The updated parking count reflects these changes. The required parking total, based on office and industrial square footage, is 33 stalls. We are providing 38 total stalls, including 2 accessible stalls. Please see the updated PUD Site Plan and site statistics table.*
7. Per Section 5.15.05.03.06, please show the typical dimensions of the parking southwest of the building.  
*Response: We have dimensioned the typical stalls on the southwest and northeast sides of the building. Please see the updated PUD Site Plan.*
8. Per Section 5.15.05.04, please provide drawings that detail the sanitary and storm sewer systems.  
*Response: We have added a sanitary and storm sewer plan to the plan set. Please see the updated PUD Plan Set.*

9. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.  
*Response: We have updated the previously provided building elevation and rendering to reflect the requested material changes. Please see the updated Building Elevations.*
10. Per Section 5.15.05.08, please confirm that all easements and other encumbrances on the site have been delineated on the provided plans.  
*Response: All current recorded easements and dedications are shown on the site plan. Please see the updated PUD Plan Set.*
11. Per Section 5.15.05.08, the proposed Fire Easement was previously planned as a paved access route between the lots. Confirm the Fire Department is amenable to a gated fire easement and access gates.  
*Response: We are continuing to coordinate with the La Vista Fire Department regarding gate access.*
12. Per Section 7.17.03.02, the required landscape buffer along street frontage shall be 15', as opposed to the 10' you have shown. This can be reduced to 10' if an equal amount of square footage of landscaped area is provided elsewhere. If you wish to provide this additional landscaped area elsewhere, please identify this location and provide the calculation.  
*Response: An additional landscaped area is being provided along the northeast fence to offset the front street yard landscape buffer per Section 7.17.03.02. Area calculations and hatching to denote the newly dedicated area have been added to the Landscape Plan. Please see the Landscape Plan for further details.*
13. Per Section 7.17.03.02.3, a minimum of one tree shall be planted for every forty linear feet or fraction thereof of street frontage. The current site plan shows 6 trees planted along Harry Watanabe Parkway. With 325 feet of frontage, 9 trees shall be planted.  
*Response: We have added the required total of 9 trees to the front yard landscape buffer. Please see the updated PUD Landscape Plan.*

**CUP:**

1. The operating statement provided states that the only items to be stored in the outdoor storage area will be up to 20 outdoor storage tanks. Are additional materials and equipment planned to be stored here, or could the size of the outdoor storage area be reduced and still accommodate the tanks?  
*Response: The applicant does not wish to reduce the size of the outdoor storage area.*
2. Please provide details on the screening measures for the outdoor storage area. The view from the east shall be screened appropriately utilizing fencing and plantings.  
*Response: Screening will be achieved using a combination of overstory trees planted 40' on center and a 6' tall black privacy slatted fence. Please see the Fence Exhibit and Landscape Plan for further details.*
3. Per Section 6.05.07, please confirm that the materials stored on-site do not involve any substances that are potentially harmful to health, animals, vegetation, or other property.  
*Response: The tanks are designed to hold a brine solution for ice control used off-site by the applicant's clients. This solution is eco-friendly, consisting of 23% salt and 77% water. Please see the Operations Statement for further details.*
4. To address Section 6.05.07, please confirm that the outdoor storage area will be paved.  
*Response: The outdoor storage area will be paved, and a label has been added to the site plan to reflect this. Please see the updated site plans.*

If you have any questions regarding this application, please contact me at 402-895-4700.

Sincerely,  
E & A Consulting Group, Inc.

Kyle Haase,  
Planning Services Assistant Manager



January 21, 2025

E & A Consulting  
Attn: Kyle Vohl  
10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

RE: Brook Valley Corporate Park Planned Unit Development Amendment  
ALFF Construction CUP  
2nd Review Letter

Mr. Vohl,

We have reviewed the revised 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:

1. Per 12/17/24 Comment #3 and CUP Comment #2, staff considers the mixture of fencing/slatting and overstory trees acceptable. However, please note that a condition within the drafted CUP will require upkeep/maintenance of the screening.
2. Per 12/17/24 Comment #8, in reviewing design plans of Lot 2 Brook Valley Corporate Park, it would appear the PUD submittals do not take into account the existing drainage conveyances to drain Lots 3 and 4, and potentially Lot 5 through Lot 2, which will likely require conveyance easements and/or confirmation of the capacities of the exiting stormwater system. Also, per the 2016 PUD and/or Subdivision Agreements documentation on file, the Post Construction Stormwater Management Plan (PCMSP) is to be implemented at 70% buildout of the subdivision. Please provide updated drainage studies and/or calculations that confirm that future detention ponds impacted by development lot Lots 3 and 4 will provide adequate capacity as originally designed.

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

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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 12/17/24 Comment #8, it would appear the current siltation ponds/future detention ponds require maintenance. Please confirm Lots 3 and 4 are a party to the Common Area Maintenance Provisions of the Subdivision Agreement, and/or any applicable covenants that provide resources for the maintenance of said siltation ponds/future detention ponds.
4. Per 12/17/24 Comment #3, please provide clarification on how the disposal of excess brine/deicing solution will be handled at the end of the season. Disposal of excess solution will need to be done in accordance with the Omaha Regional Stormwater Design Manual and/or any other local, state and/or federal water quality requirements.
5. Per 12/17/24 Comment # 11, approval by the Fire Department regarding the fire access route is critical to the viability of the proposed PUD. Approval needs to be obtained by the Fire Department prior to the application's review by City Council.

Please resubmit any documents revised based on this letter to the City for further review. Please also provide a response letter that answers or acknowledges each of the comments contained in this letter. Staff is scheduling the PUD and CUP application to be on the Planning Commission agenda for their February 6<sup>th</sup> meeting. Please have someone in attendance at that meeting to present the application to the Commission and to answer questions as necessary. 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](mailto:csolberg@cityoflavista.org)  
(402) 593-6400

cc:

Austin Alff – Alff Construction  
Bruce Fountain, Community Development Director – City of La Vista  
Cale Brodersen, Associate Planner – City of La Vista  
Pat Dowse, City Engineer – City of La Vista  
Garrett Delgado, Engineer Assistant – City of La Vista



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Rd, Ste 100 | Omaha, NE 68154  
402.895.4700  
eacg.com

01/29/2025

Christopher Solberg, Deputy Community Development Director  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Brook Valley Corporate Park – PUD Major Amendment & Alff Construction CUP  
E&A File: P2024.271.001

Dear Christopher,

On behalf of our client, Alff Construction, we hereby submit the above referenced project. This submittal is in response to your January 21, 2025 Comment Letter from the December 23, 2024 PUD Amendment & CUP Submittal. Each of the comments are listed, with our response following it shown in *italics*.

1. Per 12/17/24 Comment #3 and CUP Comment #2, staff considers the mixture of fencing/slating and overstory trees acceptable. However, please note that a condition within the drafted CUP will require upkeep/maintenance of the screening. *RESPONSE: It is understood that there will be a note in the CUP requiring the upkeep and maintenance of the screening to include both the fence and overstory trees.*
2. Per 12/17/24 Comment #8, in reviewing design plans of Lot 2 Brook Valley Corporate Park, it would appear the PUD submittals do not take into account the existing drainage conveyances to drain Lots 3 and 4, and potentially Lot 5 through Lot 2, which will likely require conveyance easements and/or confirmation of the capacities of the exiting stormwater system. Also, per the 2016 PUD and/or Subdivision Agreements documentation on file, the Post Construction Stormwater Management Plan (PCMSMP) is to be implemented at 70% buildout of the subdivision. Please provide updated drainage studies and/or calculations that confirm that future detention ponds impacted by development lot Lots 3 and 4 will provide adequate capacity as originally designed. *RESPONSE: Based off the drainage report provided by the City and additional information sent to E&A by Olsson, Lots 3 and 4 were included in the subdivision PCMSMP calculations. A drainage map has been included with this submittal that corresponds to the drainage study submitted by Olsson to the City. Based off Civil plans for Lot 5, there are private storm sewer stubs extended to the Lot 3 and Lot 4 which drain to the detention basins north and west of Lot 5. A storm sewer stub will be extended to Lot 2 to allow for future connection upon development of the lot. The utility exhibit has been updated.*
3. Per 12/17/24 Comment #8, it would appear the current siltation ponds/future detention ponds require maintenance. Please confirm Lots 3 and 4 are a party to the Common Area Maintenance Provisions of the Subdivision Agreement, and/or any applicable covenants that provide resources for the maintenance of said siltation ponds/future detention ponds. *RESPONSE: The subdivision PCMSMP will provide a Maintenance Agreement to be recorded at the Registry of Deeds. This document will require all lot to contribute to the maintenance of the basins.*
4. Per 12/17/24 Comment #3, please provide clarification on how the disposal of excess brine/deicing solution will be handled at the end of the season. Disposal of excess solution will need to be done in accordance with the Omaha Regional Stormwater Design Manual and/or any other local, state and/or federal water quality requirements. *RESPONSE: A note has been added to the Operations Statement*

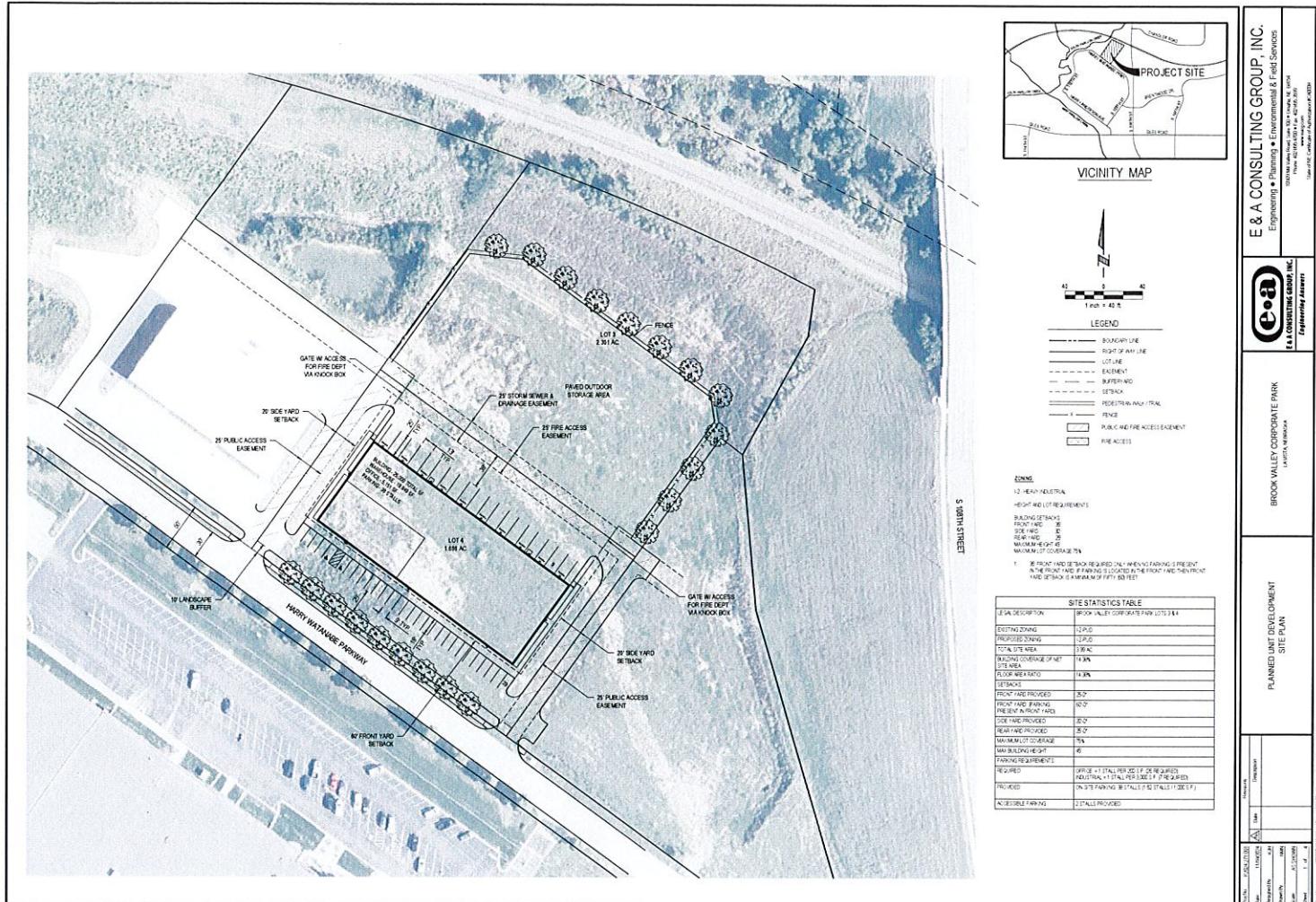
*to address any disposal of excess solution at the conclusion of each snow season. Any and all disposal will comply with the Omaha Regional Stormwater Design Manual and all other local, state and federal water quality requirements.*

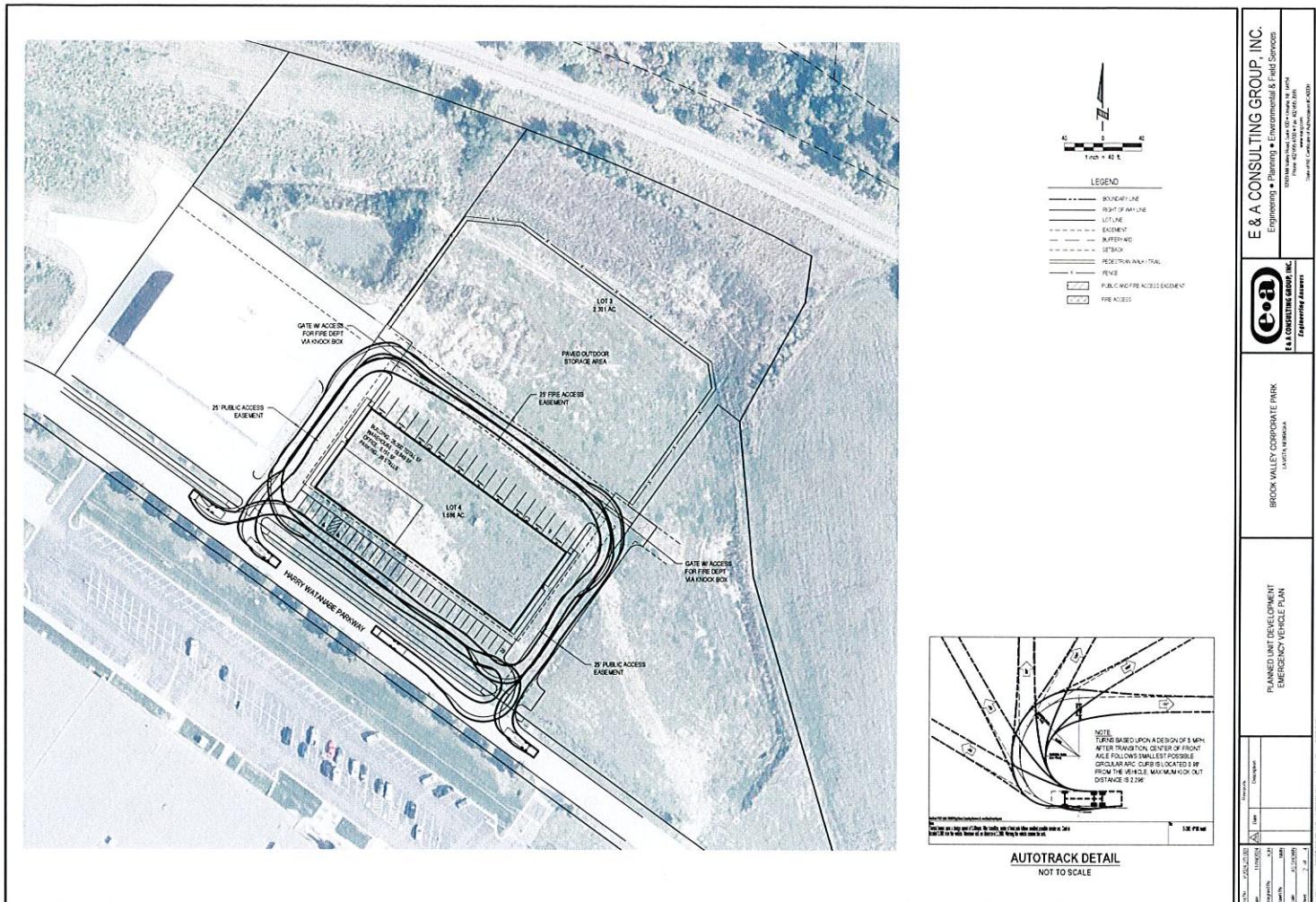
5. Per 1 2/17/24 Comment #11, approval by the Fire Department regarding the fire access route is critical to the viability of the proposed PUD. Approval needs to be obtained by the Fire Department prior to the application's review by City Council. *RESPONSE: La Vista Fire Department has confirmed that they are amenable to gated access with a knock box to provide access across the northern fire access route.*

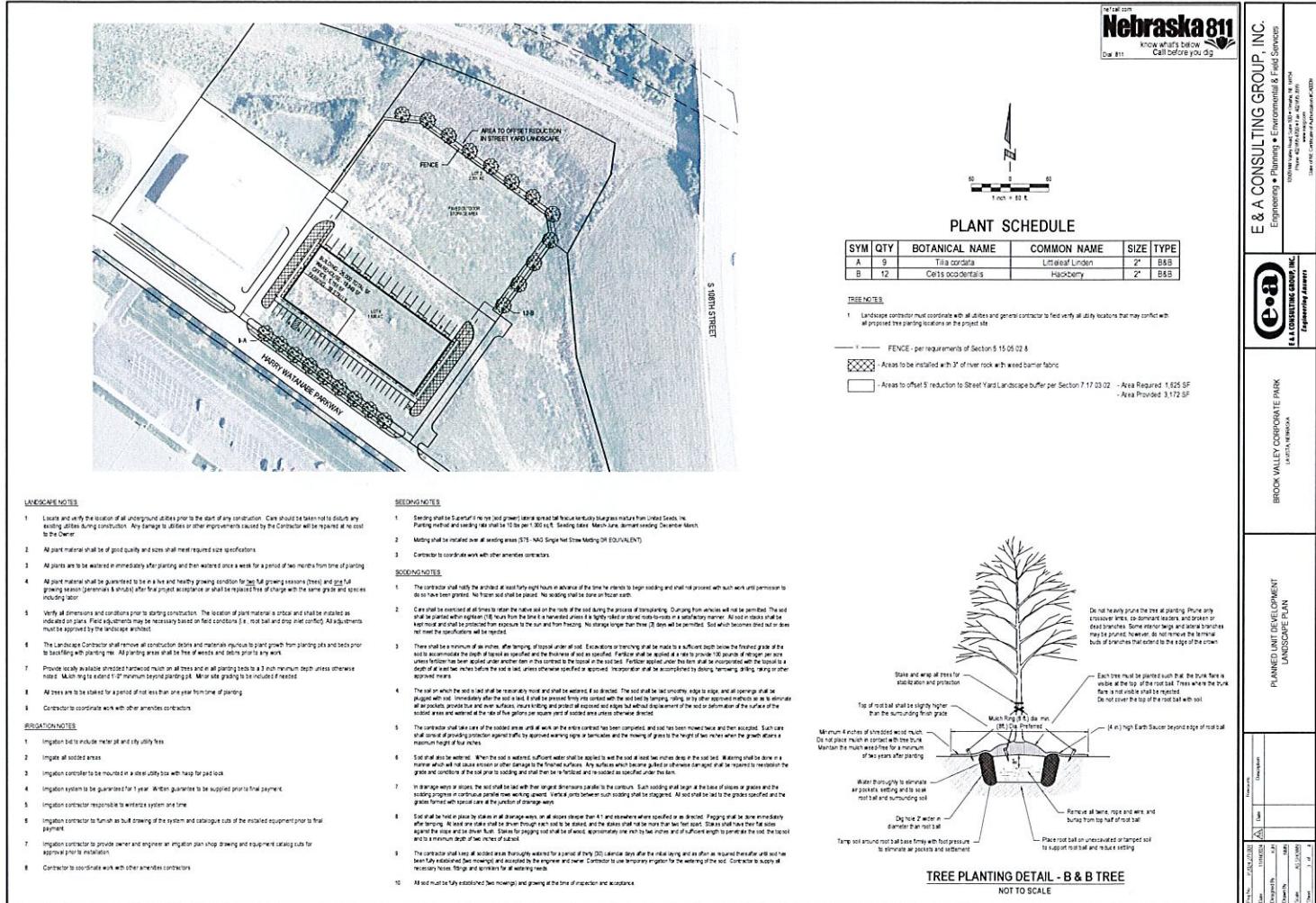
All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,  
E & A Consulting Group, Inc.

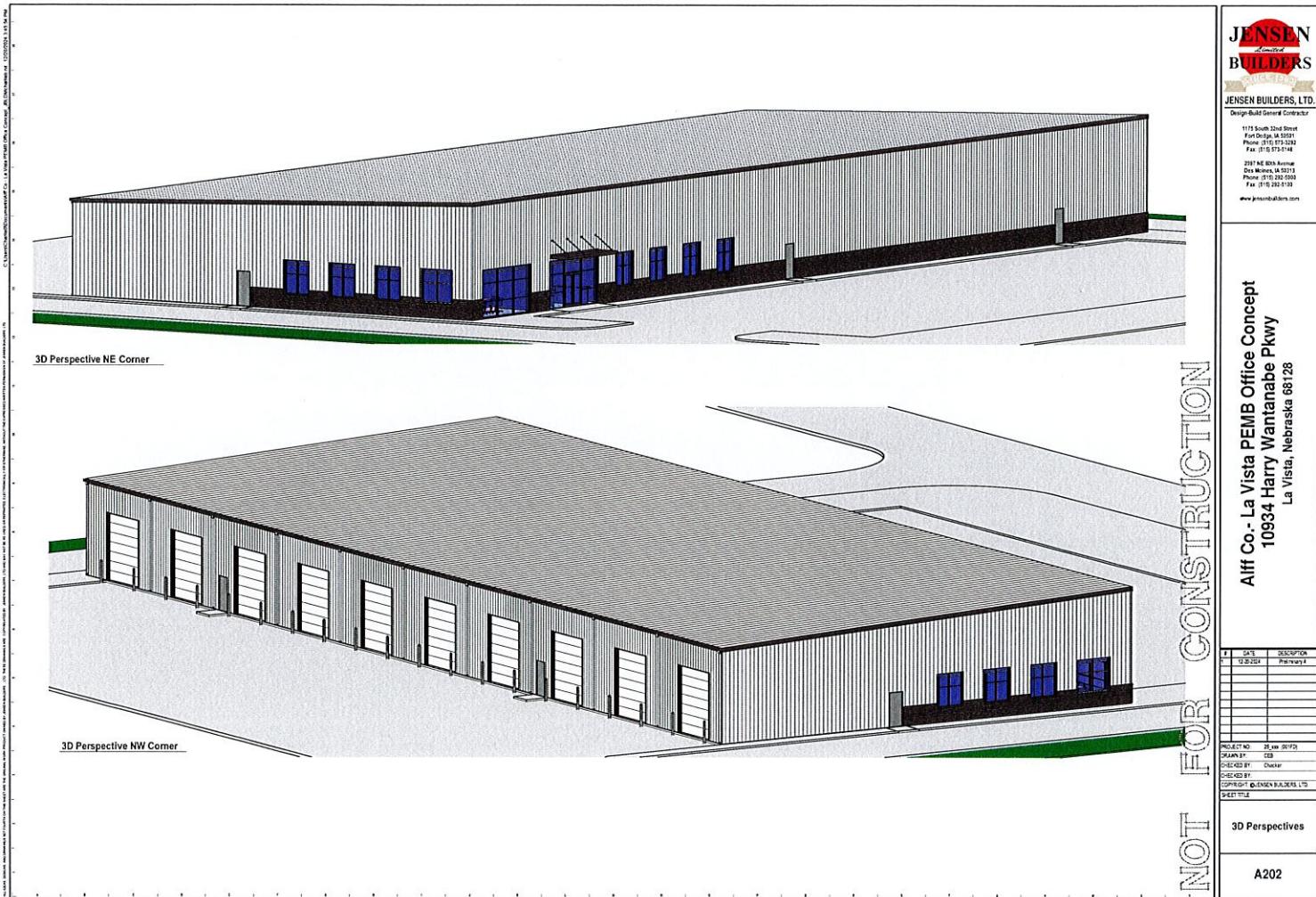
Kyle G. Vohl, PE  
Project Manager











**City of La Vista  
Conditional Use Permit**

**Conditional Use Permit for Outdoor Storage for Alff Construction LLC**

This Conditional Use Permit issued this 18th day of February, 2025, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Alff Construction, LLC (Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an outdoor storage area upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lots 3 and 4, Brook Valley Corporate Park located in the SE ¼ Section 17, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 10946 Harry Watanabe Parkway.

WHEREAS, Owner has applied for a conditional use permit for the purpose of storing materials outdoors; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "B" hereto for outdoor storage, said use hereinafter being referred to as "Permitted Use or Use".

**Conditions of Permit**

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. Breach of any terms hereof shall cause the Permit to expire and terminate without any further action from the City.
2. In respect to the Permitted Use:
  - a. The Uses and operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "A" and incorporated into this permit by reference. Any proposed additions or changes to the Permitted Uses or operations on the Property shall require such reviews, amendments to this Conditional Use Permit, and approvals as the Community Development Director determines necessary or appropriate.
  - b. A Site Landscaping Plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as "Exhibit B".
  - c. A screening and security fence with a minimum height of six feet will be constructed around the paved outdoor storage area. The design of the fence and the related slats shall match the design attached to the permit as "Exhibit C" The fence and related slats shall be maintained in good repair by the property owner or business owner.
  - d. Additional trees shall be planted in the locations depicted in the Site Landscaping Plan attached as "Exhibit B" to provide for additional screening of the proposed outdoor storage. The trees shall be maintained and replaced as necessary.
  - e. There shall be no storage, placement or display of goods, supplies or any other material, substance,

container or receptacle outside of the designated exterior storage area for the Permitted Use, except trash receptacles and those approved in writing by the City.

- f. Landscaping requirements from Section 7.17.03 and 7.17.04 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner. Attached to the permit as "Exhibit B" is the Site Landscaping Plan for the property.
- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
- h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
- j. All exhibits attached to or referenced in this permit and all recitals at the beginning of this permit are incorporated into this permit by reference.

3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
  - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
  - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
  - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
  - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
  - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
  - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

#### **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** Austin Alff  
Alff Construction  
10011 J Street  
Omaha, NE 68127

#### **Effective Date:**

This permit shall (i) amend, supersede and replace the Original Conditional Use Permit in its entirety, (ii) take effect upon the filing hereof with the City Clerk a signed original hereof, (iii) constitute covenants running with the land that are binding on Owner and all successors and assigns of Owner, and (iv) upon execution, be filed with the Sarpy County Register of Deeds.

THE CITY OF LA VISTA

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

Attest:

---

Rachel Carl  
City Clerk

## CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date:

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Rachel Carl, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

---

## Notary Public

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared \_\_\_\_\_ personally known by me to be the \_\_\_\_\_ of \_\_\_\_\_, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

---

**Notary Public**

# Statement of Proposed Use

Alff Construction LLC

## **General Purpose:**

Alff Construction LLC specializes in providing general contracting and facility services for commercial properties across the nation. Our operations combine a skilled internal team overseeing subcontractors and self-performed services using our own facilities and equipment. As demand for our services continues to grow, we aim to establish a state-of-the-art, easily accessible facility to support our expanding teams and enhance our ability to serve the community effectively.

## **General Hours of Operation:**

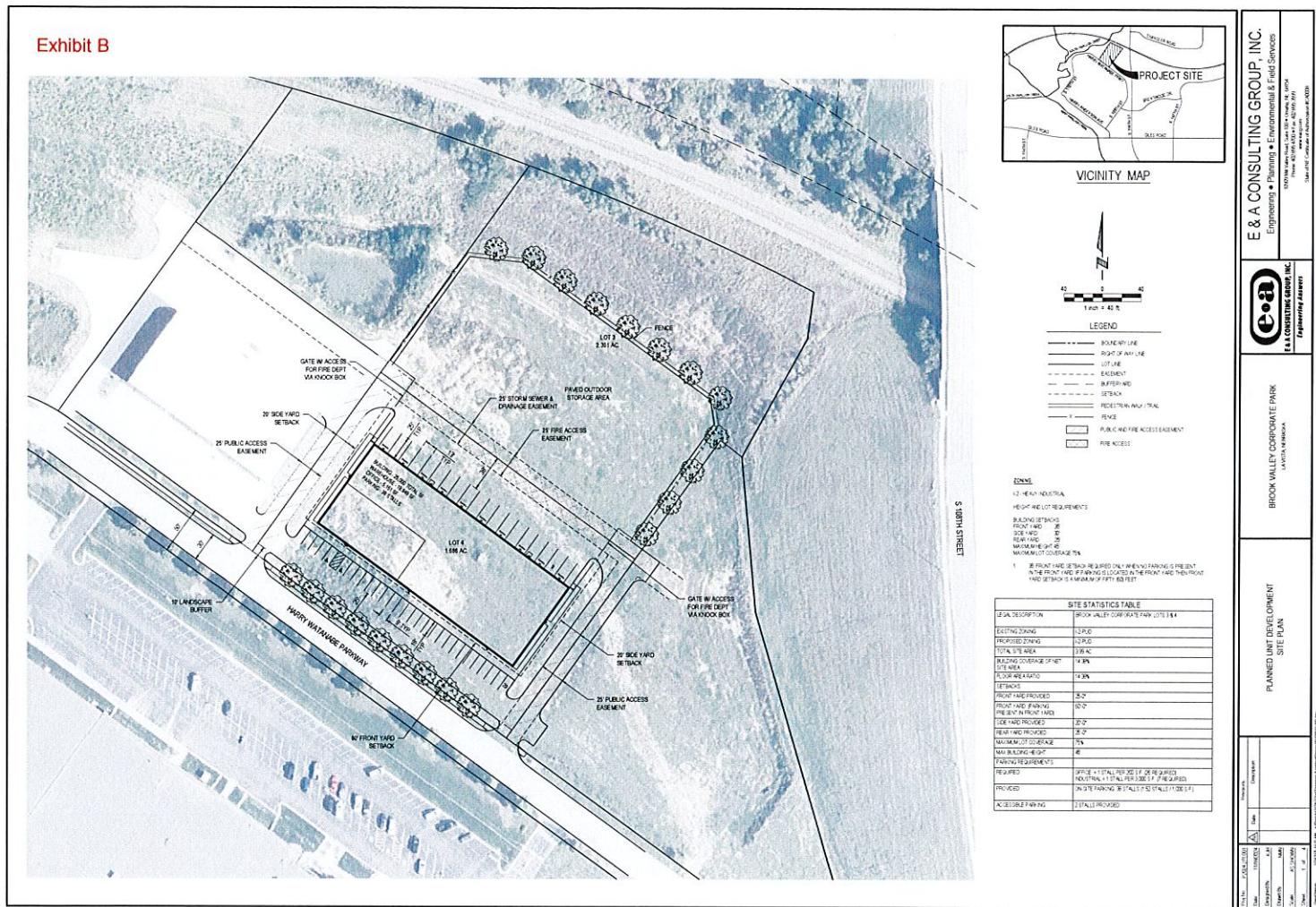
Monday - Friday: 8:00 am to 5:00 pm

## **Facility:**

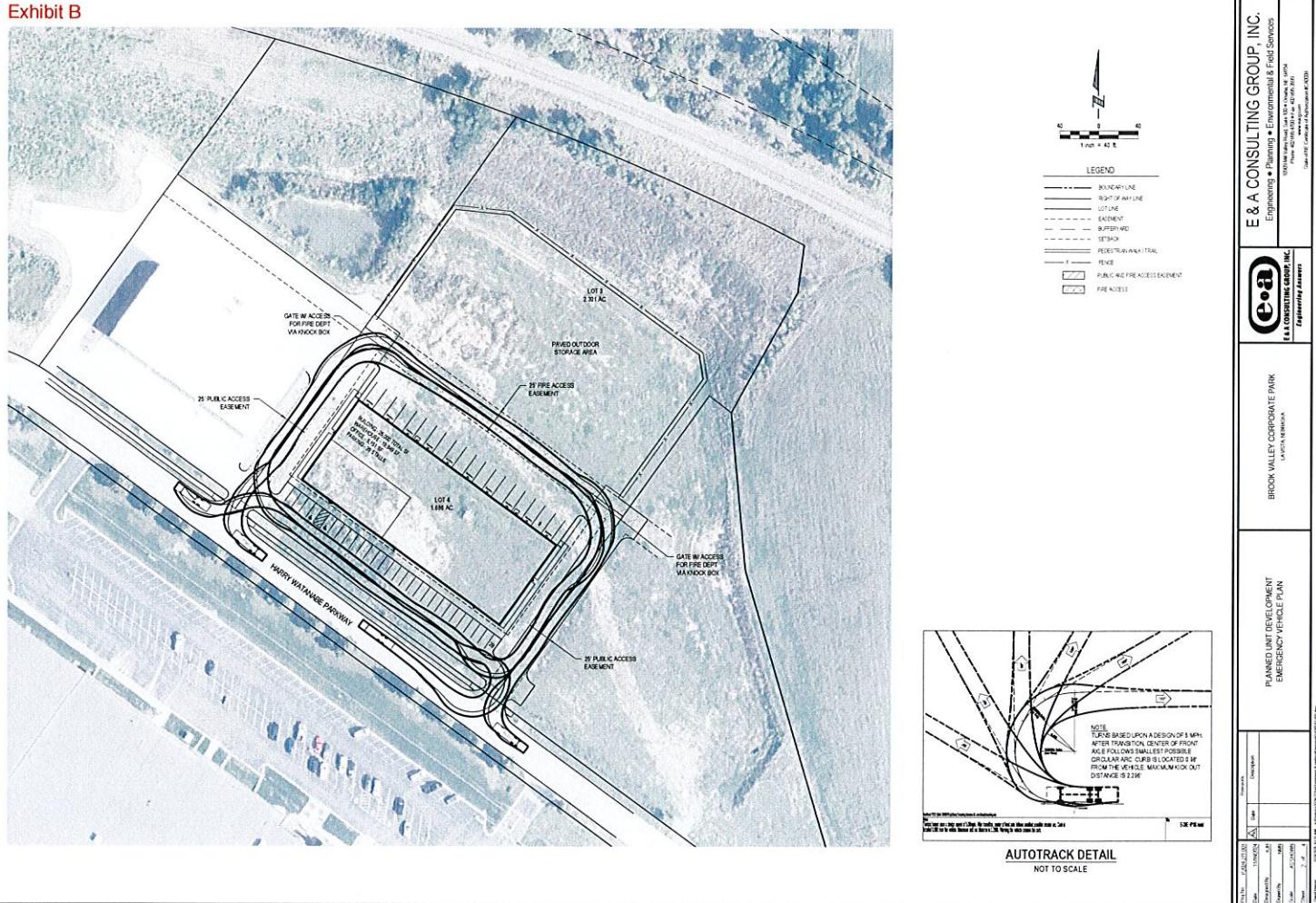
The proposed facility will feature a 25,000-square-foot building, including office space and fourteen rear-facing overhead doors for the storage of light-duty vehicles. The outdoor storage area will be paved and screened using a combination of 6' tall black privacy slatted fence and overstory trees. The site will be accessed via Watanabe Parkway. Initially, the facility will house twenty employees, with plans for modest future growth. Equipment will be stored within the building, except for up to twenty outdoor storage tanks as depicted to the right. These tanks are utilized during winter operations to store an eco-friendly salt brine solution designed to manage ice on paved surfaces at client sites. The solution is a mixture of 23% sodium chloride and 77% water. This solution is widely considered to be far safer than traditional rock salt or calcium chloride/magnesium chloride used in traditional ice control on paved surfaces. The team closely monitors solution inventory to minimize overage at the end of each snow season. Any of the minimal excess material will be disposed of in accordance with the Omaha Regional Stormwater Design Manual, as well as all relevant local, state, and federal water quality regulations upon the discontinuation of snow operations each year. The tanks will remain empty during non-winter months when snow operations are not required. This facility represents our commitment to operational excellence, environmental responsibility, and continued service to our clients and community.

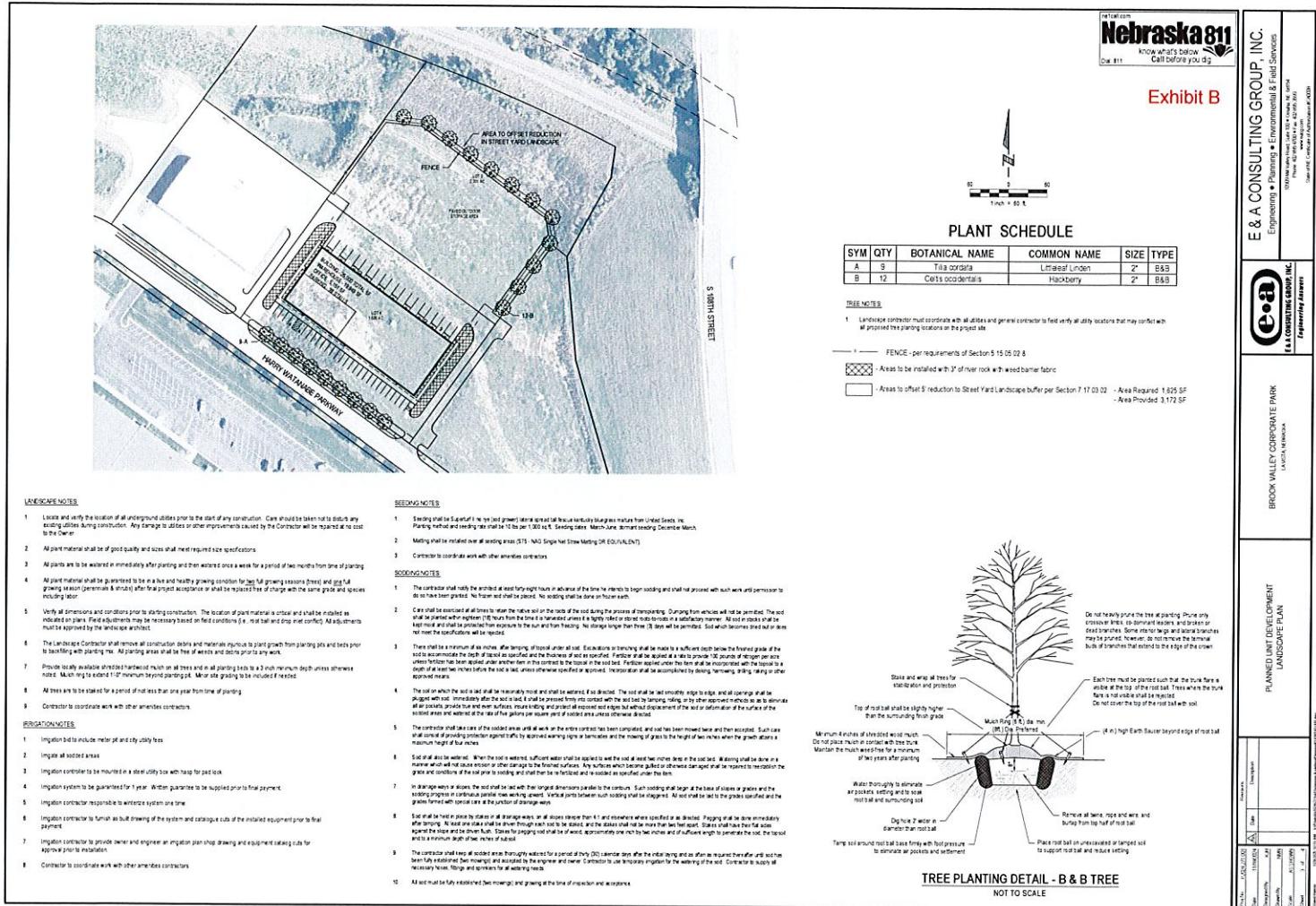


**Exhibit B**

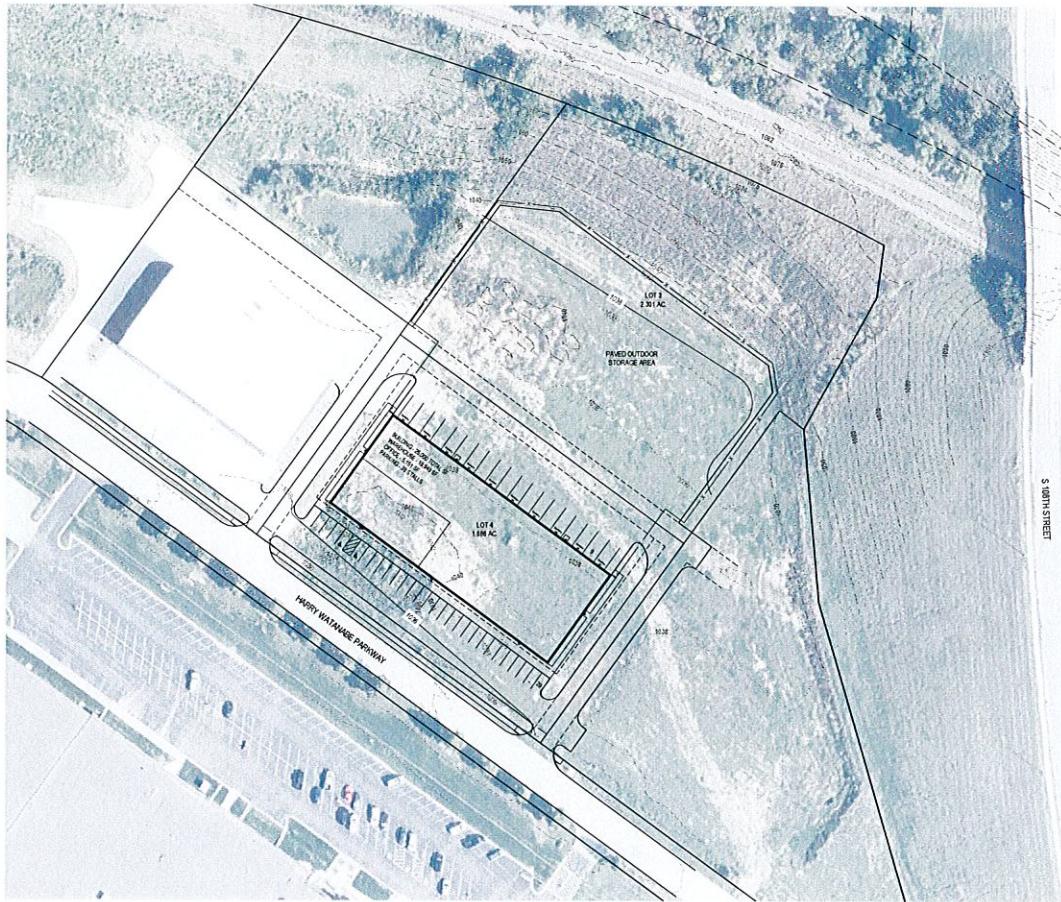


## Exhibit B





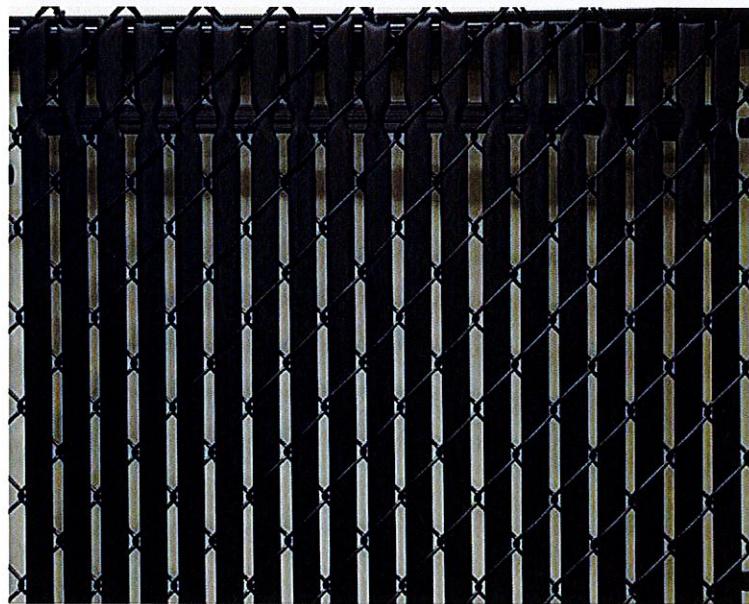
## Exhibit B



## Exhibit C

### Proposed Fencing Exhibit

Per Section 5.15.05.02.8 the proposed fencing will be a 6' tall black privacy slatted fence similar to the ones pictured below. The material is subject to change but will meet or exceed the standard shown.



**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ZONING TEXT AMENDMENTS – ARTICLE 6, SECTION 7.15 AND ARTICLE 8	◆ RESOLUTION ◆ ORDINANCE ◆ RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and an ordinance prepared to amend Article 6, Section 7.15, and Article 8 of the La Vista Zoning Ordinance.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Staff is proposing a series of zoning text amendments to provide clarity on some definitions, requirements, and processes. These amendments include the following:

- Article 6: Extends the validity of Conditional Use Permits (CUP) prior to the commencement of the use. For a large variety of reasons, developments are often delayed and cannot commence construction and operation within the time period allowed within Section 6.04 of the Zoning Ordinance. As such, the development is forced to proceed through the re-approval process when there have been no changes to the proposed operations or the site plan for the development. The proposed amendments will allow for up to four 12-month administrative extensions beyond the initial 12-month time frame if there have been no changes to the character of the CUP.
- Section 7.15: Expands on and clarifies the requirements for the visual screening of solar panel installations on buildings with flat roofs.
- Article 8: These changes are proposed by the City Attorney, consistent with changes being proposed to provisions of the Municipal Code governing the Board of Adjustment and Board of Appeals.

Due to a recommendation from the City Attorney's office, proposed changes to Section 2.04 were removed from this action. Revisions to Section 2.04 would've included amendments to the definition of carports. Staff will bring this item back to City Council after further review and adjustment.

Redlines showing the revisions are attached. The Planning Commission held a public hearing on February 6, 2024, and voted 7-0 to recommend approval of the amendments.

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

AN ORDINANCE TO AMEND SECTION 2.04, ARTICLE 6 (SECTIONS 6.01 THROUGH 6.05), SECTION 7.15 AND ARTICLE 8 (SECTIONS 8.01 THROUGH 8.04) OF THE ZONING ORDINANCE UPDATE ADOPTED BY ORDINANCE NO. 848 (ZONING ORDINANCE), AS PREVIOUSLY AMENDED; TO REPEAL SECTION 2.04, ARTICLE 6(SECTIONS 6.01 THROUGH 6.05), SECTION 7.15 AND ARTICLE 8 (SECTIONS 8.01 THROUGH 8.04) OF THE ZONING ORDINANCE UPDATE ADOPTED BY ORDINANCE NO. 848, AS PREVIOUSLY ENACTED AND AMENDED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR PUBLICATION AND THE EFFECTIVE DATE HEREOF.

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

Amendment of Article 6 (Sections 6.01 through 6.05). Article 6 (Sections 6.01 through 6.05) of the Zoning Ordinance Update adopted by Ordinance No. 848, as previously amended, is hereby amended to read as follows:

**ARTICLE 6: CONDITIONAL USE PERMITS**

**Section 6.01 General Provisions.** The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

**Section 6.02 Application for Conditional Use Permits.** A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

**Section 6.03 Public Hearing.** Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of

general circulation in the City of La Vista, one time at least ten (10) days prior to such hearing.

**Section 6.04 Decisions.** A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, meaning that the use has been commenced or construction has been initiated, shall be valid for a period longer than twelve (12) months from the date of such order. Unless the following is completed:

6.04.01 City staff has granted an additional twelve (12) month administrative extension provided:

- 6.04.01.01 The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
- 6.04.01.02 The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
- 6.04.01.03 If the administrative extension of the fourth twelve (12) month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the latest extension period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

**Section 6.05 Standards.** No conditional use permit shall be granted unless that Planning Commission or City Council has found:

6.05.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.05.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.05.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.05.04 That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.05.05 That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.05.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.05.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.05.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.05.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.05.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

6.05.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities.

Amendment of Section 7.15. Section 7.15 of the Zoning Ordinance Update adopted by Ordinance No. 848, as previously amended, is hereby amended to read as follows:

### **Section 7.15 Solar Energy Conversion Systems**

Solar Energy Conversion Systems (SECS) are permitted in all zoning districts as an accessory use to any lawfully permitted principal use on the same lot upon issuance of the proper permit and upon compliance with all requirements of this section and as elsewhere specified in this Ordinance. Building-integrated solar energy systems, as defined in this Ordinance, are not considered an accessory use and are not subject to the requirements of this Section.

**7.15.01 Height and Lot Requirements:** Solar Energy Conversion Systems (SECS) shall conform to the required height and lot requirements provide herein:

- 7.15.01.01 Building-Mounted SECS that are attached to a building on a lot shall comply with the height, front, side, rear yard, and max. building coverage requirements of the building to which they are attached, except as otherwise allowed in Section 7.15.01.04.
- 7.15.01.02 For a Building-Mounted SECS installed on a sloped roof that faces the front yard of a lot, the system must be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of eighteen (18) inches between the roof and highest edge or surface of the system.
- 7.15.01.03 For a Building-Mounted SECS installed on a sloped roof, the highest point of the system shall not exceed the highest point of the roof to which it is attached.
- 7.15.01.04 For a Building-Mounted SECS installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached, and the system shall not extend horizontally past the roof line.
- 7.15.01.05 Ground-Mounted SECS may be located only in the required rear yard as Permitted Accessory Uses. Ground-Mounted SECS may be located outside of the rear yard, but behind the front building line, with an approved Conditional Use Permit.
- 7.15.01.06 Ground-Mounted SECS shall conform to the height and lot requirements for Accessory Buildings in the zoning district in which the system is to be constructed, except that the system may not exceed 12-feet in height.

