

LA VISTA CITY COUNCIL MEETING AGENDA
October 7, 2025
6:00 PM
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: Community Planning Month**

- ** • Oaths of Office – Mayor’s Youth Leadership Council**

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 September 16, 2025 City Council Meeting**
- 3. Request for Payment – Mackie Construction – Construction Services – Reflection Plaza – \$115,067.29**
- 4. Request for Payment – Miktom, Inc. – Professional Services – Parking Lot Striping – \$1,400.00**
- 5. Request for Payment – Artistic Sign & Design, Inc – Professional Services – Wayfinding – \$7,500.00**
- 6. Request for Payment – HGM Associates Inc. – Professional Services – East La Vista Sewer and Pavement Rehabilitation – \$5,698.48**
- 7. Approve Manager Application – Class D Liquor License – QuikTrip 577 – Tausha Cosimo**
- 8. Approval of Claims**

- **Reports from City Administrator and Department Heads**
- **Presentation – La Vista Community Foundation**

B. Setting the Property Tax Levy for FY26

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

C. Special Assessment

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

D. Special Assessment

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

E. Conditional Use Permit – Contractor Solutions of Nebraska, LLC – Equipment Rental & Outdoor Storage

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

F. Ordinance – Amend Master Fee Ordinance

G. Resolution – Approval of Memorandum of Understanding Sarpy County Force Investigation Team

H. Discussion – Proposed Amendments to the Southport West Design Guidelines

I. Executive Session – Litigation

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

****Amended October 6, 2025 5:15 p.m.**

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



PROCLAMATION COMMUNITY PLANNING MONTH

- WHEREAS, change is constant and affects all cities, towns, suburbs, counties, rural areas and other places; and
- WHEREAS, planners can help navigate this change with data-driven insights and expertise that provide better choices for how people work and live; and
- WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and
- WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and implementation; and
- WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions, and
- WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed planning commission members who have contributed their time and expertise to the improvement of the City of La Vista; and
- WHEREAS, we recognize the many valuable contributions made by the professional community and regional planners of the City of La Vista and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, I, Douglas Kindig, Mayor of the City of La Vista, do hereby proclaim the month of October 2025 as ***Community Planning Month***.

DATED THIS 7TH DAY OF OCTOBER 2025.



Douglas Kindig, Mayor
ATTEST:

Rachel D. Carl, CMC
City Clerk

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MINUTE RECORD

A-2

No. 729 -- REDFIELD DIRECT E2105195KV

LA VISTA CITY COUNCIL MEETING September 16, 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 September 16, 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, Fire Chief Gottsch, Director of Public Works Soucie, Community Development Director Fountain, Library Director Barcal, Finance Director Harris, Human Resources Director Lowery and Assistant Recreation Director Karlson.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on September 3, 2025. 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 SEPTEMBER 2, 2025 CITY COUNCIL MEETING
3. MONTHLY FINANCIAL REPORTS - AUGUST 2025
4. REQUEST FOR PAYMENT - SPENCER MANAGEMENT LLC - PROFESSIONAL SERVICES - ON-CALL PAVEMENT REPAIRS - \$310,418.50
5. REQUEST FOR PAYMENT - THOMPSON DREESSEN & DORNER, INC. - PROFESSIONAL SERVICES - REFLECTION PLAZA - \$4,390.20
6. APPROVAL OF CLAIMS

AA WHEEL, maint	17.54
ACTION BATTERIES, maint	143.55
ACTIVE NETWORK, services	421.15
ADP, payroll & taxes	449,018.37
AKRS EQUIP, maint	637.70
AMAZON, supplies	5,190.98
ARNOLD MOTOR, maint	606.02
BACON LETTUCE CREATIVE, services	3,230.00
BAKER & TAYLOR, books	149.86
BGNE, maint	1,331.76
BISHOP BUS EQUIP, supplies	29.24
BIZCO, supplies	41,791.64
BLACK HILLS ENERGY, utilities	1,106.79
BOK FINANCIAL, services	2,791,220.00
BOOKPAGE, services	420.00
BUILDERS SPLY, maint	709.32
CENTER POINT, books	247.50
CENTRAL SALT, maint	20,455.94
CENTURY LINK/LUMEN, phones	673.76
CINTAS, uniforms	181.32
CONCRETE SPLY, maint	5,796.75
CONNER PSYCH, services	275.00
COX, phones	750.00
CULLIGAN, supplies	35.75
D & K PRODUCTS, maint	1,492.50
DAIGLE LAW, services	1,320.00
DELL MKTG, equip	1,913.34
DEMCO, supplies	245.39
EAKES OFFICE SOL, supplies	89.43
EDGEWEAR SCREEN PRINT, services	1,247.00
ESSENTIAL SCREENS, services	305.10