7.15.01.06 Ground-Mounted SECS shall only be permitted in the following districts, subject to the requirements in this Ordinance: TA, R-1, R-2, R-3, R-4, I-1, I-2, and R-M.

7.15.02 Structural Requirements: The physical structure and connections to existing structures shall conform to the applicable City of La Vista Building Codes.

7.15.03 Permit Requirements: Before any construction or installation on any SECS system shall commence, a permit issued by the Building Department of the City of La Vista shall be obtained to document compliance with this Ordinance.

7.15.03.01 A permit fee shall be required, and the amount shall be established in the Master Fee Schedule.

7.15.03.02 The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.

7.15.04 Inspection, Safety, Abandonment, and Removal: The Chief Building Official and Fire Marshall reserve the right to inspect a SECS for building or fire code compliance and safety. If upon inspection the Chief Building Official or Fire Marshall determine that a fire code or building code violation exists, that the system has been abandoned, or that the system otherwise poses a safety hazard to persons or property, the Chief Building Official or Fire Marshall may order the owner to repair or remove the system within a reasonable time. Such an order shall be in writing, shall offer the option to repair, shall specify the code violation or safety hazard found and shall notify the owner of his or her right to appeal such determination. If the owner fails to repair or remove a SECS as ordered, and any appeal rights have been exhausted, an employee or independent contractor with the City of La Vista may enter the property, remove the system and charge the owner for all costs and expenses of removal, including reasonable attorney's fees or pursue other legal action to have the system removed at the owner's expense. In addition to any other available remedies, any unpaid costs resulting from the City of La Vista's removal of a vacated abandoned or de-commissioned SECS shall constitute a lien upon the property against which the costs were charged. Legal counsel of the City of La Vista shall institute appropriate action for the recovery of such cost, plus attorney's fees. A SECS shall be deemed abandoned or defective by the City of La Vista if it is out of use for a period of 12 months or more, at which time the property owner shall have six months to return the system back to service, or complete decommissioning of the SECS. Decommissioning includes the removal of the SECS, all associated equipment, footings and foundation system, and wiring. Upon removal, such property shall be returned to the same conditions that existed before the installation of the system.

7.15.05 Preexisting SECS: Section 7.15 of this Ordinance applies to Solar Energy Conversion Systems (SECS) installed and constructed after December 17, 2019. Any upgrade, modification or structural change that materially alters the size or placement of an existing SECS system shall comply with the provisions of this Ordinance.

7.15.06 Signage and/or Graphic Content: No signage or graphic content may be displayed on the solar PV system except the manufacturer's badge, safety information and

equipment specification information. Said information shall be depicted within an area no more than thirty-six (36) square inches in size.

**7.15.07 Screening and Visibility:** Placement of SECS shall be prioritized in such a way that will minimize or negate any solar glare onto nearby properties and roadways. SECS are subject to the following:

- 7.15.07.01 All SECS using a reflector to enhance solar production must minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north and south sides of the SECS, modifying the orientation of the system, reducing use of the solar reflector system, or other remedies that limit glare.
- 7.15.07.02 All SECS appurtenances, including, but not limited to, plumbing, water tanks and support equipment, shall be of a color that is complementary to the site location, and shall be screened to the extent reasonably feasible without compromising the effectiveness of the solar collectors. SECS shall comply with any applicable Design Guidelines of the appropriate district.
- 7.15.07.03 Building-mounted systems mounted on a flat roof shall successfully utilize one of the following solutions to screen the system:
  - An architecturally compatible parapet hides the angled system from public view;
  - The system is placed far enough toward the rear of such building so that the system will not be visible from person-perspective view from public areas; or
  - If the system is visible, it is mounted at an angle of no more than 5 degrees from the roof surface, and the support structures match the colors of the building.

For the purposes of this subsection 7.15.07.03 of the La Vista Zoning Ordinance, “public view” and “view from the public areas” shall mean visible to the unaided eye from adjacent public right-of-way, or such location as determined by the Community Development Director based upon the site considerations and achieving applicable design guidelines in effect for the property.

Amendment of Article 8 (Sections 8.01 through 8.04). Article 8 (Sections 8.01 through 8.04) of the Zoning Ordinance Update adopted by Ordinance No. 848, as previously amended, is hereby amended to read as follows:

**ARTICLE 8: BOARD OF ADJUSTMENT.** The board of adjustment shall be appointed and serve, and such board, the City and their respective officials, officers, employees and agents, and each of them, shall have and carry out such powers and duties as from time to time specified or authorized by applicable provisions of Nebraska Statutes or the La Vista Municipal Code, including without limitation Neb. Rev. Stat. Sections 19-901 through 19-914 and La Vista Municipal Code section 32.03.

Ordinance No.

Repeal of Section 2.04, Article 6 (Sections 6.01 through 6.05), Section 7.15, and Article 8 (Sections 8.01 through 8.04) of the Zoning Ordinance Update Adopted by Ordinance No. 848, as Previously Enacted and Amended. Section 2.04, Article 6 (Sections 6.01 through 6.05), Section 7.15, and Article 8 (Sections 8.01 through 8.04) of the Zoning Ordinance Update adopted by Ordinance No. 848 as previously enacted and amended are hereby repealed.

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

Publication and Effective Date. This ordinance shall be published in a legal newspaper in or of general circulation within the city, or book, pamphlet or electronic form and take effect as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

**Red-lined Version -  
Proposed Zoning Text Amendments**

## ARTICLE 6: CONDITIONAL USE PERMITS

**Section 6.01 General Provisions.** The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

**Section 6.02 Application for Conditional Use Permits.** A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

**Section 6.03 Public Hearing.** Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of La Vista, one time at least ten (10) days prior to such hearing.

**Section 6.04 Decisions.** A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, meaning that the use has been commenced or construction has been initiated, shall be valid for a period longer than twelve (12) months from the date of such order. Unless the following is completed:

6.04.01 City staff has granted an additional twelve (12) month administrative extension provided:

- 6.04.01.01 The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
- 6.04.01.02 The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
- 6.04.01.03 If the administrative extension of the ~~second fourth~~ twelve (12) month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the ~~initial twelve (12) month period~~latest extension period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

**Section 6.05 Standards.** No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.05.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.05.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.05.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.05.04 That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.05.05 That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.05.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.05.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.05.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.05.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

- 6.05.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.05.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

## **Section 7.15 Solar Energy Conversion Systems**

Solar Energy Conversion Systems (SECS) are permitted in all zoning districts as an accessory use to any lawfully permitted principal use on the same lot upon issuance of the proper permit and upon compliance with all requirements of this section and as elsewhere specified in this Ordinance. Building-integrated solar energy systems, as defined in this Ordinance, are not considered an accessory use and are not subject to the requirements of this Section.

**7.15.01 Height and Lot Requirements:** Solar Energy Conversion Systems (SECS) shall conform to the required height and lot requirements provide herein:

- 7.15.01.01 Building-Mounted SECS that are attached to a building on a lot shall comply with the height, front, side, rear yard, and max. building coverage requirements of the building to which they are attached, except as otherwise allowed in Section 7.15.01.04.
- 7.15.01.02 For a Building-Mounted SECS installed on a sloped roof that faces the front yard of a lot, the system must be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of eighteen (18) inches between the roof and highest edge or surface of the system.
- 7.15.01.03 For a Building-Mounted SECS installed on a sloped roof, the highest point of the system shall not exceed the highest point of the roof to which it is attached.
- 7.15.01.04 For a Building-Mounted SECS installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached, and the system shall not extend horizontally past the roof line.
- 7.15.01.05 Ground-Mounted SECS may be located only in the required rear yard as Permitted Accessory Uses. Ground-Mounted SECS may be located outside of the rear yard, but behind the front building line, with an approved Conditional Use Permit.
- 7.15.01.06 Ground-Mounted SECS shall conform to the height and lot requirements for Accessory Buildings in the zoning district in which the system is to be constructed, except that the system may not exceed 12-feet in height.
- 7.15.01.06 Ground-Mounted SECS shall only be permitted in the following districts, subject to the requirements in this Ordinance: TA, R-1, R-2, R-3, R-4, I-1, I-2, and R-M.

**7.15.02 Structural Requirements:** The physical structure and connections to existing structures shall conform to the applicable City of La Vista Building Codes.

**7.15.03 Permit Requirements:** Before any construction or installation on any SECS system shall commence, a permit issued by the Building Department of the City of La Vista shall be obtained to document compliance with this Ordinance.

- 7.15.03.01 A permit fee shall be required, and the amount shall be established in the Master Fee Schedule.
- 7.15.03.02 The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.

**7.15.04 Inspection, Safety, Abandonment, and Removal:** The Chief Building Official and Fire Marshall reserve the right to inspect a SECS for building or fire code compliance and safety. If upon inspection the Chief Building Official or Fire Marshall determine that a fire code or building code violation exists, that the system has been

abandoned, or that the system otherwise poses a safety hazard to persons or property, the Chief Building Official or Fire Marshall may order the owner to repair or remove the system within a reasonable time. Such an order shall be in writing, shall offer the option to repair, shall specify the code violation or safety hazard found and shall notify the owner of his or her right to appeal such determination. If the owner fails to repair or remove a SECS as ordered, and any appeal rights have been exhausted, an employee or independent contractor with the City of La Vista may enter the property, remove the system and charge the owner for all costs and expenses of removal, including reasonable attorney's fees or pursue other legal action to have the system removed at the owner's expense. In addition to any other available remedies, any unpaid costs resulting from the City of La Vista's removal of a vacated abandoned or de-commissioned SECS shall constitute a lien upon the property against which the costs were charged. Legal counsel of the City of La Vista shall institute appropriate action for the recovery of such cost, plus attorney's fees. A SECS shall be deemed abandoned or defective by the City of La Vista if it is out of use for a period of 12 months or more, at which time the property owner shall have six months to return the system back to service, or complete decommissioning of the SECS. Decommissioning includes the removal of the SECS, all associated equipment, footings and foundation system, and wiring. Upon removal, such property shall be returned to the same conditions that existed before the installation of the system.

**7.15.05 Preexisting SECS:** Section 7.15 of this Ordinance applies to Solar Energy Conversion Systems (SECS) installed and constructed after December 17, 2019. Any upgrade, modification or structural change that materially alters the size or placement of an existing SECS system shall comply with the provisions of this Ordinance.

**7.15.06 Signage and/or Graphic Content:** No signage or graphic content may be displayed on the solar PV system except the manufacturer's badge, safety information and equipment specification information. Said information shall be depicted within an area no more than thirty-six (36) square inches in size.

**7.15.07 Screening and Visibility:** Placement of SECS shall be prioritized in such a way that will minimize or negate any solar glare onto nearby properties and roadways. SECS are subject to the following:

- 7.15.07.01 All SECS using a reflector to enhance solar production must minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north and south sides of the SECS, modifying the orientation of the system, reducing use of the solar reflector system, or other remedies that limit glare.
- 7.15.07.02 All SECS appurtenances, including, but not limited to, plumbing, water tanks and support equipment, shall be of a color that is complementary to the site location, and shall be screened to the extent reasonably feasible without compromising the effectiveness of the solar collectors. SECS shall comply with any applicable Design Guidelines of the appropriate district.
- 7.15.07.03 Building-mounted systems mounted on a flat roof shall successfully utilize one of the following solutions to screen the system:
  - An architecturally compatible parapet hides the angled system from public view;
  - The system is placed far enough toward the rear of such building so that the system will not be visible from person-perspective view from public areas; or
  - If the system is visible, it is mounted at an angle of no more than 5 degrees from the roof surface, and the support structures match the colors of the building.

For the purposes of this subsection 7.15.07.03 of the La Vista Zoning Ordinance, "public view" and "view of the public areas" shall mean visible to the naked eye from the adjacent public right-of-way, or such location as determined by the Community

Development Director based upon the site considerations and achieving applicable design guidelines in effect for the property.

## **ARTICLE 8: BOARD OF ADJUSTMENT.**

Section 8.01 Members, Terms and Meetings The board of adjustment shall be appointed, and serve, and such board, the City and their respective officials, officers, employees and agents, and each of them, shall have and carry out such powers and duties as from time to time specified or authorized by Pursuant to applicable provisions of Nebraska Statutes or the La Vista Municipal Code, including without limitation Neb. Rev. Stat. Sections 19-901 through 19-914 and La Vista Municipal Code section 32.03.8, Reissue Revised Statutes of 1943 (in full): The board of adjustment shall consist of five (5) regular members, plus one (1) additional member designated as an alternate who shall attend and serve only when one of the regular members is unable to attend for any reason, each to be appointed for a term of three (3) years and removable for cause by the appointing authority upon written charges and after public hearings. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. One member only of the board of adjustment shall be appointed from the membership of the planning commission, and the loss of membership on the planning commission by such member shall also result in his or her immediate loss of membership on the board of adjustment and the appointment of another planning commissioner to the board of adjustment. After September 9, 1995, the first vacancy occurring on the board of adjustment shall be filled by the appointment of a person who resides in the extraterritorial zoning jurisdiction of the City at such time as more than two hundred persons reside within such area. Thereafter, at all times, at least one (1) member of the board of adjustment shall reside outside of the corporate boundaries of the City but within its extraterritorial zoning jurisdiction. The board of adjustment shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to sections 19-901 to 19-914. Meetings of the board shall be held at the call of the chairperson and at such other times as the board may determine. Such chairperson, or in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

### **Section 8.02 Appeals to Board, Record of Appeal, Hearings and Stays**

As provided in Section 19-909, Reissue Revised Statutes of 1943 (in full): Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the notice of the appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record in application on notice to the officer from whom the appeal is taken and on due cause shown. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties, in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or attorney.

### **Section 8.03 Powers and Jurisdiction on Appeal**

The Board of Adjustment shall have the following powers:

8.03.01 To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official or agency based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures;

8.03.02 to hear and decide, in accordance with the provisions of this Ordinance, requests for interpretation of any map, or for decisions upon other special questions upon which the Board is authorized by this Ordinance to pass; and

7.03.03 To grant variances, where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance.

8.03.03.01 The Board of Adjustment shall authorize no such variance, unless it finds that:

1. The strict application of the Ordinance would produce undue hardship;

2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; and
4. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice. No variance shall be authorized unless the Board finds that the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

~~In exercising the above mentioned powers, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to effect any variation in this Ordinance.~~

**Section 8.04 Appeals to District Court**

~~Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may appeal as provided by Section 19-912, Reissue Revised Statutes of 1943 (in full).~~

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
TEXT AMENDMENTS – SUBDIVISION REGULATIONS	◆ RESOLUTION ◆ ORDINANCE ◆ RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and an ordinance has been prepared to amend Sections 2.03, 3.02, 3.03, 3.04, 3.05, 3.08 and Article 10 of the La Vista Subdivision Regulations.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Staff has been working over the past few months toward allowing for entirely digital submissions of zoning and subdivision applications. Currently, the La Vista Subdivision Regulations provide direction for the submittal of paper copies with each submittal. The proposed changes allow for digital submittals, without the need for paper copies.

Additional updates throughout the document also reflect changes to the Community Development Department's organizational chart through the past few years.

The Planning Commission also held a public hearing on February 6<sup>th</sup> and voted 7-0 to recommend approval of the proposed amendments to the La Vista Subdivision Regulations.

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

AN ORDINANCE TO AMEND SECTIONS 2.03, 3.02, 3.03, 3.04, 3.05, 3.08 AND ARTICLE 10 (SECTIONS 10.01 THROUGH 10.10) OF THE SUBDIVISION REGULATIONS ADOPTED BY ORDINANCE NO. 1211, AS PREVIOUSLY AMENDED; TO REPEAL SECTIONS 2.03, 3.02, 3.03, 3.04, 3.05, 3.08 AND ARTICLE 10 (SECTIONS 10.01 THROUGH 10.10) OF THE SUBDIVISION REGULATIONS ADOPTED BY ORDINANCE NO. 1211 AS PREVIOUSLY ENACTED AND AMENDED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR PUBLICATION AND THE EFFECTIVE DATE HEREOF.

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

Amendment of Section 2.03. Section 2.03 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

**Section 2.03 General Provisions; Powers.**

No plat of a subdivision of land lying within the jurisdiction of the City shall be filed or recorded until it shall have been submitted to and a report and recommendation thereon made, by the Planning Commission to the City Council and the City Council has approved the final plat; or in the case of an administrative plat, approval by the Community Development Director.

Amendment of Section 3.02. Section 3.02 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

**Section 3.02 Procedure for Approval of Preliminary Plat.**

3.02.01 Before any subdivider contracts for the sale or offers to sell any subdivision of land or any part thereof, which is wholly or partly within the City of La Vista or which is within the extraterritorial jurisdiction of the City of La Vista the subdivider or subdivider's representative shall file a preliminary plat of said subdivision with the City of La Vista. The preliminary plat shall be prepared in accordance with the regulations set forth herein, and shall be submitted to city staff prior to any grading. The construction of infrastructure shall not commence until approval of the final plat and approval of the infrastructure plans. The City shall determine whether the plat is in proper form and shall not receive and consider such plat as filed until it is submitted in accordance with the requirements hereof. The street layout shall be in conformity with a plan for the most advantageous development of the entire neighboring area and in conformity with the Comprehensive Development Plan.

3.02.02 All plats, preliminary and final, shall be prepared in conformance with the provisions of this ordinance and in conformance with the Comprehensive Development Plan and Zoning Ordinance. The subdivider shall be responsible for such conformance.

3.02.03 One full-sized digital copy in PDF format of the preliminary plat and required supplementary material as specified in Section 3.03 of this ordinance shall be submitted in accordance with the review schedule.

3.02.04 The Planning Commission will consider the preliminary plat and will:

1. Review the preliminary plat and other material submitted for conformity thereof to this ordinance,
2. Review any recommendations of the school district and other entities, and
3. Recommend changes deemed advisable and the kind and extent of improvements to be made by the subdivider.

The Planning Commission shall act on the plat as submitted or modified, and if approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof.

3.02.05 Conditional approval of a preliminary plat shall not constitute an acceptance of the plat, but shall be deemed an expression of approval of the layout submitted on the preliminary plat.

3.02.06 The City Council may (a) concur with the Planning Commission's recommendation; (b) reverse the Planning Commission's recommendation; or (c) refer the preliminary plat back to the Planning Commission for reconsideration with specific instructions to the Planning Commission; (d) approve with some modification from the Planning Commission's recommendation.

3.02.07 Approval of a preliminary plat shall not constitute approval of the final plat. Rather, the preliminary plat shall be deemed an expression of approval of the general design concept and serves as an acceptable guide for the preparation of

the final plat. Approval of the preliminary plat shall become void after twelve (12) months from the date of such approval by City Council. The City Council may provide for an extension however such extension shall not exceed one year. If no final plat has been filed or a final plat of previously proposed phases has not been filed within the original twelve (12) months, or by the end of the extension, the preliminary plat will become void.

3.02.08 The filing fee for the preliminary plat shall be in accordance to the City's Master Fee Schedule.

Amendment of Section 3.03. Section 3.03 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

**Section 3.03 Preliminary Plat Specifications.**

The preliminary plat shall be drawn to a scale of at least one inch (1) to one hundred feet (100'), or as approved by the City Engineer, with a sheet size not to exceed 42" x 30" and shall be plainly marked "preliminary plat" and shall include, show, or be accompanied by the following information, unless deviations are required by the City Engineer, Community Development Director, or his/her designee:

3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.

3.03.02 Both existing and proposed grades, with contours at intervals of five (5) feet or less.

3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.

3.03.04 The proposed name of the subdivision which must not be so similar to that of an existing subdivision as to cause confusion.

3.03.05 The proposed names and addresses of the owner and subdivider and the engineer or surveyor (licensed to practice in Nebraska) responsible for the subdivision layout.

3.03.06 The legal description of the area being platted, boundary lines and dimensions, the location of monuments found or set, section lines, and acreage of the proposed development.

3.03.07 Width and location of platted streets and alleys within 200 feet of the property, physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision, the location of all existing utilities with their sizes indicated, as well as flow lines, elevations of existing sanitary and storm sewer, and the outline of wooded areas (the location of important individual trees may be required).

3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land.

3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and land proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.

3.03.10 The location and width of proposed streets, all easements including buffer easements, rights-of-way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.

3.03.11 When wetlands and jurisdictional waterways exist, or are believed to exist, provide a delineation prepared by a qualified environmental specialist.

3.03.12 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.

3.03.13 All established floodway, flood fringe, and flood plain overlay lines.

3.03.14 The existing zoning classification, building setback lines, and proposed uses of land within the proposed subdivision.

3.03.15 A digital copy in an editable format, of a subdivision agreement with itemized cost estimates for infrastructure improvements with proposed allocation of costs between sources of funding, letter size exhibits setting forth size and location of infrastructure improvements, and a digital copy of full-size exhibits setting forth size and location of infrastructure improvements. The draft subdivision agreement shall include a statement of the estimated Storm Water Management Fees in accordance with Chapter 154 of the City Code to be generated through ultimate development of the subdivision. Draft subdivision agreements shall be required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements. Draft

subdivision agreements may be required in other cases as determined by the City.

3.03.16 A digital copy of an erosion control plan.

3.03.17 Requests for waivers of design standards, if any.

3.03.18 The subdivider or subdivider's representative shall be in attendance at the Planning Commission and City Council meetings when the preliminary plat is discussed.

3.03.19 A traffic impact analysis may be required by the city engineer.

3.03.20 A digital copy of the following documents is to be submitted to the City for review at the time of the preliminary plat submittal:

1. A sanitary sewer plan.
2. A surface storm drainage plan including provisions for water quality improvements to the first one-half inches (0.5") of runoff from the site and to reduce stormwater discharge rates after development of the site to pre-development conditions for the 2-year return frequency storm event measured at every drainage outlet (stormwater discharge).
3. A street profile plan with a statement of proposed street improvements.

A Post-Construction Storm Water Management Plan, as provided in Chapter 154 of the City Code, with a proposed implementation schedule or sequence of phased construction, and proposed maintenance, inspection and operation procedures for the proposed BMP's. A draft Maintenance Agreement and Easement shall be included with this submittal.

Amendment of Section 3.04. Section 3.04 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

**Section 3.04 Procedure for Approval of Final Plat.**

3.04.01 The final plat shall conform to the preliminary plat as approved and may be comprised of only that portion of the approved preliminary plat which the subdivider proposed to record and develop at the time.

3.04.02 The final plat shall be submitted in accordance with the review schedule to the city for Planning Commission and City Council review.

3.04.03 A digital copy in PDF format of the final plat and required supplementary material as specified in Section 3.05 of this ordinance, or as determined by the Community Development Director, shall be submitted in accordance with the review schedule.

3.04.04 Upon approval of the final plat, a certification of approval by the City shall be endorsed thereon by the mayor and the Planning Commission chair, and the original shall be filed with the Sarpy County Register of Deeds, with additional plats filed as required by the city or county.

3.04.05 Final approval by the City Council shall be by resolution after receiving the recommendation of the Planning Commission.

3.04.06 Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds. It shall be the responsibility of the subdivider to furnish the Community Development Department documentation of compliance within the (90) day period. A thirty (30) day extension may be granted by the City Council upon written request of the subdivider and submittal of the required fee. The filing fee for the final plat shall be in accordance to the City's Master Fee Schedule.

Amendment of Section 3.05. Section 3.05 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

**Section 3.05 Final Plat Specifications.**

After approval of the preliminary plat by the City Council, the subdivider shall prepare and submit to the city a final plat prepared by a registered land surveyor for recording purposes and shall submit in conformance with the approved preliminary plat drawn to a scale of at least one (1") inch to one hundred (100) feet, with a sheet size not to exceed 42"x30" accompanied by the following information unless deviations are approved or required by the City Engineer, Community Development Director, or his/her designee:

3.05.01 Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.

3.05.02 North arrow and graphic scale.

3.05.03 Lot layout, street names, location and rights-of-way width for all streets within or abutting the plat shall be shown, and adjacent subdivisions.

3.05.04 An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions. The boundary survey shall meet or exceed the Measurement Specifications and Positional Tolerance described under the Technical Minimums section of the "Minimum Standards For Surveys," adopted by the Nebraska State Board of Examiners for Land Surveys.

3.05.05 Fractional lines and corners of the government, township, and section surveys shall be approximately labeled and dimensioned as applicable to the plat.

3.05.06 Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.

3.05.07 Bearings, based on assumed meridian approximating north, of all boundary lines or internal angles of all angle points on the boundary shall be shown.

3.05.08 The minimum unadjusted acceptable error of closure for any portion of the plat shall be 1:7,500.

3.05.09 3.05.09 Location of lots including square footage of each lot for lots other than single family residential, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.

3.05.10 All distances shall be shown in feet to the nearest one-hundredth (1/100) of a foot.

3.05.11 A notarized dedication signed and acknowledged by all parties having any titled interest in or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 10.01. If no mortgage holders, provide a statement to that effect from a title company.

3.05.12 A block for the certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per Section 10.07.

3.05.13 A block for the approval of the Planning Commission as per Section 10.03.

3.05.14 A block for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk as per Section 10.04.

3.05.15 A legal description including total acreage.

3.05.16 A block / space for Certificate of County Register of Deeds as per Section 10.05.

3.05.17 A block for review by Sarpy County Public Works as per Section 10.06.

3.05.18 A block for the approval of the lending institution as per Section 10.10, if applicable.

3.05.19 A block for surveyors certification as per Section 10.02.

3.05.20 A digital copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.

3.05.21 After the approval of the City Council, signed and notarized Mylar copies, in count, size, and format as determined by the Community Development Department, shall be submitted to the City for final signatures.

3.05.22 Plat boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev. Stat. §86-1601 to 86-1606, except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §86-1602(2), and the use of United States feet and decimals of a foot shall be required pursuant to Neb. Rev. Stat. §86-1603. State Plane Coordinates shall be shown for all boundary corners and reference points used in the boundary description of the final plat.

3.05.23 Statement of estimated costs and financial assumptions for any possible sanitary and improvement district (SID) connection fees.

3.05.24 Financial data showing cost of all public improvements. Costs to be itemized and all soft costs to be itemized and funding sources identified as to general obligation, special assessment, and private and if City, SID or other form of public debt is to be incurred, the data must include a breakdown for each type of improvement showing detailed quantities and costs to be specially assessed or otherwise to be borne by the subdivider and those costs proposed not be borne by special assessment or otherwise borne by the subdivider (the latter sometimes referred to as "General Obligation").

3.05.25 Preparation of an acceptable subdivision agreement prior to City Council action.

3.05.26 Waivers being requested, if any.

3.05.27 The final plat shall then be submitted to the City Council for approval and adoption prior to the start of construction of public or private infrastructure improvements.

Amendment of Section 3.08. Section 3.08 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

### **Section 3.08 Administrative Plats**

3.08.01 The intent of this section is to provide for lot splits and lot consolidations which result in lots divided or combined into not more than two (2) lots without having to replat said lot, provided that the resulting lots shall not again be divided without replatting. Consolidation of ten (10) or fewer lots into not more than two (2) lots may be permitted without having to replat, provided requirements of section 3.09.03 are not warranted. City staff shall review the administrative plat application and make a final determination.

3.08.02 Requests for an administrative plat approval shall be made by the subdivider or a designated representative of the land to the city staff. The administrative plat shall include the following:

1. A survey of the lot(s),
2. Location of all existing structure(s),
3. Location and dimensions of the proposed administrative plat,
4. A block for Acknowledgment by Notary as per Section 10.01,
5. A block for Surveyors Certification as per Section 10.02,
6. A block / space for Certificate of County Register of Deeds as per Section 10.05,
7. A block of review from the Sarpy County Public Works as per Section 10.06,
8. A block for approval or certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per 10.07,
9. A block for the approval of the City as per Section 10.08,
10. A block for the approval of the lending institution as per Section 10.10, if applicable.
11. Size and number of copies as required by the City.

3.08.03 Disapproval of administrative plat shall be based on the following guidelines:

1. A new street or other right-of-way is needed or proposed,
2. Vacations of streets, access control or easements (unless certain easements are determined by city staff to be unnecessary and for which proper release from the corresponding utility companies have been made and filed) are required or proposed,
3. Such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.,
4. There is less street right-of-way than required by this ordinance or the Comprehensive Development Plan,
5. All easement requirements have not been satisfied,
6. The administrative plat will result in a tract without direct access to a street,
7. A substandard-sized lot or parcel will be created,
8. The lot has previously been through two (2) consecutive instances of the administrative plat process of either the City or the County.

3.08.04 No administrative plats shall be approved unless all required public improvements have been installed, no new dedication of public right-of-way or easements are involved, and such subdivision complies with the Zoning Ordinance requirements concerning minimum lot areas and dimensions of such lots.

3.08.05 Prior to the approval of the administrative plat, the subdivider shall provide a statement from the County Treasurer's Office showing there are no tax liens against said land within the proposed subdivision or any part thereof. The subdivider shall also provide a statement from the City Treasurer's Office showing that all special assessment installment payments are current as applied to said proposed subdivision or any part thereof. All taxes shall be paid in full on all real

property dedicated to a public use.

3.08.06 The filing fee for the administrative plat shall be in accordance to the City's Master Fee Schedule.

3.08.07 After approval from the city staff, signed and notarized Mylar copies, in count, size, and format as determined by the Community Development Department, shall be submitted to the City for final signatures. Approval of the plat shall become null and void ninety (90) days from the date of the Community Development Director's approval if the subdivider does not file the plat with the Register of Deeds. One copy of the recorded plat shall be filed with the City. A thirty (30) day extension may be granted by the Community Development Director upon written request of the subdivider and submittal of the required fee.

Amendment of Article 10 (Sections 10.01 through 10.10). Article 10 (Sections 10.01 through 10.10) of the Subdivision Regulations adopted by Ordinance No. 1211, as previously amended, is hereby amended to read as follows:

Article 10: Certification and Dedication Statements

**Section 10.01: Acknowledgement of Notary**

**ACKNOWLEDGEMENT OF NOTARY**

**STATE OF NEBRASKA**

**COUNTY OF SARPY**

On the \_\_\_\_\_ day, of \_\_\_\_\_ 20\_\_\_\_, before me, the undersigned Notary Public, duly commissioned and qualified in aforesaid county personally appeared \_\_\_\_\_, known by me to be the identical person whose name is affixed to the dedication on this plat and acknowledged the execution thereof to be his/her voluntary act and deed as said \_\_\_\_\_.

WITNESS my hand and Notarial Seal the day and year last above mentioned.

(SEAL)

Notary Public

**Section 10.02: Surveyor's Certification**

SURVEYORS CERTIFICATION:

I \_\_\_\_\_ (Your Name) \_\_\_\_\_, Nebraska Registered Land Surveyor No. \_\_\_\_\_, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

(Your Signature) \_\_\_\_\_ Date: \_\_\_\_\_  
(Your Name Printed)  
Nebr. Reg. L.S. No. XXX

(seal)

**Section 10.03: Approval of La Vista City Planning Commission**

APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA

This plat of \_\_\_\_\_ was approved by the La Vista Planning Commission this \_\_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_

Chairperson, La Vista Planning Commission

**Section 10.04: Acceptance by La Vista City Council**

ACCEPTANCE BY LA VISTA CITY COUNCIL OF

This plat of \_\_\_\_\_ was approved by the City Council of the City of La Vista, Nebraska on this \_\_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_, in accordance

with the State Statutes of Nebraska.

\_\_\_\_\_  
Mayor

(City of La Vista SEAL)

ATTEST \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

#### **Section 10.05: Acceptance by Sarpy County Register of Deeds**

A 5" x 2 1/2" space in the upper right hand corner to allow for the placement of a recording "sticker".

#### **Section 10.06: Review by Sarpy County Public Works**

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF \_\_\_\_\_, WAS  
REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
COUNTY SURVEYOR/ENGINEER

#### **Section 10.07: County Treasurer's Certifications**

COUNTY TREASURER'S CERTIFICATIONS

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

\_\_\_\_\_  
County Treasurer \_\_\_\_\_  
(SEAL) \_\_\_\_\_  
\_\_\_\_\_  
Date

#### **Section 10.08: Administrative Plat Approval**

APPROVAL OF CITY OF LA VISTA

This Administrative Plat was approved by the City of La Vista this \_\_\_\_\_ Day of  
\_\_\_\_\_, 20\_\_\_. \_\_\_\_\_

\_\_\_\_\_  
City Clerk \_\_\_\_\_  
\_\_\_\_\_  
Mayor \_\_\_\_\_

(City of La Vista SEAL)  
Community Development Director

#### **Section 10.09: Owners Certification**

OWNERS CERTIFICATION

I/we the undersigned \_\_\_\_\_ owner(s) of the real estate shown and  
(names)  
described herein, do hereby certify that I/we have laid out, platted and subdivided, and  
do hereby lay out, plat and subdivided, said real estate in accordance with this plat.  
This subdivision shall be known and designated as \_\_\_\_\_, an  
addition to the City of La Vista, Nebraska (delete last phrase if the subdivision is located  
outside of the corporate limits and will not be annexed to the City). All Streets and alleys  
shown and not heretofore dedicated are hereby dedicated to the public unless  
specifically noted herein. Other public lands shown and not heretofore dedicated are  
hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special  
assessments are explained as follows: \_\_\_\_\_.

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations.

(Additional covenants or restrictions and enforcement provisions therein may be inserted here or attached to the plat).

---

Signature

---

Signature

**Section 10.10: Lien Holder Consent**

The undersigned holder of that certain lien against the real property described in the plat known as \_\_\_\_\_ (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. \_\_\_\_\_ (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the lien and has not assigned the lien to any other person.

---

(Name of lien holder)

By: \_\_\_\_\_

---

(Print the Name of Individual)

Title: \_\_\_\_\_

Repeal of Sections 2.03, 3.02, 3.03, 3.04, 3.05, 3.08 and Article 10 (Sections 10.01 through 10.10) of the Subdivision Regulations Adopted by Ordinance No. 1211, as Previously Enacted and Amended. Sections 2.03, 3.02, 3.03, 3.04, 3.05, 3.08 and Article 10 of the Subdivision Regulations adopted by Ordinance No. 1211, as previously enacted and amended, are hereby repealed.

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

Publication and Effective Date This ordinance shall be published in a legal newspaper in or of general circulation within the city, or book, pamphlet or electronic form and take effect as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Rachel D. Carl, CMC  
City Clerk

**Redlined Version -  
Subdivision Regulation  
Amendments**

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## ARTICLE 2: GENERAL PROVISIONS

### **Section 2.01 General Provisions**

The Subdivision Regulations as herein set forth are intended to provide for harmonious development of the city and its environs; for the integration of new subdivision streets with other existing or planned streets or with other features of the Comprehensive Development Plan of the City; for adequate open spaces for traffic, recreation, light and air; for the distribution of population and traffic in a manner which will tend to create conditions favorable to health, safety, convenience, or prosperity; to insure conformance of subdivision plans with the capital improvement program of the City and its planning area; and to secure equitable handling of all subdivision plats by providing uniform procedures and standards for observance by subdividers, Planning Commission and City Council.

### **Section 2.02 General Provisions; Jurisdiction.**

The provisions of this ordinance shall apply to all land located within the legal boundaries of the city, as the same may be amended by subsequent annexation, and shall also include all land lying within two (2) miles of the corporate limits of the city, or as indicated on the Official Zoning Map of the city and not located in any other municipality.

### **Section 2.03 General Provisions; Powers.**

No plat of a subdivision of land lying within the jurisdiction of the City shall be filed or recorded until it shall have been submitted to and a report and recommendation thereon made, by the Planning Commission to the City Council and the City Council has approved the final plat; or in the case of an administrative plat, approval by the [City Planner](#)[Community Development Director](#).

It shall be unlawful for the owner, agent, or person having control of any land within the corporate limits of the city, or within the area shown on the Official Zoning Map to subdivide land except in accordance with Neb. Rev. Stat. §19-916 and the provisions of the title; provided, however, that any subdivision of land caused by the acquisition of land by the federal government, the state of Nebraska, the county, or the city, shall be deemed to have received approval as required by Neb. Rev. Stat. § 19-916.

### **Section 2.04 Applicability.**

Any plat, hereafter made, for each subdivision or each part thereof lying within the jurisdiction of this ordinance, shall be prepared, presented for approval, and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract, parcel of land into two or more lots, tracts, or other division of land for the purpose of sale or development, whether immediate or future, including the subdivision or replatting of land or lots, except that the division of land when the smallest parcel created is more than ten (10) acres in area shall be exempt from this ordinance. Further, the regulations set forth by this ordinance shall be minimum regulations which shall apply uniformly throughout the jurisdiction of this ordinance except as hereinafter provided.

### **Section 2.05 General Provisions; Interpretation.**

In interpreting and applying the terms of this ordinance, subdividers shall be held to the minimum requirements for the promotion of the public health, safety and general welfare.

### **Section 2.06 General Provisions; Conflict.**

No final plat shall be approved unless it conforms to the Subdivision Regulations contained herein. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the Zoning Ordinance, Building Regulations, or other official regulations or ordinances, the most restrictive shall apply.

### **Section 2.07 General Provisions; Permits.**

Unless a lot shall have been platted in accordance with the provisions of this article, no building permit shall be issued.

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## ARTICLE 3: PROCEDURES

### **Section 3.01 Procedure for Filing Pre-application Plans and Data.**

Pre-application Plans and Data: At least 30 days prior to filing an application for approval of a preliminary plat the subdivider shall submit plans and data to the City in draft form showing ideas for the proposed subdivision of land. The draft plan shall include:

- 3.01.01 The proposed tentative layout of streets, lots and other features in relation to existing streets, utilities, topography and other conditions.
- 3.01.02 A general location map showing the proposed subdivision and its relationship to existing abutting subdivisions and community facilities in the area, such as streets, alleys, schools, parks, commercial areas and other data supplementing the plans which outline or describe all of the proposed development as it relates to existing conditions.

These pre-application plans and data shall not require a formal application fee. After discussion with the subdivider and review of the data, city staff will inform the subdivider whether such plans and data submitted meet the objectives of this ordinance and shall describe any inconsistencies with the requirements of this ordinance.

### **Section 3.02 Procedure for Approval of Preliminary Plat.**

- 3.02.01 Before any subdivider contracts for the sale or offers to sell any subdivision of land or any part thereof, which is wholly or partly within the City of La Vista or which is within the extraterritorial jurisdiction of the City of La Vista the subdivider or subdivider's representative shall file a preliminary plat of said subdivision with the City of La Vista. The preliminary plat shall be prepared in accordance with the regulations set forth herein, and shall be submitted to city staff prior to any grading. The construction of infrastructure shall not commence until approval of the final plat and approval of the infrastructure plans. The City shall determine whether the plat is in proper form and shall not receive and consider such plat as filed until it is submitted in accordance with the requirements hereof. The street layout shall be in conformity with a plan for the most advantageous development of the entire neighboring area and in conformity with the Comprehensive Development Plan.
- 3.02.02 All plats, preliminary and final, shall be prepared in conformance with the provisions of this ordinance and in conformance with the Comprehensive Development Plan and Zoning Ordinance. The subdivider shall be responsible for such conformance.
- 3.02.03 ~~Twelve (12) full sized copies~~One full-sized digital copy in PDF format of the preliminary plat and required supplementary material as specified in Section 3.03 of this ordinance ~~as well as a digital copy in PDF format~~ shall be submitted in accordance with the review schedule. ~~City staff shall distribute one (1) copy of the preliminary plat with a request for comments to the school district and other entities, as the city deems appropriate. Additional copies shall be requested prior to submittal to Planning Commission and City Council for their review.~~
- 3.02.04 The Planning Commission will consider the preliminary plat and will:
  1. Review the preliminary plat and other material submitted for conformity thereof to this ordinance,
  2. Review any recommendations of the school district and other entities, and
  3. Recommend changes deemed advisable and the kind and extent of improvements to be made by the subdivider.The Planning Commission shall act on the plat as submitted or modified, and if approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof.
- 3.02.05 Conditional approval of a preliminary plat shall not constitute an acceptance of the plat, but shall be deemed an expression of approval of the layout submitted on the preliminary plat.
- 3.02.06 The City Council may (a) concur with the Planning Commission's recommendation; (b) reverse the Planning Commission's recommendation; or (c) refer the preliminary plat back to the Planning Commission for reconsideration with specific instructions to the Planning Commission; (d) approve with some modification from the Planning Commission's recommendation.
- 3.02.07 Approval of a preliminary plat shall not constitute approval of the final plat. Rather, the preliminary plat shall be deemed an expression of approval of the general design concept and serves as an acceptable guide for the preparation of the final plat. Approval of the preliminary plat shall become void after twelve (12) months from the date of such approval by City Council. The City Council may provide for an extension however such extension shall not exceed one year. If no final plat has been filed or a final plat of previously proposed

phases has not been filed within the original twelve (12) months, or by the end of the extension, the preliminary plat will become void.

3.02.08 The filing fee for the preliminary plat shall be in accordance to the City's Master Fee Schedule.

### **Section 3.03 Preliminary Plat Specifications.**

The preliminary plat shall be drawn to a scale of at least one inch (1) to one hundred feet (100')-, or as approved by the City Engineer, with a sheet size not to exceed 42" x 30" and shall be plainly marked "preliminary plat" and shall include, show, or be accompanied by the following information, unless deviations are required by the City Engineer ~~, or City Planner~~Community Development Director, or his/her designee:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades, with contours at intervals of five (5) feet or less.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be so similar to that of an existing subdivision as to cause confusion.
- 3.03.05 The proposed names and addresses of the owner and subdivider and the engineer or surveyor (licensed to practice in Nebraska) responsible for the subdivision layout.
- 3.03.06 The legal description of the area being platted, boundary lines -and dimensions, the location of monuments found or set, section lines, and acreage of the proposed development.
- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property, physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision, the location of all existing utilities with their sizes indicated, as well as flow lines, elevations of existing sanitary and storm sewer, and the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and land proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, rights-of-way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 When wetlands and jurisdictional waterways exist, or are believed to exist, provide a delineation prepared by a qualified environmental specialist.
- 3.03.12 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.13 All established floodway, flood fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification, building setback lines, and proposed uses of land within the proposed subdivision.
- 3.03.15 ~~Three (3) draft paper copies, along with a~~A digital copy in an editable format, of a subdivision agreement with itemized cost estimates for infrastructure improvements with proposed allocation of costs between sources of funding, letter size exhibits setting forth size and location of infrastructure improvements, and ~~two (2)~~a digital copyies of full-size exhibits setting forth size and location of infrastructure improvements. The draft subdivision agreement shall include a statement of the estimated Storm Water Management Fees in accordance with Chapter 154 of the City Code to be generated through ultimate development of the subdivision. Draft subdivision agreements shall be required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements. Draft subdivision agreements may be required in other cases as determined by the City.
- 3.03.16 ~~Three (3) copies~~A digital copy of an erosion control plan.
- 3.03.17 Requests for waivers of design standards, if any.
- 3.03.18 The subdivider or subdivider's representative shall be in attendance at the Planning Commission and City Council meetings when the preliminary plat is discussed.
- 3.03.19 A traffic impact analysis may be required by the city engineer.

3.03.20 ~~Four copies~~A digital copy of the following documents ~~are is~~ to be submitted to the City for review at the time of the preliminary plat submittal:

1. A sanitary sewer plan.
2. A surface storm drainage plan including provisions for water quality improvements to the first one-half inches (0.5") of runoff from the site and to reduce stormwater discharge rates after development of the site to pre-development conditions for the 2-year return frequency storm event measured at every drainage outlet (stormwater discharge).
3. A street profile plan with a statement of proposed street improvements.
4. A Post-Construction Storm Water Management Plan, as provided in Chapter 154 of the City Code, with a proposed implementation schedule or sequence of phased construction, and proposed maintenance, inspection and operation procedures for the proposed BMP's. A draft Maintenance Agreement and Easement shall be included with this submittal.

#### **Section 3.04 Procedure for Approval of Final Plat.**

3.04.01 The final plat shall conform to the preliminary plat as approved and may be comprised of only that portion of the approved preliminary plat which the subdivider proposed to record and develop at the time.

3.04.02 The final plat shall be submitted in accordance with the review schedule to the city for Planning Commission and City Council review.

3.04.03 ~~Twelve (12) folded full sized copies and a~~A digital copy in PDF format of the final plat and required supplementary material as specified in Section 3.05 of this ordinance, or as determined by the Community Development Director, shall be submitted in accordance with the review schedule. ~~If requested, additional copies shall be provided prior to submittal to Planning Commission and City Council for their review.~~

3.04.04 Upon approval of the final plat, a certification of approval by the City shall be endorsed thereon by the mayor and the Planning Commission chair, and the original shall be filed with the Sarpy County Register of Deeds, with additional plats filed as required by the city or county.

3.04.05 Final approval by the City Council shall be by resolution after receiving the recommendation of the Planning Commission.

3.04.06 Approval of the final plat shall become null and void ninety (90) days from the date of City Council approval if the subdivider does not file the final plat with the Register of Deeds. It shall be the responsibility of the subdivider to furnish the City PlannerCommunity Development Department documentation of compliance within the (90) day period. A thirty (30) day extension may be granted by the City Council upon written request of the subdivider and submittal of the required fee. The filing fee for the final plat shall be in accordance to the City's Master Fee Schedule.

#### **Section 3.05 Final Plat Specifications.**

After approval of the preliminary plat by the City Council, the subdivider shall prepare and submit to the city a final plat prepared by a registered land surveyor for recording purposes and shall submit in conformance with the approved preliminary plat drawn to a scale of at least one (1") inch to one hundred (100) feet, with a sheet size not to exceed 42"x30" accompanied by the following information unless deviations are approved or required by the City Engineer, or City PlannerCommunity Development Director, or his/her designee:

- 3.05.01. Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.
- 3.05.02. North arrow and graphic scale.
- 3.05.03. Lot layout, street names, location and rights-of-way width for all streets within or abutting the plat shall be shown, and adjacent subdivisions.
- 3.05.04. An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions. The boundary survey shall meet or exceed the Measurement Specifications and Positional Tolerance described under the Technical Minimums section of the "Minimum Standards For Surveys," adopted by the Nebraska State Board of Examiners for Land Surveys.
- 3.05.05. Fractional lines and corners of the government, township, and section surveys shall be approximately labeled and dimensioned as applicable to the plat.
- 3.05.06. Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.

3.05.07. Bearings, based on assumed meridian approximating north, of all boundary lines or internal angles of all angle points on the boundary shall be shown.

3.05.08. The minimum unadjusted acceptable error of closure for any portion of the plat shall be 1:7,500.

3.05.09. Location of lots including square footage of each lot for lots other than single family residential, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.

3.05.10. All distances shall be shown in feet to the nearest one-hundredth (1/100) of a foot.

3.05.11. A notarized dedication signed and acknowledged by all parties having any titled interest in or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 10.01. If no mortgage holders, provide a statement to that effect from a title company.

3.05.12. A block for the certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per Section 10.07.

3.05.13. A block for the approval of the Planning Commission as per Section 10.03.

3.05.14. A block for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk as per Section 10.04.

3.05.15. A legal description including total acreage.

3.05.16. A block / space for Certificate of County Register of Deeds as per Section 10.05.

3.05.17. A block for review by Sarpy County Public Works as per Section 10.06.

3.05.18. A block for the approval of the lending institution as per Section 10.10, if applicable.

3.05.19. A block for surveyors certification as per Section 10.02.

3.05.20. ~~Three (3) copies~~A digital copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.

3.05.21. ~~Prior to~~After the approval of the City Council, ~~signed and notarized Mylar copies, in count, size, and format as determined by the Community Development Department, shall be submitted to the City for final signatures~~at least five (5) original signed and notarized, readable and reproducible 18" x 24" minimum to 30" x 42" maximum Mylar copies of the final plat with a 1.5" border and one 11" x 17" shall be submitted as well as one (1) electronic copy on a compact disc or DVD (AutoCAD or compatible file to the City Engineer and Sarpy County's needs).

3.05.22. Plat boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev. Stat. §86-1601 to 86-1606, except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §86-1602(2), and the use of United States feet and decimals of a foot shall be required pursuant to Neb. Rev. Stat. §86-1603. State Plane Coordinates shall be shown for all boundary corners and reference points used in the boundary description of the final plat.

3.05.23. Statement of estimated costs and financial assumptions for any possible sanitary and improvement district (SID) connection fees.

3.05.24. Financial data showing cost of all public improvements. Costs to be itemized and all soft costs to be itemized and funding sources identified as to general obligation, special assessment, and private and if City, SID or other form of public debt is to be incurred, the data must include a breakdown for each type of improvement showing detailed quantities and costs to be specially assessed or otherwise to be borne by the subdivider and those costs proposed not be borne by special assessment or otherwise borne by the subdivider (the latter sometimes referred to as "General Obligation").

3.05.25. Preparation of an acceptable subdivision agreement prior to City Council action.

3.05.26. Waivers being requested, if any.

3.05.27. The final plat shall then be submitted to the City Council for approval and adoption prior to the start of construction of public or private infrastructure improvements.

### **Section 3.06 Vacation of Plat of Record.**

3.06.01 A subdivider may make application to the City to vacate any plat of record under the following conditions:

1. The plat to be vacated is a legal plat of record.

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## **Section 3.08 Administrative Plats**

3.08.01 The intent of this section is to provide for lot splits and lot consolidations which result in lots divided or combined into not more than two (2) lots without having to replat said lot, provided that the resulting lots shall not again be divided without replatting. Consolidation of ten (10) or fewer lots into not more than two (2) lots may be permitted without having to replat, provided requirements of section 3.09.03 are not warranted. City staff shall review the administrative plat application and make a final determination.

3.08.02 Requests for an administrative plat approval shall be made by the subdivider or a designated representative of the land to the city staff. The administrative plat shall include the following:

1. A survey of the lot(s),
2. Location of all existing structure(s),
3. Location and dimensions of the proposed administrative plat,
4. A block for Acknowledgment by Notary as per Section 10.01,
5. A block for Surveyors Certification as per Section 10.02,
6. A block / space for Certificate of County Register of Deeds as per Section 10.05,
7. A block of review from the Sarpy County Public Works as per Section 10.06,
8. A block for approval or certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per 10.07,
9. A block for the approval of the City as per Section 10.08,
10. A block for the approval of the lending institution as per Section 10.10, if applicable.
11. Size and number of copies as required by the City.

3.08.03 Disapproval of administrative plat shall be based on the following guidelines:

1. A new street or other right-of-way is needed or proposed,
2. Vacations of streets, access control or easements (unless certain easements are determined by city staff to be unnecessary and for which proper release from the corresponding utility companies have been made and filed) are required or proposed,
3. Such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.,
4. There is less street right-of-way than required by this ordinance or the Comprehensive Development Plan,
5. All easement requirements have not been satisfied,
6. The administrative plat will result in a tract without direct access to a street,
7. A substandard-sized lot or parcel will be created,
8. The lot has ~~been~~ previously ~~been split~~ through two (2) consecutive instances of the administrative plat process of either the City or the County.

3.08.04 No administrative plats shall be approved unless all required public improvements have been installed, no new dedication of public right-of-way or easements are involved, and such subdivision complies with the Zoning Ordinance requirements concerning minimum lot areas and dimensions of such lots.

3.08.05 Prior to the approval of the administrative plat, the subdivider shall provide a statement from the County Treasurer's Office showing there are no tax liens against said land within the proposed subdivision or any part thereof. The subdivider shall also provide a statement from the City Treasurer's Office showing that all special assessment installment payments are current as applied to said proposed subdivision or any part thereof. All taxes shall be paid in full on all real property dedicated to a public use.

3.08.06 The filing fee for the administrative plat shall be in accordance to the City's Master Fee Schedule.

3.08.07 After approval from the city staff, all Mylars must be certified by all applicable parties signed and notarized Mylar copies, in count, size, and format as determined by the Community Development Department, shall be submitted to the City for final signatures. Approval of the plat shall become null and void ninety (90) days from the date of the City Planner'sCommunity Development Director's approval if the subdivider does not file the plat with the Register of Deeds. Two (2) copiesOne copy of the recorded plat shall be filed with the City. A thirty (30) day extension may be granted by the City PlannerCommunity Development Director upon

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written request of the subdivider and submittal of the required fee.

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## ARTICLE 10: CERTIFICATION AND DEDICATION STATEMENTS

### **Section 10.01: Acknowledgement of Notary**

#### **ACKNOWLEDGEMENT OF NOTARY**

#### **STATE OF NEBRASKA**

#### **COUNTY OF SARPY**

On the \_\_\_\_\_ day, of \_\_\_\_\_ 20\_\_\_\_, before me, the undersigned Notary Public, duly commissioned and qualified in aforesaid county personally appeared \_\_\_\_\_, known by me to be the identical person whose name is affixed to the dedication on this plat and acknowledged the execution thereof to be his/her voluntary act and deed as said \_\_\_\_\_.

WITNESS my hand and Notarial Seal the day and year last above mentioned.

(SEAL)

Notary Public

### **Section 10.02: Surveyor's Certification**

#### **SURVEYORS CERTIFICATION:**

I \_\_\_\_\_ (Your Name) \_\_\_\_\_, Nebraska Registered Land Surveyor No. \_\_\_\_\_, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

(Your Signature) \_\_\_\_\_ Date: \_\_\_\_\_

(Your Name Printed)

Nebr. Reg. L.S. No. XXX

I hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, and that this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors. Further, I hereby certify that I have made a boundary survey of the subdivision described herein and that permanent markers will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as \_\_\_\_\_ being a platting (or replatting) of \_\_\_\_\_, described as follows: (insert boundary description) containing \_\_\_\_\_ acres, more or less.

\_\_\_\_\_  
(Surveyor, RLS #) \_\_\_\_\_ Date \_\_\_\_\_

(seal)

### **Section 10.03: Approval of La Vista City Planning Commission**

#### **APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA**

This plat of \_\_\_\_\_ was approved by the La Vista Planning Commission this \_\_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Chairperson, La Vista Planning Commission

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#### **Section 10.04: Acceptance by La Vista City Council**

ACCEPTANCE BY LA VISTA CITY COUNCIL OF

This plat of \_\_\_\_\_ was approved by the City Council  
of the City of La Vista, Nebraska on this \_\_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_, in accordance  
with the State Statutes of Nebraska.

\_\_\_\_\_  
Mayor

(City of La Vista SEAL)

ATTEST \_\_\_\_\_  
City Clerk

#### **Section 10.05: Acceptance by Sarpy County Register of Deeds**

A 5" x 2 1/2" space in the upper right hand corner to allow for the placement of a recording "sticker".

#### **Section 10.06: Review by Sarpy County Public Works**

REVIEW ~~OF BY~~ SARPY COUNTY ~~SURVEYOR~~ PUBLIC WORKS

THIS PLAT OF \_\_\_\_\_, WAS  
REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_ COUNTY SURVEYOR/ENGINEER

This plat of \_\_\_\_\_ was reviewed by the office of Sarpy  
County Public Works on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_ Sarpy County Public Works \_\_\_\_\_ (SEAL)

#### **Section 10.07: County Treasurer's Certifications**

COUNTY TREASURER'S CERTIFICATIONS

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

\_\_\_\_\_ County Treasurer \_\_\_\_\_ Date  
(SEAL)

#### **Section 10.08: Administrative Plat Approval**

APPROVAL OF CITY OF LA VISTA

This Administrative Plat was approved by the City of La Vista this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ City Clerk

\_\_\_\_\_ Mayor

(City of La Vista SEAL)  
Director

City Planner Community Development

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### **Section 10.09: Owners Certification**

#### OWNERS CERTIFICATION

I/we the undersigned \_\_\_\_\_ owner(s) of the real estate shown and \_\_\_\_\_ (names) described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as \_\_\_\_\_, an addition to the City of La Vista, Nebraska (delete last phrase if the subdivision is located outside of the corporate limits and will not be annexed to the City). All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: \_\_\_\_\_.

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations.

(Additional covenants or restrictions and enforcement provisions therein may be inserted here or attached to the plat).

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Signature

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Signature

### **Section 10.10: Lien Holder Consent**

The undersigned holder of that certain lien against the real property described in the plat known as \_\_\_\_\_ (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. \_\_\_\_\_ (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the lien and has not assigned the lien to any other person.

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(Name of lien holder)

By: \_\_\_\_\_

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(Print the Name of Individual)

Title: \_\_\_\_\_

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PLANNED UNIT DEVELOPMENT – SITE PLAN AMENDMENT HAUSMANN HOLDINGS, LLC	◆ RESOLUTION ORDINANCES RECEIVE/FILE	CALE BRODERSEN ASSOCIATE CITY PLANNER

**SYNOPSIS**

A public hearing has been scheduled and a resolution prepared for Council to consider an application by Hausmann Holdings, LLC for a Planned Unit Development Site Plan Amendment to allow for the construction of an approximately 15,000 square foot office building in Southport East.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Hausmann Holdings, LLC (d.b.a. Hausmann Construction) is seeking to construct a new office building for its employees on Lot 3 Southport East Replat Six in the Southport East development. This property is located within an existing Planned Unit Development Overlay District so any changes to the previously approved site plan require an amendment. This amendment allows for the new building footprint and site layout for the approximately 15,000 square foot, 2-story office building.

The building design and landscaping plan are currently under review through the City's Design Review process for conformance with the Southport East Design Guidelines.

A detailed staff report is attached. The Planning Commission held a public hearing on February 6, 2025 and voted unanimously to recommend approval of the Planned Unit Development Site Plan Amendment for the office development on Lot 3 Southport East Replat Six, 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 3 SOUTHPORT EAST REPLAT SIX, A SUBDIVISION LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, Hausmann Holdings, LLC, of the above-described piece of property has made an application for approval of a PUD site plan amendment for Lot 3 Southport East Replat Six; and

WHEREAS, the Community Development staff and the City Engineer have reviewed the PUD site plan amendment; and

WHEREAS, on February 6, 2025, the La Vista Planning Commission held a public hearing and reviewed the amendment to the PUD site plan amendment and recommended approval, as the plan 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 amendment for Lot 3 Southport East Replat Six, a subdivision located in the Southeast  $\frac{1}{4}$  of Section 18, Township 14 North, Range 12 East of the 6<sup>TH</sup> P.M., Sarpy County, Nebraska, generally located southeast of the intersection of Eastport Parkway and S. 123<sup>rd</sup> Plaza, be, and hereby is, approved.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Rachel D. Carl, CMC  
City Clerk



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

CASE NUMBERS: PPUD24-0001;

FOR HEARING OF: FEBRUARY 18, 2025  
REPORT PREPARED ON: FEBRUARY 7, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Hausmann Holdings, LLC  
8885 Executive Woods Drive  
Lincoln, NE 68512

**B. PROPERTY OWNER:**

Hausmann Holdings, LLC  
8885 Executive Woods Drive  
Lincoln, NE 68512

**C. LOCATION:** 8040 Eastport Parkway, located approximately southwest of the intersection of S. 123<sup>rd</sup> Plaza and Eastport Parkway.

**D. LEGAL DESCRIPTION:** Lot 3 Southport East Replat Six.

**E. REQUESTED ACTION(S):** Application for a Planned Unit Development Site Plan Amendment to alter the previously approved PUD Site Plan to prepare for development.

**F. EXISTING ZONING AND LAND USE:** C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), Planned Unit Development Zoning Overlay; the property is currently vacant.

**G. PURPOSE OF REQUEST:** Authorize the construction of a new 2-story, approximately 15,000-square-foot office building for Hausmann Construction.

**H. SIZE OF SITE:** Approximately 1.838 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property is currently vacant with a gradual downward slope to the northeast.

**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	Regional Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District.	Vacant property
East	Parks and Open Space	TA Transitional Agriculture Zoning District with a Gateway Corridor Overlay (Overlay District).	CHI Multi-Sport Complex
South	Regional Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District.	Multi-tenant, commercial strip center containing Houston's Lounge, Beyond Golf, Jimmy Johns, among others.
West	Regional Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District.	Vacant property

**C. RELEVANT CASE HISTORY:**

1. The plan for Southport East Replat Six was recorded on May 14, 2007.
2. The most current Planned Unit Development Site Plan for Southport East Replat Six, adopted by the City Council on August 7, 2007, depicts a 10,214 square foot commercial/office building on Lot 3 Southport East Replat Six.

**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 District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

### **III. ANALYSIS**

#### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan designates the area for Regional Commercial development, in which the office use is consistent.
2. The proposed project supports the Comprehensive Plan Policy "Work 1-3" which reads: "Continue to market the City's existing business clusters, convention centers, hotels, and retail at Southport as well as quality of life factors that attract similar businesses" and the Work Hard Vision 6 "attract and maintain a range of large and small businesses within the community."

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

#### **C. TRAFFIC AND ACCESS:**

1. Access to the property will be provided through two full access driveways off of S. 123<sup>rd</sup> Plaza, as well as a full access connection from Port Grace Plaza.
2. Perimeter sidewalks and internal pedestrian connections and pathways will be constructed to ensure pedestrian safety in and around the site.

#### **D. UTILITIES:**

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

#### **E. PARKING REQUIREMENTS:**

1. Parking requirements for the development proposed for Lot 3 Southport East Replat Six are based on a ratio of 1 stall per 200 square feet of office building. Based on the 14,911 square-foot building proposed on Lot 3, a total of 75 stalls would be required. The PUD Site Plan depicts a total of 75 stalls on this lot, therefore meeting the minimum requirement.
2. There is an existing permanent reciprocal vehicular ingress and egress, parking, and sidewalk pedestrian easement granted to the owners, guests, and invitees of Lots 1 through 10 Southport East Replat Six. This cross-parking easement will help maximize parking availability in the area, as the businesses in the commercial strip center to the south are busier during non-office hours when this proposed building will not be heavily utilized.

#### **F. LANDSCAPING:**

1. The landscaping for this site will need to comply with the requirements of the Zoning Ordinance and of the Southport East Design Guidelines. The PUD Site Plan and Landscaping Plan are currently under review by the City's third-part design review architect. Substantial completion of this review must be obtained prior to building permit application.

**IV. REVIEW COMMENTS:**

- A. The designs for the proposed office building and the overall site are currently being reviewed through the City's Architectural Design Review process, and must be substantially complete prior to building permit application.
- B. Applicant has been made aware that development on this property will require FAA approval prior to the issuance of a building permit due to the proximity of the Millard Airport.
- C. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- D. A copy of the site plan package and a preliminary schedule of development for the PUD has been attached to this report.

**V. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:**

Staff recommends approval of the PUD Site Plan Amendment for an office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. PLANNING COMMISSION RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:**

The Planning Commission held a public hearing on 2/6/2025 and voted to recommend approval of the PUD Site Plan Amendment for an office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VIII. ATTACHMENTS TO REPORT:**

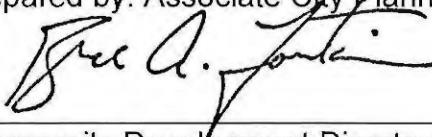
- A. Vicinity Map
- B. Review & Response Letters
- C. Draft Building Elevation
- D. Draft PUD Site Plan map set
- E. Preliminary Schedule of Development

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

- A. Erin Trofholz, Alley Poyner Macchietto Architecture
- B. Public Upon Request



Prepared by: Associate City Planner



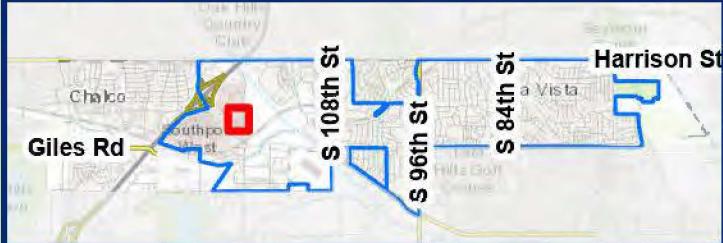
2-7-25

Community Development Director

Date



## Planned Unit Development Amendment - Hausmann Holdings, LLC



### Legend

- Property Lines
- PUD Amendment





December 9, 2024

Alley Poyner Macchietto Architecture  
Attn: Erin Trofholz  
1516 Cuming Street  
Omaha, NE 68102

RE: Hausmann Construction Office Building Planned Unit Development  
Initial Review Letter

Erin Trofholz,

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:

1. Per Section 5.15.04.08, please identify which of the accessible parking spaces provided are considered and meet the requirements for van-accessible parking, per Section 7.08 of the La Vista Zoning Ordinance. Please include the dimensions for the access aisles serving the ADA parking stalls.
2. Per Section 5.15.05.02.2, please provide the proposed height of the building.
3. Per Section 5.15.05.02.5, please include the name of the street located south of the proposed development. Both S. 123rd Plz and Port Grace Plz are not public roads. Please remove the reference to public right of way on these streets.
4. Per Section 5.15.05.02.11, please depict any existing development within 200 feet of the lot on the PUD plan set.
5. Regarding Section 5.15.05.04, please include the calculations for the pre and post development 100 year events on the Post Construction Stormwater Management Plan Sheet (Sheet 5 of 6).

**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](#)

6. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.
7. Per section 5.15.05.09, please provide all applicable restrictive covenants and easements on the lot.
8. Is Hausmann intending to construct any monument signs on the property? If so, please include their location(s) and setback dimensions in the site plan.
9. The landscaping plan is currently under review by the City's third-party design review architect and shall comply with the Southport East Design Guidelines and Section 7.17 of the La Vista Zoning Ordinance. Comments or changes may be forthcoming.
10. The building design for the proposed office building shall comply with the Southport East Design Guidelines and the design review process shall be substantially complete prior to application for building permits.
11. A flagpole is noted in the PUD site plan. This flagpole shall comply with Section 4.15.03 of the La Vista Zoning Ordinance.
12. Please design and construct the ramps and sidewalks adjacent to the proposed, future roundabout in a manner consistent with the Southport East Design Guidelines. The timing of this roundabout is uncertain, and the ramps and sidewalks can be reconstructed as part of the roundabout construction if necessary. Please design the meandering sidewalk in such a way as to reduce potential conflict with the roundabout and right of way.
13. We recommend relocating the dumpster enclosure to the northeast corner of the property to move it further from the travelway edge and the entrance of the building, as noted in the attached redlined site plan. Please confirm that waste hauler truck routing and turning movements are acceptable to properly service the trash enclosure.
14. Please include a sidewalk ramp for the sidewalk on the west edge of the property that directs toward Lot 1 Southport East Replat 9, and confirm that the alignment does not conflict with the storm sewer inlet on the other side of the street, as noted in the attached redlined site plan.
15. The site plan notes a 15' building setback along S. 123<sup>rd</sup> Plaza and Port Grace Blvd. These are also considered front yards due to their fronting a street. The required front yard setback when parking is present in front of the building is 50' per Section 5.12.06. There do not appear to be conflicts with the building being in the required setback, but please change the noted setback dimensions along these street frontages to 50' as required per Section 5.12.06.

Please resubmit revised electronic copies of the PUD submittal to the City for further review. Please also provide a response letter that answers or acknowledges each of the comments contained in this letter. 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](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6400

CC:

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, Engineer Assistant – City of La Vista

Add sidewalk ramp towards Lot 1 SPE RP 9, but check alignment against storm inlet on the other side of the street and adjust accordingly

LOT 2  
SOUTHPORT EAST  
REPLAT SIX

100' VIEW 83.89

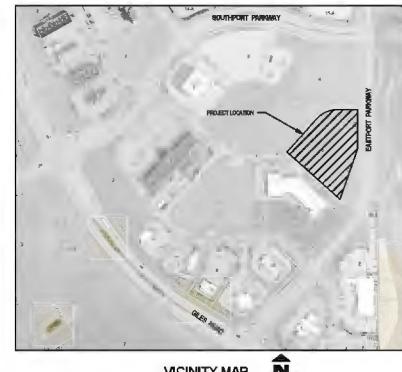
100'  
BUILDING SETBACK

100'  
LANDSCAPE SETBACK

Move to the back of the site, off the travelway edge.

Please design this in the manner consistent with the southport east design guidelines. Can the meandering sidewalk be reversed/mirrored so the final "arch" is closer to the property as to potentially reduce the amount of sidewalk that needs to be reconstructed during roundabout construction?

100'  
LANDSCAPE SETBACK



#### LEGAL DESCRIPTION

LOT 2, SOUTHPORT EAST REPLAT SIX, A SUBDIVISION IN DAWSON COUNTY, NEBRASKA.

#### LEGEND

PROPOSED 8" PCC PAVEMENT WITH INTERVALS, TYPE "T" CUBES
PROPOSED 10" PCC PAVEMENT WITH INTERVALS, TYPE "T" CUBES
PROPOSED 4" PCC PAVEMENT GROUTLINE IN ROWS. WILL BE 8" PCC.
PARKING COUNT
BUILDING SETBACK
LANDSCAPING SETBACK

USE	W	REQUIRMENT		CALCULATION	BUILDED SPACE
		1 STALL / 300 SF.	(1 STALL/300 SF)^(300 SF/P.F.) = # STALLS		
OFFICE	10000	1 STALL / 300 SF.	(1 STALL/300 SF)^(300 SF/P.F.) = 30 STALLS	30	30

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	65
OVERSIZE STALLS	11
ADA STALLS	4
TOTAL PARKING	80

SITE STATISTICS							
LOT	ZONING	LOT SIZE (SF/AC)	MAX. BUILDING HEIGHT (FT)	BUILDING COVERAGE (SF)	BUILDING COVERAGE AREA (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (%)
3	E-3 (PLS) GATEWAY CORRIDOR DISTRICT	10000 SF/AC	30.2	6316	105	43,000	51.8%



thompson, dressen & dorner, Inc.  
10536 Old Mill Rd Omaha, NE 68154  
402.391.1100  
www.tddco.com  
GSA TD2 Engineering & Surveying  
NE CDA-0199  
TD2CO-01-AV-1

# APMA

## Memo

**Date:** 12/12/2024  
**Project:** 23110 – Hausmann Omaha Office  
**Subject:** Response to PUD Initial Review Letter

### Comments:

1. Per Section 5.15.04.08, please identify which of the accessible parking spaces provided are considered and meet the requirements for van-accessible parking, per section 7.08 of the La Vista Zoning Ordinance. Please include the dimensions for the access aisles serving the ADA parking stalls.

**Response:** Van accessible stalls have been labeled and the access aisles have been dimensioned.

2. Per Section 5.15.05.02.2, please provide the proposed height of the building.

**Response:** The height of the building is 38'-2" and is noted in Section II, K, of the Planning & Zoning Application form.

3. Per Section 5.15.05.02.5, please include the name of the street located south of the proposed development. Both S. 123<sup>rd</sup> Plz and Port Grace Plz are not public roads. Please remove the reference to public right of way on these streets.

**Response:** Street labels have been updated.

4. Per Section 5.15.05.02.11, please depict any existing development within 200 feet of the lot on the PUD plan set.

**Response:** A 2022 aerial background image has been added to Sheet 1 to show existing development.

5. Per Section 5.15.05.04, please include the calculations for the pre and post development 100 year events on the Post Construction Stormwater Management Plan Sheet (Sheet 5 of 6).

**Response:** The 100 year event has been added to the table.

6. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.

**Response:** A preliminary building rendering has been included with the revised submittal.

7. Per Section 5.15.05.09, please provide all applicable restrictive covenants and easements on the lot.

**Response:** Added easements to Sheet 1 of 6.

8. Is Hausmann intending to construct any monument signs on the property? If so, please include their locations(s) and setback dimensions on the site plan.

**Response:** No monument sign is planned.

9. The landscaping plan is currently under review by the City's third-party design review architect and shall comply with the Southport East Design Guidelines and Section 7.17 of the La Vista Zoning Ordinance. Comments or changes may be forthcoming.

**Response:** Acknowledged. We will review and respond to comments once they are received.

10. The building design for the proposed office building shall comply with the Southport East Design Guidelines and the design review process shall be substantially complete prior to application for building permits.

**Response:** Initial comments from the Design Review have been received. Many have been revised and are included in the sheets provided as part of the PUD Review process. Any outstanding items will be addressed prior to application for building permits.

11. A flagpole is noted in the PUD site plan. This flagpole shall comply with Section 4.15.03 of the La Vista Zoning Ordinance.

**Response:** Acknowledged.

12. Please design and construct the ramps and sidewalks adjacent to the proposed, future roundabout in a manner consistent with the Southport East Design Guidelines. The timing of this roundabout is uncertain, and the ramps and sidewalks can be reconstructed as part of the roundabout construction if necessary. Please design the meandering sidewalk in such a way as to reduce potential conflict with the roundabout and right of way.

**Response:** The sidewalk and ramp area has been revised.

13. We recommend relocating the dumpster enclosure to the northeast corner of the property to move it further from the travelway edge and the entrance of the building, as noted in the attached redline site plan. Please confirm the waster hauler truck routing and turning movements are acceptable to properly service the trash enclosure.

**Response:** Dumpster enclosure has been relocated to the northeast corner of the property.

14. Please include a sidewalk ramp for the sidewalk on the west edge of the property that directs toward Lot 1 Southport East Replat 9, and confirm that the alignment does not conflict with the storm sewer inlet on the other side of the street, as noted in the attached redline site plan.

**Response:** A ramp directed towards Lot 1 Southport East Replat 9 has been added. The alignment does not conflict with the storm sewer inlet on the other side of the street.

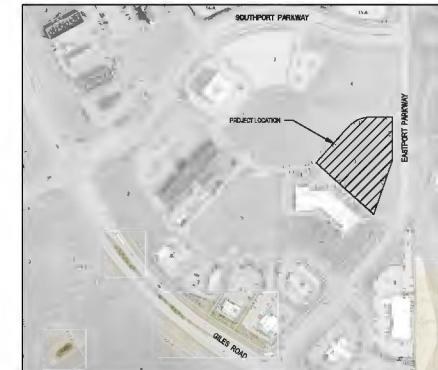
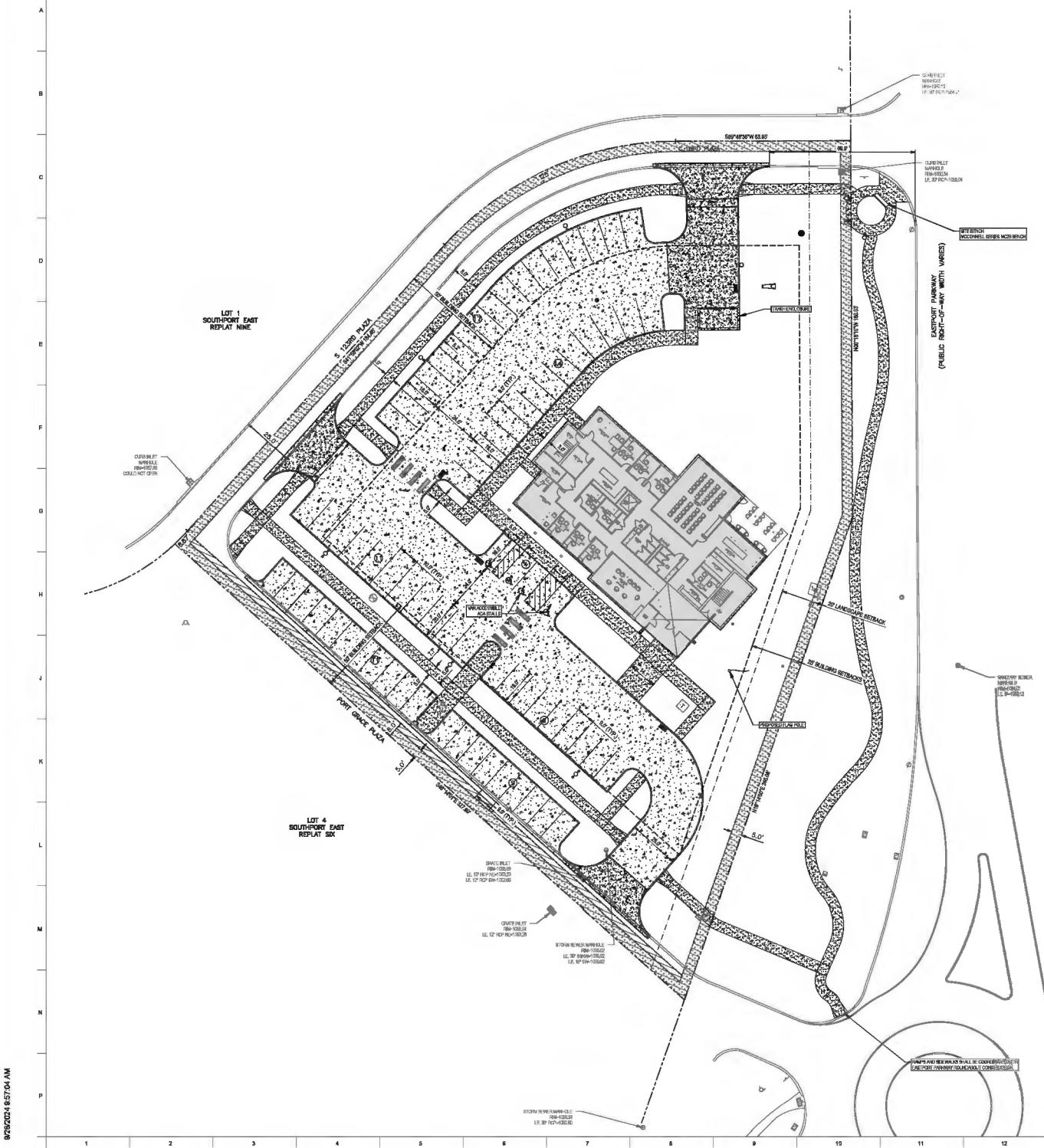
15. The site plan notes a 15' building setback along S. 123<sup>rd</sup> Plaza and Port Grace Blvd. These are also considered front yards due to their fronting a street. The required front yard setback when parking is present in front of the building is 50' per Section 5.12.06. There do not appear to be conflicts with the building being in the required setback, but please change the noted setback dimension along these street frontages to 50' as required per Section 5.12.06.

**Response:** Building setbacks have been corrected.

END OF RESPONSE MEMO



APMA



**LEGAL DESCRIPTION**

LOT 2, SOUTHPORT EAST REPLAT SIX, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

#### LEGEND

PARKING SUMMARY - REQUIRED				
USE	SF	REQUIREMENT	CALCULATION	REQUIRED STALLS
OFFICE	14611	1 STALL / 200 SF.	(1 STALL/200 SF) * (14611 SF) = 73.05 STALLS	73

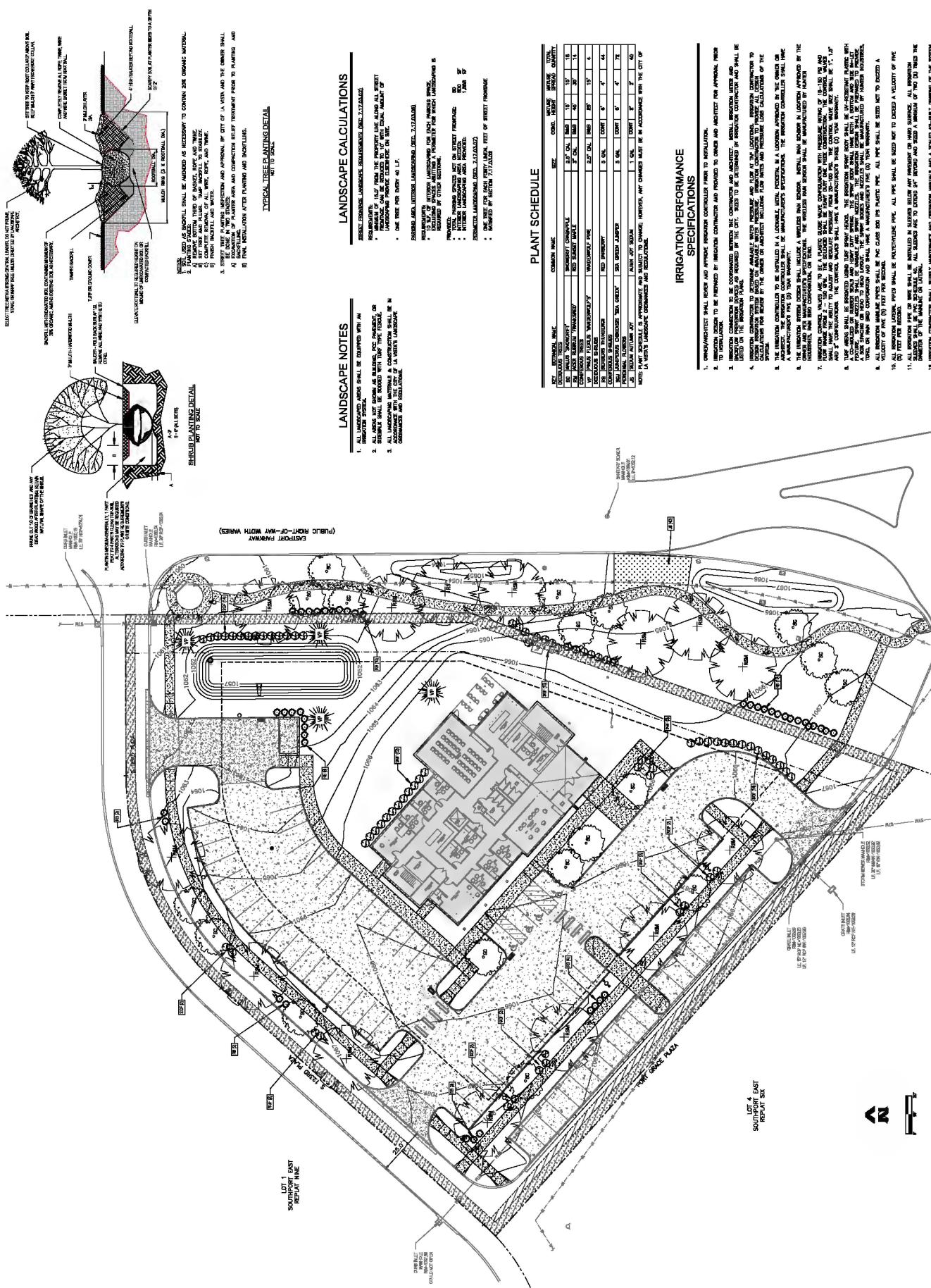
PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	8
OVERSIZED STALLS	1
ADA STALLS	1
GENERAL PARKING	1

Site Statistics								
Lot	Zoning	Lot Size (SF/AC)	Max Building Height (FT)	Building Coverage (%)	Building Coverage (%)	Pavement Area (SF)	Total Impermeable (SF)	Total Impermeable (%)
3	C-3 (PLD) GATEWAY CORRIDOR DISTRICT	80,687 SF/ 1.64 AC	38.2	7,875	10%	43,200	51,028	64 %













NOT FOR CONSTRUCTION

△ REVISION DATE  
Project Number: 23110  
Date: February 04, 2025

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ELECTRICAL SITE PLAN -  
CITY REVIEW

CE0.1

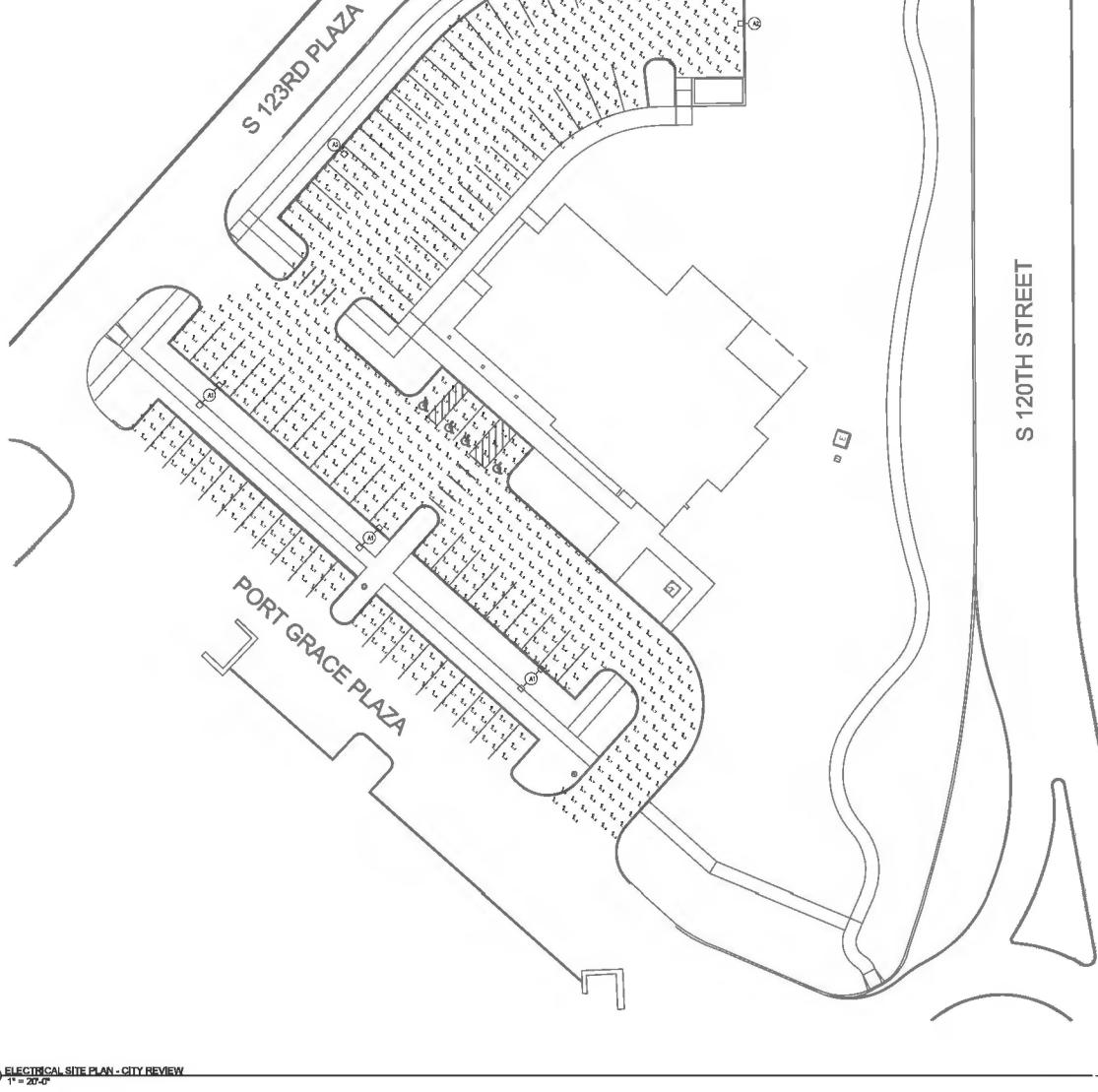
KEYNOTES

SITE LUMINAIRE SCHEDULE										
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE	ELECTRICAL	FINISH	QTY. PER POLE	POLE SPEC.	REMARKS
A1	DECORATIVE LAMP POST	LITHOMA	ELA33 RT 8020 350W 4K 10' 0" 90° MULTICOLOR DPA	8'	6,300LM 4000K LED	110W 277V	TRAFFIC GREY	2	RTA 22'-0"	NOTER 123
A2	DECORATIVE LAMP POST	LITHOMA	ELA33 RT 8020 350W 4K 10' 0" MULTICOLOR DPA	10'	6,300LM 4000K LED	110W 277V	TRAFFIC GREY	1	RTA 22'-0"	NOTER 124
B	DECORATIVE LAMP POST	LITHOMA	ELA33 RT 14020 350W 4K 10' 0" MULTICOLOR DPA	10'	6,000LM 4000K LED	94W 277V	TRAFFIC GREY	1	RTA 22'-0"	NOTER 124

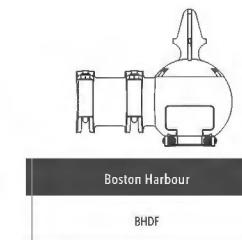
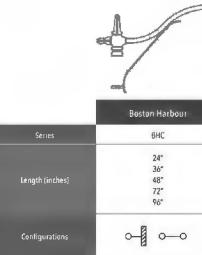
GENERAL REQUIREMENTS:

- A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.
- B. POLE TYPE DESCRIPTION:   
SSS = SQUARE STRAIGHT STEEL RRS = ROUND STRAIGHT STEEL SSA = SQUARE STRAIGHT ALUMINUM RRA = ROUND STRAIGHT ALUMINUM
- C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 20 FEET AND HIGHER.
- D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.
- E. PROVIDE POLES WITH INTERNAL RECEPTACLES AND ADDITIONAL HANMHOLDS FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.
- POLE REQUIREMENTS:

  1. PROVIDE WITH ACUTY TWIN ARM FITTER ONE GRIP ARM FITTED, FINISHES 9 WALL MATCH THE FUTURE.
  2. POLE WITH VALMONT TPS 212 EY V02 9 SC RAL 6009 DECORATIVE BASE.
  3. POLE WITH VALMONT TPS 212 EY V02 9 SC RAL 6009 TWIN ARM MOUNT.
  4. POLE WITH VALMONT TPS 212 EY V02 9 SC RAL 6009 SINGLE ARM MOUNT.



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JULY  
1  
NOT FOR CONSTRUCTION



AGENCY APPROVAL

ALLEY POYNER  
MACCHIETTO  
ARCHITECTURE





## Construction Duration Overview:

### Re: Proposed Construction Timelines for Hausmann Construction's new LaVista Office

- November 2024 - Hausmann Holdings closed on property.
- Winter 2024/2025 – Complete design documents
- Spring 2025 – Apply for building permit
- June 2025 - Mobilize and begin construction.
- June / October 2025 – Foundations and Structure Erection
- Fall / Winter 2025 – Roofing and Building enclosure
- Winter/Spring 2026 – Interior Framing and MEP rough ins
- Spring 2026 – Site Paving
- Summer 2026 – Interior finishes complete
- Summer 2026 – Landscaping
- Fall 2026 – Building Occupancy

11627 Virginia Plaza, Suite 106  
La Vista, NE 68128

402.979.8200  
[HAUSMANNCONSTRUCTION.COM](http://HAUSMANNCONSTRUCTION.COM)

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AMEND MASTER FEE ORDINANCE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	MEG HARRIS FINANCE DIRECTOR

**SYNOPSIS**

A proposal for a temporary sewer flow rate increase of .26/ccf for residential and .23/ccf for commercial to correct for billing errors from October 2023 through January 2025. This rate increase would be in effect from June 1, 2025 to May 31, 2027. The average residential increase will be \$1.33/month and commercial will be \$17.08/month.

**FISCAL IMPACT**

The loss to the City for the billing errors is an estimated \$461,138. This rate increase would recoup that money and reduce the amount of money that the City would need to bond for future sewer infrastructure projects.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In 2023, the City did a sewer study that included a schedule of rate increases that would allow the City to reserve enough money to partially fund future infrastructure projects. City Council approved the first rate increase for FY24 on 9/5/2023 (Ordinance No 1493) and then a second increase for FY25 on 9/3/2024 (Ordinance No 1519). In January 2025, staff discovered that those rate increases were not communicated to Metropolitan Utilities District who processes our sewer bills. Therefore, the La Vista customers did not pay the approved rates from Oct of 2023 through January of 2025. This cost the city an estimated \$461,138. Processes have been put in place to ensure that this does not happen in the future and staff is proposing this temporary rate increase to correct the decreased amount the customers paid during that time period.

**ORDINANCE NO. 1533**

AN ORDINANCE TO AMEND ORDINANCE NO. 15291533, AN ORDINANCE TO ESTABLISH THE AMOUNT OF CERTAIN FEES AND TAXES CHARGED BY THE CITY OF LA VISTA FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO BUILDING AND USE, ZONING, OCCUPATION, PUBLIC RECORDS, ALARMS, EMERGENCY SERVICES, RECREATION, LIBRARY, AND PET LICENSING; SEWER AND DRAINAGE SYSTEMS AND FACILITIES OF THE CITY FOR RESIDENTIAL USERS AND COMMERCIAL USERS (INCLUDING INDUSTRIAL USERS) OF THE CITY OF LA VISTA AND TO GRANDFATHER EXISTING STRUCTURES AND TO PROVIDE FOR TRACT PRECONNECTION PAYMENTS AND CREDITS; REGULATING THE MUNICIPAL SEWER DEPARTMENT AND RATES OF SEWER SERVICE CHARGES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

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

**Section 1. General Fee Schedule.** The fees and taxes charged by the City of La Vista for various services, facilities, and occupations shall be, and the same hereby are, fixed in accordance with the following schedule, no modifier shall be used, and such fees and taxes charged shall be in accordance with such rules as the City Council may establish:

**BUILDING & USE FEES**

**(Apply inside City limits and within the Extra-territorial zoning jurisdiction)**

**Building Permit**

(Building valuation is determined by the most current issue of the ICC Building Valuation Data)

General	\$30 Base fee + see building fee schedule
---------	---

Commercial/Industrial	\$30 Base fee + see building fee schedule
-----------------------	---

**Plan Review Fee (collected at the time of permit application submittal)**

Commercial (non-refundable)	\$100 or 10% of building permit fee (whichever is greater)
-----------------------------	--

External Review of Plans by Qualified Consultants (as deemed necessary by Community Development and/or Public Works Departments - collected at the time of permit application submittal)	Actual Fee Incurred
--	---------------------

**Design Review (non-refundable)**

Tenant Bay Façade Renovation	\$500 (min. fee or actual fee incurred)
Bldgs. 24,999 sq. ft. or less	\$1,500 (min. fee) (or actual fee Incurred)
Bldgs. 25,000 – 49,999 sq. ft.	\$2,000 (min. fee) (or actual fee Incurred)
Bldgs. 50,000 -99,999 sq. ft.	\$3,000 (min. fee) (or actual fee Incurred)
Bldgs. 100,000 + sq. ft.	\$4,000 (min. fee) (or actual fee Incurred)

**Replacement Plan Review Fee**

	\$100 + Request for records fees
--	----------------------------------

**Engineer's Review**

	\$500
--	-------

**Building Re-Inspection Fee**

	\$100
--	-------

**Rental Inspection Program**

**License Fees:**

Multi-family Dwellings	\$6.00 per unit
Single-family Dwellings	\$50.00 per property
Duplex Dwellings	\$50.00 per unit

Additional Administrative Processing Fee (late fee or no-show fee)	\$100.00
<b>Inspection Fees:</b>	
Primary Inspection	No charge
Class B Property Inspection (after primary inspection):	
Violation corrected	No charge
Violation not corrected	\$100.00 per unit
Re-inspection Fee (no show or additional follow up inspection)	\$100.00 per unit
Vacant Property Registration Fee	
	\$250 Original Registration Fee
	\$500 First Renewal
	\$1,000 Second Renewal
	\$2,000 Third Renewal
	\$2,500 Fourth Renewal
	\$2,500 Fifth and Subsequent Renewals
Penalty Fee (working without a permit)	3x Regular permit fee
<b>Refund Policy</b>	
	75% will be refunded when the project is cancelled or not complete within one year. No refund will be given after one year. (Sewer Hook-up Fee is 100% refunded)
Certificate of Occupancy	\$ 50
Temporary Certificate of Occupancy	\$750
Pre-occupancy fee (Occupancy without C.O.)	\$750
Change of Occupancy Permit Fee	\$100
Temporary Use Permit (includes tents, greenhouses, event structures)	\$ 50 plus \$10/day
Sign Permit	\$150/sign
Identification Sign, Incidental Sign	\$75/sign
Master Sign Plan (more than 1 sign)	\$150
Common Sign Plan	\$150
Temporary Sign Permit:	
Non-profit or tax exempt organization	\$0
All other temporary signs	\$ 30/year
Cell Tower Development Permit	\$8,500(min fee) (or actual fee incurred)
Co-locates – Cell Towers	\$5,000(min fee) (or actual fee incurred)
Small Wireless Facilities	\$500 per application for up to five small wireless facilities
Support Structure for Small Wireless Facilities	\$250 per structure
Eligible Facilities Permit	\$250 per application (or actual fee incurred)
Tarp Permit (valid for 6 months)	\$ 30
Solar Panel Permit	\$ 30
Satellite Dish Permit	\$ 30
Wading/ Swimming Pools at residence	\$ 30
Dedicated Electrical circuit for pumps	\$ 30
Mechanical Permits	\$30 Base fee + See mechanical fee schedule
Plumbing Permits	\$30 Base fee + See plumbing fee schedule
Sewer Repair Permit	\$30
Backflow protector permit	\$ 30 (\$22 permit & \$8 backflow)
Underground Sprinklers	\$ 30 (\$22 issue fee & \$8 fixture)

Electrical Permits	\$30 Base Fee + See electrical fee
City Professional License (Plumbers; Mech. Contractors)	\$ 15 and a \$1,000,000
Liability, and a \$500,000 bodily injury insurance Certificate per each occurrence	
Also a \$5,000 Bond is required, naming the City as the recipient.	
Demolition of building	\$250 plus Insurance Certificate
Moving Permit (buildings 120 square feet or greater)	\$250 plus Insurance Certificate
Sheds and Fences	\$ 30.00
Sidewalks	\$ 30.00
Driveway Replacement	\$ 30.00
Driveway Approach w/o curb cut or grinding	\$ 30.00
With curb requiring cut plus the 4' apron on each side)	
Contractor (Contractor performs curb cut or grind)	\$ 30.00 plus \$1.00/ft.
City Charge (if City performs curb cuts)	\$50 + \$5/ft. (\$40 set up fee; \$10 permit fee)
City charge (if City performs curb grinds)	\$50 + \$6/ft. (\$40 set up fee; \$10 permit fee)
Utility Cut Permit	\$ 30.00
Appeal Fee Regarding Issuance or Denial of Curb Cut/Driveway	
Approach Construction Permit	\$250
Street Paving, Surfacing, Resurfacing, Repairing, Sealing or Resealing Permit	\$ 30.00/Yearly
Appeal Fee Regarding Issuance or Denial of Street Paving, Resurfacing, etc. Permit	\$250

#### **RIGHT-OF-WAY PERMIT FEES**

The following are one-time permit fees for structures occupying the public right-of-way:

Canopy or Awning	\$50 for the first 25 ft. + \$10 each additional foot
Balcony	\$75 each
Bicycle Rack	\$50
Light Fixture	\$75 for the first + \$10 each additional light fixture
Marquee	\$50 for the first 25 ft. + \$10 each additional ft.
Sidewalk Café	\$100
Sign	\$100 each (if less than 25 sq. ft.) \$300 each (if 25 sq. ft. or larger)
Windscreen	\$400 each
Planter	\$50
Combination of Awning/Canopy/Sign /Light	\$500
Skywalk	\$500
String Lights	\$150
Temporary Structures/Fencing/etc related to Events	\$50/day
Other structures as approved by the City Administrator	\$300

Provided, however, notwithstanding anything in this Ordinance to the contrary, all property, or parts thereof or improvements thereon, with respect to which legal title is or will be held by or for the benefit of the City of La Vista, La Vista Community Development Agency, City of La Vista Facilities Corporation, La Vista/Metropolitan Community College Condominium Owners Association, Inc., or any other entity directly or indirectly controlled

by the City of La Vista as determined by the City Administrator, for a public purpose, and all owners of such property, parts, or improvements, shall be exempt from the Building and Use Fees and/or any other fees in this ordinance. The City of La Vista pursuant to a policy of the City Council also may provide for waiver of any or all such Building and Use Fees, or any other fees under this Ordinance that are payable to the City, with respect any political subdivisions that levy property taxes within the corporate limits of the City, or any entity controlled by any such political subdivision.