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FASTENAL, supplies	452.53
FEDERAL SIGNAL, maint	11,834.00
FELSBURG HOLT & ULLEVIG, services	3,765.00
FERGUSON US, maint	192.90
FIKES COMM HYGIENE, supplies	90.00
FIRST RESP OUTFITTERS, apparel	420.84
FITZGERALD SCHORR, services	19,344.90
FNIC, services	6,729.75
FOP, dues	2,225.00
GLENN LEWIS, services	500.00
GREAT PLAINS UNIFORMS, apparel	1,148.96
GREGG YOUNG CHEV, maint	3,115.42
GUARDIAN ALLIANCE TECH, services	864.00
HANEY SHOE STORE, apparel	197.99
HARM'S CONCRETE, maint	363.57
HEARTLAND PNEUMATIC, maint	698.00
INGRAM LIBRARY SRVS, books	2,125.36
J & J SMALL ENGINE, maint	306.15
KANOPY, media	158.65
KRIHA FLUID PWR, media	16.77
LEFTA SYSTEMS, services	6,835.50
MAGNET FORENSICS, services	4,420.00
MARCO, services	165.77
MARTIN ASPHALT, maint	276.00
MATHESON TRI-GAS, services	287.18
MENARDS, supplies	0.00
MICHAEL TODD CO, maint	207.87
MICROFILM IMAGING, equip	845.00
MIDWEST TURF, maint	120.20
MISSIONSQUARE RETIRE, benefits	73,310.13
MNJ TECH, services	2,112.00
MOBOTREX, supplies	45.00
NE DEPT OF TRAN, services	204,967.09
NE ST FIRE MARSHAL, services	72.00
NL & L CONCRETE, maint	53,441.64
NMC GRP, maint	489.94
NORM'S DOOR, maint	740.80
OCLC, books	99.75
OFFICE DEPOT, supplies	294.65
OPPD, utilities	4,470.81
OMAHA TACTICAL, supplies	753.00
OWH/NOTICES, services	25.60
OMNI ENG, maint	863.07
ONE CALL CONCEPTS, services	527.09
O'REILLY AUTO PARTS, supplies	1,199.36
OVERHEAD DOOR, maint	123.00
PAPILLION SANITATION, services	751.16
PAPIO-MISS RIVER NRD, services	147,354.54
PEPPERBALL, supplies	5,850.00
PITNEY BOWES, postage	1,210.41
POINT C HEALTH, benefits	5,058.89
POLICE/FIREMEN'S INS, benefits	293.13
POMP'S TIRE, maint	1,613.24
PORT-A-JOHNS, services	410.00
PRECISION RACE RESULTS, services	1,240.00
PRINTCO GRAPHICS, services	9,780.57
RAINBOW GLASS, maint	495.00
RES RENTAL CTR, services	1,068.20
RTG BLDG SRVS, bldg & grnds	7,330.89
SARPY CO CHAMBER, services	300.00

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SEILER INSTRUMENT, services	446.50
SHI INTERNAT'L, services	4,951.49
SIGN IT, supplies	370.00
SPIRIT FOOTBALL LEAGUE, services	1,850.00
STEVEN LINDEMAN, services	200.00
STRADA OCC HEALTH, services	275.00
STRAIGHT-LINE STRIPING, maint	1,820.00
SUBURBAN NEWSPAPERS, services	132.08
THE COLONIAL PRESS, services	158.01
THE SCHEMMER ASSOC, services	1,762.50
TIMOTHY S VANDALL, reimb	597.26
TORNADO WASH, services	588.00
TRANS UNION RISK, services	75.00
TRUCK CENTER, maint	305.41
U.S. CELLULAR, phones	6,441.88
ULEMAN ENT, services	607.65
UMRINC, benefits	111,056.19
UNITE PRIV NETWORKS, services	4,976.00
UPS, services	14.60
VERIZON, phones	725.86
VEST VISUALS, services	1,600.00
VOIANCE LANGUAGE, services	157.46
WESTLAKE HARDWARE, supplies	935.63
WM CORP SRVS, services	218.47
WOODHOUSE, maint	1,384.01
ZOOM, services	2,300.00

Councilmember Thomas made a motion to approve the consent agenda. Seconded by Councilmember Hale. Councilmember Ronan reviewed the bills and stated that 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 Clerk Carl introduced new Administrative Specialist Cari Johnson.

Communications and Marketing Manager Beaumont presented a video on volunteer coaches.

Community Events Coordinator Kobjerowski and Assistant Community Events Coordinator Parriott reported on the remaining 2025 events.

Director of Public Works Soucie announced that the Public Works Expo Open House will be held on October 4, 9:00 a.m. to 1:00 p.m.

Library Director Barcal reported that Sarpy County Election Commissioner David Jones visited the Library in honor of National Voter Registration Day; there are still spaces available for the Creative Arts Program; Channel 7 will be featuring the Library's GED program on their September 27th broadcast; two boxes of food collected during Library amnesty month were delivered to the NeighborGood Community Food Pantry.

B. APPROVAL OF CLASS C LIQUOR LICENSE APPLICATION -- LIF LA VISTA LLC DBA LET IT FLY SPORTS BAR

1. PUBLIC HEARING

At 6:14 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the approval of a Class C Liquor License application for LIF La Vista LLC doing business as Let It Fly Sports Bar. Representatives from Let It Fly Sports Bar were present to answer any questions.

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At 6:15 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-115 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF A CLASS C LIQUOR LICENSE FOR LIF LA VISTA, LLC DBA LET IT FLY IN LA VISTA, NEBRASKA.

WHEREAS, LIF La Vista, LLC dba Let It Fly, 7861 Main Street, Suite J, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class C Liquor License; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of a Class C Liquor License submitted by LIF La Vista, LLC dba Let It Fly, 7861 Main Street, Suite J, La Vista, Sarpy County, Nebraska.

Seconded by Councilmember Hale. There was discussion regarding the status of the application. Councilmembers voting aye: None. Nays: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Abstain: None. Absent: None. Motion failed.

C. APPROVAL OF CLASS D LIQUOR LICENSE APPLICATION - DHANADAYAE LLC DBA DUAL STOPE-84TH STREET

1. PUBLIC HEARING

At 6:25 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the approval of a Class D Liquor License application for Dhanadayae doing business as Dual Stope-84th Street. Representatives from Dual Stope were present to answer any questions.

At 6:27 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION

Councilmember Frederick introduced and moved for the adoption of Resolution No. 25-116 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF A CLASS D LIQUOR LICENSE FOR DHANADAYAE, LLC DBA DUAL STOPE-84TH STREET IN LA VISTA, NEBRASKA.

WHEREAS, Dhanadayae, LLC dba Dual Stope-84th Street, 8307 Park View Blvd, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class D Liquor License; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of a Class D Liquor License submitted by Dhanadayae, LLC dba Dual Stope-84th Street, 8307 Park View Blvd, La Vista, Sarpy County, Nebraska.

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

D. INSURANCE BROKER AGREEMENT AND INSURANCE RENEWAL

1. RESOLUTION

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-117 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING ADDENDUM SIX TO THE AGREEMENT WITH FIRST INSURANCE GROUP LLC DBA FNIC TO EXTEND THE EXPIRATION DATE OF THE INSURANCE BROKER SERVICES AGREEMENT THROUGH SEPTEMBER 30, 2026.

WHEREAS, The City of La Vista and FNIC entered into an Agreement dated June 5, 2019 ("Agreement"); and

WHEREAS, the original term of the Agreement was for October 1, 2019 through September 30, 2020 and an addendum has been approved each year to continue service; and

WHEREAS, The City of La Vista and FNIC wish to execute Addendum Six to extend the expiration date of the Agreement to September 30, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, hereby approve Addendum Six to the agreement with FNIC to extend the expiration date of the Agreement to September 30, 2026 and authorize the Mayor to execute said addendum.

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

2. RECEIVE & FILE

Councilmember Thomas made a motion to receive and file the insurance renewal for property, liability and workers compensation. Councilmember Hale seconded the motion. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion passed.

E. ORDINANCE -- AMEND MASTER FEE ORDINANCE

Councilmember Frederick introduced Ordinance No. 1558 entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 1553, 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

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MUNICIPAL SEWER DEPARTMENT AND RATES OF SEWER SERVICE CHARGES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

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. The motion to suspend the rules was adopted, and the statutory rule was declared suspended for consideration of said ordinance.

There were City Council questions regarding the golf car registration fee and the lift assist fee.

Said ordinance was then read by title, and thereafter Councilmember Frederick moved for final passage of the ordinance which motion was seconded by Councilmember Wetuski. The Mayor then stated the question, "Shall Ordinance No. 1558 be passed and adopted?" 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.

F. RESOLUTION – AMEND KENO OPERATOR AGREEMENT

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-118 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A SIXTH AMENDMENT TO THE CITY'S KENO LOTTERY OPERATOR AGREEMENT.

WHEREAS, a proposed SIXTH AMENDMENT to the City's Keno Lottery Operator Agreement, as previously amended, is presented and incorporated into this resolution by reference ("Proposed Fifth Amendment").

NOW, THEREFORE, BE IT RESOLVED that the Proposed Sixth Amendment is approved, subject to any additions, subtractions or modifications the Mayor or City Administrator determines necessary or appropriate, ("Amendment").

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Amendment on behalf of the City, and the Mayor and City Administrator, or any designee of the Mayor or City Administrator, shall be authorized to take any action from time to time on behalf of the City as he or she determines necessary or appropriate to carry out the City's Lottery Operator Agreement, as amended by the Amendment.

Seconded by Councilmember Hale. Bill Harvey gave a report on Keno operations. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

G. RESOLUTION – AWARD BID – 84TH STREET TRAIL – GILES TO HARRISON

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-119 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TAKING OFFICIAL ACTION ON ITEMS RELATED TO THE 84TH STREET TRAIL, GILES TO HARRISON, LA VISTA PROJECT.

WHEREAS, there has been signed by the City of La Vista on the 16th day of August, 2022 and the State on the 2nd day of September, 2022, an agreement providing for the construction of a Federal Aid City Project at the following location: 84th St Trail, Giles-Harrison, La Vista; and

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WHEREAS, in the above agreement, the City has pledged sufficient funds to finance its share of the cost of the construction of this project identified as DPS-77(67); and

WHEREAS, the above mentioned agreement provided that the City will pay costs as set forth in the agreement; and

WHEREAS, the State, on behalf of the City, received bids for the construction of this project based on the final plans and specifications on August 28, 2025, at which time 10 bids were received for the construction of the proposed work; and

WHEREAS, the following Contractor for the items of work listed has been selected as the low bidder to whom the contract should be awarded:

Lobato Construction, LLC, Brighton, CO, 80601-1626
Grading, MSE Walls, Concrete Pavement, Culvert at Station 130+46.80,
Seeding, Landscaping, Bridge at Station 130+46.80, General Items:
\$9,531,881.60

NOW, THEREFORE, in consideration of the above facts, the City Council of the City of La Vista, by this resolution, takes the following official action:

1. If for any reason the Federal Highway Administration rescinds, limits its obligations, or defers payment of the Federal share of the cost of this project, the City hereby agrees to provide the necessary funds to pay for all costs incurred until and in the event such Federal funds are allowed and paid.
2. The Council hereby concurs in the selection of the above mentioned Contractor for the items of work listed, to whom the contract should be awarded.
3. The Council hereby approves of the final plans and specifications that were used in the bidding process for this project.
4. The Council hereby authorizes the Mayor to sign the contract with the above mentioned Contractor for the above mentioned work on behalf of the City using State's standard contract signing process, including when applicable, an electronic or digital signing process such as DocuSign®.