### **FIRE INSPECTION FEES**

#### Plan Review Fees

Commercial Building	10% of building permit fee with a maximum of \$1,000
Fire Sprinkler Plan Review	
1-20 devices	\$100.00
21-50 devices	\$200.00
51-100 devices	\$300.00
101-200 devices	\$400.00
201-500 devices	\$500.00
Over 500 devices	\$500.00 plus \$1.00 per device over 500
Fire Alarm Plan Review	\$50.00
<u>Child Care Facilities:</u>	
0 – 8 Children	\$50.00
9 – 12 Children	\$55.00
13 or more children	\$60.00
<u>Foster Care Homes:</u>	
Inspection	\$25.00
<u>Liquor Establishments:</u>	
Non-consumption establishments	\$60.00
Consumption establishments	\$85.00

#### Nursing Homes:

50 beds or less	\$55.00
51to 100 beds	\$110.00
101 or more beds	\$160.00

#### Fire Alarm Inspection:

Four year license (Test)	\$100.00
NICET	\$25.00 per year NICET certification last
Annual test (witnessed)	\$30.00

#### Sprinkler Contractor Certificate:

Annual	\$100.00
--------	----------

#### Fuels Division:

##### Above ground Hazardous Substance Storage Tanks (Title 158)

Registration	\$25.00 per tank
Re-registration	\$25.00 per tank (Required whenever change is made to tank or contents)

##### Above ground Petroleum Storage Tanks (Title 153, Chapter 17)

Inspection Fee	\$50.00 (Per installation regardless of the number of tanks)
----------------	--

##### Underground Storage Tanks (Title 159, Chapter 2)

Farm, residential and heating oil tanks (tanks with a capacity of 1100gallons or less)	\$10.00 one-time registration fee
All other tanks	\$30.00 per tank, annually
Petroleum Release Remedial Action Fund	\$90.00 per tank, annually
Tank installation	\$60.00 per tank
Piping only installation	\$60.00

### **GRADING PERMIT FEES**

5 acres or less	\$ 500
More than 5 acres	\$1,000

### **TAX INCREMENT FINANCING (TIF) APPLICATION FEES**

Application Fee	\$3,000
-----------------	---------

Administrative Fee	1.5% on TIF Principal up to \$2,000,000 1% on TIF Principal amount above \$2,000,000 thru \$4,000,000 No additional administrative fee for TIF Principal above \$4,000,000
Bond Related Fee	Actual Fees, Costs & Expenses Incurred by the City
<b><u>PACE PROGRAM</u></b>	
Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500
<b><u>ZONING FEES</u></b>	
Comprehensive Plan Amendment	\$500
Zoning Map Amendment (rezoning)	\$500
Zoning Text Amendment	\$500
Zoning Verification Letter	\$50
Subdivision Text Amendment	\$500
Conditional Use Permit (1 acre or less)	\$300
Conditional Use Permit (more than 1 acre)	\$500
Conditional Use Permit Amendment	\$200
Flood Plain Development Permit	\$500
Administrative Plat – Lot Split, Lot Consolidation or Boundary Adjustment	\$750+ additional fee of \$250 for review of revised drawings
Preliminary Platting	\$1,000 +additional fee of \$250 for review of revised drawings
Final Platting	\$1000+additional fee of \$250 for review of revised drawings
Subdivision Agreement	\$500 (min. fee) or actual fee incurred
Revised Preliminary Plat	\$500+additional fee of \$250 for review of revised drawings
Replat	\$1500 +additional fee of \$250 for review of revised drawings
P.U.D.	\$1,000+additional fee of \$250 for review of revised drawings
P.U.D. Amendment	\$500 (min. fee) or actual fee incurred
Vacation of Plat and Right of Way Vacation	\$150
Variance, Appeals, Map Interpretation (B.O.A.)	\$250
Watershed Fees –apply to all new development or significant redevelopment as specified in Exhibit "G" to the interlocal agreement for the Papillion Creek Watershed Partnership: (fees are remitted to Papillion Creek Watershed Partnership)	

**OCCUPATION TAXES**

Publication fees	\$Actual cost
Class A Liquor License Holder	\$200
Class B Liquor License Holder	\$200
Class C Liquor License Holder	\$600
Class D Liquor License Holder	\$400
Class I Liquor License Holder	\$500
Class L Liquor License Holder	\$500
Class Z Liquor License Holder	\$500
Class AB Liquor License Holder	\$400
Class AD Liquor License Holder	\$600
Class ADK Liquor License Holder	\$800
Class AK Liquor License Holder	\$400
Class ABK Liquor License Holder	\$600
Class BK Liquor License Holder	\$400
Class CK Liquor License Holder	\$800
Class DK Liquor License Holder	\$600
Class IB Liquor License Holder	\$700
Class IBK Liquor License Holder	\$900
Class ID Liquor License Holder	\$900
Class IDK Liquor License Holder	\$1100
Class IK Liquor License Holder	\$700
Special Designated Permit – Liquor Control	\$ 50/day except non-profits
Transfer of Liquor License from One Location to Another (These fees are in addition to the State Fee Requirement)	\$ 25
Amusement Concessions (i.e. Carnivals) (This would include any vendors set up for special functions at the La Vista Sports Complex)	\$ 10/concession/day
Auto dealers – new and used - \$250 plus \$.01 per sq. ft. of inside area, and \$.005 per sq. ft. of outside area used for display, sales or storage.	
Auto repair	\$100
Banks, small loan and finance companies	\$250 plus \$75/each detached facility.
Barber shops, beauty salons, tanning & nail salons	\$ 75 plus \$10 per operator over one.
Bowling Alleys or Billiard/Pool Halls	\$ 50/year + \$10/table or alley (Additional fees for Restaurants or Drinking Places if applicable)
Car washes	\$100 (includes all vacuum & supply vending machines) \$ 50/day
Circus, Menagerie or Stage Show	
Collecting agents, detective agents or agencies and bail bondsmen	\$ 75
Construction/Tradesmen	\$ 75 and a \$1,000,000
Liability, \$500,000 bodily injury insurance certificate	
Convenience stores	\$ 75 (Additional fees for Restaurants or Drinking Places if applicable)
Convenience store with car wash	\$120 (Includes all vacuum & supply vending machines)
Dry cleaning or laundry and tailoring	\$ 50
Funeral homes	\$150
Gaming Device Distributors	5% of gross receipts (non- profits exempt)
Games of Chance/Lotteries	5% of gross receipts (non- profits exempt)
Games of Chance/Lottery License Fee	\$ 50/1 <sup>st</sup> location - \$10/ea additional
Gas Companies	5% of gross receipts
Hawkers/Peddlers	\$ 75/day or \$500/year
Home Occupations (not specified elsewhere)	

Home Occupation Permit Application Fee	\$ 30
Home Occupation 1 and Child Care Home	\$ 50
Home Occupation Conditional Use Permit – see Zoning Fees	

Hotels/motels – Any hotel or motel in the City shall pay to the City monthly an Occupation Tax equal to 5% of gross receipts from room rentals. Any shops restaurants, and/or drinking places which are part of, associated with, or located in or with a hotel or motel facility will be considered a separate classification of business and taxed in accordance with the provisions of this Ordinance and the applicable classification(s) of the shops, restaurants, and/or drinking places hereunder. The Occupation Taxes with Respect to any banquet and/or ballroom facilities of, or associated with, or located in or with, any such hotel or motel shall be determined in accordance with the square footage schedule above, based on the actual square footage of said facilities, which occupation taxes shall be additional to any other applicable occupation taxes such as restaurants or drinking places occupation taxes.

Mobile Food Vendors	\$100/year
Movie theatres	\$150/complex and \$75/viewing room (Additional fees for Restaurants or Drinking Places if applicable)
Music, Vending, & Pinball Machines Provider Fee of \$75.00 for business outside the City that provides machines for local businesses	\$ 20/year/machine +Service
Nurseries, greenhouses, landscaping businesses, and tree trimmers	\$75
Nursing homes, assisted living, hospitals and retirement homes	\$5 per bed
Pawnbrokers transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year	\$1.00/pawnbroker
Professional services – engineers, architects, physicians, dentists, chiropractors, osteopaths, accountants, photographers, auctioneers, veterinarians, attorneys, real estate offices and insurance agents or brokers - \$75 plus \$10 per agent or professional over one (1)	
Recreation businesses – indoor and outdoor	\$100
Restaurants and Drinking Places,	Effective March 1, 2023 – Occupation tax of 1% of gross receipts pursuant to Municipal Code Sections 113.40 through 113.46

Retail, Manufacturing, Wholesale, Warehousing and Other – Any person or entity engaged primarily in a manufacturing, wholesale, and/or warehousing business shall pay an Occupation Tax based on the schedule below and the actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; and any person or entity engaged in a business of making retail sales of groceries, clothing, hardware, notions, furniture, home furnishings, services, paint, drugs, or recreational equipment, and any other person or entity engaged in a business for which an Occupation Tax is not specifically provided elsewhere in this Ordinance, shall pay an Occupation Tax based on the schedule below and actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; provided, however, that persons or entities that use a basement or one or more additional floors in addition to the main floor (the main floor being the floor with the greatest total square footage) in the conduct of one or more specified businesses of sales at retail shall determine square footage for purposes of the Occupation Tax imposed hereunder based on the square footage of the entire main floor plus one-half (1/2) of the square footage of all such basement and additional floors.

0	999 sq. ft.	\$ 50
1,000	2,999 sq. ft.	\$ 65
3,000	4,999 sq. ft.	\$ 80
5,000	7,999 sq. ft.	\$ 120
8,000	9,999 sq. ft.	\$ 150
10,000	14,999 sq. ft.	\$ 200
15,000	24,999 sq. ft.	\$ 225
25,000	39,999 sq. ft.	\$ 300
40,000	59,999 sq. ft.	\$ 400
60,000	99,999 sq. ft.	\$ 500
100,000	and greater	\$ 750
Schools – trade schools, dance schools, music schools, nursery school or any type of school operated for profit		\$ 50
Service providers, such as persons, firms partnerships or corporations delivering any product, good or service whatsoever in nature within the City		\$ 75
Service stations selling oils, supplies, accessories for service at retail		\$ 75 + \$25.00 for attached car wash
Short-Term Rentals—short-term rental owner or operators, listing companies, brokers, agents, or others acting on behalf of short-term rental owners in La Vista room		5% of gross receipts from or property rentals.
Telephone Companies (includes land lines, wireless, cellular, and mobile)		5% of gross receipts
Telephone Surcharge - 911		\$1.00 per line per month
Tobacco License		\$ 15 (based on State Statute)
Tow Truck Companies		\$ 75
Late Fee (Up to 60 days)		\$ 35
Late Fee (60-90 days)		\$ 75
Late Fee (over 90 days)		Double Occupation tax or \$100, whichever is greater
<b><u>CONVENIENCE FEES</u></b>		
Restaurant & Drinking Places Occupation Tax, Hotel Occupation Tax, and General Business Occupation Tax Payments through online portal		
Credit Cards, Debit Cards, & Digital Wallet		2.5% of transaction + \$0.30
E-Checks		\$1.50 for transactions $\leq$ \$60,000
All Other Payments		
Credit Cards		3% of transaction with \$2 minimum transaction
E-Checks		\$3 for transactions $\leq$ \$10,000 \$10 for transactions $>$ \$10,000
<b><u>OTHER FEES</u></b>		
Barricades		
Deposit Fee (returnable)		\$ 60/barricade
Block Parties/Special Event		\$ 5/barricade per day
Construction Use		\$30 ea. (7 days maximum)
Blasting Permit		\$1,000
Bucket Truck Rental w/operator		\$150 per hour
Charging Station Fees		
Standard Charge Station		\$2/hr. – First 6 hours \$0.33/min. after 6 hours
Rapid Charge Station		\$5/hr. – First 2 hours

		\$.033/min. after 2 hours
Community Garden Plot Rental		\$20 annually
Conflict Monitor Testing		\$200
Cat License Fee (per cat – limit 3)		\$12 each if spayed/neutered \$25 each if not spayed/neutered
Late Fee		\$10 each if spayed/neutered
Late Fee		\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)		Free if spayed/neutered
Dog License Fee (per dog – limit 3)		\$12 each if spayed/neutered \$ 25 each if not spayed/neutered
Late Fee		\$10 each if spayed/neutered
Late Fee		\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)		Free if spayed/neutered
Dog/Cat License Handling Fee (in addition to above fees)	\$5	
Dog or Cat License Replacement if Lost	\$6	
Dog or Cat Capture and Confinement Fee MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES		\$10 + Boarding Costs
Election Filing Fee		1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000	
Handicap Parking Permit Application Fee State		\$ Currently Not Charging Per
Natural Gas Franchisee Rate Filing Fee (For rate changes not associated w/the cost of purchased gas.)		Per Agreement
Open Burning Permit	\$ 10	
<b>Parking Fees</b>		
Monthly Parking		
Covered Stall		\$50/Month per permit
Uncovered Stall		\$25/Month per permit
Business Reserved		100/Month per permit
Daily Parking (Parking Day runs 6 a.m.-6 p.m.)		
Parking Structure No. 1		3 hours free (\$0), after which \$1.00/hr. up to \$10/day
Parking Structure No. 2		\$1.00/hour up to \$10/day
City Centre Surface Parking Lot		\$1.00/hour up to \$10/day
<b>Event Parking</b>		
Parking Structure No. 1		\$5/event
Parking Structure No. 2		\$5/event

City Centre Surface Parking Lot	\$20/event
Facility Rental Fee (Parking Structure No. 2 only)	
Daytime Event	\$500
(Ending by 6:00 p.m.)	
Evening Event	\$1,000
(Starting at/after 6:30 p.m.)	
<b>Parking Ticket Fees</b>	
If paid within 7 days of violation date	\$ 20 (\$5 + \$15 admin fee)
If paid after 7 days of violation date but within 30 days	\$ 25 (\$10 + \$15 admin fee)
If paid after 30 days of violation date	\$ 35 (\$20 + \$15 admin fee)
<b>Pawnbroker Permit Fees:</b>	
Initial	\$ 150
Annual Renewal	\$ 100
Pet Store License	\$ 50 (In addition to Occ. License)
Public Assembly Permit (requires application and approval)	\$ 00
Returned Check Fee (NSF)	\$ 35
Storage of Explosive Materials Permit	\$ 100
Towing/Impound Fee	\$ 30
Trash Hauling Permit	\$ 25/yr./truck + \$25,000
Performance Bond	
<b>PUBLIC RECORDS</b>	
Request for Records	\$15.00/Half Hour (after first 4 hours) + Copy Costs* (May be subject to deposit)
Audio Tapes	\$5.00 per tape
Video Tapes or CD/DVD	\$10.00 per tape/CD
*Copy costs shall be established by the Finance Director	
Unified Development Ordinance	\$100
Comprehensive Plan	\$ 50
Zoning Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Zoning Ordinance w/Map	\$ 30
Subdivision Regulations	\$ 30
Future Land Use Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Ward Map	\$ 2
Fire Report	\$ 5
Police Report	\$ 5
Police Photos (Digital)	\$10/CD
Criminal history	\$10

**FALSE AND NUISANCE ALARMS**

Registration Fee for Alarm System (not to include single family or duplexes)	\$25
Renewal Fee for Alarm System (not to include single family or duplexes)	\$25
Late Registration Charge	\$35

False Alarm Fee for any false alarm generated by the registrant's alarm system, a fee in accordance with the following schedule (from 1 January through 31 December of each year) shall be charged:

Number of False/Nuisance Alarms	False/Nuisance Alarm Charge
1	No Charge
2	No Charge
3	\$100.00
4 or more	\$250.00

False Alarm Fee for Alarm Systems without Registration - \$250 per alarm after 1<sup>st</sup> alarm (not to include single family or duplexes)

**RESCUE SQUAD FEES**

Basic Life Support Emergency	\$ 750
Basic Life Support Non-Emergency	\$ 750
Advanced Life Support Emergency I	\$ 850
Advanced Life Support Emergency 2	\$1050
Advanced Life Support Non-Emergency	\$ 850
Mileage – per loaded mile	\$ 17

**LIBRARY FEES**

Membership (Non-Resident Family)	6 month	\$ 35.00
	1 year	\$ 60.00
	1 month	\$ 7.00
Administrative fee – SID interlocal		\$100.00 annually
Fax		\$2.00 up to 5 pages
Overdue Fees Books, Kits, Periodicals		\$ .05/day
Audio Books/Board Games/CDs		\$ .10/day
Cake Pans/Telescope/Puzzles		
Playaway device/DVDs		\$ 1.00/day
Board Game, Puzzle not returned to Circulation Desk		\$5.00
Damaged & Lost items		\$5.00 processing fee + actual cost
Color Copies		\$ .50
Copies		\$ .10
PLA filament		\$ .10/gram
Inter-Library Loan		\$3.00/transaction
Lamination – 18" Machine		\$2.00 per foot
Lamination – 40" Machine		\$6.00 per foot
Seasonal/Special Workshops		\$15.00
Makerspace Fees		
3D Printer		\$ .10/gram
Laser Cutter		
1/8 inch	8x12	\$ .50
1/8 inch	12x12	\$ 1.00
1/8 inch	12x16	\$ 1.25
1/4 inch	8x12	\$ .75
1/4 inch	12x12	\$ 1.10
1/4 inch	12x16	\$ 1.50
Glassware		\$ 1.50
Cork Coaster		\$ .35
White Chipboard Coasters		\$ .35
Glass trivets/cutting boards		\$ 1.50
Small Bevel Mirrors		\$ 1.50
Heat Press & Mug Press		
Sublimation paper		\$ 1.00/sheet

Mugs	\$ 2.00
Ceramic Tiles	\$ 1.00
Bags	\$ .75
Button Maker	
Pins (3 part)	\$ .35
Magnets	\$ .35
Bottle openers	\$ .35
Mylar rings	\$ .10

**RECREATION FEES**

Refund Policy (posted at the Community Center)	\$10.00 administrative fee on all approved refunds
Late Registration Fee (*La Vista Employee will receive Resident Rate)	\$10.00

<u>Proft</u>	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-</u>
	Clubhouse	\$ 75/Hour \$ 450/Full Day	\$ 100/Hour \$ 500/Full Day	\$ 60/Hour \$ 425/Full
Day Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100

<u>Profit</u>	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-</u>
	Community Center			
Facility Rental				
Gym (1/2 Gym) 38/Hour	\$ 40/Hour	\$ 80/Hour	\$ 100/Hour	\$
Gym (Full) \$175/Hour	\$ 75/Hour	\$ 80/Hour	\$160/Hour	
Whole Community Center 800/Day	\$1000/Day	\$1500/Day	\$2000/Day	\$
	\$500/Half Day	\$750/Half Day	\$1000/Half Day	\$400/Half Day
Game Room	\$ 22/Hour	\$ 44/Hour	\$ 44/Hour	\$ 22/Hour
Meeting Rooms (Rental)	\$ 15/Hour/Room 12/Hour/Room	\$ 25/Hour/Room \$ 30/Hour	\$ 30/Hour	\$
Kitchen (Rental)	\$ 21/Hour	\$ 30/Hour	\$ 35/Hour	\$ 19/Hour
Deposit (Refundable)	\$ 100/Whole Day Rental \$ 100/Whole Day Rental	\$ 100/Whole Day Rental \$ 100/Whole Day Rental		

<u>Profit</u>	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-</u>
	Pickleball Court	\$7/hour	\$10/hour	\$10/hour
Racquetball/ Wallyball Court	\$ 7/Hour	\$ 10/Hour	\$ 10/Hour	\$ 7/Hour
Stage (Rental)	\$ 12/Hour	\$ 22/Hour	\$ 27/Hour	\$ 12Hour

Facility Usage (Fitness Room, Gym, Drop-In, Programs, Open Gym)	<u>Resident</u>	<u>Non-Resident</u>
Daily Visit (19 and up)	\$ 3.00	\$ 4.00
Daily Visit (Seniors 55+)	\$ -0-	\$ 2.00

	<u>Resident</u>	<u>Non-Resident</u>
Membership Card	\$30.00/month	\$35/month
Daily Visit (18+ younger)	\$ -0-	\$ -0-
Daily Visit (Employee/ Employee Child/Spouse)	\$ -0-	\$ -0-
Membership (55+)	\$ -0-/Month	\$20/Month

Variety of programs as determined by the Recreation Director  
Fees determined by cost of program Classes

Contractor City

		75%	25%	
Contract Instructor Does Registration and Collects Fees				
Fields Profit				Non-
Tournament Fees 10/Team/Tournament		\$ 30/Team/Tournament		\$
Tournament Field Fees 20/Field/Day		\$ 50/Field/Day		\$ 20/Field/Day
Field Rentals (Resident and Non Resident)	\$ 40 / 2 Hours		\$ 30/2 hours	
Gate/Admission Fee	10% of Gross		0% gross	
The Link				
Base Rental Fee Entire Facility		\$1,000		
	User supplies operating staff and is responsible for all cleaning and trash removal.			
Parks				
Open Green Space Resident*		\$100/Event		
	Non-Resident	Business		Non-Profit
Park Shelters Hours	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours	\$ 12/3
Swimming Pool		Resident*	Non-Resident	
Youth Daily	\$ 2		\$ 4	
Adult Daily	\$ 3		\$ 4	
Resident Tag	\$ 2			
Family Season Pass	\$105		\$165	
Youth Season Pass	\$ 65		\$ 95	
Adult Season Pass	\$ 75		\$105	
30-Day Pass	\$ 55		\$ 85	
Season Pass (Day Care)	\$275		\$275	
Swim Lessons	\$ 30		\$ 55	
*Swimming Pool memberships and specials prices shall be established by the Finance Director				
Youth Recreation Programs		Resident*	Non-Resident	
Coed T-Ball Ages 5-6	\$ 45/55		\$60/70	
Softball/Baseball Ages 7-8	\$ 50/60		\$65/75	
Softball/Baseball Ages 9-10	\$ 65/75		\$85/95	
Softball/Baseball Ages 11-12	\$ 75/85		\$105/115	
Softball/Baseball Ages 13-14	\$ 85/95		\$105/115	
Softball/Baseball Age 15-18	\$110/120		\$140/150	
Basketball Clinic	\$ 17/27		\$22/32	
Basketball Grades 3-8	\$ 55/65		\$65/75	
Soccer Academy	\$ 33/43		\$53/63	
Flag Football	\$ 33/43		\$53/63	
Volleyball	\$ 55/65		\$65/75	
3 yr. old Soccer Clinic	\$17/27		\$22/33	
Adult Recreation Programs – Per Team				
Adult Volleyball– Spring	\$ 60			
Adult Spring Softball – Single	\$215			
Adult Spring Softball – Double	\$420			
Adult Volleyball – Fall/Winter	\$120			
Adult Fall Softball – Single	\$120			
Adult Fall Softball – Double	\$235			
Senior Spring Softball	\$15 per game per team			
Senior Fall Softball	\$17 per game per team			
<u>Special Services Van Fees</u>				
Zone 1 Trip within city limits (La Vista & Ralston)		\$1.00 one way		
Includes trips to grocery stores and senior center				

Zone 2 Trip outside city limits	\$3.00 one way
Zone 3 Trip outside city limits	\$10.00 one way
Bus pass (each punch is worth \$1.00)	\$30.00

**Section 2. Sewer Fee Schedule.**  
**§3-103 Municipal Sewer Department; Rates.**

- A. **Levy of Sewer Service Charges.** The following sewer service charges shall be levied against the user of premises, property or structures of every kind, nature and description, which has water service from any supply source and are located within the wastewater service area of the City of La Vista.
- B. **Computation of Sewer Service Charges.** For the months of December, January, February and March, the monthly charge for residential sewer services will be computed on the actual water used for these months. The monthly charge for residential sewer service in the months of April, May, June, July, August, September, October and November will be computed on the average water usage of the four (4) preceding winter months of December, January, February and March or for such portion of said consumption, whichever is the lesser. At the option of the City of La Vista, water used from private wells shall be either metered or estimated for billing purposes.
- C. **Amount of Sewer Service Charges.** The total sewer service charge for each sewer service user will be the sum of three (3) charges: (1) customer charge, (2) flow charge, and (3) abnormal charge.
  - 1. The customer charge is as follows
    - a. For sewer service users classified as Residential, the same being sewer service to a single family dwelling, or a duplex, apartment, or other multi-family dwelling (e.g. apartments) wherein each dwelling unit has a separate water meter that is read and charged for water and sewer use by the Metropolitan Utilities District - -\$13.36 per month.
    - b. For sewer service users classified as Residential-Multi-Family, the same being sewer service to Multi-Family dwellings (e.g. apartments) wherein there is only a separate water meter to each building or complex that is read and charged for water and sewer use by the Metropolitan Utilities District - \$14.33 per month.
    - c. For sewer service users classified as General Commercial: Customers who normally use less than 100,000 cubic feet of water per month and who are not Residential users or Residential-Multi-Family users - \$14.33 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.33. The manual billing of the customer charge will come from the City of La Vista instead of the Metropolitan Utilities District.
  - 2. The flow charge for all sewer service users shall be \$4.89 per hundred cubic feet (ccf).

**Temporary additional flow charges\***

**For the period of June 1, 2025 through May 31, 2027, the following supplemental flow charges also shall apply, in addition to the above flow charge, resulting in total flow charges during this period as indicated below:**

**Residential: additional flow charge of \$.26 per hundred cubic feet (ccf), resulting in a total residential flow charge during this period of \$5.15 per hundred cubic feet (ccf)**

**Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), resulting in a total commercial flow charge during this period of \$5.12 per hundred cubic feet (ccf)**

\*Temporary additional flow charges recover amounts for increased rates previously authorized September 5, 2023 and September 3, 2024 and unbilled, effective for the period indicated.

3. If users have abnormal strength sewage as determined by the terms of the Wastewater Service Agreement between the City of La Vista and the City of Omaha, then additional charges will be billed to the user at the applicable rates as determined by said Agreement.
4. If users other than those classified herein are connected to the wastewater collection system, the Customer Charges, the Flow Charges and Other Charges will be determined by the City Council in accordance with rules and regulations of the EPA and the Agreement between the City of La Vista and the City of Omaha.

**Section 3. Sewer/Drainage Connection Fee Schedule.** A fee shall be paid to the City Treasurer as set forth in this section for each structure or tract to be connected to the sewer system of the City. No connection permit or building permit shall be issued until the following connection fees have been paid.

#### Section 3.1 – City of Omaha - Stonybrook Outfall Sewer Shed

Fees collected in the City of Omaha – Stonybrook Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and City of La Vista, current revision, and as further defined by Section 31-259 of the City of Omaha Municipal Code, shall be as follows:

	Effective 1/1/2025	Effective 2/1/2026
Residential Single Family Dwelling	\$0.637/SF	\$0.637/SF
Mobile Homes As Used as a Residence	\$2,128/pad	\$2,128/pad
All Other Residential Uses	\$ 2,156/unit	\$2,156/unit
Commercial/Industrial	\$15,009/acre of land as platted	\$15,009/acre of land as platted

Ninety Five Percent (95%) of Connections Fees are to be periodically remitted back to the City of Omaha on a periodic basis as defined by the WSA.

#### Section 3.2 – Sarpy County Outfall and City of La Vista Sewer Sheds

Fees collected in the Sarpy County Sewer Shed and/or City of La Vista Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and the City of La Vista, current revision, shall be as follows:

	Effective 1/1/2025	Effective 1/1/2026
Residential Single Family Dwelling	\$1,482	\$1,534
Duplex	\$1,482/unit	\$1,482/unit
Multiple Family	\$ 1,156/unit	\$1,197/unit
Commercial/Industrial	\$8,049/acre of land as platted	\$8,331/acre of land as platted
Park/Common Area (incl. Athletic Fields)	\$450/AC of land as platted	\$466/acre of land as platted

\$5,500 per acre as collected within the Sarpy County Sewer Shed are periodically remitted back to Sarpy County.

The fee for commercial (including industrial) shall be computed on the number of acres within each platted lot or tract, irrespective of the number of structures to be constructed thereon.

The applicable fee shall be paid in respect to each lot or building site as a condition of City's issuance of any building or sewer connection permit.

- A. Changes in Use. If the use of a lot changes subsequent to payment of the fee, which different use would require payment of a fee greater than that payable in respect to the use for which the fee was originally paid, the difference in fee shall be paid to the City at time of such change in use.
- B. Existing Structures. Structures for which sewer connection and building permits have been issued, and all permit fees in respect thereto paid, prior to the effective date hereof shall be exempt from the fees herein imposed.
- C. Preconnection Payments. Where preconnection payment charges for a subdivision or portion thereof have been paid to City at time of subdivision of a tract pursuant to agreement between the City and the developer and the sanitary and improvement district, if any, financing improvements of the subdivision, the preconnection payment so made shall be credited by City to the sewer/drainage fees payable at time of connection of the individual properties to the sewer/drainage systems of the City.
- D. Sewer Tap and Inspection and Sewer Service Fees. The fees imposed by Section 3 hereof are in addition to and not in lieu of (1) sewer tap and inspection fees payable pursuant to Section 3-122 of the La Vista Municipal Code and listed herein and (2) sewer service charges imposed by Section 2 hereof.

Section 4. Sewer Inspection Charges Established for Installation. Inspection charges for nonresidential property sewer installation shall be:

Sewer Tap Fee (Inspection Fee)	
Service Line w/inside diameter of 4"	\$400
Service Line w/inside diameter of 6"	\$600
Service Line w/inside diameter of 8"	\$700
Service Line w/inside diameter over 8"	Special permission/set by Council

Section 5. Miscellaneous Sewer Related Fees: Miscellaneous sewer related fees shall be:

Private Sewage Disposal System Const. Permit	\$	1,500
Appeal Fee Re: Issuance or Denial of Sewer Permits	\$	1,500

Section 6. Repeal of Ordinance No. 15291533. Ordinance No. 152933 as originally approved on October 15, 2024January 21, 2025 and all ordinances in conflict herewith are hereby repealed.

Section 7. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 8. Effective Date. This Ordinance shall take effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that:

(1) Pawnbroker occupation taxes of Section 1 shall be effective April 1, 2003. Pawnbroker occupations taxes shall be payable on a monthly basis no later than the last day of the calendar month immediately following the month in which the subject pawnbroker transactions occur. For example, the occupation tax on pawnbroker transactions for the month of April 2003 shall be due and payable on or before May 31, 2003.

(2) Pawnbroker permit fees shall be effective January 1, 2004. Annual pawnbroker permit fees shall be due and payable annually on or before January 1. Initial pawnbroker permit fees shall be due and payable on or before the date that the pawnbroker license is

issued. Issuance of renewal of pawnbroker permits shall be subject to payment of applicable permit fees.

(3) Rental Inspection Program License fees shall be effective January 1, 2011

(4) The remaining provisions of this Ordinance other than those specified in Sections 8(1), 8(2) and 8(3) shall take effect upon publication, unless a different effective date is otherwise expressly provided in this Ordinance.

PASSED AND APPROVED THIS 21ST~~4TH~~ DAY OF JANUARY~~MARCH~~ 2025.

CITY OF LA VISTA

Kim Thomas, Acting Mayor~~Kim Thomas, Acting Mayor~~Douglas

Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

## ORDINANCE NO. 1544

AN ORDINANCE TO AMEND ORDINANCE NO. 1533, AN ORDINANCE TO ESTABLISH THE AMOUNT OF CERTAIN FEES AND TAXES CHARGED BY THE CITY OF LA VISTA FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO BUILDING AND USE, ZONING, OCCUPATION, PUBLIC RECORDS, ALARMS, EMERGENCY SERVICES, RECREATION, LIBRARY, AND PET LICENSING; SEWER AND DRAINAGE SYSTEMS AND FACILITIES OF THE CITY FOR RESIDENTIAL USERS AND COMMERCIAL USERS (INCLUDING INDUSTRIAL USERS) OF THE CITY OF LA VISTA AND TO GRANDFATHER EXISTING STRUCTURES AND TO PROVIDE FOR TRACT PRECONNECTION PAYMENTS AND CREDITS; REGULATING THE MUNICIPAL SEWER DEPARTMENT AND RATES OF SEWER SERVICE CHARGES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

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

**Section 1. General Fee Schedule.** The fees and taxes charged by the City of La Vista for various services, facilities, and occupations shall be, and the same hereby are, fixed in accordance with the following schedule, no modifier shall be used, and such fees and taxes charged shall be in accordance with such rules as the City Council may establish:

### **BUILDING & USE FEES**

**(Apply inside City limits and within the Extra-territorial zoning jurisdiction)**

#### Building Permit

(Building valuation is determined by the most current issue of the ICC Building Valuation Data)

General	\$30 Base fee + see building fee schedule
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Commercial/Industrial	\$30 Base fee + see building fee schedule
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#### Plan Review Fee (collected at the time of permit application submittal)

Commercial (non-refundable)	\$100 or 10% of building permit fee (whichever is greater)
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External Review of Plans by Qualified Consultants (as deemed necessary by Community Development and/or Public Works Departments - collected at the time of permit application submittal)	Actual Fee Incurred
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#### Design Review (non-refundable)

Tenant Bay Façade Renovation	\$500 (min. fee or actual fee incurred)
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Bldgs. 24,999 sq. ft. or less	\$1,500 (min. fee) (or actual fee Incurred)
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Bldgs. 25,000 – 49,999 sq. ft.	\$2,000 (min. fee) (or actual fee Incurred)
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Bldgs. 50,000 -99,999 sq. ft.	\$3,000 (min. fee) (or actual fee Incurred)
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Bldgs. 100,000 + sq. ft.	\$4,000 (min. fee) (or actual fee Incurred)
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#### Replacement Plan Review Fee

	\$100 + Request for records fees
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#### Engineer's Review

	\$500
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#### Building Re-Inspection Fee

	\$100
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#### Rental Inspection Program

##### License Fees:

Multi-family Dwellings	\$6.00 per unit
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Single-family Dwellings	\$50.00 per property
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Duplex Dwellings	\$50.00 per unit
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Additional Administrative Processing Fee (late fee or no-show fee)	\$100.00
<b>Inspection Fees:</b>	
Primary Inspection	No charge
Class B Property Inspection (after primary inspection):	
Violation corrected	No charge
Violation not corrected	\$100.00 per unit
Re-inspection Fee (no show or additional follow up inspection)	\$100.00 per unit
Vacant Property Registration Fee	
	\$250 Original Registration Fee
	\$500 First Renewal
	\$1,000 Second Renewal
	\$2,000 Third Renewal
	\$2,500 Fourth Renewal
	\$2,500 Fifth and Subsequent Renewals
Penalty Fee (working without a permit)	3x Regular permit fee
<b>Refund Policy</b>	
	75% will be refunded when the project is cancelled or not complete within one year. No refund will be given after one year. (Sewer Hook-up Fee is 100% refunded)
Certificate of Occupancy	\$ 50
Temporary Certificate of Occupancy	\$750
Pre-occupancy fee (Occupancy without C.O.)	\$750
Change of Occupancy Permit Fee	\$100
Temporary Use Permit (includes tents, greenhouses, event structures)	\$ 50 plus \$10/day
Sign Permit	\$150/sign
Identification Sign, Incidental Sign	\$75/sign
Master Sign Plan (more than 1 sign)	\$150
Common Sign Plan	\$150
Temporary Sign Permit:	
Non-profit or tax exempt organization	\$0
All other temporary signs	\$ 30/year
Cell Tower Development Permit	\$8,500(min fee) (or actual fee incurred)
Co-locates – Cell Towers	\$5,000(min fee) (or actual fee incurred)
Small Wireless Facilities	\$500 per application for up to five small wireless facilities
Support Structure for Small Wireless Facilities	\$250 per structure
Eligible Facilities Permit	\$250 per application (or actual fee incurred)
Tarp Permit (valid for 6 months)	\$ 30
Solar Panel Permit	\$ 30
Satellite Dish Permit	\$ 30
Wading/ Swimming Pools at residence	\$ 30
Dedicated Electrical circuit for pumps	\$ 30
Mechanical Permits	\$30 Base fee + See mechanical fee schedule
Plumbing Permits	\$30 Base fee + See plumbing fee schedule
Sewer Repair Permit	\$30
Backflow protector permit	\$ 30 (\$22 permit & \$8 backflow)
Underground Sprinklers	\$ 30 (\$22 issue fee & \$8 fixture)

Electrical Permits	\$30 Base Fee + See electrical fee
City Professional License (Plumbers; Mech. Contractors)	\$ 15 and a \$1,000,000
Liability, and a \$500,000 bodily injury insurance Certificate per each occurrence	
Also a \$5,000 Bond is required, naming the City as the recipient.	
Demolition of building	\$250 plus Insurance Certificate
Moving Permit (buildings 120 square feet or greater)	\$250 plus Insurance Certificate
Sheds and Fences	\$ 30.00
Sidewalks	\$ 30.00
Driveway Replacement	\$ 30.00
Driveway Approach w/o curb cut or grinding	\$ 30.00
With curb requiring cut plus the 4' apron on each side)	
Contractor (Contractor performs curb cut or grind)	\$ 30.00 plus \$1.00/ft.
City Charge (if City performs curb cuts)	\$50 + \$5/ft. (\$40 set up fee; \$10 permit fee)
City charge (if City performs curb grinds)	\$50 + \$6/ft. (\$40 set up fee; \$10 permit fee)
Utility Cut Permit	\$ 30.00
Appeal Fee Regarding Issuance or Denial of Curb Cut/Driveway	
Approach Construction Permit	\$250
Street Paving, Surfacing, Resurfacing, Repairing, Sealing or Resealing Permit	\$ 30.00/Yearly
Appeal Fee Regarding Issuance or Denial of Street Paving, Resurfacing, etc. Permit	\$250

#### **RIGHT-OF-WAY PERMIT FEES**

The following are one-time permit fees for structures occupying the public right-of-way:

Canopy or Awning	\$50 for the first 25 ft. + \$10 each additional foot
Balcony	\$75 each
Bicycle Rack	\$50
Light Fixture	\$75 for the first + \$10 each additional light fixture
Marquee	\$50 for the first 25 ft. + \$10 each additional ft.
Sidewalk Café	\$100
Sign	\$100 each (if less than 25 sq. ft.) \$300 each (if 25 sq. ft. or larger)
Windscreen	\$400 each
Planter	\$50
Combination of Awning/Canopy/Sign /Light	\$500
Skywalk	\$500
String Lights	\$150
Temporary Structures/Fencing/etc related to Events	\$50/day
Other structures as approved by the City Administrator	\$300

Provided, however, notwithstanding anything in this Ordinance to the contrary, all property, or parts thereof or improvements thereon, with respect to which legal title is or will be held by or for the benefit of the City of La Vista, La Vista Community Development Agency, City of La Vista Facilities Corporation, La Vista/Metropolitan Community College Condominium Owners Association, Inc., or any other entity directly or indirectly controlled by the City of La Vista as determined by the City Administrator, for a public purpose, and all owners of such property, parts, or improvements, shall be exempt from the Building

and Use Fees and/or any other fees in this ordinance. The City of La Vista pursuant to a policy of the City Council also may provide for waiver of any or all such Building and Use Fees, or any other fees under this Ordinance that are payable to the City, with respect any political subdivisions that levy property taxes within the corporate limits of the City, or any entity controlled by any such political subdivision.

### **FIRE INSPECTION FEES**

#### Plan Review Fees

Commercial Building	10% of building permit fee with a maximum of \$1,000
Fire Sprinkler Plan Review	
1-20 devices	\$100.00
21-50 devices	\$200.00
51-100 devices	\$300.00
101-200 devices	\$400.00
201-500 devices	\$500.00
Over 500 devices	\$500.00 plus \$1.00 per device over 500
Fire Alarm Plan Review	\$50.00

#### Child Care Facilities:

0 – 8 Children	\$50.00
9 – 12 Children	\$55.00
13 or more children	\$60.00

#### Foster Care Homes:

Inspection	\$25.00
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#### Liquor Establishments:

Non-consumption establishments	\$60.00
Consumption establishments	\$85.00

#### Nursing Homes:

50 beds or less	\$55.00
51 to 100 beds	\$110.00
101 or more beds	\$160.00

#### Fire Alarm Inspection:

Four year license (Test)	\$100.00
NICET	\$25.00 per year NICET certification last
Annual test (witnessed)	\$30.00

#### Sprinkler Contractor Certificate:

Annual	\$100.00
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#### Fuels Division:

Above ground Hazardous Substance Storage Tanks (Title 158)	
Registration	\$25.00 per tank
Re-registration	\$25.00 per tank (Required whenever change is made to tank or contents)
Above ground Petroleum Storage Tanks (Title 153, Chapter 17)	
Inspection Fee	\$50.00 (Per installation regardless of the number of tanks)

#### Underground Storage Tanks (Title 159, Chapter 2)

Farm, residential and heating oil tanks (tanks with a capacity of 1100 gallons or less)	\$10.00 one-time registration fee
All other tanks	\$30.00 per tank, annually
Petroleum Release Remedial Action Fund	\$90.00 per tank, annually
Tank installation	\$60.00 per tank
Piping only installation	\$60.00

### **GRADING PERMIT FEES**

5 acres or less	\$ 500
More than 5 acres	\$1,000

### **TAX INCREMENT FINANCING (TIF) APPLICATION FEES**

Application Fee	\$3,000
Administrative Fee	1.5% on TIF Principal up to \$2,000,000

Bond Related Fee	1% on TIF Principal amount above \$2,000,000 thru \$4,000,000 No additional administrative fee for TIF Principal above \$4,000,000 Actual Fees, Costs & Expenses Incurred by the City
<b><u>PACE PROGRAM</u></b>	
Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500
<b><u>ZONING FEES</u></b>	
Comprehensive Plan Amendment	\$500
Zoning Map Amendment (rezoning)	\$500
Zoning Text Amendment	\$500
Zoning Verification Letter	\$50
Subdivision Text Amendment	\$500
Conditional Use Permit (1 acre or less)	\$300
Conditional Use Permit (more than 1 acre)	\$500
Conditional Use Permit Amendment	\$200
Flood Plain Development Permit	\$500
Administrative Plat – Lot Split, Lot Consolidation or Boundary Adjustment	\$750+ additional fee of \$250 for review of revised drawings
Preliminary Platting	\$1,000 +additional fee of \$250 for review of revised drawings
Final Platting	\$1000+additional fee of \$250 for review of revised drawings
Subdivision Agreement	\$500 (min. fee) or actual fee incurred
Revised Preliminary Plat	\$500+additional fee of \$250 for review of revised drawings
Replat	\$1500 +additional fee of \$250 for review of revised drawings
P.U.D.	\$1,000+additional fee of \$250 for review of revised drawings
P.U.D. Amendment	\$500 (min. fee) or actual fee incurred
Vacation of Plat and Right of Way Vacation	\$150
Variance, Appeals, Map Interpretation (B.O.A.)	\$250
Watershed Fees –apply to all new development or significant redevelopment as specified in Exhibit "G" to the interlocal agreement for the Papillion Creek Watershed Partnership: (fees are remitted to Papillion Creek Watershed Partnership)	
<b><u>OCCUPATIONTAXES</u></b>	
Publication fees	\$Actual cost

Class A Liquor License Holder	\$200
Class B Liquor License Holder	\$200
Class C Liquor License Holder	\$600
Class D Liquor License Holder	\$400
Class I Liquor License Holder	\$500
Class L Liquor License Holder	\$500
Class Z Liquor License Holder	\$500
Class AB Liquor License Holder	\$400
Class AD Liquor License Holder	\$600
Class ADK Liquor License Holder	\$800
Class AK Liquor License Holder	\$400
Class ABK Liquor License Holder	\$600
Class BK Liquor License Holder	\$400
Class CK Liquor License Holder	\$800
Class DK Liquor License Holder	\$600
Class IB Liquor License Holder	\$700
Class IBK Liquor License Holder	\$900
Class ID Liquor License Holder	\$900
Class IDK Liquor License Holder	\$1100
Class IK Liquor License Holder	\$700
Special Designated Permit – Liquor Control	\$ 50/day except non-profits
Transfer of Liquor License from One Location to Another (These fees are in addition to the State Fee Requirement)	\$ 25
Amusement Concessions (i.e. Carnivals) (This would include any vendors set up for special functions at the La Vista Sports Complex)	\$ 10/concession/day
Auto dealers – new and used - \$250 plus \$.01 per sq. ft. of inside area, and \$.005 per sq. ft. of outside area used for display, sales or storage.	
Auto repair	\$100
Banks, small loan and finance companies	\$250 plus \$75/each detached facility.
Barber shops, beauty salons, tanning & nail salons	\$ 75 plus \$10 per operator over one.
Bowling Alleys or Billiard/Pool Halls	\$ 50/year + \$10/table or alley (Additional fees for Restaurants or Drinking Places if applicable)
Car washes	\$100 (includes all vacuum & supply vending machines)
Circus, Menagerie or Stage Show	\$ 50/day
Collecting agents, detective agents or agencies and bail bondsmen	\$ 75
Construction/Tradesmen	\$ 75 and a \$1,000,000
Liability, \$500,000 bodily injury insurance certificate	
Convenience stores	\$ 75 (Additional fees for Restaurants or Drinking Places if applicable)
Convenience store with car wash	\$120 (Includes all vacuum & supply vending machines)
Dry cleaning or laundry and tailoring	\$ 50
Funeral homes	\$150
Gaming Device Distributors	5% of gross receipts (non-profits exempt)
Games of Chance/Lotteries	5% of gross receipts (non-profits exempt)
Games of Chance/Lottery License Fee	\$ 50/1 <sup>st</sup> location - \$10/ea additional
Gas Companies	5% of gross receipts
Hawkers/Peddlers	\$ 75/day or \$500/year
Home Occupations (not specified elsewhere)	
Home Occupation Permit Application Fee	\$ 30
Home Occupation 1 and Child Care Home	\$ 50

## Home Occupation Conditional Use Permit – see Zoning Fees

Hotels/motels – Any hotel or motel in the City shall pay to the City monthly an Occupation Tax equal to 5% of gross receipts from room rentals. Any shops restaurants, and/or drinking places which are part of, associated with, or located in or with a hotel or motel facility will be considered a separate classification of business and taxed in accordance with the provisions of this Ordinance and the applicable classifications(s) of the shops, restaurants, and/or drinking places hereunder. The Occupation Taxes with Respect to any banquet and/or ballroom facilities of, or associated with, or located in or with, any such hotel or motel shall be determined in accordance with the square footage schedule above, based on the actual square footage of said facilities, which occupation taxes shall be additional to any other applicable occupation taxes such as restaurants or drinking places occupation taxes.