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

H. RESOLUTION – AMEND COUNCIL POLICY STATEMENT 116 – CAPITAL IMPROVEMENT PROGRAM

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-120 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AN AMENDMENT TO A COUNCIL POLICY STATEMENT.

WHEREAS, the City Council has determined that it is necessary and desirable to create Council Policy Statements as a means of establishing guidelines and direction to the members of the City Council and to the city administration in regard to various issues which regularly occur; and

WHEREAS, an amendment to a Council Policy Statement "Capital Improvement Program" has been recommended; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby approve the amendment to Council Policy Statement 116 – Capital Improvement Program and do further hereby

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direct the distribution of said Council Policy Statement to the appropriate City Departments.

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

There were no comments from the floor.

COMMENTS FROM MAYOR AND COUNCIL

Mayor Kindig announced that Mike Rogers has submitted the Turn Back Tax Application and that the 2025 Joint Public Hearing (Pink Card Meeting) will be held Thursday, September 18th at 6:00pm at the Bellevue University Hitchcock Humanities Center/Criss Auditorium.

At 6:55 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 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

TD2 File No.: 171-400
September 15, 2025

PAYMENT RECOMMENDATION NO. 3 ON CONTRACT FOR LA VISTA REFLECTIONS PLAZA

OWNER: City of La Vista
8816 Park View Boulevard
La Vista, NE 68128

CONTRACTOR: Mackie Construction
14565 Portal Circle STE #117
La Vista, NE 68138

ORIGINAL CONTRACT AMOUNT: \$ 438,499.79

AMOUNT OF PREVIOUS PAYMENT RECOMMENDATION: \$ 110,720.87

Item	Description	In Place Quantities	Unit Price	Amount Due
1	Mobilization/Demobilization	1 L.S.	\$ 13,363.62	\$ 13,363.62
2	Common Earthwork, In Place	225 C.Y.	\$ 9.96	\$ 2,241.00
3	Subgrade Preparation	- S.Y.	\$ 12.45	\$ -
4	Stockpile and Redistribute Topsoil (210 C.Y. Moved Twice)	420 C.Y.	\$ 7.47	\$ 3,137.40
5	Install Silt Fence	384 L.F.	\$ 3.86	\$ 1,482.24
6	Maintain Silt Fence	- L.F.	\$ 2.49	\$ -
7	Remove Silt Fence	- L.F.	\$ 1.25	\$ -
8	Install Construction Entrance	1 L.S.	\$ 2,302.14	\$ 2,302.14
9	Maintain Construction Entrance	1 L.S.	\$ 622.20	\$ 622.20
10	Remove Construction Entrance	- L.S.	\$ 1,182.18	\$ -
11	Clearing and Grubbing Trees Over 18" to 27" Diameter	5 EA.	\$ 995.52	\$ 4,977.60
12	Remove and Salvage Existing Sprinkler Heads	- EA.	\$ 93.33	\$ -
13	Remove Pavement	100 S.Y.	\$ 22.40	\$ 2,240.00
14	Embankment - Borrow (Haul-In), In Place	1,325 C.Y.	\$ 17.93	\$ 23,757.25
15	Install Straw Wattle (9" Dia.), In Place	- L.F.	\$ 3.68	\$ -
16	Install Rolled Erosion Control, Type I with Seeding - Type A	- S.Y.	\$ 2.37	\$ -
17	Construct 6" P.C.C. Sidewalk, In Place	35 S.Y.	\$ 112.11	\$ 3,923.85
18	Construct Pavers Over 4" P.C.C. Base	- S.F.	\$ 39.85	\$ -
19	Furnish and Install Flag Pole and Flag Pole Footing	2 EA.	\$ 2,256.54	\$ 4,738.73
20	Paint ADA Seating Designation Symbol	- EA.	\$ 230.84	\$ -
21	Furnish and Install Park Bench and P.C.C. Pad	2 EA.	\$ 1,798.86	\$ 3,597.72
22	Furnish and Install Limestone Block Seating	60 TON	\$ 516.43	\$ 30,985.80
23	Construct 8" Wide, Limestone Block Border Around Plaza	- L.F.	\$ 26.36	\$ -
24	Construct Cast-In-Place Pillar Footing	3 EA.	\$ 2,045.22	\$ 6,135.66
25	Install 3/8" Steel for Planter Bed Edge	- L.F.	\$ 41.07	\$ -
26	Construct Cast-In-Place Walls and Footing for Landscape Feature	1 L.S.	\$ 44,360.71	\$ 44,360.71
27	Furnish and Install Pre-Cast Concrete Rings for Landscape Feature	1 L.S.	\$ 35,817.61	\$ 35,817.61
28	Install River Rock and Planter Bed Backfill	- L.S.	\$ 2,414.14	\$ -
29	Furnish and Install Water/Fire Element for Landscape Feature	1 L.S.	\$ 15,555.00	\$ 15,555.00
30	Install Water, Gas, and Power Connections for Landscape Feature	0.6 L.S.	\$ 14,808.36	\$ 8,885.02
31	Install Gas Valve and Curb Box for Landscape Feature	- L.S.	\$ 1,717.28	\$ -
32	Construct Fountain Drains with Gravel Guard	2 EA.	\$ 1,493.28	\$ 2,986.56
33	Construct 4" SDR 26 PVC Pipe, Bedding, Bends, and Fittings for Fountain Drain	55 L.F.	\$ 104.53	\$ 5,749.15
34	Construct Double Cleanout	1 EA.	\$ 1,641.37	\$ 1,641.37
35	Tap Existing Sanitary Sewer Manhole	1 EA.	\$ 5,587.36	\$ 5,587.36
36	Construct 1" Water Service Line, In Place	60 L.F.	\$ 73.42	\$ 4,405.20
37	Directionally Bore 1" Water Service Line	70 L.F.	\$ 60.98	\$ 4,268.60
38	Tap Existing Water Main with 1" Water Tap	1 EA.	\$ 4,211.05	\$ 4,211.05
39	Construct 54" I.D. Water Service Manhole with Valves	1 EA.	\$ 12,187.66	\$ 12,187.66