Mobile Food Vendors	\$100/year
Movie theatres	\$150/complex and \$75/viewing room (Additional fees for Restaurants or Drinking Places if applicable)
Music, Vending, & Pinball Machines Provider Fee of \$75.00 for business outside the City that provides machines for local businesses	\$ 20/year/machine +Service
Nurseries, greenhouses, landscaping businesses, and tree trimmers	\$75
Nursing homes, assisted living, hospitals and retirement homes	\$5 per bed
Pawnbrokers transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year	\$1.00/pawnbroker
Professional services – engineers, architects, physicians, dentists, chiropractors, osteopaths, accountants, photographers, auctioneers, veterinarians, attorneys, real estate offices and insurance agents or brokers - \$75 plus \$10 per agent or professional over one (1)	
Recreation businesses – indoor and outdoor	\$100
Restaurants and Drinking Places,	Effective March 1, 2023 – Occupation tax of 1% of gross receipts pursuant to Municipal Code Sections 113.40 through 113.46
Retail, Manufacturing, Wholesale, Warehousing and Other – Any person or entity engaged primarily in a manufacturing, wholesale, and/or warehousing business shall pay an Occupation Tax based on the schedule below and the actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; and any person or entity engaged in a business of making retail sales of groceries, clothing, hardware, notions, furniture, home furnishings, services, paint, drugs, or recreational equipment, and any other person or entity engaged in a business for which an Occupation Tax is not specifically provided elsewhere in this Ordinance, shall pay an Occupation Tax based on the schedule below and actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; provided, however, that persons or entities that use a basement or one or more additional floors in addition to the main floor (the main floor being the floor with the greatest total square footage) in the conduct of one or more specified businesses of sales at retail shall determine square footage for purposes of the Occupation Tax imposed hereunder based on the square footage of the entire main floor plus one-half (1/2) of the square footage of all such basement and additional floors.	
0	999 sq. ft. \$ 50
1,000	2,999 sq. ft. \$ 65

3,000	4,999 sq. ft.	\$ 80
5,000	7,999 sq. ft.	\$ 120
8,000	9,999 sq. ft.	\$ 150
10,000	14,999 sq. ft.	\$ 200
15,000	24,999 sq. ft.	\$ 225
25,000	39,999 sq. ft.	\$ 300
40,000	59,999 sq. ft.	\$ 400
60,000	99,999 sq. ft.	\$ 500
100,000	and greater	\$ 750
Schools – trade schools, dance schools, music schools, nursery school or any type of school operated for profit		\$ 50
Service providers, such as persons, firms partnerships or corporations delivering any product, good or service whatsoever in nature within the City		\$ 75
Service stations selling oils, supplies, accessories for service at retail		\$ 75 + \$25.00 for attached car wash
Short-Term Rentals—short-term rental owner or operators, listing companies, brokers, agents, or others acting on behalf of short-term rental owners in La Vista room		5% of gross receipts from or property rentals.
Telephone Companies (includes land lines, wireless, cellular, and mobile)		5% of gross receipts
Telephone Surcharge - 911		\$1.00 per line per month
Tobacco License		\$ 15 (based on State Statute)
Tow Truck Companies		\$ 75
Late Fee (Up to 60 days)		\$ 35
Late Fee (60-90 days)		\$ 75
Late Fee (over 90 days)		Double Occupation tax or \$100, whichever is greater
<b><u>CONVENIENCE FEES</u></b>		
Restaurant & Drinking Places Occupation Tax, Hotel Occupation Tax, and General Business Occupation Tax Payments through online portal Credit Cards, Debit Cards, & Digital Wallet		2.5% of transaction + \$0.30
E-Checks		\$1.50 for transactions $\leq$ \$60,000
All Other Payments		
Credit Cards		3% of transaction with \$2 minimum transaction
E-Checks		\$3 for transactions $\leq$ \$10,000
		\$10 for transactions $>$ \$10,000
<b><u>OTHER FEES</u></b>		
Barricades		\$ 60/barricade
Deposit Fee (returnable)		\$ 5/barricade per day
Block Parties/Special Event		\$30 ea. (7 days maximum)
Construction Use		
Blasting Permit		\$1,000
Bucket Truck Rental w/operator		\$150 per hour
Charging Station Fees		
Standard Charge Station		\$2/hr. – First 6 hours \$0.33/min. after 6 hours
Rapid Charge Station		\$5/hr. – First 2 hours \$.033/min. after 2 hours

Community Garden Plot Rental	\$20 annually
Conflict Monitor Testing	\$200
Cat License Fee (per cat – limit 3)	\$12 each if spayed/neutered \$25 each if not spayed/neutered
Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog License Fee (per dog – limit 3)	\$12 each if spayed/neutered \$ 25 each if not spayed/neutered
Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog/Cat License Handling Fee (in addition to above fees)	\$5
Dog or Cat License Replacement if Lost	\$6
Dog or Cat Capture and Confinement Fee MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES	\$10 + Boarding Costs
Election Filing Fee	1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000
Handicap Parking Permit Application Fee State	\$ Currently Not Charging Per
Natural Gas Franchisee Rate Filing Fee (For rate changes not associated w/the cost of purchased gas.)	Per Agreement
Open Burning Permit	\$ 10
<b>Parking Fees</b>	
Monthly Parking	
Covered Stall	\$50/Month per permit
Uncovered Stall	\$25/Month per permit
Business Reserved	100/Month per permit
Daily Parking (Parking Day runs 6 a.m.-6 p.m.)	
Parking Structure No. 1	3 hours free (\$0), after which \$1.00/hr. up to \$10/day
Parking Structure No. 2	\$1.00/hour up to \$10/day
City Centre Surface Parking Lot	\$1.00/hour up to \$10/day
<b>Event Parking</b>	
Parking Structure No. 1	\$5/event
Parking Structure No. 2	\$5/event
City Centre Surface Parking Lot	\$20/event
Facility Rental Fee (Parking Structure No. 2 only)	

Daytime Event (Ending by 6:00 p.m.)	\$500
Evening Event (Starting at/after 6:30 p.m.)	\$1,000
<b>Parking Ticket Fees</b>	
If paid within 7 days of violation date	\$ 20 (\$5 + \$15 admin fee)
If paid after 7 days of violation date but within 30 days	\$ 25 (\$10 + \$15 admin fee)
If paid after 30 days of violation date	\$ 35 (\$20 + \$15 admin fee)
<b>Pawnbroker Permit Fees:</b>	
Initial	\$ 150
Annual Renewal	\$ 100
Pet Store License	\$ 50 (In addition to Occ. License)
Public Assembly Permit (requires application and approval)	\$ 00
Returned Check Fee (NSF)	\$ 35
Storage of Explosive Materials Permit	\$ 100
Towing/Impound Fee	\$ 30
Trash Hauling Permit Performance Bond	\$ 25/yr./truck + \$25,000
<b>PUBLIC RECORDS</b>	
Request for Records	\$15.00/Half Hour (after first 4 hours) + Copy Costs* (May be subject to deposit)
Audio Tapes	\$5.00 per tape
Video Tapes or CD/DVD	\$10.00 per tape/CD
*Copy costs shall be established by the Finance Director	
Unified Development Ordinance	\$100
Comprehensive Plan	\$ 50
Zoning Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Zoning Ordinance w/Map	\$ 30
Subdivision Regulations	\$ 30
Future Land Use Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Ward Map	\$ 2
Fire Report	\$ 5
Police Report	\$ 5
Police Photos (Digital)	\$10/CD
Criminal history	\$10
<b>FALSE AND NUISANCE ALARMS</b>	
Registration Fee for Alarm System (not to include single family or duplexes)	\$25
Renewal Fee for Alarm System (not to include single family or duplexes)	\$25

Late Registration Charge	\$35
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False Alarm Fee for any false alarm generated by the registrant's alarm system, a fee in accordance with the following schedule (from 1 January through 31 December of each year) shall be charged:

Number of False/Nuisance Alarms	False/Nuisance Alarm Charge
1	No Charge
2	No Charge
3	\$100.00
4 or more	\$250.00

False Alarm Fee for Alarm Systems without Registration - \$250 per alarm after 1<sup>st</sup> alarm (not to include single family or duplexes)

#### **RESCUE SQUAD FEES**

Basic Life Support Emergency	\$ 750
Basic Life Support Non-Emergency	\$ 750
Advanced Life Support Emergency I	\$ 850
Advanced Life Support Emergency 2	\$1050
Advanced Life Support Non-Emergency	\$ 850
Mileage – per loaded mile	\$ 17

#### **LIBRARY FEES**

Membership (Non-Resident Family)	6 month	\$ 35.00
	1 year	\$ 60.00
	1 month	\$ 7.00
Administrative fee – SID interlocal		\$100.00 annually
Fax		\$2.00 up to 5 pages
Overdue Fees Books, Kits, Periodicals		\$ .05/day
Audio Books/Board Games/CDs		\$ .10/day
Cake Pans/Telescope/Puzzles		
Playaway device/DVDs		\$ 1.00/day
Board Game, Puzzle not returned to Circulation Desk		\$5.00
Damaged & Lost items		\$5.00 processing fee + actual cost
Color Copies		\$ .50
Copies		\$ .10
PLA filament		\$ .10/gram
Inter-Library Loan		\$3.00/transaction
Lamination – 18" Machine		\$2.00 per foot
Lamination – 40" Machine		\$6.00 per foot
Seasonal/Special Workshops		\$15.00
Makerspace Fees		
3D Printer		\$ .10/gram
Laser Cutter		
1/8 inch	8x12	\$ .50
1/8 inch	12x12	\$ 1.00
1/8 inch	12x16	\$ 1.25
1/4 inch	8x12	\$ .75
1/4 inch	12x12	\$ 1.10
1/4 inch	12x16	\$ 1.50
Glassware		\$ 1.50
Cork Coaster		\$ .35
White Chipboard Coasters		\$ .35
Glass trivets/cutting boards		\$ 1.50
Small Bevel Mirrors		\$ 1.50
Heat Press & Mug Press		
Sublimation paper		\$ 1.00/sheet
Mugs		\$ 2.00
Ceramic Tiles		\$ 1.00
Bags		\$ .75
Button Maker		
Pins (3 part)		\$ .35

Magnets	\$ .35
Bottle openers	\$ .35
Mylar rings	\$ .10

**RECREATION FEES**

Refund Policy (posted at the Community Center) \$10.00 administrative fee on all approved refunds

Late Registration Fee  
(\*La Vista Employee will receive Resident Rate)

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Clubhouse	\$ 75/Hour \$ 450/Full Day	\$ 100/Hour \$ 500/Full Day	\$ 150/Hour \$ 550/Full Day	\$ 60/Hour \$ 425/Full
Day Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100

## Community Center

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Facility Rental				
Gym (1/2 Gym)	\$ 40/Hour	\$ 80/Hour	\$ 100/Hour	\$ 38/Hour
Gym (Full)	\$ 75/Hour	\$ 80/Hour	\$160/Hour	\$175/Hour

Whole Community Center \$1000/Day \$1500/Day \$2000/Day \$ 800/Day  
\$500/Half Day \$750/Half Day \$1000/Half Day \$400/Half Day

Game Room \$ 22/Hour \$ 44/Hour \$ 44/Hour \$ 22/Hour

Meeting Rooms (Rental)\$ 15/Hour/Room \$ 25/Hour/Room\$ 30/Hour \$ 12/Hour/Room

Kitchen (Rental) \$ 21/Hour \$ 30/Hour \$ 35/Hour \$ 19/Hour

Deposit (Refundable) \$ 100/Whole Day Rental \$ 100/Whole Day Rental  
\$ 100/Whole Day Rental \$ 100/Whole Day Rental

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Pickleball Court	\$7/hour	\$10/hour	\$10/hour	\$ 7/Hour
Racquetball/	\$ 7/Hour	\$ 10/Hour	\$ 10/Hour	\$ 7/Hour
Wallyball Court Stage (Rental)	\$ 12/Hour	\$ 22/Hour	\$ 27/Hour	\$ 12Hour

## Facility Usage (Fitness Room, Gym, Drop-In, Programs, Open Gym)

	<u>Resident</u>	<u>Non-Resident</u>
Daily Visit (19 and up)	\$ 3.00	\$ 4.00
Daily Visit (Seniors 55+)	\$ -0-	\$ 2.00
	<u>Resident</u>	<u>Non-Resident</u>
Membership Card	\$30.00/month	\$35/month
Daily Visit (18+ younger)	\$ -0-	\$ -0-
Daily Visit (Employee/ Employee Child/Spouse)	\$ -0-	\$ -0-
Membership (55+)	\$ -0-/Month	\$20/Month

Variety of programs as determined by the Recreation Director  
Fees determined by cost of program Classes

<u>Contractor</u>	<u>City</u>
75%	25%

Contract Instructor Does Registration and Collects Fees

<u>Fields</u> <u>Profit</u>	<u>Tournament Fees</u> <u>10/Team/Tournament</u>	<u>\$ 30/Team/Tournament</u> <u>\$</u>	<u>Non-</u>
	Tournament Field Fees 20/Field/Day	\$ 50/Field/Day	\$ 20/Field/Day

Field Rentals (Resident and Non Resident)	\$ 40 / 2 Hours	\$ 30/2 hours
Gate/Admission Fee	10% of Gross	0% gross
<b>The Link</b>		
Base Rental Fee Entire Facility	\$1,000	
User supplies operating staff and is responsible for all cleaning and trash removal.		

Parks			
Open Green Space		\$100/Event	
Resident*	Non-Resident	Business	Non-Profit

Park Shelters	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours	\$ 12/3
Hours				

Swimming Pool	Resident*	Non-Resident
Youth Daily	\$ 2	\$ 4
Adult Daily	\$ 3	\$ 4
Resident Tag	\$ 2	
Family Season Pass	\$105	\$165
Youth Season Pass	\$ 65	\$ 95
Adult Season Pass	\$ 75	\$105
30-Day Pass	\$ 55	\$ 85
Season Pass (Day Care)	\$275	\$275
Swim Lessons	\$ 30	\$ 55

\*Swimming Pool memberships and specials prices shall be established by the Finance Director

Youth Recreation Programs	Resident*	Non-Resident
Coed T-Ball Ages 5-6	\$ 45/55	\$60/70
Softball/Baseball Ages 7-8	\$ 50/60	\$65/75
Softball/Baseball Ages 9-10	\$ 65/75	\$85/95
Softball/Baseball Ages 11-12	\$ 75/85	\$105/115
Softball/Baseball Ages 13-14	\$ 85/95	\$105/115
Softball/Baseball Age 15-18	\$110/120	\$140/150
Basketball Clinic	\$ 17/27	\$22/32
Basketball Grades 3-8	\$ 55/65	\$65/75
Soccer Academy	\$ 33/43	\$53/63
Flag Football	\$ 33/43	\$53/63
Volleyball	\$ 55/65	\$65/75
3 yr. old Soccer Clinic	\$17/27	\$22/33

Adult Recreation Programs – Per Team	
Adult Volleyball– Spring	\$ 60
Adult Spring Softball – Single	\$215
Adult Spring Softball – Double	\$420
Adult Volleyball – Fall/Winter	\$120
Adult Fall Softball – Single	\$120
Adult Fall Softball – Double	\$235
Senior Spring Softball	\$15 per game per team
Senior Fall Softball	\$17 per game per team

#### Special Services Van Fees

Zone 1 Trip within city limits (La Vista & Ralston)	\$1.00 one way
Includes trips to grocery stores and senior center	
Zone 2 Trip outside city limits	\$3.00 one way
Zone 3 Trip outside city limits	\$10.00 one way
Bus pass (each punch is worth \$1.00)	\$30.00

#### Section 2. Sewer Fee Schedule.

#### §3-103 Municipal Sewer Department; Rates.

- A. Levy of Sewer Service Charges. The following sewer service charges shall be levied against the user of premises, property or structures of every kind, nature and description, which has water service from any supply source and are located within the wastewater service area of the City of La Vista.
- B. Computation of Sewer Service Charges. For the months of December, January, February and March, the monthly charge for residential sewer services will be computed on the actual water used for these months. The monthly charge for residential sewer service in the months of April, May, June, July, August, September, October and November will be computed on the average water usage of the four (4) preceding winter months of December, January, February and March or for such portion of said consumption, whichever is the lesser. At the option of the City of La Vista, water used from private wells shall be either metered or estimated for billing purposes.
- C. Amount of Sewer Service Charges. The total sewer service charge for each sewer service user will be the sum of three (3) charges: (1) customer charge, (2) flow charge, and (3) abnormal charge.
  - 1. The customer charge is as follows
    - a. For sewer service users classified as Residential, the same being sewer service to a single family dwelling, or a duplex, apartment, or other multi-family dwelling (e.g. apartments) wherein each dwelling unit has a separate water meter that is read and charged for water and sewer use by the Metropolitan Utilities District - \$13.36 per month.
    - b. For sewer service users classified as Residential-Multi-Family, the same being sewer service to Multi-Family dwellings (e.g. apartments) wherein there is only a separate water meter to each building or complex that is read and charged for water and sewer use by the Metropolitan Utilities District - \$14.33 per month.
    - c. For sewer service users classified as General Commercial: Customers who normally use less than 100,000 cubic feet of water per month and who are not Residential users or Residential-Multi-Family users - \$14.33 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.33. The manual billing of the customer charge will come from the City of La Vista instead of the Metropolitan Utilities District.
  - 2. The flow charge for all sewer service users shall be \$4.89 per hundred cubic feet (ccf).

Temporary additional flow charges\*

For the period of June 1, 2025 through May 31, 2027, the following supplemental flow charges also shall apply, in addition to the above flow charge, resulting in total flow charges during this period as indicated below:

Residential: additional flow charge of \$.26 per hundred cubic feet (ccf), resulting in a total residential flow charge during this period of \$5.15 per hundred cubic feet (ccf)

Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), resulting in a total commercial flow charge during this period of \$5.12 per hundred cubic feet (ccf)

\*Temporary additional flow charges recover amounts for increased rates previously authorized September 5, 2023 and September 3, 2024 and unbilled, effective for the period indicated.

- 3. If users have abnormal strength sewage as determined by the terms of the Wastewater Service Agreement between the City of La Vista and the City of Omaha, then additional charges will be billed to the user at the applicable rates as determined by said Agreement.

4. If users other than those classified herein are connected to the wastewater collection system, the Customer Charges, the Flow Charges and Other Charges will be determined by the City Council in accordance with rules and regulations of the EPA and the Agreement between the City of La Vista and the City of Omaha.

**Section 3. Sewer/Drainage Connection Fee Schedule.** A fee shall be paid to the City Treasurer as set forth in this section for each structure or tract to be connected to the sewer system of the City. No connection permit or building permit shall be issued until the following connection fees have been paid.

**Section 3.1 – City of Omaha - Stonybrook Outfall Sewer Shed**

Fees collected in the City of Omaha – Stonybrook Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and City of La Vista, current revision, and as further defined by Section 31-259 of the City of Omaha Municipal Code, shall be as follows:

	Effective 1/1/2025	Effective 2/1/2026
Residential		
Single Family Dwelling	\$0.637/SF	\$0.637/SF
Mobile Homes As Used as a Residence	\$2,128/pad	\$2,128/pad
All Other Residential Uses	\$ 2,156/unit	\$2,156/unit
Commercial/Industrial	\$15,009/acre of land as platted	\$15,009/acre of land as platted

Ninety Five Percent (95%) of Connections Fees are to be periodically remitted back to the City of Omaha on a periodic basis as defined by the WSA.

**Section 3.2 – Sarpy County Outfall and City of La Vista Sewer Sheds**

Fees collected in the Sarpy County Sewer Shed and/or City of La Vista Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and the City of La Vista, current revision, shall be as follows:

	Effective 1/1/2025	Effective 1/1/2026
Residential		
Single Family Dwelling	\$1,482	\$1,534
Duplex	\$1,482/unit	\$1,482/unit
Multiple Family	\$ 1,156/unit	\$1,197/unit
Commercial/Industrial	\$8,049/acre of land as platted	\$8,331/acre of land as platted
Park/Common Area (incl. Athletic Fields)	\$450/AC of land as platted	\$466/acre of land as platted

\$5,500 per acre as collected within the Sarpy County Sewer Shed are periodically remitted back to Sarpy County.

The fee for commercial (including industrial) shall be computed on the number of acres within each platted lot or tract, irrespective of the number of structures to be constructed thereon.

The applicable fee shall be paid in respect to each lot or building site as a condition of City's issuance of any building or sewer connection permit.

A. **Changes in Use.** If the use of a lot changes subsequent to payment of the fee, which different use would require payment of a fee greater than that payable in respect to the use for which the fee was originally paid, the difference in fee shall be paid to the City at time of such change in use.

- B. Existing Structures. Structures for which sewer connection and building permits have been issued, and all permit fees in respect thereto paid, prior to the effective date hereof shall be exempt from the fees herein imposed.
- C. Preconnection Payments. Where preconnection payment charges for a subdivision or portion thereof have been paid to City at time of subdivision of a tract pursuant to agreement between the City and the developer and the sanitary and improvement district, if any, financing improvements of the subdivision, the preconnection payment so made shall be credited by City to the sewer/drainage fees payable at time of connection of the individual properties to the sewer/drainage systems of the City.
- D. Sewer Tap and Inspection and Sewer Service Fees. The fees imposed by Section 3 hereof are in addition to and not in lieu of (1) sewer tap and inspection fees payable pursuant to Section 3-122 of the La Vista Municipal Code and listed herein and (2) sewer service charges imposed by Section 2 hereof.

**Section 4. Sewer Inspection Charges Established for Installation.** Inspection charges for nonresidential property sewer installation shall be:

Sewer Tap Fee (Inspection Fee)		
Service Line w/inside diameter of 4"		\$400
Service Line w/inside diameter of 6"		\$600
Service Line w/inside diameter of 8"		\$700
Service Line w/inside diameter over 8"		Special permission/set by Council

**Section 5. Miscellaneous Sewer Related Fees:** Miscellaneous sewer related fees shall be:

Private Sewage Disposal System Const. Permit	\$	1,500
Appeal Fee Re: Issuance or Denial of Sewer Permits	\$	1,500

**Section 6. Repeal of Ordinance No.1533.** Ordinance No. 1533 as originally approved on January 21, 2025 and all ordinances in conflict herewith are hereby repealed.

**Section 7. Severability Clause.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**Section 8. Effective Date.** This Ordinance shall take effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that:

(1) Pawnbroker occupation taxes of Section 1 shall be effective April 1, 2003. Pawnbroker occupations taxes shall be payable on a monthly basis no later than the last day of the calendar month immediately following the month in which the subject pawnbroker transactions occur. For example, the occupation tax on pawnbroker transactions for the month of April 2003 shall be due and payable on or before May 31, 2003.

(2) Pawnbroker permit fees shall be effective January 1, 2004. Annual pawnbroker permit fees shall be due and payable annually on or before January 1. Initial pawnbroker permit fees shall be due and payable on or before the date that the pawnbroker license is issued. Issuance of renewal of pawnbroker permits shall be subject to payment of applicable permit fees.

(3) Rental Inspection Program License fees shall be effective January 1, 2011

(4) The remaining provisions of this Ordinance other than those specified in Sections 8(1), 8(2) and 8(3) shall take effect upon publication, unless a different effective date is otherwise expressly provided in this Ordinance.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

## MUD Sewer Rate Error

Residential	FY23	FY24	FY25	Commercial	FY23	FY24	FY25
Flat	12.97	13.23	13.36	Flat	13.91	14.19	14.33
Usage/CCF	4.41	4.66	4.89	Usage/CCF	4.41	4.66	4.89
Avg Monthly Usage/customer	5.07	5.07	5.07	Avg Monthly Usage/customer	72.89	72.89	72.89
Total Charges	\$ 35.33	\$ 36.86	\$ 38.15	Total Charges	\$ 335.35	\$ 353.86	\$ 370.76
Annual Increase		4.3%	3.5%			5.5%	4.8%
<b>Loss due to incorrect rate</b>							
Total Annual Usage FY24/ Est FY25 thru Jan	403,064		166,987	Total Annual Usage FY24/ Est FY25 thru Jan	531,561		235,946
Total Customers	6,626		6,626	Total Customers	608		608
Amount Invoiced	\$ 2,808,783	\$ 1,080,170		Amount Invoiced	\$ 2,445,671	\$ 1,074,351	
Amount that S/B Invoiced	\$ 2,930,222	\$ 1,170,660		Amount that S/B Invoiced	\$ 2,580,605	\$ 1,188,627	
<b>Difference</b>	\$ 121,439	\$ 90,490			\$ 134,933	\$ 114,276	
<b>Total Loss (Residential) to city</b>	\$ 211,929			<b>Total Loss (Commercial) to city</b>	\$ 249,209		
 <b>Temporary Infrastructure Usage Rate</b>							
Avg Monthly							
Inc/Res							
12 months	0.53	2.67	7%	<b>Temporary Infrastructure Usage Rate</b>	Avg Monthly		
18 months	0.35	1.78	5%	12 months	Inc/Com		
24 months	0.26	1.33	3%	18 months	0.47	34.16	9%
				24 months	0.31	22.77	6%
					0.23	17.08	5%

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE PURCHASE – COMPUTER EQUIPMENT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RYAN SOUTH INFORMATION TECHNOLOGY MANAGER

**SYNOPSIS**

A resolution has been prepared to authorize the purchase of Dell computers and accessories, and Apple iPads and accessories for various departments and locations on the State Contract Bid in an amount not to exceed \$66,000.

**FISCAL IMPACT**

The FY25/FY26 Biennial Budget provides funding for the proposed purchase.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The Information Technology Department, in collaboration with Sarpy County, conducts an annual review of the City's computer inventory. Replacement decisions are based on the computer's age, warranty status, functionality, and the City's growth requirements.

The initial evaluation assesses the computer's age and warranty status. Older machines are scheduled for replacement to ensure optimal performance for staff and the public. Next, we assess the computer's functionality and usage. If it is in a low-usage area, replacement may be deferred to the following year. In some cases, repurposing outgoing machines for these locations is a more cost-effective alternative to purchasing new ones, so we incorporate this approach whenever possible. Finally, as departments expand and new positions are created, additional computers are added to the City's inventory as necessary.

By adhering to this strategy and implementing other cost-saving measures, we anticipate a savings of approximately \$8,000 from this year's budgeted computer order.

Based on the above, we request authorization to purchase (32) Dell computers and (9) Apple iPads for the following departments and locations: Building Maintenance (2); City Hall (1); Communications (1); Community Development (1); Human Resources (1); Information Technology (2); Library (10); Mayor & Council (10) Police (10); Public Works (3).

A copy of the quotes are available in the office of the City Clerk.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PURCHASE OF DELL COMPUTERS AND ACCESSORIES, AND APPLE iPADS AND ACCESSORIES ON THE STATE CONTRACT BID IN AN AMOUNT NOT TO EXCEED \$66,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of Dell Computers and accessories, and Apple iPads and accessories for various City departments is necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for the proposed computer equipment purchase; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby approve the purchase of Dell Computers and accessories, and Apple iPads and accessories on the state contract bid in an amount not to exceed \$66,000.00.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
POSITION DESCRIPTION – INFORMATION TECHNOLOGY TECHNICIAN	RESOLUTION ORDINANCE ◆RECEIVE/FILE	WENDY LOWERY HUMAN RESOURCES DIRECTOR

**SYNOPSIS**

A position description for an Information Technology Technician is presented for review.

**FISCAL IMPACT**

The FY25/26 Biennial Budget provides funding for this position.

**RECOMMENDATION**

Approval.

**BACKGROUND**

As technology becomes essential to policing and public works, managing systems like MDCs, radios, and body-worn cameras requires specialized expertise. Currently, officers handle these IT tasks, diverting them from core duties, creating inefficiencies, and delaying issue resolution. To address this, adding a position of IT Technician to oversee technology management was approved for the 2025 Budget.

This position will be a dedicated IT Technician that will ensure reliable system maintenance, improve security, and streamline operations. This role will enhance efficiency, reduce downtime, and allow officers to focus on public safety. Investing in this position will optimize resources, cut costs, and strengthen overall department effectiveness.

A complete job description for this position as well as updates to the IT Manager position has been included for review.

## POSITION DESCRIPTION CITY OF LA VISTA

**Position Title:** Information Technology Technician – Public Safety Technology

**Position Reports To:** Information Technology Manager

**Position Supervises:** N/A

### Description

The Information Technology Technician is responsible for maintaining and supporting the specialized technology systems essential to policing and public works operations. The technician ensures these technologies remain reliable, secure, and up to date, enabling seamless communication, data security, and operational efficiency. This position also serves as back-up to the Information Technology Manager.

### Essential Functions (with or without reasonable accommodation)

1. Responsible for configuring, ordering, deploying, and maintaining the Mobile Data Computer (MDC) systems and accessories to provide staff with reliable access to critical information in the field.
2. Monitor, maintain and manage programs such as Mobile Architecture for Communication Handling (MACH), Traffic and Criminal Software (TraCS), Mobile Automated Fingerprint Identification System (AFIS), Records Management System (RMS), Automated License Plate Recognition (ALPR), and other programs and software.
3. Oversee the comprehensive installation, seamless integration, and ongoing maintenance of advanced technology systems within police and city vehicles, ensuring optimal functionality, and enhancing operational efficiency.
4. Install, configure, and update hardware components and software applications to ensure seamless operation and compatibility with public safety and citywide IT needs.
5. Manage and maintain radio communication systems to ensure seamless, citywide communication.
6. Assist with the purchasing, deployment, maintenance, and compliance of body-worn camera and in-car video systems ensuring proper storage, retrieval, and security of footage.
7. Ensure compliance with data security standards and best practices, particularly those related to public safety technology.
8. Collaborate with vendors and service providers for equipment procurement, repairs, and system upgrades.
9. Troubleshoot, research, and apply resolutions to hardware and software issues that arise on computer equipment, mobile devices, peripherals, and other devices.
10. Provide technical support and training to public safety personnel on how to use computer systems and applications effectively.
11. Assist with the maintenance and management of the citywide surveillance and recording systems.
12. Investigate, research, and make recommendations on emerging public safety technology trends, innovations and solutions that align with organizational goals, strategies and practices.
13. Participate in relevant trainings, seminars, and conferences to maintain knowledge of current trends and developments in public safety and information technology.
14. Provide technical support and assistance to other departments, users, and staff as needed or directed.
15. Performs other duties as directed or as the situation dictates.

### Essential Physical and Environmental Demands

The physical demands listed below are representative of those that must be met by an employee to successfully perform the essential functions of the job.

1. Work is performed mostly in office settings. Hand-eye coordination is necessary to operate computers and various pieces of office equipment.
2. While performing the duties of this job, the employee will frequently stand, sit and walk; and occasionally climb, balance, stoop, kneel, crouch, or crawl.
3. Hearing abilities correctable to levels adequate to perform the essential functions including hearing to communicate.
4. The employee must occasionally lift and/or move up to 50 pounds.
5. Specific vision abilities required by this job with or without correction include close, distance, color, and peripheral vision, as well as the abilities to perceive depth and adjust focus.
6. Use hands to finger, handle, feel or operate objects, tools or controls and reach with hands and arms.

### **Education, Training, License, Certification and Experience**

1. An associate or bachelor's degree in Computer Science, Information Technology, or a closely related field.
2. At least two (2) years of experience in IT support, systems administration, or managing public safety technology.
3. Experience working in a municipal or public sector environment preferred.
4. Knowledge of hardware, software, networking, and communication systems.
5. Experience with public safety technology, including mobile data computers (MDCs), radios, body-worn cameras, and Automated Fingerprint Identification Systems (AFIS) is preferred, but not required.
6. Familiarity with Criminal Justice Information Services (CJIS) compliance is preferred.
7. Valid Driver's license and transportation.

Note: Any equivalent combination of education, training, and experience which provides the knowledge, skills and abilities and other competencies necessary for success in the position may be considered.

### **Knowledge, Skills and Abilities**

1. Knowledge and experience with software and operating systems including, but not limited to, Windows, iOS, Android, Office 365, and Adobe.
2. Experience with MACH, TraCS, and Motorola P1 software is preferred, but not required.
3. General knowledge of networking equipment such as firewalls, network switches, VPNs, etc.
4. Ability to effectively communicate, both orally and in writing. This includes addressing complex issues with a technical staff, and conversely effectively conveying information about those same issues to lay staff members.
5. Ability to demonstrate analytical, problem-solving and conceptual skills.
6. Knowledge of computer security risks and vulnerabilities, including best practices for securing data.
7. Ability to use initiative and independent judgment within established procedural guidelines.
8. Knowledge of and ability to operate computers and other technology appropriate to the assigned tasks.
9. Knowledge and experience with radio communication devices and systems.
10. Ability to assess and prioritize multiple tasks, projects and demands in a team environment.
11. Ability to maintain confidentiality.
12. Ability to build professional relationships with city officials, fellow employees, members of the public and patrons.
13. Ability to complete technical training required for the implementation of new technologies.
14. Ability to maintain regular and dependable attendance on the job.
15. Ability to work a varied schedule, including nights and weekends.

### **Contribution this Position Makes to the City**

This position is vital to public safety and municipal operations, ensuring that police officers, emergency responders, public works and city staff have access to reliable, secure, and up-to-date technology. The Information Technology Technician enhances efficiency, improves communication, and safeguards data, directly supporting the City's mission to serve and protect the community.

### **Disclaimer**

This position description does not constitute an employment agreement between the City and the employee and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

**Note: Drug and background screens will follow all conditional offers of employment.**

I have read and understand the requirements of this position description.

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(Signature)

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(Date)

## POSITION DESCRIPTION CITY OF LA VISTA

**Position Title:** Information Technology Manager  
**Position Reports To:** Director of Administrative Services  
**Position Supervises:** Information Technology Technician

### Description

The Information Technology Manager administers the planning, budgeting, implementation, coordination, maintenance and security of citywide information technology operations; provides organization-wide leadership and advice on technology issues and decisions; and coordinates and implements information technology efforts with the City's IT contractor, department heads and staff.

### Essential Functions (with or without reasonable accommodation)

1. Provide direction, oversight, and leadership to the City's IT contractor and work closely with them on all relevant aspects of the City's information technology operations including but not limited to domain management, email, firewall security and antivirus systems.
2. Manage internal network operations, including hardware, software, cabling, and other infrastructure.
3. Provide technical assistance for departments, users, and staff.
4. Troubleshoot, research, and apply resolutions to hardware and software issues that arise on computer and networking equipment, mobile devices, peripherals, and other devices.
5. Provide strategic oversight for the specialized technology systems that are integral to policing and public works operations.
6. Lead the City's IT Committee.
7. Manage systems that are outside the scope of services of the City's IT Contractor including surveillance and recording systems.
8. Manage the technology associated with the City's parking facilities in conjunction with the Parking Management Contractor.
9. Prepare and manage the City's IT budget.
10. Assists in the development and implementation of the City's Information Technology Plan, including goals, priorities, and policies relating to citywide information and communications management.
11. Investigate, research, and make recommendations on emerging technology trends, innovations and solutions that align with organizational goals, strategies and practices.
12. Assists in the ongoing development and implementation of the City's disaster recovery/business continuity plan.
13. Participate in the City's strategic planning process providing input and recommendations regarding strategies for technology development and improvement initiatives.
14. Maintain a hardware and software inventory along with an obsolescence plan for the replacement and upgrade of systems.
15. Provide input and recommendations during all City facility planning efforts.
16. Participate in training opportunities and conferences to stay abreast of technological advances necessary to continually improve operations.
17. Assist in the development of short and long-range goals including performance measures to advance the City's mission, goals and objectives.
18. Perform other duties as necessary and assigned.

### Essential Physical and Environmental Demands

The physical demands listed below are representative of those that must be met by an employee to successfully perform the essential functions of the job.

1. Work is performed mostly in office settings. Hand-eye coordination is necessary to operate computers and various pieces of office equipment.
2. While performing the duties of this job, the employee will frequently stand, sit and walk; and occasionally climb, balance, stoop, kneel, crouch, or crawl.
3. Hearing abilities correctable to levels adequate to perform the essential functions including hearing to communicate.
4. The employee must occasionally lift and/or move up to 50 pounds.
5. Specific vision abilities required by this job with or without correction include close, distance, color, and peripheral vision, as well as the abilities to perceive depth and adjust focus.
6. Use hands to finger, handle, feel or operate objects, tools or controls and reach with hands and arms.

### **Education, Training, License, Certification and Experience**

1. Bachelor's Degree in Computer Science, Information Technology or closely related field.
2. Four years of experience serving in a professional computer, network or systems administration role.
3. Technical and project management certifications such as Microsoft 365, Apple iOS, project management, and system security are preferred, but not required.
4. Valid Driver's license and transportation.

Note: Any equivalent combination of education, training, and experience which provides the knowledge, skills and abilities and other competencies necessary for success in the position may be considered.

### **Knowledge, Skills and Abilities**

1. Knowledge and experience with software and operating systems including: Windows, IOS, Microsoft Office products, Adobe products, Laser Fiche, etc.
2. Knowledge of networking equipment such as, firewalls, network switches, VPNs, etc.
3. Knowledge of the principles and practices of administrative management, including budgeting, procurement, contract management and employee supervision.
4. Knowledge of and ability to implement the principles, practices, and techniques of project management.
5. Ability to effectively communicate, both orally and in writing. This includes addressing complex issues with a technical staff, and conversely effectively conveying information about those same issues to lay staff members.
6. Demonstrate analytical, problem-solving and conceptual skills.
7. Knowledge of the core business function of all City departments and any interdepartmental relationships that exist for shared technology.
8. Knowledge of computer security risks and vulnerabilities.
9. Ability to use initiative and independent judgment within established procedural guidelines.
10. Knowledge of and ability to operate computers and other technology (standard or customized) appropriate to the assigned tasks.
11. Knowledge and experience with telephone and voice over IP systems.
12. Ability to assess and prioritize multiple tasks, projects and demands in a team environment.
13. Ability to maintain confidentiality.
14. Ability to work a varying schedule, including nights and weekends.
15. Ability to build professional relationships with city officials, fellow employees, members of the public and patrons.
16. Ability to maintain regular and dependable attendance on the job.
17. Ability to complete technical training required for the implementation of new technologies.

### **Contribution this Position Makes to the City**

This position plays a critical role in the effective use of technology by City personnel to provide superior services to the residents of La Vista. Because IT systems are integrated into every area of the City, this position has wide-ranging impact on every department.

### **Disclaimer**

This position description does not constitute an employment agreement between the City and the employee, and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

**Note: Drug and background screens will follow all conditional offers of employment.**

I have read and understand the requirements of this position description.

---

(Signature)

---

(Date)

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
EXPENDITURE AUTHORIZATION – BANDS AND BREWS EVENT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HEATHER BULLER RECREATION DIRECTOR

**SYNOPSIS**

A resolution has been prepared to authorize various expenditures over \$5,000 associated with the use of The Astro for Bands and Brews event in an amount not to exceed \$6,500.

**FISCAL IMPACT**

The FY25/FY26 Biennial Budget (Lottery Fund) includes funding for this event.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The City of La Vista is partnering with City Centre and The Astro to host "Bands and Brews" on Saturday, March 22, from 5 - 9 p.m. at The Astro. This free event aims to attract a regional audience to La Vista and highlight the new music venue by featuring 3 local bands and 12 local breweries. Responsibilities are shared among the partners: City Centre will assist with logistics and cover costs associated with giveaways and trashcans, The Astro will handle band coordination, marketing support, staffing services and the SDL, while the City will assist with marketing, supply City staff, and cover costs related to the bands and The Astro's staffing services. The estimated expense for The Astro's services is \$5,835.50, exceeding the City Administrator's authorization threshold of \$5,000. Staff requests authorization for an expense not to exceed \$6,500 to accommodate any potential adjustments based on actual staffing provided by The Astro on the event day.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING VARIOUS EXPENDITURES OVER \$5,000 ASSOCIATED WITH THE USE OF THE ASTRO FOR BANDS AND BREWS EVENT IN AN AMOUNT NOT TO EXCEED \$6,500.00.

WHEREAS, the City Council of the City of La Vista has determined that the Bands and Brews event is necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for this event; 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 authorizing various expenditures over \$5,000 associated with the use of The Astro for Bands and Brews event in an amount not to exceed \$6,500.00.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk



**Licensee Name:** City of La Vista  
**Contact Name:** Mitch Beaumont  
**Event Name:** Bands & Brews  
**Event Date:** Saturday, March 22, 2025  
**Contract Number:** 3222025

#### EVENT ESTIMATE

Facility Rent	\$	-
Sound and Lighting	\$	360.00
Staffing & Cleaning	\$	5,475.50
<b>Total Event Estimate</b>	<b>\$</b>	<b>5,835.50</b>

#### PAYMENTS

*50% Deposit Required with return of signed contract*

\$ 2,917.75

Remaining Balance Due within 7 Days Following Event

\$ 2,917.75

---

Signature of LICENSEE

Date

# EXPENSE ESTIMATE

RENT		# OF DAYS	RATE
Astro Theater Event Floor and Lobby		1	\$ 7,000.00 COMP
			\$ -
<b>MARKETING SERVICES</b>			
Marquee Listing			<b>COMP</b>
			<b>COMP</b>
PRODUCTION EQUIPMENT & STAFFING	STAFF	# OF DAYS	RATE
House Sound and Lighting Package	1	1	\$ 3,500.00 COMP
Audio and Lighting Technician (Day Rate)	1	1	\$ 360.00 \$ 360.00
			7.5% Sales Tax
			\$ 360.00
OTHER LABOR (4-HR MIN)	STAFF	HOURS	RATE
Security Staffing	10	5	\$ 24.00 1,200.00
Security Supervisor	1	5.5	\$ 27.00 148.50
Guest Service Staffing	8	5	\$ 19.50 780.00
Guest Service Supervisor	1	5.5	\$ 24.00 132.00
Police Staffing	1	5	\$ 55.00 275.00
Bartenders	8	5.5	\$ 10.00 440.00
Housekeeping - During Event	4	5	\$ 25.00 500.00
Housekeeping - Post Event	4	4	\$ 25.00 400.00
Event Manager	1		\$ 400.00 400.00
Staffing Manager	1		\$ 400.00 400.00
Bar Manager	1		\$ 400.00 400.00
Operations Manager	1		\$ 400.00 400.00
			\$ 5,475.50
<b>TOTAL ESTIMATED COST</b>			<b>\$ 5,835.50</b>

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE CONTRACT NEGOTIATIONS – HEARTLAND NATURAL GAS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	KEVIN POKORNY MANAGING DIRECTOR ADMINISTRATIVE SERVICES

**SYNOPSIS**

A resolution has been prepared to authorize contract negotiations and the purchase of Natural Gas for city facilities from Heartland Natural Gas.

**FISCAL IMPACT**

Potential saving in natural gas cost to the city.

**RECOMMENDATION**

Approval.

**BACKGROUND**

City staff has been in discussions with Black Hills Energy and Heartland Natural Gas about the Black Hills Choice Gas Program. This program, administered annually by Black Hills Energy, allows customers to choose their natural gas commodity supplier and the pricing option that best meets their needs. By participating in the Choice Gas Program, the City can manage price risks and navigate market volatility in its natural gas supply.

Black Hills Energy will continue to handle services such as meter reading and billing, respond to gas leaks, and ensure the safety and reliability of the natural gas supply to the City.

A financial analysis shows that the City could have saved \$10,251.21 on natural gas last year if it had contracted with Heartland Natural Gas.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING CONTRACT NEGOTIATIONS AND THE PURCHASE OF NATURAL GAS FOR CITY FACILITIES FROM HEARTLAND NATURAL GAS.

WHEREAS, the City Council of the City of La Vista has determined that contract negotiations and the purchase of natural gas for city facilities is necessary; and

WHEREAS, Potential saving in natural gas costs to the City; 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 contract negotiations and the purchase of natural gas for city facilities from Heartland Natural Gas.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

This Natural Gas Purchase Agreement (Agreement, agreement or contract) is between City of La Vista, having an address at 8116 Park View Blvd, La Vista, NE 68128 (Buyer, buyer or La Vista) and Heartland Natural Gas, LLC, a Nebraska limited liability company having its principle office at 8535 Executive Woods Drive, Suite 500, Lincoln, NE 68512 (Seller).

**Buyer's Obligations:**

- Pay all invoices due to Seller within 30 days of receipt.
- Provide Seller with advanced notice of any significant change in Buyer's expected natural gas usage.
- To purchase all natural gas delivered, to the locations listed below according to the terms on Exhibit A (Pricing & Term), the Term will not coincide with the signature date of this Agreement due to time needed by Black Hills Energy, the Local Distribution/Delivery Company (Utility or LDC) to enroll Buyer for service.

***Please refer to Exhibit B [Kevin - Attach Exhibit B satisfactory to you before City approval and execution.]***

Exhibits A and B are incorporated Into this Agreement by reference.

**Seller's Obligations:**

- Secure necessary transport capacity in accordance with Buyer's maximum daily quantity (MDQ) as defined by the Utility.
- Provide the necessary natural gas and nominations and balancing procedures for Buyer's locations listed above pursuant to the Utility and pipeline requirements and tariffs.
- Invoice Buyer according to volumes presented to Seller by the Utility and at the terms set forth in this agreement and any amendment following.

**Volume Obligations:** Seller agrees to provide all necessary gas to meet Buyer's daily requirements. Buyer is making no commitment to consume any certain amount of natural gas during the term of this agreement provided Buyer's Utility account remains. Should buyer's Utility account close indefinitely due to buyer's negligence this will constitute a Default by buyer and Buyer will be obligated to fulfill its obligation in the remedies of default per the agreement.

**Payment:** Seller shall invoice Buyer for all commodity costs associated with supplying natural gas to Buyer for the Pricing and Term. Seller's billing cycle will coincide with Buyer's Utility meter read cycle. All payments are due within 30 days following receipt of invoice and will be considered past due following 30 days after receipt. Any late payment will be assessed 12% annual interest on any unpaid amounts. NSF and return payments will be assessed a \$65 fee. Buyer is solely responsible to the LDC for other charges relating to the delivery of gas to their facility

**Extension:** Following the original OR any amended term, this contract shall continue on a monthly basis. Buyer's price will be determined by the pricing set forth in Exhibit A, or any amendment thereof, as in effect immediately prior to the monthly continuance. Either party may terminate the extension with a minimum of a 30 day written notice before the 1<sup>st</sup> day of the calendar month in which supply is to be stopped. Terminations between the months of November through March will not be effective until April due to the Black Hills Energy's rules and switching policies. Except in the event of Seller's breach, termination prior to the last day of an original or amended term shall be considered an Event of Default.

**Additional Provisions.** This Agreement constitutes the complete and integrated agreement and understanding of the parties. Any amendment shall be by a written amendment executed by both parties.

8535 Executive Woods Dr., Ste. 500, Lincoln, NE 68512 Ph: 402-540-0443 Fax: 402-937-7645

[www.heartlandnaturalgas.com](http://www.heartlandnaturalgas.com)

## GENERAL CONDITIONS

**Credit:** Should Buyer submit two (2) late payments within a six (6) month period the Seller has the ability to request up to sixty (60) days security deposit from Buyer. Deposits will be calculated as follows ((MDQ x (Market Value + Seller's fees)). Should Buyer not be able to provide deposit within twenty (20) days from written notice, then Buyer is considered in Default.

**Dispute Resolution:** Buyer and Seller agree to conduct good faith negotiations to resolve any and all disputes, controversies, or claims. Should good faith negotiations fail, all disputes, controversies, or claims arising out of or relating to this contract shall be submitted to the District Court of Sarpy County, Nebraska.

**Assignment:** Seller shall have the right to assign this Agreement to its successors and assigns, so long as such assignee has assumed in writing all of the obligations of Seller under this Agreement and agreed to be bound by all the terms and conditions of this Agreement accruing or arising from and after the effectiveness of such assignment; provided, however, Seller shall give Buyer written notice at least 60 days before any proposed assignment, and Buyer shall have the option to terminate this Agreement upon written notice to Seller at least 30 days before the proposed assignment is effective. Buyer may not assign this Agreement without the prior written consent of Seller, not to be unreasonably withheld, conditioned or delayed.

**FERC Approved Interstate Rate Adjustments:** In the event, the Federal Energy Regulatory Commission (FERC) authorizes a tariff change, a rate change, and/or the imposition of a surcharge impacting service on any applicable upstream interstate pipeline (including but not limited to the Northern Natural Gas pipeline and the Natural Gas Pipeline of America), Seller shall have the right to adjust Buyers monthly price consistent with such FERC authorization. Such adjustment shall include any increase in such interstate rates or surcharges, as well as any reduction in such rates associated with the interstate pipeline's payment of refunds resulting from any final FERC order. Once Seller notifies

Buyer of such price change, Buyer has thirty (30) days to terminate the agreement with Seller without penalty.

**Force Majeure:** Force Majeure shall mean events beyond the reasonable control of Seller or Buyer, to include, but not be limited to, the following: (i) physical events such as acts of God, landslides, lightning, earthquakes, fires, storms or storm warnings, such as hurricanes or tornados, which result in evacuation of the affected area, floods, washouts, explosions, breakage or accident or necessity of repairs to machinery or equipment or lines of pipe; (ii) weather related events affecting an entire geographic region, such as low temperatures which cause freezing or failure of wells or lines of pipe; (iii) interruption and/or curtailment of Firm transportation and/or storage by Transporters; (iv) acts of others such as strikes, lockouts or other industrial disturbances, riots, sabotage, insurrections or wars; and (v) governmental actions such as necessity for compliance with any court order, law, statute, ordinance, regulation, or policy having the effect of law promulgated by a governmental authority having jurisdiction.

**Event of Default:** In the Event of Default by Buyer, Buyer is responsible for all previously invoiced amounts, all costs associated with Buyer's pro-rata share of future obligations already committed to by Seller (such obligations include, but are not limited to, capacity reservations & Seller's fee). Seller has 10 business days following the Default date to provide an accounting to Buyer of all amounts due. In the Event of Default by Seller, Buyer's service location(s) are returned to Utility, per Utility tariff, without fees, interruption of service, or delay. In the Event of Default by Seller all unpaid invoices are still owed by Buyer.

**Limitations of Liability:** LIABILITY IS LIMITED TO DIRECT ACTUAL DAMAGES (INCLUDING ANY TERMINATION PAYMENT) AS THE SOLE AND EXCLUSIVE REMEDY, AND ALL OTHER REMEDIES OR DAMAGES AT LAW OR IN EQUITY ARE EXPRESSLY WAIVED, REGARDLESS OF CAUSE. NEITHER SELLER NOR BUYER WILL BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES, LOST PROFITS OR ANY OTHER BUSINESS INTERRUPTION DAMAGES, IN TORT, CONTRACT OR OTHERWISE.

THE PARTIES INDICATE THEIR AGREEMENT TO THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT BY SIGNING BELOW:

**Seller: Heartland Natural Gas, LLC**

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**Buyer: City of La Vista**

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

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**Exhibit A**

This Exhibit A to the base Natural Gas Purchase Agreement between La Vista, having an address at 8116 Park View Blvd, La Vista, NE 68128 (Buyer) and Heartland Natural Gas, LLC., having an address at 8540 Executive Woods Drive, Suite 500, Lincoln, NE 68512 (Seller).

**PRICING AND TERMS:**

Effective first meter read in [REDACTED] through the last meter read in [REDACTED] (Term or term), Buyer's natural gas price will change monthly as determined by the Ventura Monthly Index plus Seller's fee of up to \$ 0.15 per therm in the summer months (Apr-Oct) and up to \$0.19 per therm in winter months months (Nov-Mar).

**PLEASE PROVIDE AN EMAIL ADDRESS FOR ELECTRONIC BILLING:**

Name: \_\_\_\_\_ email: \_\_\_\_\_ phone: \_\_\_\_\_

Name: \_\_\_\_\_ email: \_\_\_\_\_ phone: \_\_\_\_\_

THIS OFFER IS VALID UNTIL THE CLOSE OF BUSINESS (5PM CST) ON [REDACTED]

**Seller: Heartland Natural Gas, LLC**

**Buyer: City Of La Vista**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

8535 Executive Woods Dr., Ste. 500, Lincoln, NE 68512 Ph: 402-540-0443 Fax: 402-937-7645  
[www.heartlandnaturalgas.com](http://www.heartlandnaturalgas.com)

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE WAIVER OF PARKING FEES FOR UPCOMING EVENTS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	MITCH BEAUMONT COMMUNICATIONS & MARKETING MANAGER

**SYNOPSIS**

A resolution has been prepared authorizing waiver of parking fees for Garage #2 and the new surface parking lot on March 22 and May 30, 2025.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The City is planning two community events at The Astro this spring and summer. Bands & Brews is scheduled for March 22 and will feature a free concert for the community from three local bands as well as beverages from local breweries. The annual La Vista Days celebration will begin on May 30 this year with a free concert and fireworks show at the Astro Amphitheatre. The Mayor will also be hosting a gathering for invited guests prior to the concert in the Astro Theater.