40	Furnish and Install Simmons 815LF Yard Hydrant (Or Approved Equal), In Place	1 EA.	\$	1,519.42	\$	1,519.42
41	Install 1.5" HDPE Conduit, DR13.5, In Place	- L.F.	\$	33.05	\$	-
42	Install 4" PVC Conduit, In Place	- L.F.	\$	34.27	\$	-
43	Directionally Bore 1.5" Conduit	- L.F.	\$	18.00	\$	-
44	Directionally Bore 4" Conduit	- L.F.	\$	28.27	\$	-
45	Furnish and Install Pull Box PB-6, In Place	- EA.	\$	2,708.84	\$	-
46	Furnish and Install 3-Phase OPPD Pull Box	- EA.	\$	15,751.79	\$	-
47	Inlet Protection	1 EA.	\$	195.81	\$	195.81

STORED MATERIALS

SM.1	Stored Materials	1.00 L.S.	\$	47,828.39	\$	47,828.39
	Stored Materials (Now In Place)	(1.00) L.S.	\$	47,828.39	\$	(47,828.39)

TOTAL

			\$	250,875.73
	Less 10% Retainage		\$	25,087.57
	Less Previous Payments		\$	110,720.87

AMOUNT DUE CONTRACTOR

\$ 115,067.29

We recommend that payment in the amount of \$115,067.29 be made to Mackie Construction.

Respectfully submitted,

Trevor Veskrna, P.E.
THOMPSON, DREESSEN & DORNER, INC.

TDV/bph

cc: Mackie Construction

05.71.0917.000 - PARK 22001
Ok to Pay
G. Delgado
9/15/25



12156 Roberts Road
OMAHA, NE 68128

Voice: 402-681-5243

Fax: 206-337-1727

INVOICE

Bill To:

City of LaVista
Att: Brady Small
9900 Portal Rd
La Vista, NE 68128

25132

Invoice Date

Sep 12, 2025

PO Number - Project

City Park Josephine

Quantity	Description	Unit Price	Amount
1.00	Layout and Stripe Parking Lot Markings	1,400.00	1,400.00
<div>Thank You, Candy</div> <div>OK to pay 05.71.0917.000 - STRT 25005 J.C.</div> <div>AG</div>			

Please send remittance to:

Miktom, Inc.
12156 Roberts Road
LaVista, NE 68128

Fed ID # 11-3754319

Subtotal	1,400.00
Sales Tax	
Total Invoice Amount	1,400.00
Payment/Credit Applied	
TOTAL	1,400.00

Thanks for calling us

Overdue invoices are subject to late charges.

Artistic Sign & Design, Inc.
 13606 A St
 Omaha, NE 68144 USA
 4026582222
 joe@artisticsign.net
 www.artisticsign.net

Invoice



Approved to Pay
 CAS 9/10/2025
 05.71.0917.000 - ADMIN 22061

A handwritten signature in black ink, appearing to read "Chris A. [unclear]".

BILL TO
 City of LaVista
 9810 Hupp Road
 LaVista, NE 68128

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4137	09/10/2025	\$7,500.00	09/10/2025	Due on receipt	

SALES REP

j5302

DESCRIPTION	QTY	RATE	AMOUNT
Services City Hall letters & City logo	1	2,540.00	2,540.00
Services Community Center letters & City logo	1	3,360.00	3,360.00
Services Astro Theater exterior Concessions & Restroom letters	1	900.00	900.00
Services Installation	1	700.00	700.00

SUBTOTAL	7,500.00
TAX	0.00
TOTAL	7,500.00
BALANCE DUE	\$7,500.00



450 Regency Pkwy
Suite 120
Omaha, NE 68114
(712) 323-0530

City of LaVista
Attn: Mr. Patrick Dowse, P.E.
9900 Portal Road
LaVista, NE 68128

INVOICE

Invoice Number: 702619-46
Date: September 11, 2025
Client Code: 7220
P.O. Number: 20-008340

Progress billing for engineering services for the East LaVista Sewer and Pavement Rehabilitation - Phase 2 Final Design, per agreement dated June 4, 2019 & Amendments..

Construction Observation, Administration & Testing Through: August 31, 2025

	Hours	Rate	Current Period	Billed To Date
001: Phase I Investigation (LS \$53,340)				
		90% Complete		\$48,006.00
002: Trekk (\$90,420) (Hrly)				\$89,172.71
003: Thiele Geotech (\$18,675) (Hrly)				\$19,200.00
004: Emspace & Lovgren (\$9,775) (Hrly)				\$11,809.67
005: Amendment 1 HGM (LS \$923)				
		100% Complete		\$923.00
006: Amendment 1 TREKK (\$4,000) (Hrly)				\$4,000.00
007: Phase 2 Final Design (Hrly)				\$201,345.71
008: Phase 2 Final Design TREKK (Hrly)				\$64,665.61
009: Phase 2 Final Design Emspace (Hrly)				\$10,763.73
010: Midwest Right of Way (\$58,725) (Hrly)				\$20,205.00
011: Construction Admin (Hrly)				
Construction Manager	10.50	154.72	\$1,624.56	
Design Engineer	29.00	140.48	\$4,073.92	
			\$5,698.48	\$1,064,183.00

	Hours	Rate	Current Period	Billed To Date
012: Const. Testing - Thiele Geotech (\$93,873) (Hrly)				\$87,259.50
013: TREKK - Const. Services (\$12,579) (Hrly)				\$374.40
				\$8,059.50
014: Const. Surveying (Hrly)				\$17,339.76
Total Amount Billed				\$1,647,307.59
Less Previous Invoices				\$1,641,609.11
Invoice Total				\$5,698.48

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
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OK TO PAY
 PMD 9/30/25
 $48\% \text{ SEWER} = 02.71.0917.00 - \text{SEWER 13CC1}$
 $= \$2,735.27$
 $52\% \text{ STREET} = 05.71.0917.00 - \text{SEWER 13CC1}$
 $= \$2,963.21$



LA VISTA POLICE DEPARTMENT Inter-Department Memo

TO: Rachel Carl

FROM: Sgt Collett

DATE: September 26th, 2025

RE: Local Background Check- Quik Trip

The La Vista Police Department has reviewed the Nebraska Liquor Control Commission License application completed by the applicant. We have conducted a local records check related to the Manager Application for Quik Trip, Tausha Allen-Cosimo. No criminal record was located.

As with all Nebraska Retail Liquor Licenses, the La Vista Police Department asks the applicant to strictly conform to Nebraska Liquor Commission rules and regulations under Section 53-131.01, Nebraska Liquor Control Act.



Application Copy

File Number: 125728

AMENDMENT TYPE Manager Change Amendment	APPLICATION DATE RECEIVED 2025-09-16
CURRENT MANAGER NAME BROCK A THORNTON	CURRENT MANAGER EMAIL BTHORNTON@QUIKTRIP.COM
NEW MANAGER NAME Tausha Allen Cosimo	NEW MANAGER EMAIL licensing@quiktrip.com

QUESTIONS

Class D Beer, Wine, Spirits Off S

1. Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Tausha Allen Cosimo

2. What is the manager's address?

[REDACTED]

3. What is the manager's phone number?

[REDACTED]

4. What is the manager's email address? An email will be sent to them to obtain their personal information.

licensing@quiktrip.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Douglas

6. Is the manager married?

No

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

Yes

10+ years working at QuikTrip

8. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

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

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge? Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	PRIVACY STATEMENT - SIGNED.pdf	