Since these are city sponsored events, request is being made to waive the parking fees for Garage #2 and the new surface parking lot for these events.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE WAIVER OF PARKING FEES FOR GARAGE #2 AND THE SURFACE PARKING LOT ON MARCH 22 AND MAY 30, 2025 IN CONJUNCTION WITH THE BANDS & BREWS AND LA VISTA DAYS EVENTS.

WHEREAS, the Bands & Brews event will be held on March 22, 2025; and

WHEREAS, the annual La Vista Days celebration will be held on May 30-May 31, 2025; and

WHEREAS, on March 22, 2025 a free community concert will be held at the Astro Theater;

WHEREAS, on May 30, 2025 a free community concert and fireworks show will be held in the Astro Amphitheater; and

WHEREAS, the Mayor will be hosting a gathering for invited guests prior to the La Vista Days concert in the Astro Theater; and

WHEREAS, the Mayor and City Council have established fees for use of the parking garage and surface parking lot; and;

WHEREAS, it is the desire of the Mayor and City Council to waive the established parking fees for these community events.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, that parking fees for Garage #2 and the surface parking lot will be waived on March 22 and May 30, 2025 in conjunction with the Bands & Brews and La Vista Days events being held at the Astro Theater and the Astro Amphitheater.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Rachel D. Carl, CMC  
City Clerk

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
MARCH 4, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ACCEPT MUNICIPAL CAMPUS MASTER PLAN	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	RACHEL CARL CITY CLERK

**SYNOPSIS**

A resolution has been prepared for the acceptance of the final Municipal Campus Master Plan.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In 2023, the City Council authorized an agreement with RDG Planning & Design for the creation of a Municipal Campus Master Plan. The draft plan was completed in December 2024 and presented to the Mayor and City Council at the January 21, 2025 meeting.

City Council is being asked to accept the plan. Any approval for future projects or next steps would be brought to the City Council as a separate item at a later date.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA  
TO ACCEPT THE LA VISTA MUNICIPAL CAMPUS MASTER PLAN.

WHEREAS, in 2023, the City Council authorized an agreement with RDG Planning & Design for the creation of a Municipal Campus Master Plan; and

WHEREAS, the La Vista Municipal Campus Master Plan has been developed in collaboration with community stakeholders, residents, and staff; and

WHEREAS, on January 21, 2025 the La Vista Municipal Campus Master Plan was presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby accept the La Vista Municipal Campus Master Plan.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk



# LA VISTA MUNICIPAL CAMPUS MASTER PLAN

## Draft

FALL 2024

PREPARED FOR THE CITY OF LA VISTA, NEBRASKA  
BY RDG PLANNING & DESIGN

# ACKNOWLEDGMENTS

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## MAYOR & COUNCIL

**Mayor Douglas Kindig**

**Kim Thomas, Council President** (Ward I)

**Terrilyn Quick** (Ward I)

**Ron Sheehan** (Ward II)

**Kelly Sell** (Ward II)

**Alan W. Ronan** (Ward III)

**Deb Hale** (Ward III)

**Jim Frederick** (Ward IV)

**Kevin Wetuski** (Ward IV)

## STEERING COMMITTEE

**Brenda Gunn**  
City Administrator

**Rachel Carl**  
Assistant to the City Administrator  
& Project Manager

**Jason Allen**  
Park Superintendent

**Cale Brodersen**  
Assistant Planner

**Pam Buethe**  
City Clerk

**Heather Buller**  
Recreation Director

**Pat Dowsse**  
City Engineer

**Cody Meyer**  
Building Superintendent

**Ryan South**  
IT Manager

**Kim Thomas**  
City Council President

## CONSULTANT

**RDG Planning & Design, Inc.**  
[www.RDGUSA.com](http://www.RDGUSA.com)

# EXECUTIVE SUMMARY

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The La Vista Municipal Campus Master Plan outlines a forward-thinking strategy to modernize City Hall and the Community Center, ensuring these essential facilities meet the needs of residents, visitors and staff for decades to come. Rooted in community input, this plan addresses current challenges while creating a vibrant civic hub that reflects La Vista's growth, values, and vision for the future.

## WHY THIS PLAN MATTERS

Over the past 30 years, La Vista has grown into a dynamic city, but its municipal facilities have not kept pace. City Hall and the Community Center face significant challenges:

- **Limited Space:** Crowded offices, staff and department separations, insufficient recreational areas and minimal storage.
- **Aging Infrastructure:** Failing mechanical systems that impact functionality and efficiency.
- **Accessibility Issues:** Persistent barriers that fail to meet current ADA standards.

These limitations hinder service delivery and fail to support the vibrant, inclusive community that La Vista residents deserve.

## KEY ENHANCEMENTS

Guided by feedback from over 1,200 residents, the Master Plan prioritizes spaces that foster connection, accessibility and adaptability:

- **Modernized City Hall:** Expanded office space, upgraded council chambers and efficient layouts to enhance collaboration and public service.

- **Enhanced Community Center:** Flexible multi-purpose spaces, a dedicated senior area, a teen room and shared entries and gathering areas to encourage intergenerational engagement.
- **Improved Recreational Facilities:** A gymnasium with an elevated walking track, upgraded fitness areas, outdoor amenities and walking paths.
- **Accessibility and Inclusivity:** Comprehensive updates to address ADA compliance and ensure all residents feel welcome.
- **Sustainability and Efficiency:** Energy-efficient mechanical systems and sustainable design elements to reduce long-term costs and environmental impact.

## A PHASED APPROACH TO IMPLEMENTATION

To ensure cost-effectiveness and minimal disruptions, the plan is divided into three phases:

1. **Phase One:** Address critical needs, including ADA compliance and initial additions and renovations to City Hall and the Community Center.
2. **Phase Two:** Add new facilities, such as a gymnasium, expanded recreation spaces and upgraded infrastructure.
3. **Phase Three:** Complete the vision with outdoor enhancements, including green spaces, walking paths and gathering areas.

## A COMMUNITY-CENTERED VISION

This plan is shaped by the voices of La Vista residents. Input from surveys, focus groups, and events like La Vista Days highlighted the need for spaces that bring people together—places where neighbors can meet, kids can play and the community can thrive.

## LOOKING AHEAD

The La Vista Municipal Campus Master Plan is more than a building project—it's an investment in the future. By prioritizing accessibility, sustainability and adaptability, this plan ensures La Vista will continue to be a welcoming, connected and vibrant city for all. Together, we're building spaces that reflect our community's spirit and support its growth for generations to come. This report documents and synthesizes space needs, staffing projections, community desires and trend research to provide the guidance necessary to take action. This information provides a strong foundation and springboard for advancing the final design and construction processes needed to improve campus efficiency and quality of life for La Vista residents. For a detailed outline of the next steps, refer to the Implementation Chapter. The following is a streamlined summary of immediate actions to consider.

1. **Confirm Priorities and Funding Strategy**
2. **Address ADA Compliance Issues**
3. **Prepare Mechanical Replacement Plan**
4. **Initiate Next Phase of Design**



# TABLE OF CONTENTS

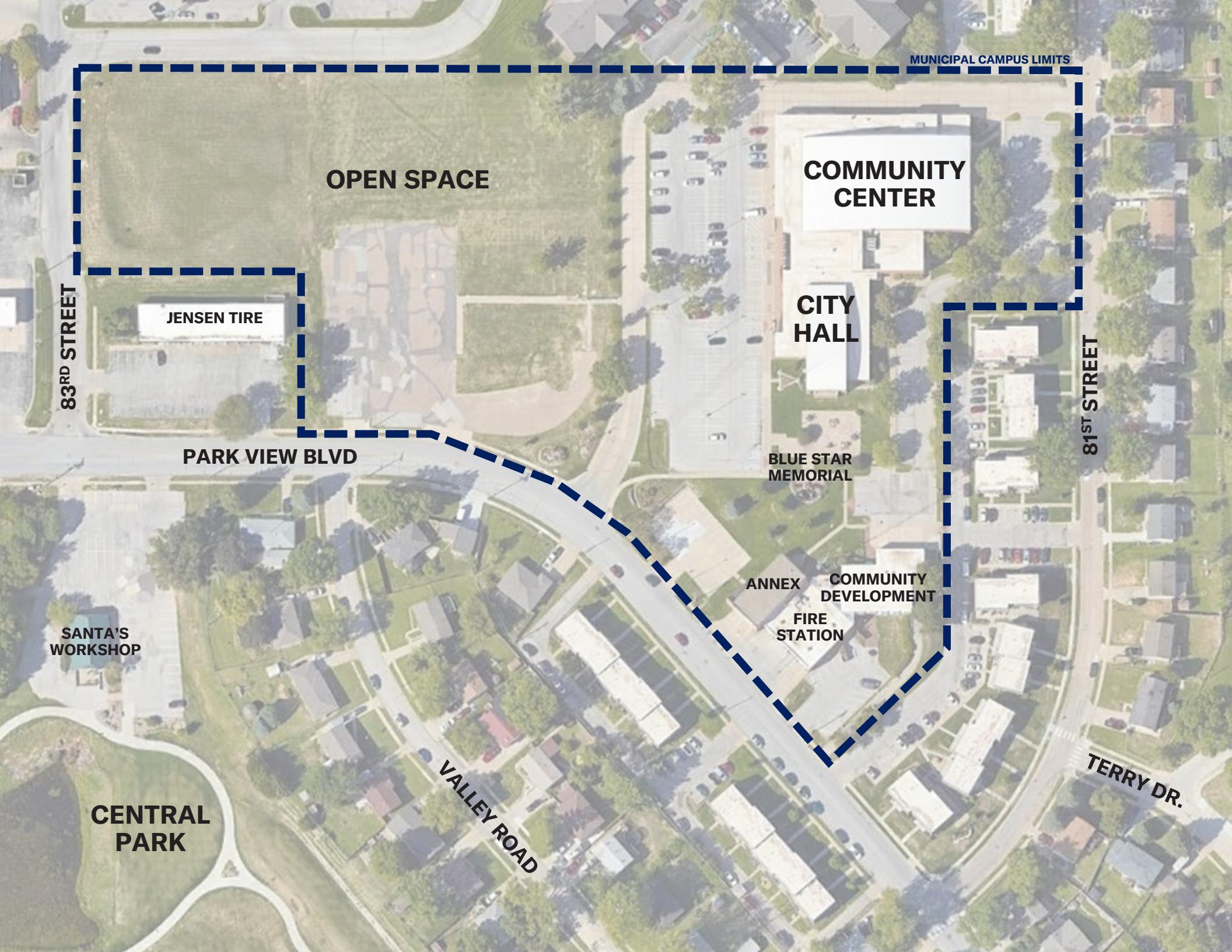
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<b>1</b>	<b>INTRODUCTION</b>	<b>07</b>
<b>2</b>	<b>CAMPUS NEEDS</b>	<b>17</b>
	Existing Facility SWOT Analysis	18
	Character Assessments	29
	Comparable Facilities	30
	Projected Space Program	38
	Community Engagement Summary	46
<b>3</b>	<b>CONCEPTS</b>	<b>51</b>
<b>4</b>	<b>IMPLEMENTATION</b>	<b>67</b>



# INTRODUCTION

**AN OVERVIEW OF PROJECT  
HISTORY, BACKGROUND AND  
IMPORTANCE OF PLANNING**



# LA VISTA BACKGROUND



La Vista is located in Sarpy County, the fastest growing county in the state. La Vista has changed dramatically over the past 60 years, from a small subdivision to a thriving community of over 16,000 people. Growth will naturally slow for the community as only a limited number of places remain to develop or redevelop. While county-wide growth creates great opportunities for the City, this demands that La Vista creatively leverage existing facilities to ensure the highest quality of services are made available to residents today and into the future.

Founded in 1960, La Vista is a young and dynamic city located southwest of Omaha, near Bellevue, Ralston and Papillion. The city is ideally positioned close to Offutt Air Force Base, Eppley

Airfield and major interstate highways. The name "La Vista," meaning "The View" in Spanish, reflects the scenic Big Papio Creek Basin enjoyed by the city's first residents.

La Vista's strategic growth plan and robust infrastructure make it a prime destination for businesses and skilled residents alike. Recent infill and development projects have enhanced the city's amenities, complementing its welcoming residential charm. While new developments progress, La Vista remains committed to maintaining and improving existing facilities and infrastructure. This ensures exceptional services for residents and supports the city's average daytime population of over 27,000 people, driven by a steady influx of visitors.

La Vista's Strategic Plan focuses on five overarching areas including; (1) Quality of Life and Community Identity, (2) Economic Vitality, (3) Infrastructure Investment, (4) Safe Community and Thriving Neighborhoods and (5) Governance and Fiscal Responsibility.

## CITY VISION

La Vista's vision is to be a place where community isn't just a word, but a way of life; where strong leadership and a diverse economic base have built a great city; where passion and pride will ensure a bright future. The vision for La Vista is based on how we experience the city every day; a place where it is possible to Live Long, Work Hard, Shop Local, Have Fun, Move About and Prosper.

# PURPOSE OF THE PLAN

## BY THE NUMBERS

The City of La Vista is working to establish a vision for the future of the Municipal Campus, including the Community Center/City Hall building and the overall site.

**The current Community Center and City Hall facility is over 30 years old!**

A lot has changed since its construction. The needs of the community and City staff have outgrown the buildings on site. Mechanical systems are in need of attention, and community surveys indicate a desire for improved facilities.

Extensive consideration for redevelopment of this site will position the campus well within La Vista to capture potential growth and maintain a positive quality of life for existing residents.

As seen on the right, city population, City staff and city limits have all grown substantially over the past three decades while the Community Center and City Hall have only received minor improvements. This plan aims to prepare for the future of this facility and the City of La Vista.

## WHAT HAS CHANGED IN THE LAST 30 YEARS?

### LA VISTA CITY STAFF (FTES)

YEARS	1994	2024
CITY ADMINISTRATION	2.0	6.0
ADMINISTRATIVE SERVICES	4.5	11.5
COMMUNITY DEVELOPMENT	1.0	6.0
COMMUNITY RECREATION	3.5	10.5
	<b>11.0</b>	<b>34.0</b>

**1994 Resident Population  
10,501**

**2024 Resident Population  
16,346**

**2024 Services Provided to  
27,000**



## PROJECT OVERVIEW

The approximately 9.2 acre campus site is currently developed with an adjoined City Hall/Community Center building and fire station building that also houses the Community Development Department and a 2,300 SF general meeting/training room (The Annex). Within the Community Center is located the Recreation Department and "Senior Center."

### THE GOALS OF THIS PROJECT INCLUDE:

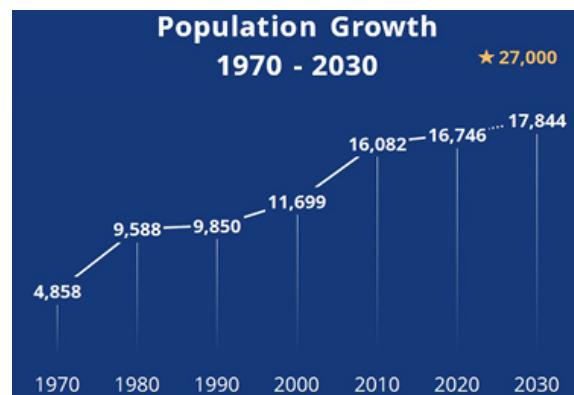
- Improve adjacencies and increasing the overall space and flexibility of City Hall and the Recreation Department offices, in accordance with modern work habits and office technology.*
- Expand service delivery capabilities for senior programs through new amenities offered within a Community Center concept similar in nature to that of a Senior Center but appealing to a wider range of the 55+ community.*
- Resolve accessibility concerns and deficiencies identified within the 2022 ADA Self-Check Survey.*
- Develop a plan that creates multi-generational spaces within the Community Center with flexibility that supports life-long activities for all members of the community, youth to adult.*
- Identify an on-site location for a Reflection Plaza, intended to be a space for the community to gather to honor and remember loved ones (veterans, community members) and reflect.*
- Create synergies between this Plan and Vision 84 related improvements including Central Park and City Centre.*
- Articulate a phased implementation plan that incorporates a rational method for project development.*

## POPULATION & GROWTH

With the completion of several known development projects, the city's population is anticipated to increase 7% from 2020 to 2030. This growth does not consider any annexations.

To provide for the prosperity of La Vista's current and future residents, the City also provides certain services to those areas outside of the city limits but within the Extra-Territorial Zoning Jurisdiction (ETJ) that may one day be annexed into the city. La Vista conducts the zoning review, building permitting, code enforcement and occasional emergency response services to residential neighborhoods within La Vista's ETJ to ensure orderly development, land use and public safety. These neighborhoods currently include an additional 8,747 people.

Beyond city residents and people living within La Vista's ETJ, the City also provides services, such as public safety, to workers that commute to La Vista. It is estimated that the daytime population increases by over 2,000 people due to commuters working within the city limits. In total, City services – whether recreation, permitting or public safety – are provided to over 27,000 people on a regular basis.



## PROJECT INTENT

The design team was hired to work collaboratively with City staff, Steering Committee and La Vista residents to provide planning and design services that assist in the development of a master plan to support future redevelopment of the campus site. This master plan incorporates the following components to support the overall goals of the project:

- Adequate space for efficient, effective and modern City Hall and Recreation Department administrative offices, and City Council chambers.*
- Remedied accessibility issues as identified in the 2022 ADA Self-Check Survey.*
- Meeting and activity space that is a welcoming crossroads for all ages, preferences and abilities.*
- Opportunities to develop open space as a Reflection Plaza and other public space with emphasis to support special events.*
- Creative solutions to connect with Central Park and the 84th Street corridor to create a distinct and memorable civic space that will be instrumental in enhancing quality of life.*
- Adequate parking areas and efficient traffic flow throughout the site with an emphasis on pedestrian safety.*
- Preparation for impending mechanical failures based on aging equipment in need of replacement.*
- Enhanced innovation and collaboration within City Hall and Community Development through adjacencies and shared spaces.*
- Improved, dedicated senior programming space.*
- Adaptability of space to handle ever-evolving staff, elected officials and community needs.*

# PURPOSE OF THE PLAN

## PREPARING FOR THE FUTURE WHILE MEETING DEMANDS OF TODAY

### WORKPLACE

The modern workplace is undergoing a significant transformation. The shift to remote and hybrid work has resulted in employers focusing on designing inviting, flexible spaces that can easily adapt to continuously evolving employee preferences. Before the pandemic, there was a growing movement towards more open and collaborative work environments, and while the cramped cubicles and fluorescent lighting of yesteryear have continued to recede, our move toward a post-pandemic reality is bringing about even more changes to the workplace. Features that promote health and well-being are certainly front and center, but there has also been a shift in the way the office space is being utilized.

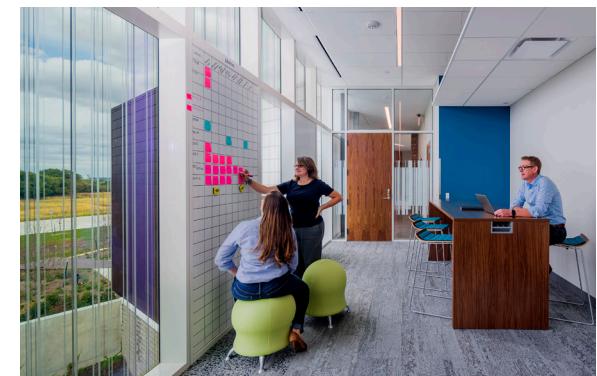
As hybrid work models become the norm, more employers are replacing single-occupancy offices with workstations supplemented by reservable focus rooms or "me" spaces and adaptable "we" spaces for casual meetings. This approach reduces wasted single-use office space, resulting in a more balanced office layout. Some larger businesses can further consolidate with shared workstations. However, this model is less effective for City staff, who need consistent yet flexible in-office schedules to serve the public effectively.

As this applies to La Vista, the existing space lacks these shared "me" and "we" spaces. An increase in meeting rooms, individual focus rooms and communal and informal meeting spaces is desired to support the work flow and collaboration between teams.



**ME SPACES**

Individual space that is dedicated for task focused work. These spaces can be reservable or used in conjunction with other flexible or adaptable spaces.



**WE SPACES**

Shared spaces that vary from individual to group use. Reservable or not, these spaces are not dedicated to an individual and are available for use by all.

## RECREATION

Community recreation centers have always played a vital role in enhancing quality of life by offering spaces for physical activity, social interaction and personal development. They cater to today's diverse needs by promoting health and wellness, providing youth programs and serving as safe gathering spots for residents of all ages.

The pandemic forced a rapid shift in use, with a significant increase in virtual programming, outdoor activities and health-related services like vaccination clinics. The experience highlighted the need for adaptability and resilience in these community spaces.

As we move forward, community recreation centers must continue to evolve by incorporating hybrid models that blend in-person and online offerings, enhancing accessibility and focusing on public health and safety. At the same time, when evaluating future programming and facility use, embracing new technologies, adopting sustainable practices, staying attuned to emerging trends and community needs and anticipating changes in population and interests are crucial. By continually evolving, the City of La Vista Community Center can ensure it continues to serve as a vital, adaptable resource that meets both the current and future needs of the community.

For the City of La Vista, a potential shared entrance for City Hall and the Recreation Center will enhance the visibility of program offerings and the opportunities available to the public. With the revitalization and thoughtful addition of useful space, the plan is to strive for integrated and multi-use spaces while at the same time providing specific, scheduled use for senior programming, recreation functions, rental opportunities and

community events that will bring diverse groups of people together in an environment that encourages building relationships. Previous plans for the Municipal Campus have included recommendations for a separate Senior Center to be constructed on site. This topic was discussed with staff and seniors during the planning process and resulted in consensus that a separate facility was not desired, but that space dedicated for use by seniors would meet their needs while offering the benefits of intergenerational interaction within the Community Center.

According to the National Council on Aging, throughout one's lifespan, regular physical activity engagement has been linked to many aspects of brain health, including heightened memory, faster

processing, better concentration and problem-solving and a decrease in the chemicals that are present in several forms of dementia. Engaging in physical activities with others through intergenerational play also boosts brain health by supporting social connectedness, sense of place and meaning and mental health - all of which have been tied to cognitive function in older adulthood.

These metrics are further supported by feedback from seniors and teens during focus group meetings conducted as part of this planning process. Both groups expressed a desire for more opportunities to interact with neighbors who are either younger or older than themselves, respectively.

### RECREATION TRENDS TO INFLUENCE PLANNING FOR THE FUTURE



MULTI-PURPOSE SPACES



INDOOR / OUTDOOR SPACES



DESTINATIONS



RAPID CHANGE



EQUITY + INCLUSION



ACTIVE + PASSIVE

# PLANNING PROCESS

The plan's concepts flow from the opinions and perceptions of those who best know the City of La Vista: local residents and City staff. Gathering feedback at public events, regularly meeting with the steering committee and reviewing past community input survey information informed the proposed design of the redeveloped Community Center, City Hall and contextual Municipal Campus. Components of the planning and public engagement process included:

- **Steering Committee**

The project team met with the project steering committee periodically to discuss the coordination of events, the gathering of input and to review feedback and direction on important planning characteristics.

- **City Departments Workshop**

Shortly after the initiation of the project, a two-day workshop was held at the Municipal Campus to meet with City staff from a variety of departments and allow them to shape the future of the campus character and vision.

- **2018 Community Interest & Opinions Survey**

The 2018 Community Interest and Opinion Survey highlights critical areas for focus in site development, particularly in enhancing recreation facilities and programming. Content from this survey assisted the steering committee in the decision-making processes.

- **National Community Survey**

In spring 2023, the City conducted the National Community Survey (NCS), which revealed overwhelmingly positive feedback from residents. This feedback continues to validate the vision for the future of La Vista for City leadership.

- **Let's Eat, La Vista!**

On October 21, 2023, the project team and steering committee members joined forces with the Community Pancake Feed to host the first public engagement event for the project. This event framed up the project intent for the public and provided an opportunity for residents to provide guidance for the future.

- **Stakeholder Focus Groups**

In February and March of 2024, City staff facilitated multiple focus group meetings with eleven different stakeholder groups that currently use or have strong opportunities to use the Community Center. Feedback from these individuals helped to refine priorities.

- **La Vista Days**

On June 1, 2024, the project team hosted a 7-hour community engagement event at La Vista's annual La Vista Days Celebration. Items shared with the public included a project overview, preliminary design concepts, opportunities for comments and conversation, and a fun activity for people to show their support for planned programming for the Community Center.

*"[I'm] excited to see this grow and hope it builds more community. We love living here and all the free events. My daughter would love more innovative playgrounds - free play areas both indoor and outdoor, nature play areas, etc."*

Resident Quote from La Vista Days

**400+**

Attendees at Meetings and Events

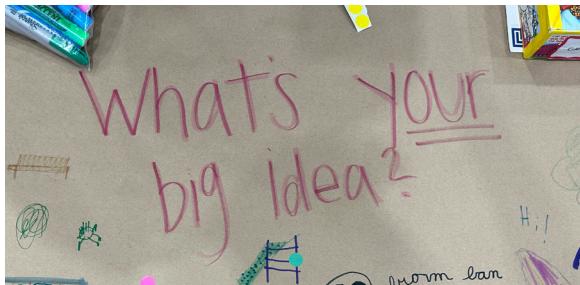
**331**      **3**

Visual Listening  
Board Votes  
(non-scientific  
assessment)

Major Public  
Engagement  
Activities over  
8 Months

**500+**

Program Preferences shared  
during La Vista Days





# CAMPUS NEEDS

**A LOOK AT PROJECT PARAMETERS  
FROM PHYSICAL ASSESSMENTS  
TO VISION AND STRATEGY**

# SWOT ANALYSIS

## INTRODUCTION

A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis is often used by businesses and organizations to give an assessment of a particular proposal, situation or project. The purpose is to provide an objective analysis that helps individuals or organizations make informed decisions and develop effective strategies as they plan for the future or take on new growth. For this plan, the analysis is tailored for a general existing facility condition to help develop a long-term master plan for the Municipal Campus. This analysis has been assembled after interviews and review of comments from staff assessments, on-site observations, review of existing facility drawings and plans and review of previously developed facility reports or assessments. Assessments provided in 2008, 2019 and 2022 have been reviewed and comments have been considered as references to these past assessments where relevant.

## OVERVIEW

Items identified in the 2022 ADA Self-Check Survey that have not been remediated need to be a priority with any new work. Any deficiencies should be appropriately addressed by following guidance from the ADA Survey. Restrooms are of concern where clearances do not meet modern clearance requirements. As a public facility, it is in the best interest of the City that these items be addressed promptly.

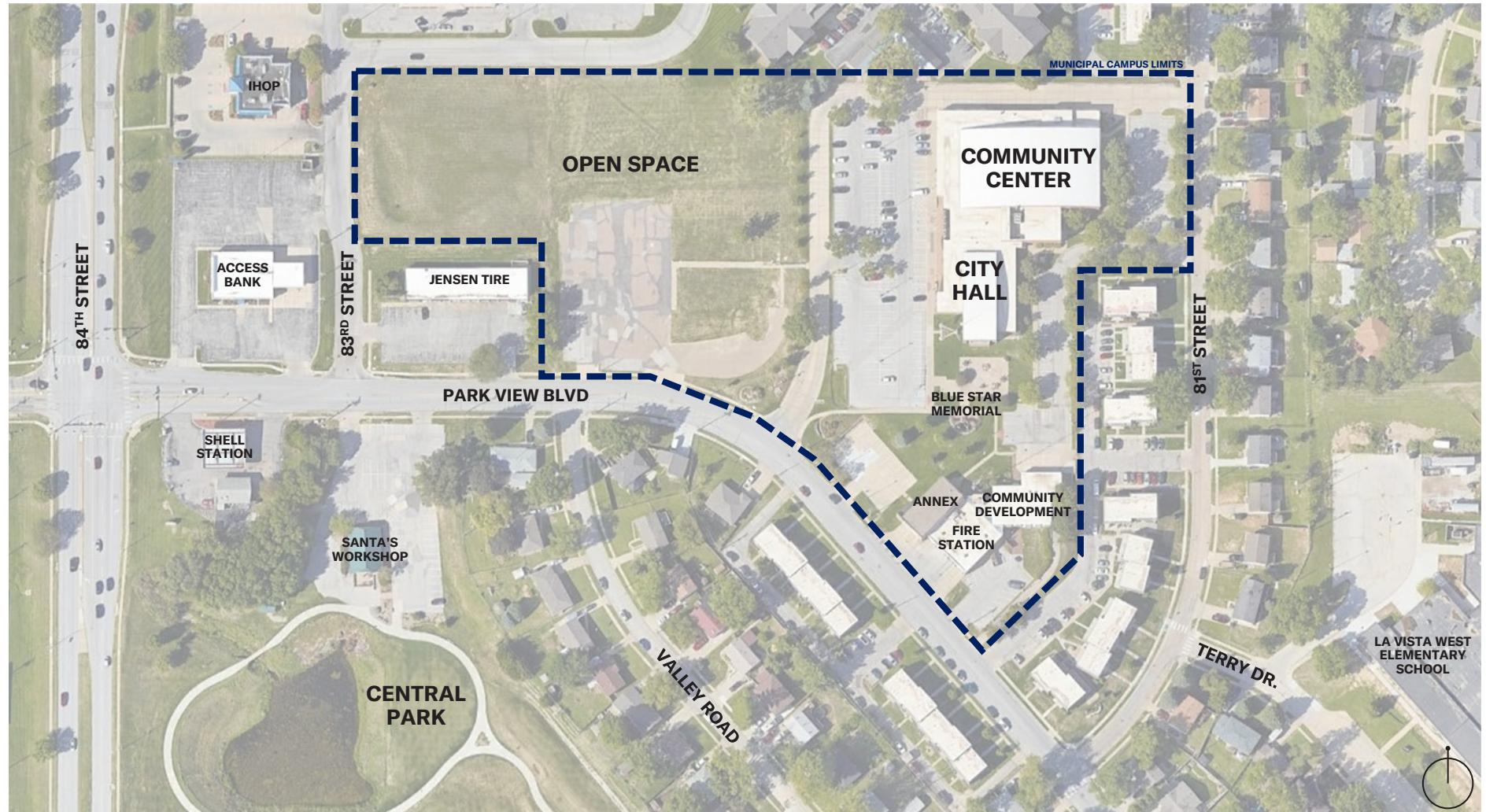
The City Hall and Community Center building was designed and constructed in 1992. At that time, it was viewed as an appropriate facility. It retains much of its design integrity. However, over the last 30 years, there have been numerous significant changes in mechanical equipment, construction materials and methods. Additionally, there have been significant changes in how buildings are used for both office and recreational uses. While the La Vista Community Center and City Hall have served their purposes, the facility is outdated, showing signs of age in both the equipment and space design. Though the facilities have outlasted a typical operation service life without significant renovations or upgrades, the City has significantly expanded its staff size and geography served since 1992.

## PROCESS

The notes below indicate specific items throughout the facility that should be considered for future expansion of program and facility. These are not all-encompassing notes but provide an outline of considerations for several issues throughout the facility. As an architectural analysis, these items are intended to be architecturally objective within the guidelines of professional opinion and performance from similar projects, abstaining from making personal recommendations for the qualities of a space at this time.

Photos are provided at the conclusion of this report as general reference of existing facility conditions.

La Vista Municipal Campus Existing Conditions (2024)



## STRENGTHS

**Strengths** highlight elements of the existing facility to be retained and point out systems to be recognized for their architectural value. Overall, the strengths of the existing campus facility and programming position it well for growth and adaptation in preparing for the next 30 years of the campus. Community interest is high, the City and City staff continue to evolve and the overall outlook for Municipal Campus use is positive.

- **Adapting to Existing Demand.** City Hall and the Community Center are in high demand. Staff has been adaptable and creative in use of spaces to get by, but have run out of options.
- **Architectural Volume.** The building provides a number of spaces that portray a strong architectural presence due to the volumes created. These spaces and the building's structural engineering allow for creative adaptability.
- **Daylighting in City Hall.** Existing clerestory windows allow for natural light to enter the facility, though management and screening of light when required is not user friendly.
- **Existing programming and use of Community Center.** Public engagement in the Community Center continues to show positive numbers throughout the day for multi-generational use. An expansion of the Community Center will help alleviate some of the congestion and programming for highly used spaces.
- **The 9.2-acre site has a large amount of open space to accommodate outdoor activities and additional programming.**

Figure 2: City Hall Lobby – Large architectural volume with natural light



- **There are numerous public engagement activities throughout the year, drawing thousands of people to the campus annually.** From a traditional business outlook, this creates an ideal condition to attract additional patrons to the community facility.

- **Location of Municipal Campus is central to La Vista community and city activity.** The core of residential neighborhoods are located within a short 5-10 minute drive of the facility. Studies show that community center success and use is related to neighborhood engagement; people are less likely to drive across town for community engagement activities and prefer to "stay local."

## WEAKNESSES

**Weaknesses** are typically considered internal aspects of an organization or items that are within the City's control to change. If addressed, these items can enhance the operations and impact of the facilities and improve service to residents.

- **ADA Accessibility Issues.** The items identified in the 2022 ADA Self-Check Survey need to be prioritized in the planning for next steps. The Annex is also not ADA compliant.
- **Administration is crowded.** The original clerical area has become a cramped cubicle area. The former Vault, Chamber of Commerce office and several other spaces have been transitioned to offices and/or workspaces.
- **Division of administration offices between facilities.** The IT office is in the Community Center ceramics room and Community Center staff are separated in smaller areas throughout the facility.
- **Multi-purpose rooms are restrictive.** Current room geometry / layout does not work with current program needs.
- **Staff office functions are in non-office type locations.** Vault, ceramics room, first aid room, reception desk in Community Center entrance, storage in racquetball court.
- **Community Center staff and City Hall staff are disconnected within the facility.** Their office spaces are separate from one another and circulation between spaces is poor.
- **Finishes throughout are old, some failing and generally dated.** Some paint has been updated, but in general there hasn't been significant updating.

Figure 3: Community Center Recessed Game Area; currently restricted in potential use.



- **Acoustic concerns.** In the main entrance and recessed game area of the Community Center, the hard surfaces present significant reverberation, creating additional noise.
- **Community Development staff is located on campus, but within a separate building.** Most visitors to City Hall are visiting to inquire about permits and other community development services. Having these services located in a separate building often leaves visitors confused and frustrated.
- **While lighting into the city administration open office area is desirable, the light is direct and causes glare in work areas.** This light needs to be diffused light to create a soft cast and reduce working glare. Overall lighting in the facility needs to be addressed to align with energy efficiency and programmability available today.
- **Wayfinding, exterior signage and interior signage for guests should be updated throughout for clarity.** In addition, the ADA requirements for signage are not up to date and should be revised should any work be undertaken to meet ADA guidelines.
- **Inadequate Meeting/Training Space.** The Annex helps with this deficiency, but is a separate building and doesn't allow for efficient and adaptable use.
- **Sunken game area is restrictive.** This area could be reappropriated for alternate updated programming to better serve visitors.

## OPPORTUNITIES

**Opportunities** for the facilities outline potential areas where development might occur to necessitate additional staff, new or expanded program offerings and additional spaces outside the immediate facility on the Municipal Campus. Many of the expanded program offerings would need more flexible use spaces.

- **ADA Compliance.** Upgrading essential features will not only enhance ADA compliance, but it will create welcoming environments for everyone. By prioritizing investments in ADA compliance, the City will significantly improve employee and visitor experiences and foster genuine inclusivity.
- **The size of the site offers space for architectural expansion.** Inclusion of new space would target flexible-use space with multi-function opportunities. Areas like the gymnasium can be expanded to the east, to incorporate expanded youth or senior programming and a walking track as well as ability to host small tournaments.
- **The size of the site offers space for additional amenities.** The area directly to the west of the Community Center is generally underutilized except for a few times a year. This area presents a significant opportunity to create engaging public space and programming for residents to use throughout the year.
- **New sports options.** Options such as pickleball, youth sports and various expanded fitness options can be incorporated into new or renovated areas inside the facility and out.

• **Connectivity to Park View Blvd and Central Park.** The development of City Centre and its connectivity with Central Park have created a new energy and expanded population for La Vista. A renovation to the Community Center would expand on this as an amenity for this area's ongoing development.

• **Incorporation of new technology throughout.** Since 2020, people have expanded how and where they work. Families have shifted toward clubs and public spaces where their children can engage in different activities while adults connect and catch up on work. The Community Center has the potential for additional foot traffic from this demographic.

• **Adaptable Training Space.** With no large meeting/training space available within City Hall currently, the inclusion of such a space could positively impact internal collaboration while providing more opportunities for community interaction and shared efficiency as a new Council Chambers.

• **Provision for defined walking track.** With the diversity of seasons/weather in Nebraska, indoor walking areas are at a premium for exercise and fellowship among senior demographics. From "mall walkers" to the current facility walkers that have required the creation of their own ad-hoc track, this type of amenity is on the request list from numerous patrons and is validated by its inclusion within many community centers in the region.

• **Community and staff pride.** Improvements to these facilities and the campus in general may lead to an increase in pride and ownership for community members visiting the facilities and staff choosing to spend their professional careers dedicated to public service.

Figure 4 - Aerial Site Image



## THREATS

This section highlights factors that could affect facility performance, staff functions and community engagement. Aging facilities without upgrades risk losing patrons and declining over time. In contrast, upgrades create excitement, boost public engagement and improve staff morale and workplace culture. During discussions with City Hall and Community Center staff, the design team identified issues that could influence public satisfaction and staff well-being.

- **As the community continues to evolve, staff numbers will need to increase, and space could inhibit appropriate city services.**

Separation of City staff, Community Center staff and Community Development staff creates potential gaps in communication. Overloaded staff can create burnout and potential for loss of staff and successful organizational management.

- **Mechanical equipment lifespan.** Any equipment over 30 years old is functionally obsolete. It's possible to continue use, but a technical review of existing equipment would help to provide potential cost impacts of any anticipated near-term equipment failures.

- **ADA deficiencies – to date, only a few have been corrected.** The Americans with Disabilities Act was signed into law on July 26, 1990. The facility was submitted for permit and construction began prior to this date, therefore it has been "grandfathered" into prior requirements. However, it is in the best interest of the City to complete the improvements recommended in the 2022 ADA Self-Check Survey as soon as prioritized instead.

- **Reception areas lack security from public.**

These areas should be reviewed by City administration for security concerns and preferred procedure for addressing safety from public or engagement with public. In today's environment, it's important to have plans in place for active shooter or other similar dangerous scenarios and physical barriers are often important factors in those planning efforts.

- **City Hall cubicle layout.** Current cubicle layouts are dense, restrictive and limit access/egress opportunities. This causes concerns for staff safety, particularly when visible from public lobby space.

- **Lack of Visibility.** Current layout does not offer proper visibility for staff consistently working with one another. This limits productivity and collaboration.

- **Lighting/Equipment Inefficiency.** Staff has noted the chamber gets hot when current lighting is on. Existing lighting and other equipment should likely be replaced with modern, energy efficient solutions.

- **Detailed issues related to non-compliance with ADA standards.** The slope of the council chamber flooring is a ramp slope (7.3%) and a handrail is required to traverse this slope. Other items such as heights of restroom accessories are more easily addressed.

- **Division of current staff/teams may be reducing city service and community response efficiencies:**

1. Finance team is divided between different areas of the building.
2. Community Development, typically included within City Hall function, is in a separate building.
3. IT is located in the former ceramics room of the Community Center.
4. Recreation staff is split between City Hall and Community Center.
5. Clerk's department is split between spaces.
6. Barriers to team adjacencies exist throughout City Hall.

## SUMMARY

The overall SWOT Analysis presents a consistent case for required improvement and expansion of City Hall and the Community Center to meet the demands of an evolving community, expanding city, growing staff and an aging facility. The strengths of the organization and facility support for future use and success, together with the opportunities listed above, show areas where future growth could be helped with a vision for a facility master plan. Phasing of work will be important to keep City and Community Center services running throughout any work as well as provide a means for managing project costs over a longer period of time.

The weaknesses outlined above are simply opportunities where the facility or programming can capitalize on an expanded or renovated facility. The threats are more immediate items that should be addressed to help staff and facility continue to operate at a level necessary for a metric of success. Each of these issues can be addressed within more detailed programming to understand existing staffing and space uses along with projected staffing and space uses. The outcome of this provides the long term strategy, or Master Plan, for how the La Vista Municipal Campus can prepare for the future.

The following images provide references to several spaces that present conditions outlined in the text above. These conditions have been discussed with City staff and some have been echoed by community feedback in various survey forms over the course of the master planning process.

Figure 5 - Community Center - Multipurpose Meeting Rooms



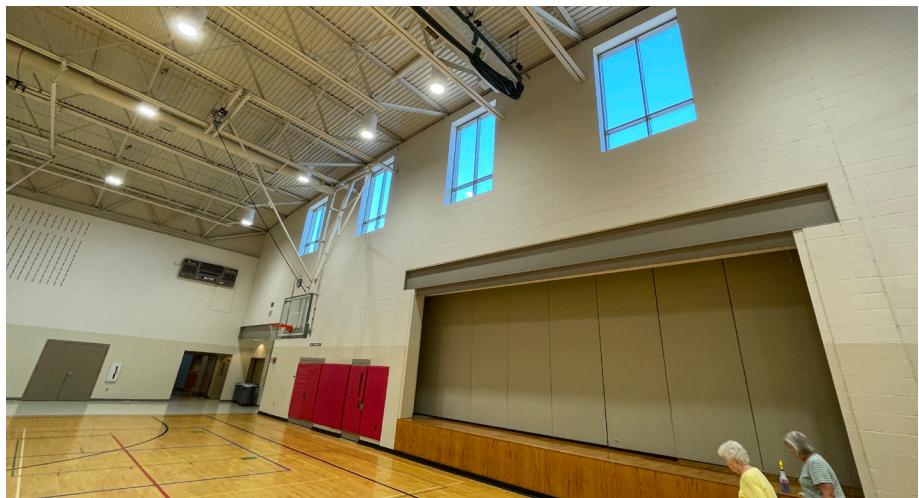
Areas are usable, but quality of space is significantly out of date. Areas are dark and lighting is poor; space is expandable, but uses are limited. Overall finishes and furniture could be updated.

Figure 6 – Kitchen



Existing kitchen equipment and area has been well maintained. Equipment and finishes appear to be in good condition.

Figure 8 - Multipurpose Gymnasium and Stage



Function of room overall is good. Area is sufficiently lit with updated fixtures and connection to outside windows. Room is acoustically “live” and would benefit from wall and ceiling treatments to improve acoustic quality. Wall finishes could be refreshed, flooring could be refinished. Overall, the space has limited capacity and functions with one main court and smaller cross courts. Spectator seating space is extremely poor. Trends for youth sports and pickleball could be better capitalized upon. People use the gymnasium as part of a “walking loop”, which creates various conflicts with other users and would benefit from a raised track. Expansion of gymnasium space would enhance the function and public engagement.

Figure 7 - Stage / Dance Studio



Area is small for use as dance studio but should provide sufficient area for stage use. Lighting is not sufficient for programming or performance use. If used as a stage, backdrops need to be provided and a stage curtain needs to be installed at the proscenium. The current separation wall at the front of the stage is inoperable and remains closed.

Figure 9 - Training Room



Area is over-crowded with multiple types of equipment while lacking appropriate circulation and buffer space for equipment.

Figure 10 - Community Center Admin Office



Area has multiple staff working from a smaller area as noted in other areas of the facility without enough space for copiers, storage files, desks and other office equipment. Lighting is poor. Visual and physical connection to Community Center is positive, but this office is not used as a public engagement office. Room is acoustically "live" and would benefit from sound attenuation on ceiling and walls.

Figure 11b - Community Center Restrooms



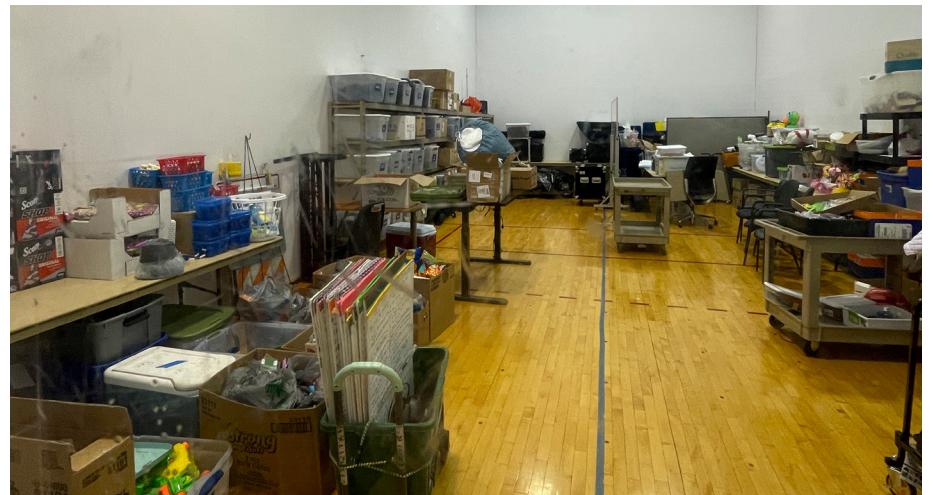
Lighting and finishes throughout are old and outdated. Lighting is insufficient, creating dark areas throughout. Lighting should be replaced with new fixtures, configured for modern lighting standards, finishes should be replaced with new and the restroom layout should be revised for greater efficiency.

Figure 11a - Community Center Showers



Locker rooms and showers overall need to be renovated. Floor drain presents ADA hazard as noted in the 2022 ADA report, finishes throughout should be updated, modern showers provide privacy partitions. Lighting in this area is inadequate and needs to be updated.

Figure 12 - Racquetball Court



Currently used for storage space. Courts can be repurposed to usable recreation space in lieu of storage. Added storage areas or off-site storage should be considered.

Figure 13 - Community Center 2nd Floor



City file storage. While retaining a backlog of files for multi-year record-keeping requirements, the area has become a repository for other items that need a place to be stored.

Figure 14 - City Hall Clerical Offices



Main desk where public transacts with the City staff is in this area and privacy is not available. Multiple cubicles have been placed in an area that was formerly workspace and smaller desks to accommodate the growth of the administration. Cubicles obstruct view to public transaction counter.

Figure 15 - City Hall Office Corridor



General reference. Space has become work area for staff. Note the copier, lateral storage and shredding bins located within corridor.

Figure 16 - City Hall Chamber and Inspector Office



Rooms have been parsed to create new office space where programming had not previously been planned for offices. Similar conditions exist throughout facility.

Figure 17 – Council Chambers with Dais



Overall function of room is acceptable; needs better access to dais, sloped floor is a ramp slope and needs a handrail or correction to a flat area. Fixed seating locks this area into few primary functions; room could be more adaptable to other uses with movable furniture. Room is generally dark and disconnected from the outside.

Figure 18 - City Hall Offices Corridor



Recycling bins need a centralized, specific location.

Figure 19 - City Hall Meeting Room



Room is generally dark, lacks storage, needs enough room for larger meetings, ability for modern teleconferencing and presentations, lighting is basic, furniture needs updating.

Figure 20 – Annex / Firehouse Mechanical Equipment



Typical mechanical equipment has an anticipated lifespan of 30 years, depending on service and maintenance. While some equipment has been replaced and all of it has been maintained, equipment older than 30 years is at the end of its service life and should be considered for replacement with newer, more efficient equipment.

# CHARACTER ASSESSMENTS

## CURRENT VS. FUTURE STATE

City staff members participated in an exercise to chart their perceptions on how their teams function currently and how they may function in the future. The information catalogued by this process helped to influence the space planning process and gauge comfortability with trends associated with workplace and recreation environments.

Some key aspects assessed by this process include:

1. Staff and operational characteristics including whether staff has potential to be distributed or only in-office, if interactions are delivered virtually and/or if processes and tasks are constant or adaptable.
2. Meeting dynamics regarding number of attendees and formal/casual nature.
3. Transparency and interaction, regarding open and closed spaces as well as internal and external engagement considerations.

Feedback consistently highlighted a shift toward greater adaptability, increased use of technology and enhanced openness and collaboration. This aligns with the recognition that much of the City staff's responsibilities involve in-person interactions with residents and businesses in La Vista. Discussions emphasized the importance of flexible work schedules and office requirements to maintain exceptional public service, while also considering recruitment strategies as leadership plans for continued success and valued team members.

## PARTICIPATING DEPARTMENTS

- City Clerk
- Finance
- HR
- IT
- City Administration
- Recreation
- Community Events
- Senior Services + Special Services Bussing
- City Council
- Parks
- Community Development
- Police
- Public Works
- Library

## STEERING COMMITTEE PLANNING PRIORITIES

1. Attracting and retaining diverse and superior talent
2. Enabling technology use
3. Efficient operation, including continuous improvement and cost-effective quality (being mindful of space and material use)
4. Promoting knowledge sharing through communication and collaboration



# COMPARABLE FACILITIES

## OVERVIEW

The following facilities were reviewed and toured to better illustrate the potential for the City Hall and Community Center. Comparable facilities offer a variety of services to the community and public service departments, providing inspiration for the design of the space to accommodate City staff and resident users. With the key considerations in mind, the following facility reviews create a program for the City of La Vista to model an improved community space and City Hall.