APPLICANT

Deborah Rowden

DECLARATION

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

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

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
15	09/18/2025	UMR INC	74407.66	N
16	09/26/2025	UMR INC	21034.62	N
20	09/18/2025	POINT C HEALTH	1561.29	N
21	09/30/2025	POINT C HEALTH	1374.69	N
44	10/07/2025	MENARDS-RALSTON	.00	N
45	10/07/2025	TURFWERKS	.00	N
145857	09/17/2025	KENNETH J JANAK JR	1200.00	N
145858	09/17/2025	MOORE, JEFFREY	1000.00	N
145859	09/17/2025	O'REILLY AUTO PARTS	100.30	N
145860	09/17/2025	SPENCER MANAGEMENT	310418.50	N
145861	09/17/2025	THE CHICAGO INVASION	1600.00	Y
145862	09/17/2025	THOMPSON DREESSEN & DORNER, INC.	4390.20	N
145863	09/17/2025	VERIZON WIRELESS	479.99	N
145864	09/25/2025	TIM BRECHBILL	1600.00	N
145865	10/02/2025	PETTY CASH	765.00	N
145866	10/07/2025	911 CUSTOM LLC	952.40	N
145867	10/07/2025	ACTION BATTERIES UNLTD INC	98.60	N
145868	10/07/2025	AKRS EQUIPMENT SOLUTIONS, INC.	2226.44	N
145869	10/07/2025	ALL TRAFFIC SOLUTIONS, INC.	18999.44	N
145870	10/07/2025	AM CONSTRUCTION SUPPLY	699.99	N
145871	10/07/2025	AMAZON CAPITAL SERVICES, INC.	9187.45	N
145872	10/07/2025	VOID	.00	Y
145873	10/07/2025	AMERICAN LEGAL PUBLISHING CO	1320.00	N
145874	10/07/2025	ANTHONY PERSON	150.00	N
145875	10/07/2025	ARNOLD MOTOR SUPPLY	1304.03	N
145876	10/07/2025	BAKER & TAYLOR LLC	102.64	N
145877	10/07/2025	BARCO MUNICIPAL PRODUCTS INC	218.67	N
145878	10/07/2025	BGNE	559.32	N
145879	10/07/2025	BISHOP BUSINESS EQUIPMENT COMPANY	472.60	N
145880	10/07/2025	BOBCAT OF OMAHA	2723.08	N
145881	10/07/2025	BSN SPORTS LLC	1144.51	N
145882	10/07/2025	CELLEBRITE INC	27000.00	N
145883	10/07/2025	CENTRAL SALT LLC	15488.34	N
145884	10/07/2025	CINTAS CORPORATION NO. 2	540.75	N
145885	10/07/2025	CITY OF PAPILLION	48336.24	N
145886	10/07/2025	COLUMN SOFTWARE PBC	382.36	N
145887	10/07/2025	CONCRETE SUPPLY, INC.	6028.63	N
145888	10/07/2025	CONVERGINT TECHNOLOGIES LLC	10375.13	N
145889	10/07/2025	CORNHUSKER SIGN & MFG CORP	2148.14	N
145890	10/07/2025	CPI TELECOM	1239.35	N
145891	10/07/2025	D & K PRODUCTS	2410.90	N
145892	10/07/2025	DAIGLE LAW GROUP, LLC	4720.00	N
145893	10/07/2025	DASH MEDICAL GLOVES	126.00	N
145894	10/07/2025	DATASHIELD CORPORATION	20.00	N
145895	10/07/2025	DEMCO INCORPORATED	193.91	N
145896	10/07/2025	DOUGLAS COUNTY SHERIFFS OFC	275.00	N
145897	10/07/2025	DULTMEIER SALES LLC	69.30	N
145898	10/07/2025	DUMMIES UNLIMITED	2580.00	N
145899	10/07/2025	EDGEWEAR SCREEN PRINTING	3867.00	N
145900	10/07/2025	EYMAN PLUMBING INC	12532.32	N
145901	10/07/2025	FACTORY MOTOR PARTS	878.94	N
145902	10/07/2025	FERGUSON US HOLDINGS INC	459.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145903	10/07/2025	FIKES COMMERCIAL HYGIENE LLC	90.00	N
145904	10/07/2025	FIRST RESPONDER OUTFITTERS, INC	137.19	N
145905	10/07/2025	FOAM DADDY	1440.00	N
145906	10/07/2025	FOG DATA SCIENCE	5250.00	N
145907	10/07/2025	GALE	390.61	N
145908	10/07/2025	GALLS LLC	123.35	N
145909	10/07/2025	GREAT PLAINS UNIFORMS	743.87	N
145910	10/07/2025	GREAT PLAINS UNIFORMS	1640.00	N
145911	10/07/2025	GREGG YOUNG CHEVROLET INC	103298.63	N
145912	10/07/2025	HANEY SHOE STORE	329.98	N
145913	10/07/2025	HARM'S CONCRETE INC	159.93	N
145914	10/07/2025	I2 GROUP INC	6075.00	N
145915	10/07/2025	INGRAM LIBRARY SERVICES LLC	3436.03	N
145916	10/07/2025	INLAND TRUCK PARTS & SERVICE	514.40	N
145917	10/07/2025	J & J SMALL ENGINE SERVICE	67.19	N
145918	10/07/2025	J-TECH CONSTRUCTION LLC	9000.00	N
145919	10/07/2025	JONES AUTOMOTIVE INC	11922.29	N
145920	10/07/2025	JOSTENS	200.00	N
145921	10/07/2025	KIESLER POLICE SUPPLY	920.04	N
145922	10/07/2025	KIMBALL MIDWEST	111.90	N
145923	10/07/2025	KISSEL KOHOUT ES ASSOCIATES LLC	11127.92	N
145924	10/07/2025	KRIHA FLUID POWER CO INC	481.80	N
145925	10/07/2025	LA VISTA COMMUNITY FOUNDATION	330.00	N
145926	10/07/2025	LABRIE, DONALD P	300.00	N
145927	10/07/2025	LARSEN SUPPLY COMPANY	1668.36	N
145928	10/07/2025	LEAGUE OF NEBRASKA MUNICIPALITIES	426.00	N
145929	10/07/2025	LOGAN CONTRACTORS SUPPLY	497.96	N
145930	10/07/2025	LOGO LOGIX EMBROIDERY & SCREEN	439.00	N
145931	10/07/2025	LOWE'S CREDIT SERVICES	11.97	N