All of the facilities reviewed are in locations with somewhat similar population dynamics to La Vista. Positive and negative attributes from each visit were compiled and the following pages show example images from each facility toured as well.

## FACILITIES TOURED

### Columbus Community Building

- Columbus, NE

### Air Park Community Center

- Lincoln, NE

### Papillion Landing

- Papillion, NE

### Valley Community Center

- West Des Moines, IA

### West Des Moines City Hall

- West Des Moines, IA

### Johnston City Hall and Town Center

- Johnston, IA

### Altoona City Hall and Police Department

- Altoona, IA

## POSITIVE ATTRIBUTES NOTED

- Drop-off lane and outdoor plaza with gathering space, yard amenities, and patio
- Secure, welcoming entrance with warm tones and comfortable furniture
- Flexible meeting spaces: multi-generational rooms, small meeting rooms, multipurpose rooms with storage
- Library mini-branch and café space within facility
- Dedicated youth and senior spaces, with play areas and kitchen
- Lounge and informal gathering areas for casual connections
- Outdoor recreational spaces: basketball court, walking track, turf area
- Flexible indoor spaces: Council Chambers, gym with carpet tiles and partitioned rooms for larger events
- Technology inclusion: iPad room schedules, integrated white noise, screen for GIS mapping
- Ample natural light with floor-to-ceiling windows and easy-to-clean surfaces
- Acoustics solutions: soundproofing, acoustic panels and strategic ceiling design
- Convenient employee spaces: mudroom, storage and hoteling options
- Functional workspaces: adjustable tables, high-top communal tables and sit-to-stand desks
- Public restrooms with timed locks; coat racks and shoe shelves near gym
- Visual elements: public art, history wall, interactive lobby features
- Practical amenities: privacy phone booth, computer for digital forms, integrated local materials like salvaged limestone from old City Hall building

## NEGATIVE ATTRIBUTES NOTED

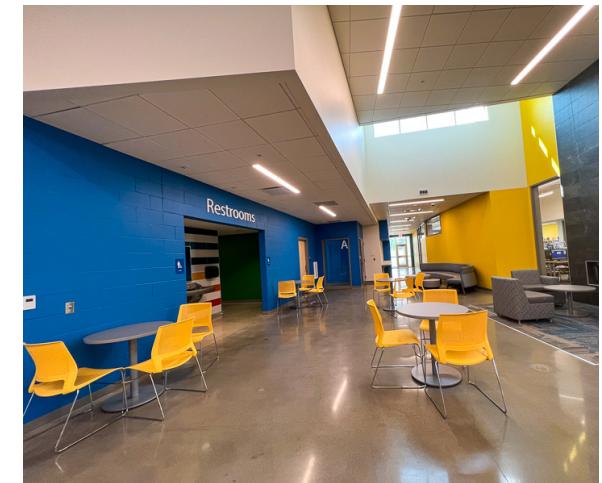
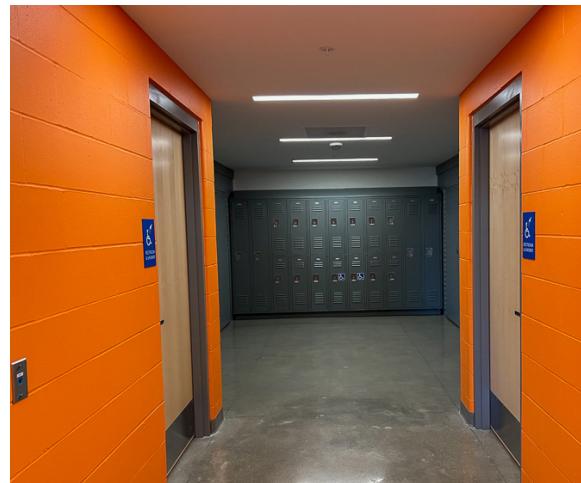
- Feel of cold, utilitarian, corporate, "cookie cutter," not welcoming environments
- Lack of visibility to receptionist
- ADA requirements not met
- Copy machines separated into their own room (prohibits interaction and monitoring)
- Lack of separate room adjacent to Council Chambers for executive session
- Lack of consideration for adjacency and for future adaptation
- Recreation space that competes with YMCA/ private recreation facilities
- 90% of activity/fitness spaces are on upper level
- Poor wayfinding and layout – lack of flow, lack of information
- Low ceilings
- Tight quarters, cramped & unwelcoming layout
- Layout not conducive to interaction due to segregation between departments
- Lack of storage
- Office footprint too small for visitor seating
- Collaboration zones that are "on display" or disruptive
- Awkward, uncomfortable furniture

## Columbus Community Building (City Hall, Children's Museum and Library)



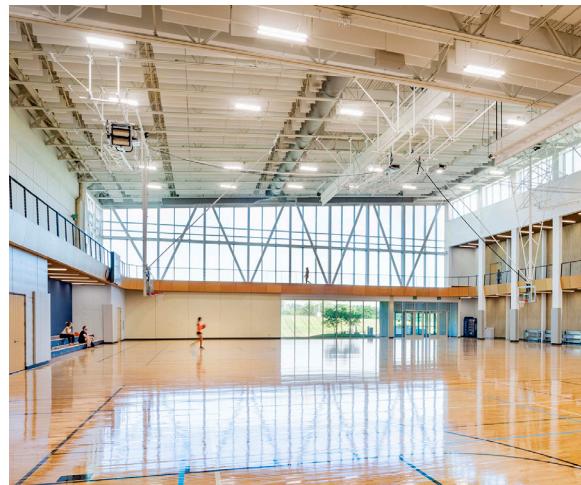
## Air Park Community Center and Williams Branch Library

Photos from [lincoln.ne.gov](http://lincoln.ne.gov)

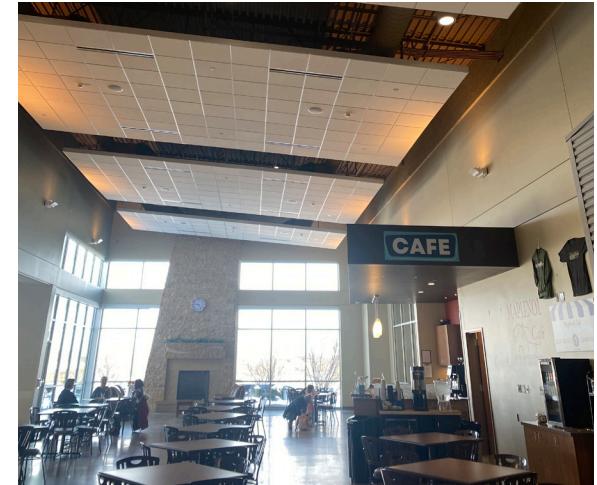


## Papillion Landing

Photos from [alleypoyner.com](http://alleypoyner.com)



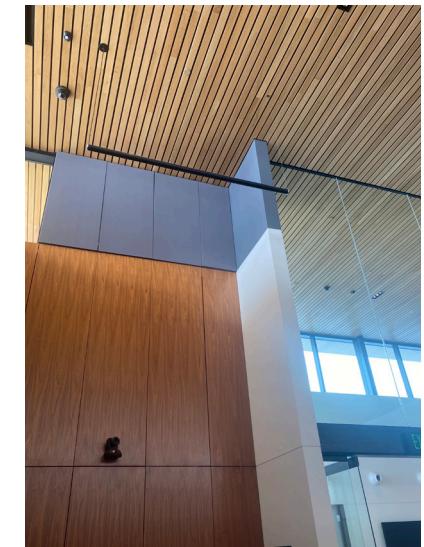
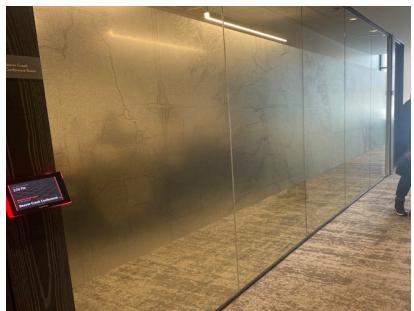
## Valley Community Center



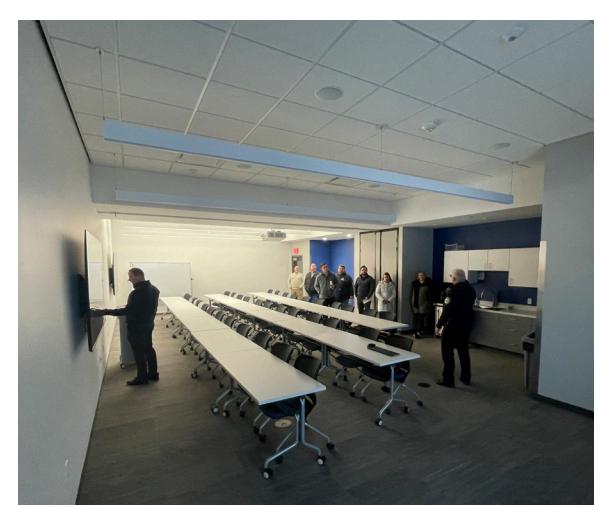
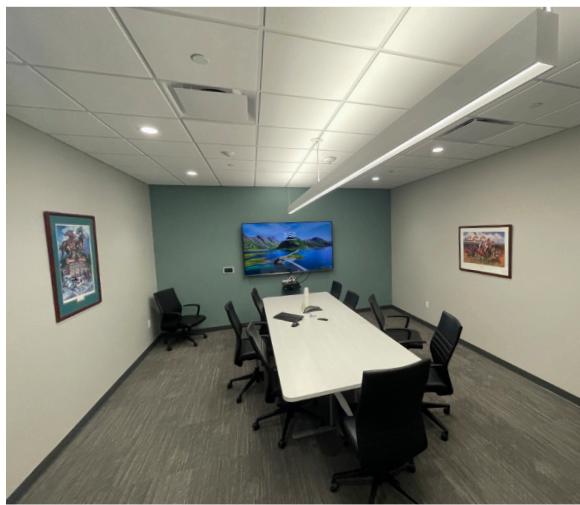
## West Des Moines City Hall



## Johnston City Hall and Town Center



## Altoona City Hall and Police Department



# PROJECTED SPACE PROGRAM

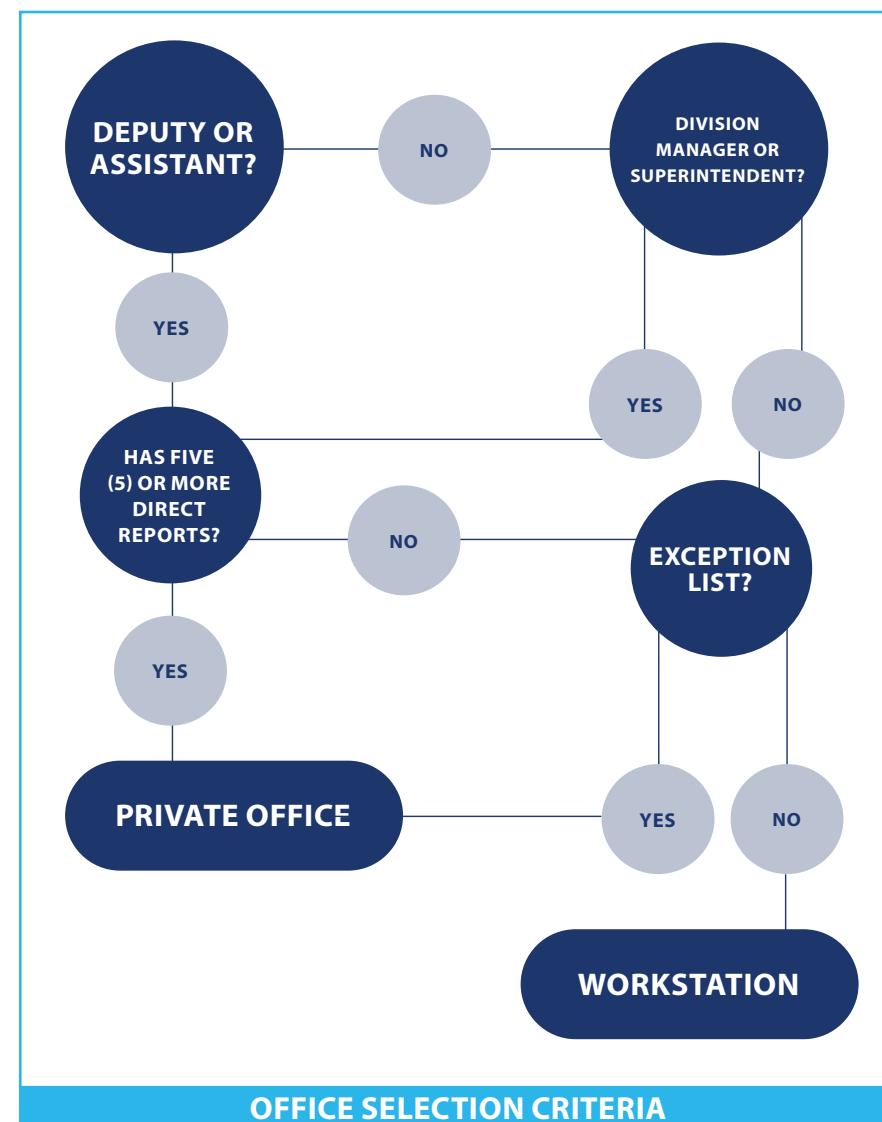
## STAFFING PROJECTIONS - 2034

### OVERVIEW

To appropriately prepare for the future demands of City Hall and the Community Center, City staff completed an internal planning process to identify and project the total staff needed to effectively and efficiently serve La Vista residents. The goal of this process is to have a clear vision for future space needs associated with workspace and recreation services. These staffing projects, which look one decade ahead to 2034, have helped to inform the capacity and organization of the updated conceptual floor plans included within this report.

### OFFICE VS. WORKSTATION SELECTION

Ensuring the office space could be as flexible as possible, the steering committee came to the consensus that workstations (modular work areas, aka: cubicles) would allow for adaptability in how teams operate. Adjustable variables include quantity of individuals, proximity to teams and department work flow. To assist with private office and workstation allocation, the steering committee devised a flow chart to determine private office and workstation allocation.



Staff Projections by Department		2024	2034
		Current	Projected
<b>City Administration</b>		<b>6</b>	<b>9</b>
City Administrator	Full-Time	1	1
Deputy City Administrator	Full-Time	0	1
Assistant City Administrator/Director of Community Services	Full-Time	1	0
Assistant to the City Administrator	Full-Time	1	1
Executive Assistant	Full-Time	1	1
Director of Community Services	Full-Time	0	1
Intern	Part-Time	0	1
Communication Manager	Full-Time	1	1
Communication Specialist	Full-Time	1	1
Digital Content Specialist	Full-Time	0	1
<b>Administrative Services</b>		<b>1</b>	<b>2</b>
Director of Administrative Services	Full-Time	1	1
Asset, Parking and Transportation Manager	Full-Time	0	1
<b>City Clerk</b>		<b>4</b>	<b>6</b>
City Clerk	Full-Time	1	1
Deputy City Clerk	Full-Time	1	1
Administrative Assistant	Full-Time	0	1
Administrative Assistant II	Full-Time	1	1
Administrative Assistant I/Receptionist	Part-Time	1	2
<b>Finance</b>		<b>4</b>	<b>6</b>
Finance Director	Full-Time	1	1
Assistant Finance Director	Full-Time	1	1
Accountant	Full-Time	1	1
Accounting Clerk	Full-Time	1	1
Budget Analyst	Full-Time	0	1
Purchasing Coordinator	Full-Time	0	1
<b>HR</b>		<b>2</b>	<b>4</b>
HR Director	Full-Time	1	1
HR Generalist	Full-Time	1	1
HR Assistant	Full-Time	0	1
Training Coordinator	Full-Time	0	1
<b>IT</b>		<b>1</b>	<b>2</b>
IT Manager	Full-Time	1	1
IT Technician	Full-Time	0	1

Staff Projections by Department		2024	2034
		Current	Projected
<b>Community Development</b>		<b>6</b>	<b>11</b>
GIS Specialist	Full-Time	0	1
Community Development Director	Full-Time	1	1
Deputy Community Development Director	Full-Time	1	1
Permit Technician	Full-Time	1	1
Associate Planner	Full-Time	1	0
Senior Planner	Full-Time	0	1
Planning Intern	Part-Time	0	1
Chief Building Official	Full-Time	1	1
Building Inspector II	Full-Time	1	1
Building Inspector I	Full-Time	0	1
Economic Development Coordinator	Full-Time	0	1
Civil Engineer	Full-Time	0	1
<b>Recreation</b>		<b>27</b>	<b>42</b>
Recreation Director	Full-Time	1	1
Assistant Recreation Director	Full-Time	1	1
Administrative Assistant II	Full-Time	1	1
Youth and Adult Sports Manager	Full-Time	1	1
Recreation Attendants	Part-Time	15	18
Recreation Attendants	Full-Time	0	4
Custodian	Part-Time	1	0
Custodian	Full-Time	0	2
Recreation Superintendent	Full-Time	0	1
Recreation Coordinator	Full-Time	0	1
Senior Services Manager	Full-Time	1	1
Program Coordinator	Full-Time	0	2
Special Services Bus Driver	Part-Time	3	0
Special Services Bus Driver	Full-Time	0	4
Community Events Coordinator	Full-Time	1	1
Recreation Attendant - Events/Link	Part-Time	2	4
<b>Public Works</b>		<b>3</b>	<b>5</b>
Building Superintendent	Full-Time	1	1
Building Technician	Full-Time	1	1
Building Maintenance Worker II	Full-Time	1	1
Building Maintenance Worker I	Full-Time	0	2

**Total Number of Positions:** **54** **87**  
 Full-Time 17 26  
 Part-Time 1 3

Clarifying Notes
Assistant City Administrator to be reclassified to Deputy City Administrator by 2034
Director of Community Services to be stand-alone role by 2034
Associate Planner to be reclassified to Senior Planner by 2034

# PROJECTED SPACE PROGRAM

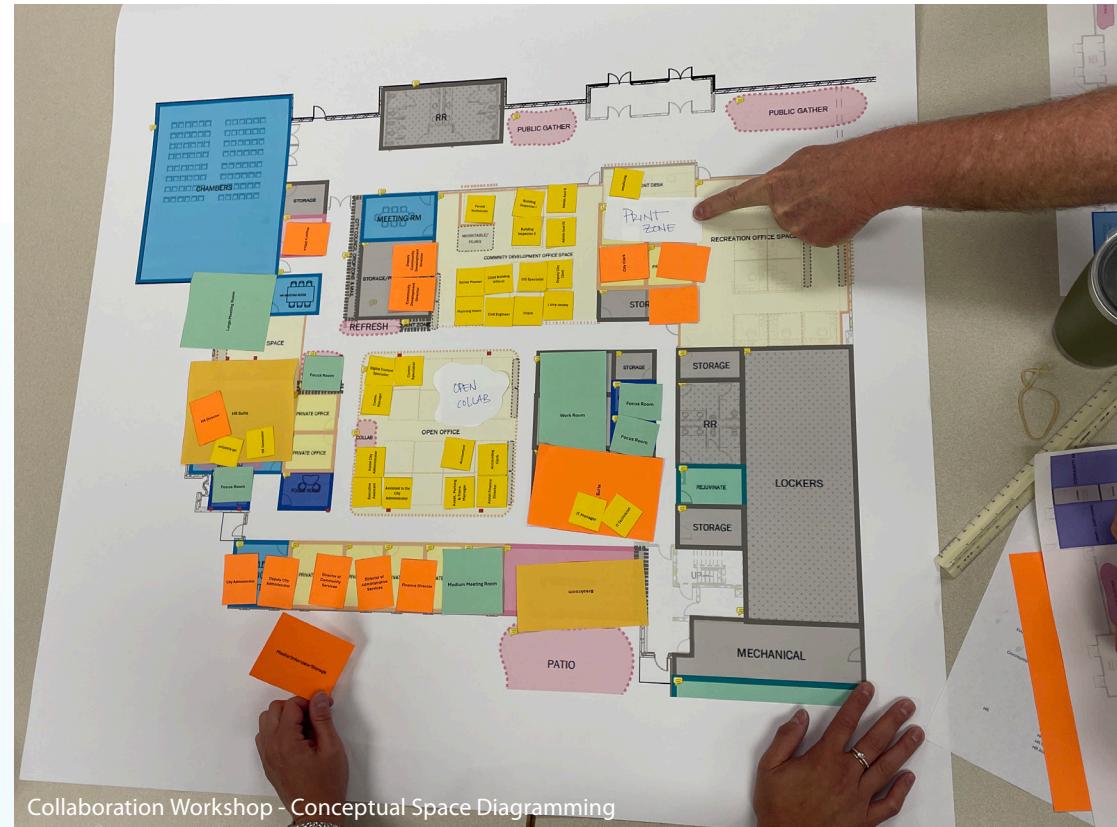
## CONCEPTUAL SPACE DIAGRAM & ITEMIZED SPACE NEEDS

### OVERVIEW

RDG facilitated multiple workshops with City of La Vista staff to understand the space needs for each department. To assist with this effort, surveys and tours were conducted to understand potential future needs, current deficits and best practices. Once each of the teams presented their initial desires, steering committee members worked together to find efficiencies and synergies between departments.

The following itemization of space needs quantifies all projected spaces for the City Hall and Community Center. Translating the spaces into the existing building footprint yielded opportunities to consolidate space and to find efficiencies. The chart identifies spaces that were impacted and to what degree. See the Conceptual Space Floor Plan Diagram for a visual representation of how this translates to the existing building and proposed addition spaces.

Included within the space program table on the following pages is first the requested amount of space in both net and gross square footage. Final net square footages were able to be identified because this process is a building renovation and addition. Therefore, the final comparisons of space are a summary of net square footages. The gross square footage (total building size) is included as well, for a holistic view of the quantities shown on the Conceptual Space Floor Plan Diagrams, found later in this report.



Collaboration Workshop - Conceptual Space Diagramming

***"Net square footage" refers to the usable floor space within a building, excluding walls and non-occupiable areas like hallways and stairwells, while "gross square footage" is the total area of a building, including all spaces, even those not usable, measured from the exterior walls.***

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
Based upon 65% - 72% efficiency					
<b>City Hall / City Administration</b>		12,698	<b>17,142</b>		Based upon Floor Plan Diagram
<b>Public Space</b>		3,000	4,050		
Lobby	1	1,000	1,000		
Council Chamber	1	2,000	2,000		
<b>City Hall Offices &amp; Workstations</b>		4,438	<b>5,991</b>		
<b>City Clerk</b>		460	621		
Reception	1	64	64		
City Clerk	1	140	140		
Deputy City Clerk	1	64	64		
Administrative Assistant I	1	64	64		
Administrative Assistant II	1	64	64		
Administrative Assistant III/Accounting Clerk	1	64	64		
<b>City Admin</b>		1,064	1,436		
City Administrator	1	240	240		
Deputy City Administrator*	1	140	140		
Executive Assistant	1	64	64		
Director of Community Services*	1	140	140		
Assistant to the City Administrator	1	64	64		
Communication Manager	1	64	64		
Communication Specialist	1	64	64		
Digital Content Specialist*	1	64	64		
Intern*	1	64	64		
Hoteling Stations	4	40	160		
<b>Admin Services</b>		204	275		
Director of Administrative Services	1	140	140		
Asset, Parking and Transportation Manager*	1	64	64		
<b>City Council</b>		180	243		
Mayor's Office	1	140	140		
City Council Workstation	1	40	40		
<b>IT</b>		378	510		
Information Technology Manager	1	64	64		
IT Technician*	1	64	64		
Computer Equipment Storage	1	150	150		
Computer Area	1	100	100		
<b>Finance</b>		368	497		
Finance Director	1	140	140		
Assistant Finance Director	1	64	64		
Accountant	1	64	64		
Accounting Clerk	1	64	64		
Filing	1	36	36		

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
<b>Community Development</b>				1,256	1,696
Community Development Director	1	140	140		1
Deputy Community Development Director	1	64	64		1
Permit Technician	1	64	64		1
Chief Building Official	1	64	64		1
Senior Planner*	1	64	64		1
Associate Planner	0	64	-		0
Planning Intern*	1	64	64		1
Building Inspector I*	1	64	64		1
Building Inspector II	1	64	64		1
Civil Engineer	1	64	64		1
GIS Specialist	1	64	64		1
Flat File Layout Space	1	100	100		1
Storage/Plotter Room	1	300	300		1
Filing	1	120	120		1
Survey Equipment Storage	1	20	20		1
<b>HR</b>				528	713
Director	1	140	140		1
Generalist	1	64	64		1
HR Assistant*	1	64	64		1
4 -Person Meeting Room	1	140	140		1
Filing	1	20	20		1
Storage	1	100	100		1
<b>Conference Rooms</b>				1,376	1,858
Focus Room	4	80	320		3
6-Person Meeting Room	3	224	672		2
12-Person Meeting Room	1	384	384		1
<b>Common</b>				2,320	3,132
Work Room	1	600	600		1
Mail Room	1	140	140		1
Reference Historical Space	1	100	100		1
Open Collaboration Space	2	120	240		1
Copy/Print Zone	2	40	80		2
Break Room	1	1,000	1,000		1
Wellness Room	1	80	80		1
Refreshment Station	1	80	80		1
<b>Support Space</b>				1,564	2,111
Storage/Supply Room	1	400	400		2
Storage Room	1	150	150		1
Filing	1	64	64		1
Equipment storage room	1	200	200		0
Brand storage room	1	200	200		0
Video production studio	1	550	550		1
Media interview space	0	-	-		0

Space Description	Requested Space Needs				Realized Space Needs	
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	QTY	Net Square Foot
<b>Community Center / Recreation Department</b>				49,040	<b>62,771</b>	43,176
<b>Recreation Offices &amp; Workspace</b>				1,046	1,339	1,006
Recreation Director	1	140	140		1	140
Assistant Recreation Director	1	140	140		1	140
Administrative Assistant II	1	64	64		1	64
Youth and Adult Sports Manager	1	64	64		1	64
Recreation Coordinator*	1	64	64		1	64
Senior Services Manager	1	64	64		1	64
Community Events Coordinator	1	64	64		1	64
Recreation Attendant (Events/Link)	1	40	40		1	64
Floor Staff - Check in Space	1	150	150		1	150
Recreation Superintendent*	1	64	64		1	64
Program Coordinator*	2	64	128		2	128
Staff Lockers	1	64	64		0	-
<b>Lockers</b>				1,200	<b>1,536</b>	1,070
Men's General Locker Room	1	400	400		1	475
Women's General Locker Room	1	400	400		1	475
Universal - Individual Locker Rooms	4	100	400		2	120
<b>Public Entry / Administration / Senior Center</b>				12,014	<b>15,378</b>	10,790
Meeting / Multi-Purpose Room (Divisible)	1	1,000	1,000		1	-
Meeting / Multi-Purpose Room Storage	1	300	300		1	270
Multi-Purpose Room	1	1,600	1,600		1	1,600
Community / Event Room	1	2,300	2,300		1	2,300
Concessions / Café	1	500	500		1	595
Lounge / Gathering / Social Interaction	3	300	900		3	1,200
Computer Stations	2	40	80		2	80
Print Station	1	40	40		1	30
Study Room	2	80	160		2	225
6-Person Meeting Room	1	224	224		1	280
Circulation Desk	1	80	80		1	-
Donated Library Shelves	1	80	80		1	80
Library Storage	1	100	100		1	150
Tenant Space	1	500	500		1	320
Game Room / Teen	1	1,000	1,000		1	500
Arts & Crafts	1	900	900		1	560
Library Space	1	750	750		1	800
Senior Dedicated Space	1	1,500	1,500		1	1,800

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
<b>Recreation</b>				27,950	35,776
Recreation Gymansium - Existing	1	7,450	7,450		25,230
Recreation Gymansium - New	1	9,000	9,000		6,600
Gymansium Storage	1	1,000	1,000		8,200
Spectator	1	500	500		1,100
Racquetball Court - Existing	1	800	800		1,500
Jogging/Walking Track	1	5,000	5,000		-
Group Exercise Studios (Spin, Yoga, other)	3	1,000	3,000		4,200
Child Watch / Kids Play	1	1,200	1,200		3,000
<b>Fitness &amp; Weights</b>				3,200	4,096
Cardio	1	1,500	1,500		1,300
Free Weights	1	500	500		300
Weight Machines	1	1,000	1,000		1,000
Functional Fitness	1	200	200		-
<b>Common</b>				80	102
Refreshment Station	1	80	80		80
<b>Support Space</b>				3,550	4,544
Storage Room - Events/Rec Programs	1	800	800		475
Storage Room - Tables/Chairs	1	450	450		450
Storage Room - Athletic Equipment	1	800	800		475
Storage Room - Senior Supplies	1	500	500		500
Workroom/File room	1	600	600		-
Custodial Closet	1	400	400		500
<b>Municipal Building Total Square Feet:</b>				<b>61,738</b>	<b>79,914</b>
				Net	Gross
					<b>82,394</b>
					Gross

#### Clarifying Notes

- \* New/modified roles based on 2034 staff projections
- Workroom/File Room reduced and supplemented by digital and technology platforms
- Multimedia Studio was eliminated as other shared space throughout facility could be leveraged and utilized
- Where Storage was reduced, team sought to leverage and share alternative spaces throughout facility
- Total number of Multipurpose Rooms were reduced from projections to align with projected scheduling and public usage
- Projected Circulation Desk to be captured through digital kiosk as vision of Library presence continues to evolve
- Gymnasium sizes reduced slightly to align with existing square footage and availability of building addition space
- Functional Fitness space combined with other fitness zones as identified in program

## Statement of Projected Program Spaces

### Program Summary

	Existing Program	2008 Program	2024 Program	2024 Realized
<b>Scope</b>	<b>Gross SF</b>			
<b>Municipal Building</b>				
City Administration	8,532	15,661	17,331	
City Administration Office & Workspaces	3,065	5,083	5,937	
City Administration Common Space	1,090	3,380	4,990	
City Council Chambers	3,660	3,627	4,293	
Support Spaces	717	3,571	2,111	
Recreation	25,226	50,915	62,771	
Recreation Common Spaces	17,503	47,639	56,888	
Recreation Office & Workspaces	1,253	1,599	1,339	
Recreation Support Spaces	6,470	1,677	4,544	
<b>Total Square Footage</b>	33,758	66,576	80,103	82,394
<b>Separate Facilities</b>				
Community Development	982			
Outside Departments	2,458			
Office & Workspaces	2,086			
Annex Building Support Space	372			
<p><i>Does not include Public Works, Building &amp; Grounds, nor Fire Station #1</i>  <i>2008 program did not include square footage for walking track proposed within that study.</i>  <i>2024 program does reflect required square footage for proposed walking track.</i></p>				

# COMMUNITY ENGAGEMENT SUMMARY

## OVERVIEW

As noted in the Introduction, many processes have been implemented through this planning effort to ensure the voices of La Vista residents and City staff are heard and honored. The process benefited greatly from work done in the past as well. The results from both the 2018 Community Interest and Opinions Survey and the 2023 National Community Survey conducted in La Vista provided a solid foundation for this work to build on. This information, paired with significant community knowledge provided by City staff and City leadership, allowed the planning and execution of strategic community engagement opportunities to ensure past and current feedback was being interpreted correctly.

The three project-specific community engagement processes implemented during this planning effort ("Let's Eat, La Vista!," Stakeholder Focus Groups and "La Vista Days!") were set up intentionally to seek guidance, provide focused conversations and validate proposed solutions. The feedback provided by the public during these events was synthesized to produce a final plan that is steeped in the knowledge and desires of La Vista residents, ensuring it is the right plan for La Vista's future.

## COMMUNITY INTEREST & OPINIONS SURVEY

The 2018 Community Interest and Opinion Survey highlights critical areas for focus in site development, particularly in enhancing recreation facilities and programming. The community expressed a strong demand for an indoor running/walking track, swimming pool, fitness room, dog park and splash pads. These facilities should be prioritized in any new development or upgrade to meet the significant unmet needs identified by residents. Additionally, programming for adult fitness, wellness classes, special events and youth activities are highly sought after, suggesting that flexible spaces within the development could be valuable for accommodating these programming opportunities.

This survey underscores the importance of integrating technology and library services into community spaces. High demand exists for book rentals, eBook access and computer/technology training, particularly for children. Incorporating these elements into the design of community spaces would align with residents' needs and expectations. Overall, the findings indicate that future developments should focus on providing versatile and well-equipped spaces that cater to both recreational and educational needs, ensuring high utilization and community satisfaction.

## NATIONAL COMMUNITY SURVEY

In spring 2023, the City of La Vista conducted the National Community Survey (NCS), which revealed overwhelmingly positive feedback from residents, with 93% rating the city's quality of life as good or excellent, and nearly all residents feeling safe in their neighborhoods and downtown areas. La Vista's public safety services were highly praised, and the city met or exceeded national benchmarks in 130 of 139 areas, ranking in the 90th percentile nationally for its overall direction. However, the survey also highlighted a need to improve community connection, as only 37% of younger residents (ages 18-34) and 56% of newer residents felt a strong sense of community, compared to higher ratings among older and long-term residents. This suggests a focus on enhancing engagement, particularly for those who moved to La Vista during the pandemic.



## LET'S EAT, LA VISTA!

Hosted in conjunction with the citywide community pancake feed on Saturday, October 21, 2023, this event was located in the Community Center gymnasium. A series of visual aids were created to orient attendees to the purpose of the project and solicit their input about the future of the Municipal Campus.

- **Visual Listening/Sticker Voting**

Visual listening boards evaluated support for precedent/programming options. 1-5 stickers were used per person and 331 votes were received in total.

- **"What's Your Big Idea?"**

This drawing/free-writing table pushed people to think outside the box. This was a hit for kids who showed support for wacky/fun and mostly outdoor solutions with a focus on play.

- **Current Draws to Campus**

While many residents noted attending free events at the Community Center, most noted they only find themselves on campus a few times a year.

- **"What's Missing on Campus?"**

When thinking about the interior of the Community Center, visitors noted the need for child-watch on site, more space for and more variety in work-out equipment, a walking track, a teen room and dedicated senior space. When thinking of outdoor amenities and spaces, programmed play areas, including water play and skating opportunities, were brought up. Open green space for a variety of public events and activities were common desires.



# COMMUNITY ENGAGEMENT SUMMARY

## STAKEHOLDER FOCUS GROUPS

Throughout February and March, 2024, City staff facilitated over twenty focus group meetings with eleven different Community Center user groups. These groups were asked consistent questions about the Community Center to help guide the finalization of planning for the facility. While detailed answers and conversation varied between meetings, there were many common themes in the feedback received. The information provided on this page is a summary of feedback received.

### Focus Groups:

- Community Groups
- Current Users
- La Vista Employees
- La Vista Resident Employees and Families
- Parents with Youth in Programming
- Parks & Rec Advisory Committee
- Quarter-Mile Radius Neighbors
- Community Center Renters
- Schools & Daycare Providers
- Seniors
- Teens

### Q1: What do you like/dislike about these spaces?

Likes:

- Location within City
- Accessible design - one level with sufficient parking
- Flexible meeting rooms/rental spaces available
- Gym - multiple hoops, can be divided
- New paint and flooring

Dislikes:

- Lack of storage space
- No dedicated walking track
- Poor directional signage in building
- Fitness room: size, equipment, HVAC, mirrors
- Bathrooms – location and accessibility
- No dedicated room/space for senior programming
- Game room - awkward, poor acoustics and lighting

- Poor lighting (except for gym)
- No quiet space to study, work, chill
- Meeting rooms: lack of tech, outlets, natural light
- Entry is not inviting/welcoming, front desk location
- Lack of visibility into the gym

### Q2: Are there areas that don't meet your needs or make you feel uncomfortable here?

- Fitness room too small, needs better air circulation
- No dedicated walking track poses a safety concern – dodging people and balls
- More soundproofing between meeting rooms
- Sunken game area
- Gym & Stage - single access points
- Communal showers
- Need bathrooms on other side of the building
- Parking lot needs better lighting
- Comfortable furniture needed
- Location of the automatic door openers (ADA)

### Q3: What issues, if any, keep you from using the Community Center more?

- Insufficient gym space and open gym time
- Already a member of another gym or fitness center
- Not enough fitness classes/room
- Want facility to open earlier and close later
- No dedicated walking track
- Not enough activities for people of all ages
- No toddler-friendly areas or activities
- Need larger multipurpose/rental rooms
- No quiet and comfortable space to study or work
- Lack of childcare or supervised child play space
- More family-friendly events/programming such as a food truck night or movie screenings, game nights, etc.

### Q4: What outdoor spaces would you use here?

- Walking paths
- Playground with indoor/outdoor connection
- Picnic area/shelter/event space
- Meditation area/tranquil outdoor lounge
- Lounge area with seating, fire pits and activities

- Outdoor restrooms with drinking fountains
- Splash pad
- Pickleball courts
- Green space or multi-purpose field
- Community garden / native plant demonstration
- Bike share station/e-bike rentals
- Outdoor fitness equipment
- Dog friendly areas (dog park with a dog wash)

### Q5: What activities or spaces don't exist here today that you'd like to see?

- Dedicated indoor walking track
- Indoor pool
- Expanded programming offerings for the whole family
- Partnership between Library and Recreation
- Game room for youth and teens
- Storage space
- Lounge area
- Private space for phone calls
- Business center area
- Flexible meeting space/activity rooms
- Larger rental room (to accommodate 60+ people)
- Dedicated senior programming space
- Dedicated craft/art room + local art in facility
- Dedicated pickleball space, both indoor and outdoor
- Dedicated Little Library
- A larger fitness center
- Family bathrooms
- Wellness room/nursing mothers' room
- Second gymnasium
- A child-watch space (while parents work out)
- Music: play music throughout the facility

### Q6: What haven't we discussed today that you had hoped to?

- Have a coffee bar/juice bar and include inclusive hiring
- Adjustability - lighting, HVAC, etc.
- Seating in gym is not always adequate
- Larger kitchen/catering area
- More non-sports offerings for kids: STEM, robotics, e-sports, gaming, clubs, etc.

## LA VISTA DAYS!

On Saturday, June 1, 2024, the project team hosted a booth at La Vista Days, which was held just west of the La Vista Community Center on the Municipal Campus. The booth was open from 10:00am to 5:00pm and was visited by hundreds of residents.

Booth activities included display of a project overview, conceptual designs for floor plan diagrams and 3D renderings, an activity for folks to provide feedback on their favorite programming opportunities/spaces included in the conceptual drawings and open-ended comment cards, requesting public input. This was supplemented with general conversation about the proposed improvements which all garnered great community support. More specifically, and noted on comment cards received, residents support expanding the Community Center and including better senior-focused meeting rooms and exercise spaces, diversified class offerings including considerations such as gymnastics and art, and a cafe-style space to provide more welcoming lounge space. Also receiving positive support was improved accessibility. When considering the rest of the campus, there was strong support for more green space with a variety of play and programming opportunities, including interest in water play and nature play.

While all conversations were enjoyed within the booth, the "What makes you JUMP with Joy?" activity - allowing visitors to "hop" plastic frogs into jars that listed proposed Community Center/site programming - drew countless families in and ensured a robust and entertaining public engagement event.



### Programming Activity Favorites:

• Small Playground	101
• Walking Track	63
• Teen Room	52
• Open Lawn Space	51
• Kids Room	46
• New Gymnasium Addition	45
• Cardio & Weights	39
• Library & Lounge	25
• Community Room	24
• Senior Room	23
• Fitness Rooms	18







# **CONCEPTS**

**REFINEMENT OF PROJECT NEEDS  
TO ESTABLISH A FUTURE STATE  
FOR THE MUNICIPAL CAMPUS**

# CONCEPTS

## OVERVIEW

The concepts in the La Vista Municipal Campus Master Plan combine input received from the public, review of current conditions and trends, previous plans and studies, guidance from City staff and leaders and recommendations by the consultant team to create a feasible and realistic program for the future of the Municipal Campus. Months of collaboration and iterative design produced a variety of concepts that have been refined and synthesized to arrive at the final plans and graphics provided.

## SITE PLAN

While the Municipal Campus site is generous in size and offers opportunities for the Community Center and City Hall to expand, there are still many considerations for site access, pedestrian safety and overall organization of amenities that must be considered. Parking, vehicular circulation and pedestrian safety is one such consideration. With a proposed expansion to the Community Center and City Hall, parking must be expanded and repositioned. The site plan shows one large parking lot with two points of vehicular access.

While parking areas are placed in close proximity to the buildings on site, there is also clear separation between pedestrian and vehicular areas, offering a better sense of safety. Additional site elements include a dedicated drop-off lane for motorists, a more generous entry plaza experience and a variety of gathering spaces including the Community Terrace to the north, the Gathering Plaza to the south and the

Small Plaza to the west. The plaza spaces adjacent to the buildings are intended to provide cohesive indoor/outdoor experiences in conjunction with larger meeting room spaces.

The Community Terrace expands to the west to feature public lounge areas, playground space and open lawn spaces to serve a variety of program needs. Surrounding these spaces and proposed throughout the campus are sidewalks to provide walking loops for enhanced recreation and access to Central Park and other nearby amenities/neighborhoods.

Many of these outdoor gathering places, especially those with close proximity to parking, could serve as appropriate destinations for public memorialization and/or celebration. Physical representation of individuals and/or groups important to La Vista's history could be displayed through figurative or more abstract means. Certain memorials or installations work best with somber or private spaces, while others may be more focused on joy and celebration. The first step to be taken in identifying what a space should look like is to determine what is being honored or celebrated. Then, a specific site can be selected that works best with that intention.

## RENOVATIONS/ADDITIONS

The proposed future for the Municipal Campus includes renovations of existing building space and additions on the east and west sides of the Community Center/City Hall. While there are restrictions when considering renovations to existing facilities, the sustainability of building

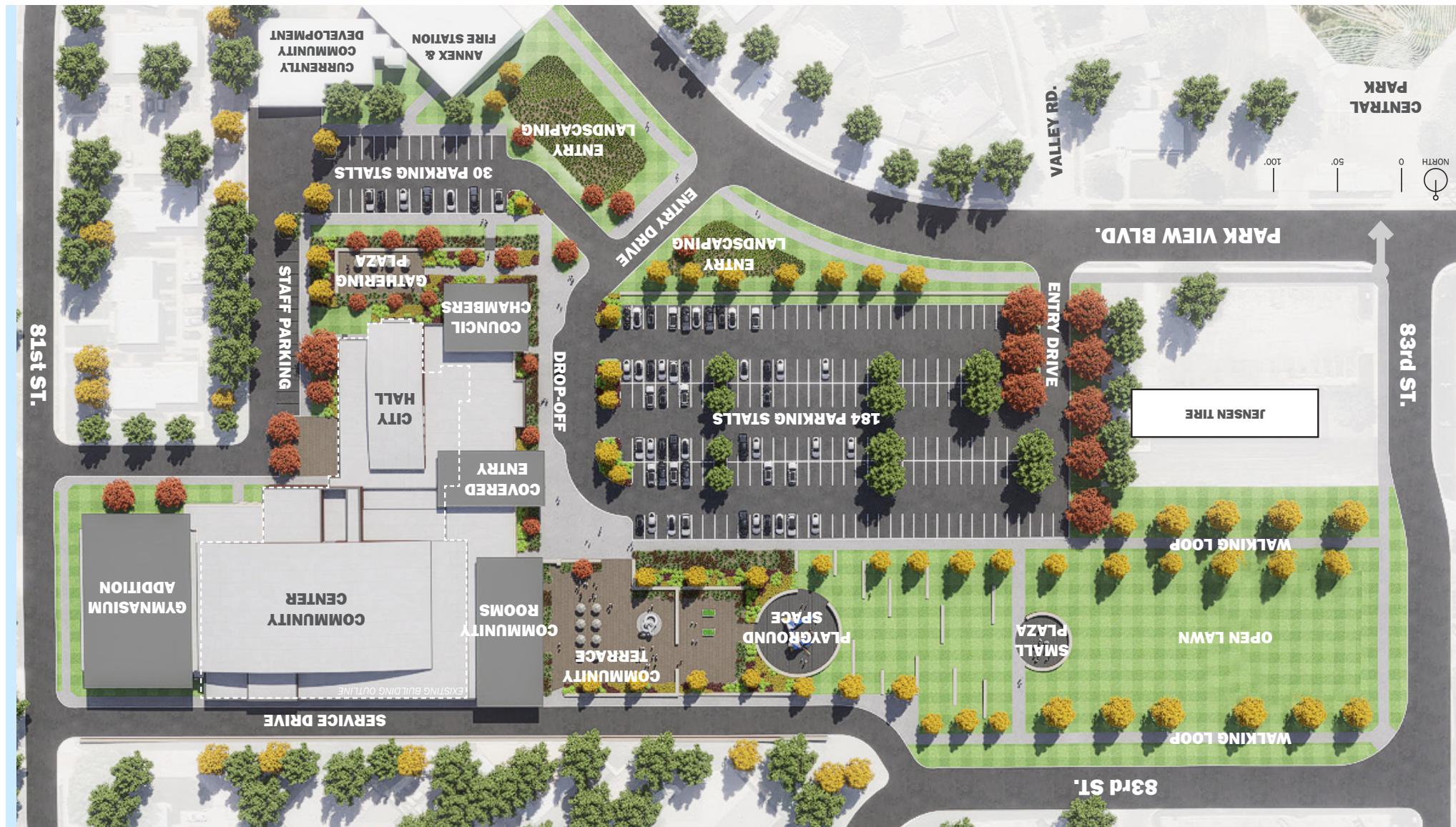
re-use and cost-savings in comparison to new construction provide benefit to the city. The Community Center and City Hall's large space structural system allows for some flexibility in renovation opportunities and repositioning of space.

The proposed eastern building addition includes a new gymnasium with an elevated walking track. New vertical circulation through stairs and an elevator are indicated within this area to allow access to the walking track and additional upper level weight and cardio equipment.

The proposed western building addition provides an enhanced central point of entry for the two facilities, improved pedestrian circulation and wayfinding opportunities, new public-facing community rooms, spaces for expanded community programming, a welcoming cafe-style space and a multi-purpose Council chambers with a flat floor in lieu of the current auditorium-style chambers.

Each building addition is merged with renovated interior spaces to provide cohesive work and recreation environments that will better serve La Vista residents.

The Annex and current Community Development office would become available for other city use as needed once the City Hall/Community Center improvements are complete. Opportunities for use include expanded Fire Station needs, inclusion of other city departments on site, rental by outside parties or other similar scenarios.



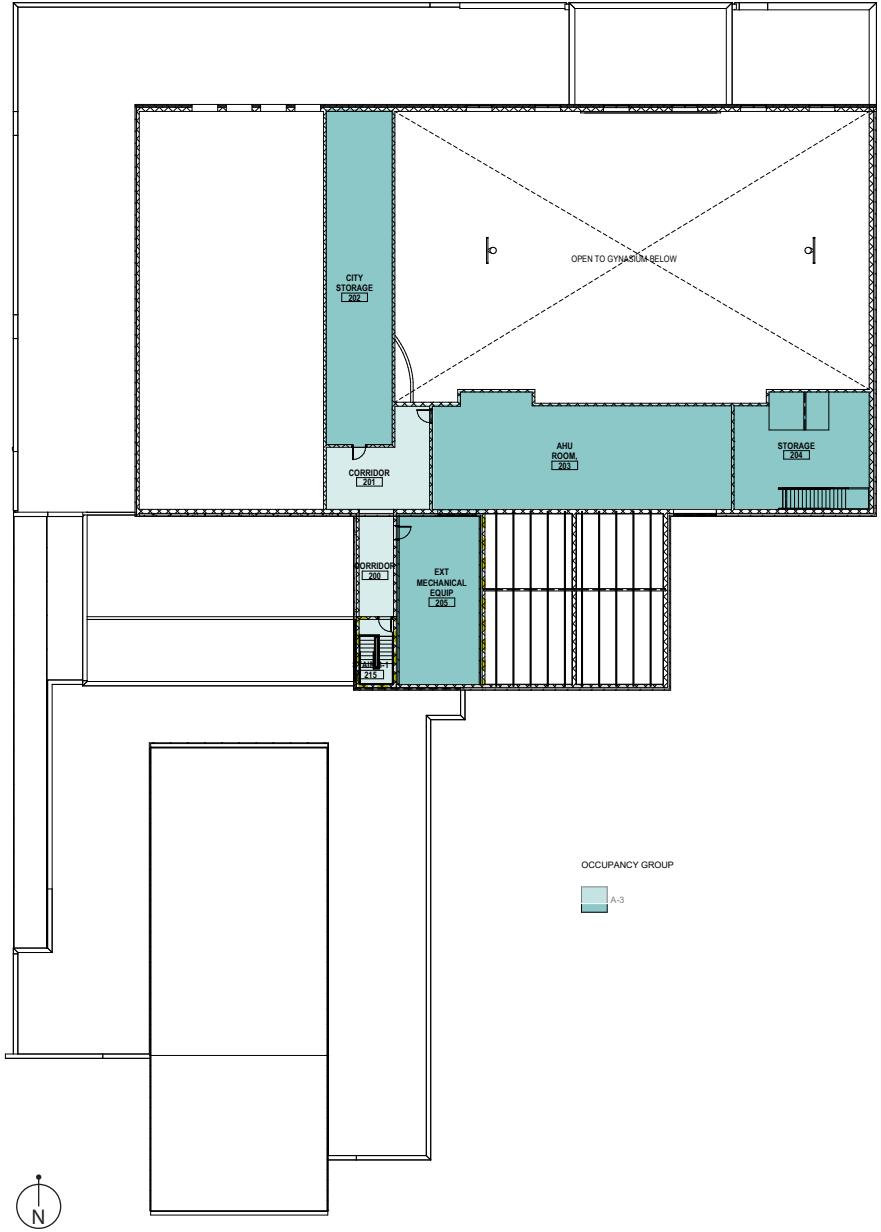
# SITE PLAN

# EXISTING CONDITIONS

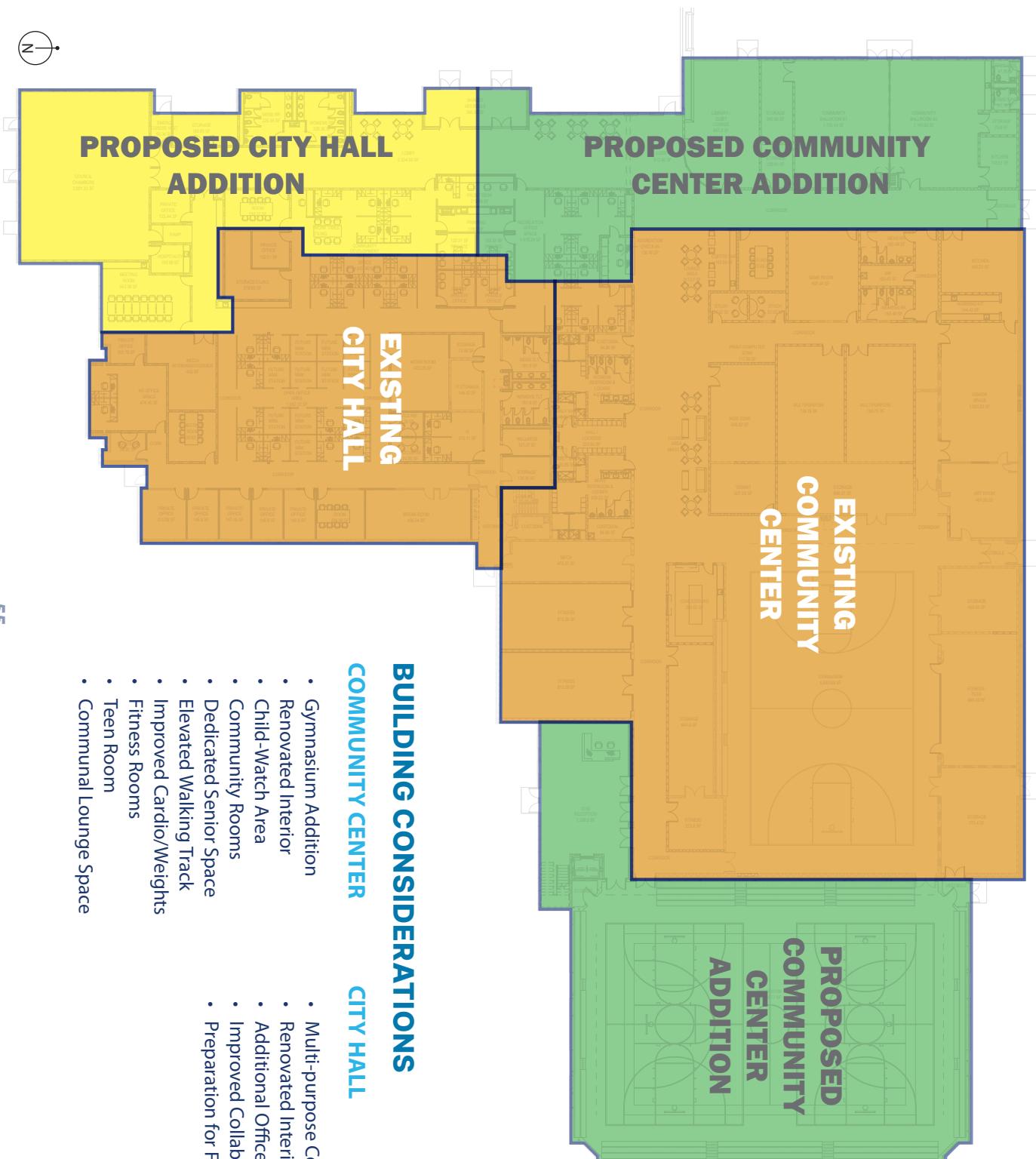
## LEVEL 01 FLOOR PLAN



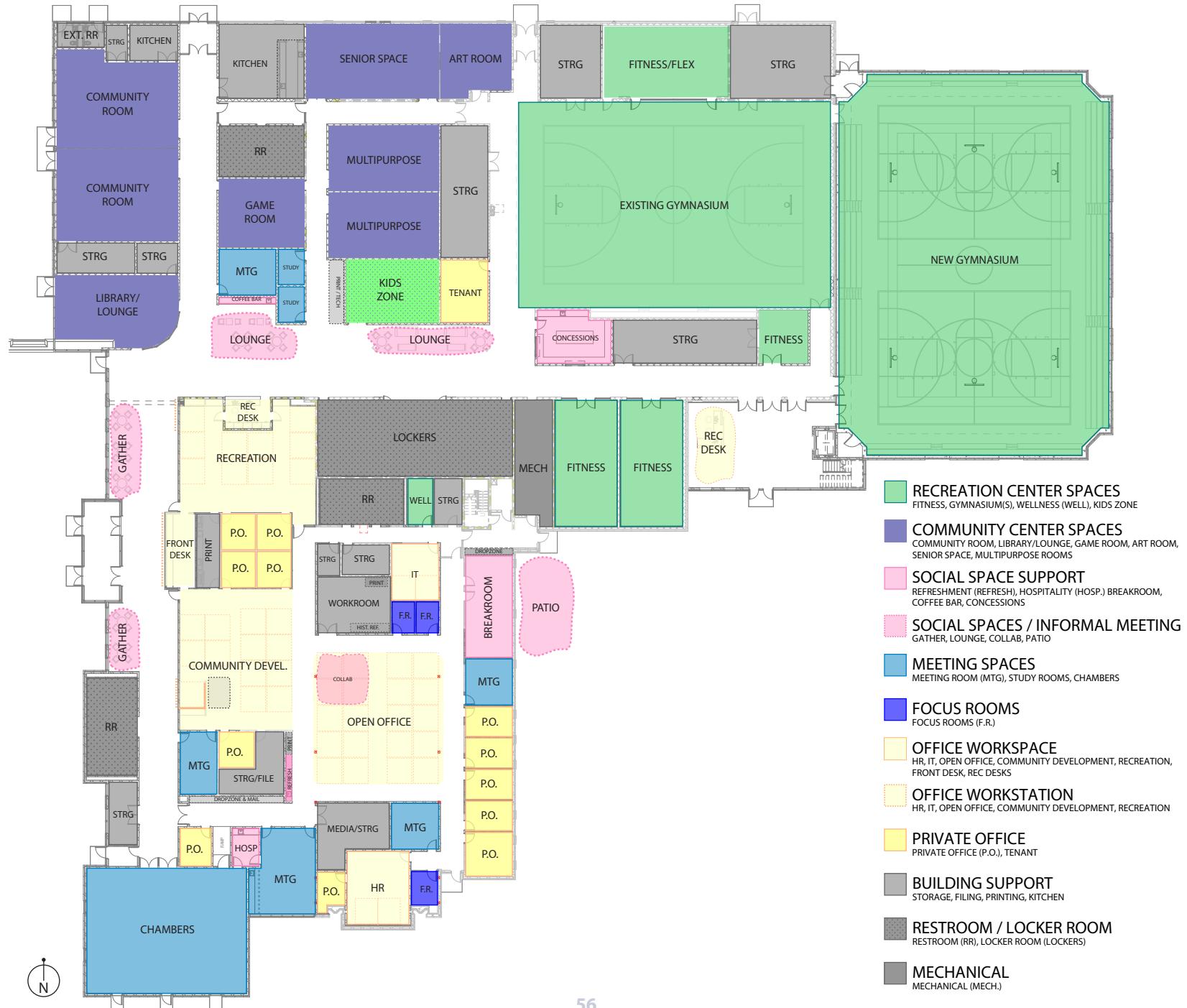
## LEVEL 02 FLOOR PLAN



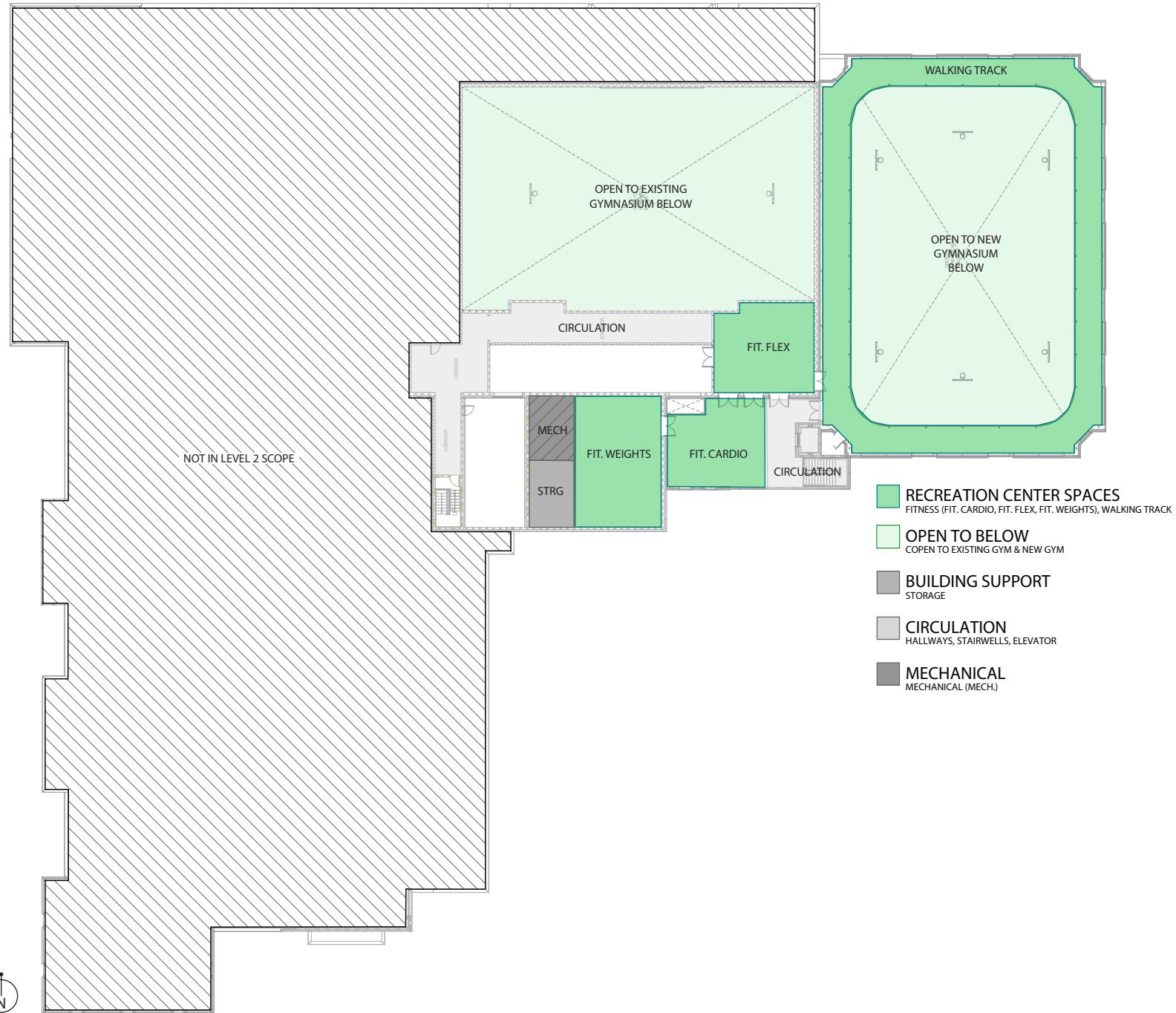
# RENOVATIONS AND ADDITIONS



# CONCEPTUAL SPACE DIAGRAM - LEVEL 01



# CONCEPTUAL SPACE DIAGRAM - LEVEL 02



# 3D RENDERINGS



Exterior view of open lawn space directly west of the proposed community rooms within the Community Center. This view shows potential gathering spaces and seating opportunities that could work with proposed grading of the site, as well as a new vehicular access point for the northern service drive.



Exterior view from western portion of Municipal Campus showing programmed playground space and community gathering areas in conjunction with expanded parking areas and building improvements beyond.

# 3D RENDERINGS



Exterior view from above enhanced outdoor green spaces. This view shows the western building additions and connections to expanded parking, a welcoming/covered entrance plaza, and an outdoor community terrace, which extends from the proposed community rooms within the Community Center.



Exterior view facing the western side of the Community Center/City Hall. The foreground shows a reconfigured entrance from Park View Boulevard and expanded parking lot. Curved roof structures help indicate how proposed enhancements align with existing structure.

# 3D RENDERINGS

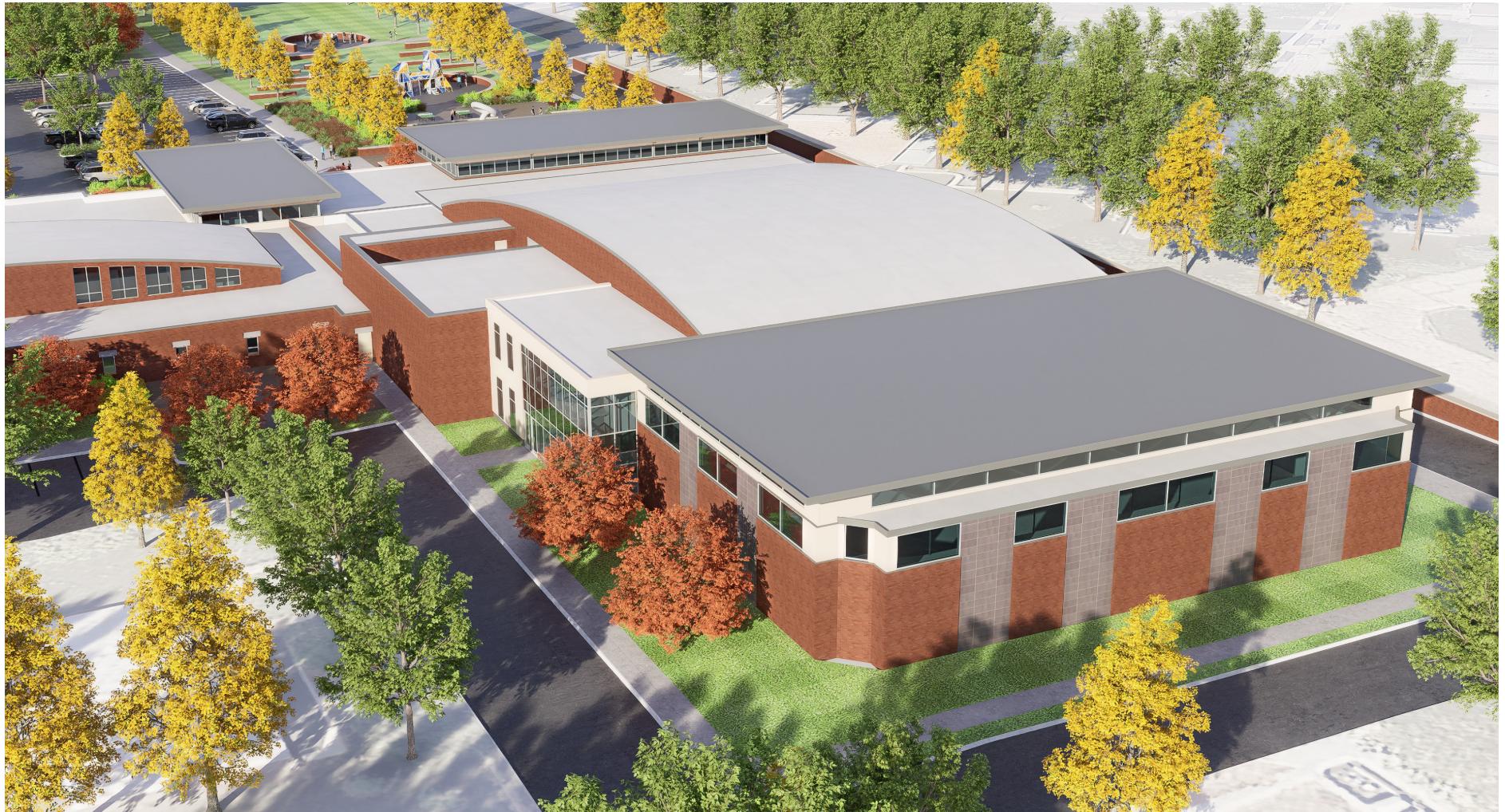


Exterior view facing the southwest side of La Vista's Municipal Campus. This view showcases a reconfigured parking lot entrance from Park View Boulevard. Parking extends westward and along the southern edge of the Council Chambers addition. Pedestrian paths provide safe space for community members to navigate campus and establish outdoor walking loops.



Exterior view facing the southwest corner of the proposed Council Chambers. This view shows the new drop-off lane along the proposed western building addition as well as a proposed plaza/gathering terrace on the south side of the City Hall building.

# 3D RENDERINGS



Exterior view from above 81st Street depicting the southeastern corner of the proposed gymnasium addition. Both driveway access points to 81st Street that exist today (north and south of the proposed gymnasium addition) remain.



Open Lawn Area



Community Terrace & Entry



Gathering Plaza



New Gymnasium



# IMPLEMENTATION

**PHASING AND FINANCIAL  
CONSIDERATIONS**

# GUIDING PRINCIPLES

## FOR IMPLEMENTATION PLANNING

### OVERVIEW

The La Vista City Hall and Community Center require significant improvements. City staff have outgrown the available space, the facility is not compliant with ADA standards, mechanical systems are becoming obsolete with additional failures looming, roof leaks and other necessary repairs are increasingly common and the current state of the facilities hinders collaboration, efficiency and public service delivery. These items have been documented within this report. It is now time to establish a plan to move forward.

When planning and implementing the project, it is essential to validate decisions by revisiting the foundational principles established during the master planning process. The six categories outlined to the right serve as the project's guiding framework. These principles should be referenced whenever questions arise during implementation to confirm the project's direction—or adjust it as needed—to ensure alignment with the original intent of the master plan.

### OPERATIONS

- Alleviate over-crowded workspaces
- Bring Community Development back within City Hall to take advantage of operational efficiencies and reduce walk-in traffic confusion

### COLLABORATION

- Allow space for easier drop-in/flexible seating scenarios to accommodate changing technology and needs of City staff
- Provide shared work areas and diverse meeting room types for City staff to increase collaboration
- Optimize relationships and new programming opportunities with other public entities (Public Library, etc.)

### PUBLIC SERVICE

- Provide better spaces and services for La Vista residents and visitors
- Ensure consistency of timing and location(s) of service

### ACCESSIBILITY

- Provide equal facility access for all
- Create indoor and outdoor environments that address any perceived barriers and are inviting for all
- Address deficiencies identified in ADA Self-Check Survey

### ADAPTABILITY

- Ensure spaces are flexible and responsive to changing needs, conditions or requirements
- Anticipate potential future needs and design with flexibility in mind to accommodate growth or shifts in use
- Prepare for future changes

### COMFORT AND SAFETY

- Provide efficient and effective work and community space
- Limit disruptions and nuisances during construction processes
- Enhance and modernize security measures to create a safe work environment
- Safeguard people, assets and information from various threats and vulnerabilities
- Update mechanical infrastructure to ensure reliable performance and increase energy efficiency

# PHASING CONSIDERATIONS

## FOR IMPLEMENTATION PLANNING

### SUMMARY

Construction of this facility will most likely need to occur in phases. Most important to the phasing strategy is understanding the potential impact to La Vista residents and business services with a goal to make the process as seamless and efficient as possible. Services provided by City Hall and the Community Center will need to adjust in some capacity. Luckily, City staff have options to consider when thinking of how to maintain consistent services and ensure clarity throughout the process.

### COMMUNITY CENTER OPERATIONS

The following list includes the variety of operation components of the current Community Center with considerations for phasing:

- Room Rentals\*
- Recreation Classes (ie. Yoga, Aikido, etc.)\*\*
- Open Gym\*
- Pickleball/Racquetball Rentals\*
- Senior Program (lunches, day trips, daily activities)\*\*\*
- Youth Sports (basketball & volleyball)\*\*\*
- Adult Sports (volleyball)\*\*
- Staff Office/Operations\*\*\*

\* Could be suspended during construction.

\*\* Could be suspended during construction if an alternative location is not found.

\*\*\* Must be relocated or altered to continue.

General Community Center staff operations must respond to what portions of the Community Center remain open to the public, if any, as well as where relocated services will occur. Some staff could work in a hybrid capacity between locations, and if proximity to the Municipal Campus is key, the Annex and "Santa's Workshop" are both nearby options to consider. Beyond completion of daily tasks, Community Center staff also manage equipment and materials for events, youth and senior activities, etc. Determining the best location for relocating these items will be important to ensure ease of access and availability. The storage space at The Link in Central Park may be a good option for this material. Other public works space is also likely available throughout the city.

### GYMNASIUM SPACE

Due to the minor nature of improvements proposed for the existing gymnasium, activities that take place within the gymnasium currently may be able to continue, but entry and exit procedures, as well as concealment from other construction activities within the building will need to be established. Times for complete closure of that gymnasium space can be anticipated during construction as well, but the duration of these closures could be coordinated with the general contractor to ensure scheduling is consistent and reliable. With attendance and group turnover in mind, youth basketball and youth volleyball games should likely be hosted at a separate venue. The City currently partners with the YMCA for youth sports and should investigate the opportunity to

host games and/or practice at their property. Another option for youth sports is teaming with the Papillion-La Vista School District for shared use of the elementary or middle school gymnasiums.

### SENIOR PROGRAMMING

The La Vista Senior Program is designed to enhance the lives of those 55+ by providing high quality services that offer wellness, leisure, life-long learning and social opportunities. Community Center staff is dedicated to this program and the important quality of life it provides for residents. The senior lunches provided by La Vista must be facilitated in a location that meets specific standards provided by the Eastern Nebraska Office on Aging (ENOA). These meals are provided daily during the week. City staff will need to find a separate City facility for these meals to continue in or consider partnerships with local restaurants for seated meals, or even investigate ENOA options for offering to-go lunches. In addition to senior lunches, senior special events and activities are hosted regularly at the Community Center as well. In looking for a temporary place to host these events, a space that can hold up to 30 seniors, participating in a variety of activities from early morning through mid-afternoon is important. The space would need tables and chairs as well as access to coffee and similar refreshments. La Vista's current "Santa's Workshop" could be a location for this.

# PHASING CONSIDERATIONS

## FOR IMPLEMENTATION PLANNING

### CITY HALL OPERATIONS

Providing consistent and reliable service to those living and working in La Vista should be a top priority throughout the construction process. Instead of searching for multiple facilities to house different City Hall departments temporarily, staff believe the community will be best served by relocating entirely to a single location during construction. This approach will not only enhance the services provided by City staff but will also allow the general contractor to complete the project more efficiently.

Several options are being considered for the temporary relocation of City Hall staff during construction. On-site solutions could involve utilizing space in the Annex or bringing modular mobile office units to the Municipal Campus. Although this report does not include a specific relocation plan, the project steering committee believes there may be other suitable locations within the city to house City Hall staff together. Ideally, the selected location would be familiar to most residents. While all staff and operations could be moved to a temporary facility of various sizes and styles, City Council meetings and similar gatherings should be held in existing large meeting spaces that are properly equipped for public access, such as those at the Police Department or Fire Station 01. Maintaining consistency is critical to ensuring exceptional public service; therefore, selecting and committing to a single location for these meetings throughout construction is in the city's best interest.

### MECHANICAL SYSTEM EXPANSION

The shared mechanical systems of City Hall and the Community Center are of concern. Recent repairs to the facility's boilers and other mechanical systems have required significant effort to locate replacement parts, which leaves building maintenance officials with little confidence about the availability of components required to repair future issues. For this reason, an investigation of existing mechanical, electrical and plumbing equipment was undertaken in conjunction with discussions about planning system size, location and redundancy for completing the campus master plan.

With efficiencies realized in modern equipment, there seems to be adequate space for replacement and growth of existing equipment within current mechanical spaces or in adjacent, well-positioned locations associated with the proposed building improvements. The building's four boilers that currently reside next to one another can be replaced and up-sized within their current footprint. Adjacent water heaters are currently oversized and while it's a good idea to have two units for the sake of redundancy when issues arise with one, both can likely be reduced in size to still meet the demands of the future facility. A compressor and a natural gas generator are also located in this mechanical room, but are not necessary. However, if the renovated Community Center needs to be prepared to act as an emergency shelter, it will be important to consider an outdoor diesel generator on site.

Within the upper level mechanical room, the majority of equipment relates to the building's Air Handling Units (AHUs). In lieu of a large single fan on the main AHU which is what exists today, a fan array should be installed to use less energy on a daily basis and allow for redundancy should the current fan ever become damaged. There is space available within this mechanical room for expansion as well. The AHU equipment in this room likely won't have to be replaced at the time of renovation, but costs and lifespan should be considered, as access and organization will never be easier than when the entire facility is under construction. Similarly, the age and condition of the outdoor condensing unit, adjacent to this mechanical space, should be considered as well.

For the sake of efficiency, two new rooftop AHUs could be considered - one for the western building addition, and one for the new gymnasium proposed to the east. The generator being considered should likely be located near the newly proposed gymnasium as well, since this would be the prime space to have prepared for emergency gathering scenarios.

In general, while most of the existing mechanical equipment in the facility is nearing end of life, the mechanical spaces present today are prepared to receive improvements as needed without negatively impacting the facility growth proposed in the master plan. A proactive approach to replacing failing equipment should include right-sizing for future expansion of mechanical systems, based on notes here and a more detailed analysis by a mechanical engineer.

# PHASING CONSIDERATIONS

## FOR IMPLEMENTATION PLANNING

### RECOMMENDATIONS

In an ideal scenario, all project funding would be available immediately, allowing the final design and construction of building additions and renovations to commence without delay. However, municipalities often operate under resource constraints, making it essential to prioritize the most critical components of the project. The current City Hall space no longer meets the needs of City staff, making its addition and renovation the top priority for construction. The expansion and renovation of the Community Center follow closely behind.

While partial build-outs may be considered during bid preparation, completing as much work as possible under a single construction contract is likely the most efficient approach. Spreading the project across multiple contractors over several years would increase costs due to mobilization, general conditions, and inflation. Additionally, it would reduce contractor familiarity with the project and place greater demands on City staff for management, ultimately slowing progress.

Regardless of the approach, the City should engage with multiple construction teams to gather insights and strategies for efficient project completion. Given the scale of the planned renovations, unforeseen conditions will likely arise during construction. These challenges are difficult to quantify within a traditional design-bid-build process. For this reason, the design team recommends considering a Construction Manager approach, in which a construction team joins the

project during the final stages of design documentation. This approach fosters alignment among all stakeholders—ownership, design and construction—throughout the project, from pre-construction to final punchlist completion.

If the entire project is completed in one phase, the timeline is estimated at 9–12 months for design (from schematic design through construction documentation), followed by 18–24 months for construction, depending on weather and other factors beyond the City's control. For a phased approach, the following structure is recommended:

- Phase 01: Western additions and interior renovations.
- Phase 02: Eastern gymnasium addition.

To maintain efficiency and minimize timeline impacts, additional phases should generally be avoided. However, a third phase could be considered for specific site amenities, such as the playground, gathering areas or walking paths. Major site features—such as parking, drop-off zones, the entry plaza and egress routes—will need to be addressed during Phases 01 and 02.

### WESTERN ADDITION(S)

Within the master plan layout, the western additions to City Hall and the Community Center form a cohesive system of interconnected spaces. These additions also share significant open-air volume, necessitating a coordinated HVAC system. To enable renovations within the existing footprints of City Hall and the Community Center, the western additions must be completed first. This progression allows essential functions—such as the Council Chambers, meeting rooms and lobby spaces—to shift westward, freeing up their current spaces for other uses.

If necessary, the western addition could be divided into a maximum of three sub-phases:

- Phase 01a: Council Chambers (south)
- Phase 01b: Shared Lobby (middle)
- Phase 01c: Community Rooms (north)

While sub-phasing offers flexibility for gradual facility expansion, the shared mechanical systems of these spaces make separation over time more complex. Sub-phasing could address funding or timing challenges if all of Phase 01 cannot be completed at once.

Phase 01a involves constructing a new multi-purpose Council Chambers on the south side. This addition would free up the current Council Chambers for renovation into additional City Hall office space. However, interim lobby connections, restroom upgrades and meeting room adjacencies would need to be addressed until

# PHASING CONSIDERATIONS

## FOR IMPLEMENTATION PLANNING

Phase 01b begins. Even with the current Council Chambers repurposed, the available space would still fall short of meeting the staffing needs outlined in this report. During construction of Phase 01b, access to the Council Chambers would be restricted, requiring careful interim planning to maintain functionality. These challenges highlight the efficiencies of completing all of Phase 01 at once, as separating Phase 01a and Phase 01b could result in significant complications.

Phase 01b, the Shared Lobby, provides the space required for City Hall to expand to its full capacity. It also enhances overall facility synergy by consolidating entry points for the Community Center, City Hall and Community Development into one streamlined experience. Completing both Phase 01a and Phase 01b will necessitate adjacent interior renovations within City Hall. Renovations to the Community Center can occur during Phase 01b and Phase 01c, though subdividing phases will require interim plans to ensure continued functionality of the facility.

Phase 01c, focused on the Community Rooms, completes the Community Center renovations while creating a valuable resource for residents. These interior spaces connect seamlessly to planned outdoor amenities, strengthening the campus's presence and expanding programming opportunities for community engagement.

By completing Phase 01 as a whole, the City can achieve greater efficiency, reduce the complexity of interim solutions and optimize the functionality of the entire facility.

### EASTERN GYMNASIUM ADDITION

Phase 02, the proposed gymnasium addition on the east side of the building, represents a significant component of the master plan and can proceed as a stand-alone project if necessary. Resident demand for additional gym space, along with the inclusion of a proposed upper-level walking track, remains strong and consistent. The gymnasium also offers potential for revenue generation, thanks to improved spectator seating compared to the current facility. Revenue projections should be incorporated into the evaluation of the project's financing and timeline.

If cost-cutting becomes necessary during gymnasium construction, elements such as bleachers and the upper-level walking track could be added in future phases. However, delaying these features would significantly reduce the gymnasium's overall value and functionality.

The gymnasium addition also includes enhanced cardio and weight facilities on the building's second level. Community feedback has consistently highlighted these spaces and equipment as highly desirable amenities. Access to these facilities is provided via stairs and an elevator, with the elevator also supporting access to second-level mechanical and storage areas.

### NEXT STEPS

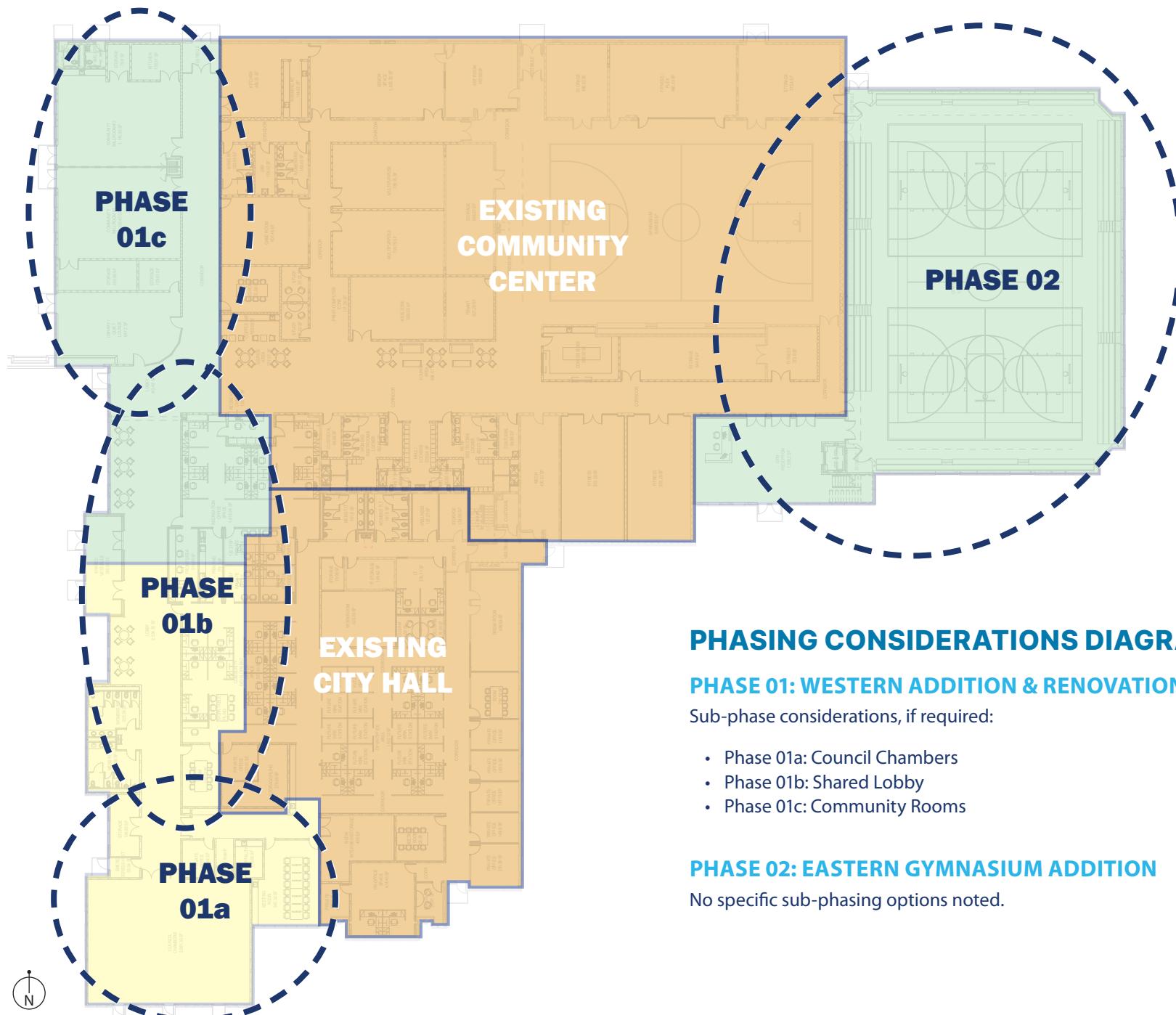
**01: Confirm Priorities and Funding Strategy**  
City staff and residents have guided the planning process—now it's time to decide on actions and funding.

**02: Address ADA Compliance Issues**  
Even if no other portions of this master plan are implemented, the City must prioritize the correction of ADA deficiencies to ensure inclusivity for all campus users.

**03: Prepare Mechanical Replacement Plan**  
It is time to proactively plan and budget for replacing failing mechanical systems, aligning replacement quantity and sizing with the facility's future vision.

**04: Initiate Next Phase of Design**  
Completing Schematic Design documents will help refine construction cost estimates and engage potential contractors. Consider the following options:

- If full building demolition is feasible, use the findings in this report to plan a new facility on the current site.
- If relocating to another site is preferred, develop a detailed plan for that location.
- If renovation of the current site remains the priority, complete Schematic Design documents based on this master plan to confirm the budget, phasing, and timeline.



# PROJECT COST OPINION

## FOR IMPLEMENTATION PLANNING

### SUMMARY

The Cost Opinion Summary provided on these pages provides an over-arching look at anticipated construction costs (in 2024 dollars) for the La Vista Municipal Campus improvements outlined on prior pages of this report. This summary divides the spaces and work to areas focused on additions or renovations of space, as well as funding for site work in conjunction with the building modifications. On the pages following this summary you will find detailed break-downs of the work anticipated for each portion of the project. These costs were generated in coordination with a third-party cost estimating firm, Stecker-Harmsen, Inc. to ensure alignment with current construction market tracking.

### NEW CONSTRUCTION CONSIDERATIONS

When finalizing cost estimates for the project, RDG and Stecker-Harmsen were tasked with evaluating the expenses associated with constructing an entirely new facility, including the demolition of the existing one. While the design of a new facility would differ significantly from a renovation, the team worked together to estimate the cost variations between the current plan and a new construction scenario, assuming the same total square footage.

The cost differences can generally be categorized into three key areas. First, building demolition would add significant costs. Second, areas currently planned as additions in the existing

framework would be less expensive per square foot in a completely new construction scenario due to the simpler construction process and the absence of structural modifications at connection points. Conversely, areas currently slated for renovation would become more expensive with new construction, as there would be no existing structure to repurpose, increasing material and space-creation costs. Site work costs, however, were assumed to remain consistent, as no major differences are anticipated between the two scenarios. Considering these factors, demolishing

the existing facility and building a completely new combined City Hall and Community Center is projected to cost approximately \$8 million more than the current master plan.

This projected cost increase, along with potential negative public perception and sustainability concerns related to demolishing the existing facility, reinforces the plan's focus on renovating the facilities on-site.

La Vista Municipal Campus Master Plan - Summary		
<b>West City Hall/Rec Center Addition (Base)</b>		\$ 7,802,847
16,149 SF; \$662 /SF	Contingencies & Markups:	\$ 2,887,054
<b>East Gym Addition (Base)</b>		\$ 6,709,910
19,126 SF; \$481 /SF	Contingencies & Markups:	\$ 2,482,667
<b>City Hall Renovation (Base)</b>		\$ 3,459,887
11,514 SF; \$412 /SF	Contingencies & Markups:	\$ 1,280,158
<b>Rec Center Renovation (Base)</b>		\$ 7,020,259
28,409 SF; \$339 /SF	Contingencies & Markups:	\$ 2,597,496
<b>Site Work (Base)</b>		\$ 4,627,977
419,687 SF; \$11 /SF	Contingencies & Markups:	\$ 1,712,351
<b>Subtotal (Base)</b>		\$ 29,620,881
	Total Contingencies & Markups:*	\$ 10,959,726
<b>Cost Estimate Total</b>		\$ 40,580,606

\* Includes contractor's general requirements, markups, and design contingency per detailed estimates.

La Vista Municipal Campus Master Plan				
	QTY	UNIT	UNIT COST	TOTAL
<b>West City Hall/Rec Center Addition</b>				
<b>Building Demolition</b>				
Remove Existing Roofing/Copings	1,309	SF	\$11.55	15,119
- Structural Steel Roof Framing	1,309	SF	\$17.33	22,685
Arcade Supports	12	EA	\$2,888.50	34,662
- Foundations	12	EA	\$1,732.50	20,790
Remove Existing Roof Edge	312	LF	\$5.78	1,803
Remove Existing Windows & Doors	26	EA	\$346.50	9,009
Remove Existing Stoops	6	EA	\$1,155.00	6,930
Miscellaneous Demolition	1	LS	\$5,775.00	5,775
<b>Building Structure</b>				
Footings	512	LF	\$95.17	48,727
Frost Walls	2,046	SF	\$38.07	77,891
Interior Column Footing Pads	275	SF	\$35.67	9,809
Slab-on-Grade	16,149	SF	\$5.20	83,975
- 12" Granular Fill	16,149	SF	\$1.73	27,938
Exterior Stoops	10	EA	\$1,732.50	17,325
Structural Steel Roof Framing System	8,077	SF	\$28.88	233,264
- Decking - 1 1/2"	8,077	SF	\$9.82	79,316
Structural Steel Roof Framing System	8,072	SF	\$34.65	279,695
- Decking - 3"	8,072	SF	\$13.86	111,878
Structural Steel Framing for Extended Roofs/Soffits	4,496	SF	\$34.65	155,786
- Decking - 3"	4,496	SF	\$13.86	62,315
<b>Exterior Enclosure</b>				
Exterior Walls				
- Masonry Walls (some metal wall panels)	14,671	SF	\$86.63	1,270,949
- Windows/Curtain Wall	2,357	SF	\$115.50	272,234
- Clerestory Windows	2,569	SF	\$92.40	237,376
Roofing w/Insulation	20,645	SF	\$23.10	476,900
- Soffits @ Clerestories	4,496	SF	\$17.33	77,916
Roof Edge/Fascia	816	LF	\$57.06	46,561
Tie-In to Existing Building	350	LF	\$39.73	13,906
<b>Interior Finish-Out</b>				
Includes Finishes; Specialties; Equipment; Furnishings				
Chambers	2,157	SF	\$231.00	498,267
Offices/Meeting/Rooms	3,640	SF	\$115.50	420,420
Restrooms	624	SF	\$288.75	180,180
Library/Ballrooms/Kitchen/Exterior Restroom	4,234	SF	\$173.25	733,541
- Operable Partition	40	LF	\$1,617.00	64,680
Circulation/Gathering Spaces	5,494	SF	\$92.40	507,646
<b>Mechanical</b>				
Fire Protection	16,149	SF	\$6.93	111,913
Plumbing	16,149	SF	\$17.33	279,862
HVAC	16,149	SF	\$46.20	746,084

La Vista Municipal Campus Master Plan				
	QTY	UNIT	UNIT COST	TOTAL
<b>West City Hall/Rec Center Addition (continued)</b>				
<b>Electrical</b>				
Electrical	16,149	SF	\$11.55	186,521
Lighting	16,149	SF	\$11.55	186,521
Communications	16,149	SF	\$5.78	93,341
Safety & Security	16,149	SF	\$5.78	93,341
<b>Cost Estimate Subtotal</b>				
<b>7,802,847</b>				
<b>Add for General Requirements (10%)</b>				
<b>780,285</b>				
<b>Contractors Markup (12%)</b>				
<b>936,342</b>				
<b>Design Contingency (15%)</b>				
<b>1,170,427</b>				
<b>Cost Estimate Total</b>				
<b>10,689,901</b>				

**La Vista Municipal Campus Master Plan**

	QTY	UNIT	UNIT COST	TOTAL
<b>East Gym Addition</b>				
<b>Building Demolition</b>				
Remove Existing Roof Edge	183	LF	\$5.78	1,058
Remove Existing Windows & Doors	4	EA	\$346.50	1,386
Remove Existing Stoops	3	EA	\$1,155.00	3,465
Remove Existing Interior Stairs to 2nd Floor	1	FLT	\$4,042.50	4,043
Miscellaneous Demolition	1	LS	\$5,775.00	5,775
<b>Building Structure</b>				
Footings	361	LF	\$95.17	34,356
Frost Walls	1,445	SF	\$38.07	55,011
Interior Column Footing Pads	175	SF	\$35.67	6,242
Elevator Pit	1	LS	\$17,325.00	17,325
Slab-on-Grade	12,601	SF	\$5.20	65,525
- 12" Granular Fill	12,601	SF	\$1.73	21,800
Exterior Stoops	4	EA	\$1,732.50	6,930
2nd Floor Structural Steel Framing, Including Track	5,827	SF	\$40.43	235,586
- Decking - 2" w/5" Concrete	5,827	SF	\$13.86	80,762
2nd Floor Structural Steel Framing @ Existing RB CRTS	1,146	SF	\$46.20	52,945
- Decking - 2" w/5" Concrete	1,146	SF	\$17.33	19,860
Structural Steel Roof Framing System	12,601	SF	\$28.88	363,917
- Decking - 3"	12,601	SF	\$11.55	145,542
Structural Steel Roof Framing for Extended Roofs/Soffits	2,967	SF	\$28.88	85,687
- Decking - 3"	2,967	SF	\$11.55	34,269
<b>Exterior Enclosure</b>				
Exterior Walls				
- Insulated Precast Wall Panels - 12"w/Various Finishes	10,467	SF	\$69.30	725,363
- Windows/Curtain Wall	2,592	SF	\$115.50	299,376
- Clerestory Windows	1,177	SF	\$92.40	108,755
Roofing w/Insulation	15,568	SF	\$23.10	359,621
- Soffits @ Clerestories	2,967	SF	\$17.33	51,418
Roof Edge/Fascia	574	LF	\$57.06	32,752
Tie-In to Existing Building	182	LF	\$39.73	7,231
<b>Interior Finish-Out</b>				
Gymnasium	10,865	SF	\$80.85	878,435
Gym Reception	1,485	SF	\$115.50	171,518
Stair to 2nd Level	1	LS	\$51,975.00	51,975
Elevator	1	LS	\$132,825.00	132,825
Circulation/Landing - 2nd Floor	731	SF	\$144.38	105,542
Fitness/Cardio	2,895	SF	\$115.50	334,373
Elevated Track	3,150	SF	\$98.18	309,267

**La Vista Municipal Campus Master Plan**

	QTY	UNIT	UNIT COST	TOTAL
<b>East Gym Addition (continued)</b>				
<b>Mechanical</b>				
Fire Protection	19,126	SF	\$6.93	132,543
Plumbing	19,126	SF	\$11.55	220,905
HVAC	19,126	SF	\$46.20	883,621
<b>Electrical</b>				
Electrical	19,126	SF	\$11.55	220,905
Lighting	19,126	SF	\$11.55	220,905
Communications	19,126	SF	\$5.78	110,548
Safety & Security	19,126	SF	\$5.78	110,548
<b>Cost Estimate Subtotal</b>				
				<b>6,709,910</b>
<b>Add for General Requirements (10%)</b>				
				670,991
<b>Contractors Markup (12%)</b>				
				805,189
<b>Design Contingency (15%)</b>				
				1,006,487
<b>Cost Estimate Total</b>				
				<b>9,192,577</b>

La Vista Municipal Campus Master Plan				
	QTY	UNIT	UNIT COST	TOTAL
<b>City Hall Renovation</b>				
<b>Full Renovation</b>				
Full Renovation	5,312	SF	\$231.00	1,227,072
- Level - Up Existing Council Chambers Floor	1,095	SF	\$34.65	37,942
Open Offices Spaces - Re-Finish	5,398	SF	\$127.05	685,816
Restrooms Renovations	804	SF	\$288.75	232,155
<b>Mechanical Upgrades</b>				
Fire Protection	11,514	SF	\$6.93	79,792
Plumbing	11,514	SF	\$17.33	199,538
HVAC	11,514	SF	\$51.98	598,498
<b>Electrical Upgrades</b>				
Electrical	11,514	SF	\$11.55	132,987
Lighting	11,514	SF	\$11.55	132,987
Communications	11,514	SF	\$5.78	66,551
Safety & Security	11,514	SF	\$5.78	66,551
<b>Cost Estimate Subtotal</b>				<b>3,459,887</b>
<b>Add for General Requirements (10%)</b>				345,989
<b>Contractors Markup (12%)</b>				415,186
<b>Design Contingency (15%)</b>				518,983
<b>Cost Estimate Total</b>				<b>4,740,046</b>

<b>'La Vista Municipal Campus Master Plan</b>				
	QTY	UNIT	UNIT COST	TOTAL
<b>Rec Center Renovation</b>				
<b>Full Renovation</b>				
Full Renovation	11,149	SF	\$231.00	2,575,419
- Level - Up Existing Game Room Floor	2,458	SF	\$34.65	85,170
Operable Partition @ Multipurpose Rooms	36	LF	\$1,386.00	49,896
Restrooms Renovations	703	SF	\$288.75	202,991
Update Finishes	16,558	SF	\$57.75	956,225
<b>Mechanical Upgrades</b>				
Fire Protection	28,409	SF	\$6.93	196,874
Plumbing	28,409	SF	\$17.33	492,328
HVAC	28,409	SF	\$51.98	1,476,700
<b>Electrical Upgrades</b>				
Electrical	28,409	SF	\$11.55	328,124
Lighting	28,409	SF	\$11.55	328,124
Communications	28,409	SF	\$5.78	164,204
Safety & Security	28,409	SF	\$5.78	164,204
<b>Cost Estimate Subtotal</b>	<b>7,020,259</b>			
<b>Add for General Requirements (10%)</b>				<b>702,026</b>
<b>Contractors Markup (12%)</b>				<b>842,431</b>
<b>Design Contingency (15%)</b>				<b>1,053,039</b>
<b>Cost Estimate Total</b>	<b>9,617,754</b>			

La Vista Municipal Campus Master Plan					
	QTY	UNIT	UNIT COST	TOTAL	
<b>Site Work</b>					
<b>Demolition</b>					
Road/Parking/Pavement	145,983	SF	\$1.50	218,975	
Strip & Stockpile Topsoil	3,238	CY	\$2.50	8,094	
Trees	31	EA	\$700.00	21,700	
Construction Staking	1	LS	\$15,000.00	15,000	
Erosion Control	1	LS	\$10,000.00	10,000	
<b>Municipal Campus</b>					
Parking Lot Pavement	112,908	SF	\$15.00	1,693,620	
Plaza Pavement	20,803	SF	\$30.00	624,090	
Sidewalks	44,477	SF	\$8.00	355,816	
Site Walls	1,044	LF	\$200.00	208,800	
Retaining Walls	547	LF	\$400.00	218,800	
Playground Equipment	1	LS	\$200,000.00	200,000	
Planting Beds	42,436	SF	\$12.00	509,232	
Lawn Area	1.77	AC	\$5,000.00	8,850	
Trees	70	EA	\$500.00	35,000	
Site Furniture	1	LS	\$100,000.00	100,000	
Stormwater Management	1	LS	\$50,000.00	50,000	
Earthwork	1	LS	\$200,000.00	200,000	
Utilities	1	LS	\$50,000.00	50,000	
Site Lighting	1	LS	\$100,000.00	100,000	
<b>Cost Estimate Subtotal</b>					<b>4,627,977</b>
<b>Add for general requirements (10%)</b>					<b>462,798</b>
<b>Contractors Markup (12%)</b>					<b>555,357</b>
<b>Design Contingency (15%)</b>					<b>694,197</b>
<b>Cost Estimate Total</b>					<b>6,340,328</b>

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PLANNING ● DESIGN