145932	10/07/2025	MERRymAKERS	1500.00	N
145933	10/07/2025	METRO AREA TRANSIT	1763.00	N
145934	10/07/2025	METROPOLITAN COMMUNITY COLLEGE	32745.07	N
145935	10/07/2025	MGX EQUIPMENT SERVICES	5436.51	N
145936	10/07/2025	MICHAEL TODD AND COMPANY INC	1475.93	N
145937	10/07/2025	MIDWEST TAPE	26.24	N
145938	10/07/2025	MNJ TECHNOLOGIES DIRECT INC	2920.00	N
145939	10/07/2025	MSC INDUSTRIAL SUPPLY CO	127.59	N
145940	10/07/2025	NEBRASKA IOWA DOOR SERVICES, INC.	374.75	N
145941	10/07/2025	NLA-NEBRASKA LIBRARY ASSN	30.00	N
145942	10/07/2025	NORM'S DOOR SERVICE	411.10	N
145943	10/07/2025	O'REILLY AUTO PARTS	1843.51	N
145944	10/07/2025	OFFICE DEPOT INC	2238.60	N
145945	10/07/2025	OLSSON, INC.	1800.00	N
145946	10/07/2025	OMAHA TACTICAL LLC	502.00	N
145947	10/07/2025	OMNI ENGINEERING	2540.05	N
145948	10/07/2025	PEN-LINK LTD	5416.28	N
145949	10/07/2025	PETTY CASH	295.37	N
145950	10/07/2025	POMP'S TIRE SERVICE, INC	1675.88	N
145951	10/07/2025	PORT-A-JOHNS	640.00	N
145952	10/07/2025	PORTER LEE CORPORATION	285.47	N
145953	10/07/2025	PRINTCO GRAPHICS INC	1048.57	N
145954	10/07/2025	RAINBOW GLASS & SUPPLY INC	487.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145955	10/07/2025	RDG PLANNING & DESIGN	1486.25	N
145956	10/07/2025	REACH SPORTS MARKETING GROUP, INC.	1239.00	N
145957	10/07/2025	REF'S SPORTS BAR & GRILL	211.00	N
145958	10/07/2025	REGAL AWARDS INC.	452.00	N
145959	10/07/2025	REVOLUTION WRAPS LLC	11416.46	N
145960	10/07/2025	55 CREATIVE	1500.00	N
145961	10/07/2025	SAMANTHA GENTRY	180.00	N
145962	10/07/2025	SARPY COUNTY COURTHOUSE	4582.00	N
145963	10/07/2025	SARPY COUNTY FISCAL ADMINSTRTN	18254.00	N
145964	10/07/2025	SECURITY EQUIPMENT INC.	5302.20	N
145965	10/07/2025	SHERWIN-WILLIAMS	258.32	N
145966	10/07/2025	SIGN IT	2764.20	N
145967	10/07/2025	STAGEPAY SERVICES INC	3016.44	N
145968	10/07/2025	STREICHER'S, INC.	8570.10	N
145969	10/07/2025	SYMBOL ARTS LLC	6975.50	N
145970	10/07/2025	Syncquip LLC	49539.00	N
145971	10/07/2025	THE COLONIAL PRESS, INC	158.01	N
145972	10/07/2025	THE FILTER SHOP, INC.	497.70	N
145973	10/07/2025	THE SCHEMMER ASSOCIATES INC	763.75	N
145974	10/07/2025	THE WALDINGER CORPORATION	962.50	N
145975	10/07/2025	TRUCK CENTER COMPANIES	2069.04	N
145976	10/07/2025	TURN-KEY MOBILE INC	70603.00	N
145977	10/07/2025	UNMC	680.49	N
145978	10/07/2025	V & V MANUFACTURING INC	347.85	N
145979	10/07/2025	WESTLAKE HARDWARE INC NE-022	20.98	N
145980	10/07/2025	WHITE CAP LP	47.17	N
145981	10/07/2025	WINSUPPLY OF OMAHA	45.58	N
1262484	09/18/2025	ACTIVE NETWORK LLC	335.70	N
1262485	09/18/2025	CENTURY LINK/LUMEN	111.94	N
1262486	09/18/2025	COX COMMUNICATIONS, INC.	467.15	N
1262487	09/18/2025	GREATAMERICA FINANCIAL SERVICES	1558.26	N
1262488	09/18/2025	METROPOLITAN UTILITIES DISTRICT	26871.23	N
1262489	09/18/2025	OMAHA PUBLIC POWER DISTRICT	59534.47	N
1262490	09/18/2025	US BANK NATIONAL ASSOCIATION	37504.16	N
1262491	09/18/2025	VOID	.00	Y
1262492	09/18/2025	VOID	.00	Y
1262493	09/18/2025	VOID	.00	Y
1262494	09/18/2025	VOID	.00	Y
1262495	09/18/2025	VOID	.00	Y
1262496	09/18/2025	VOID	.00	Y
1262497	09/18/2025	VOID	.00	Y
1262498	09/18/2025	VOID	.00	Y
1262499	09/26/2025	ACTIVE NETWORK LLC	101.81	N
1262500	09/26/2025	ADP INC	470764.01	N
1262501	09/26/2025	CORE BANK	358349.62	N
1262502	09/26/2025	MARCO INCORPORATED	165.77	N
1262503	09/26/2025	MISSIONSQUARE RETIREMENT	97925.32	N
1262504	09/26/2025	NE BANK F/K/A FARMERS STATE BANK	114407.53	N
1262505	09/26/2025	NE DEPT OF REVENUE-SALES TAX	91.74	N
1262506	09/26/2025	PITNEY BOWES-EFT POSTAGE	971.00	N
1262507	09/26/2025	U.S. CELLULAR	936.58	N
1262508	09/26/2025	FRATERNAL ORDER OF POLICE	2225.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
1262509	09/26/2025	POLICE & FIREMEN'S INSURANCE	293.13	N
1262510	09/30/2025	ACTIVE NETWORK LLC	101.59	N
1262511	09/30/2025	AMERICAN HERITAGE LIFE INSURANCE CO	314.56	N
1262512	09/30/2025	COLONIAL LIFE & ACCIDENT INS CO	2120.06	N
1262513	09/30/2025	DEARBORN NATIONAL LIFE INSURANCE CO	1333.00	N
1262514	09/30/2025	DEARBORN NATIONAL LIFE INSURANCE CO	7322.79	N
1262515	09/30/2025	LINCOLN NATIONAL LIFE INS CO	8118.29	N
1262516	09/30/2025	METLIFE	1166.14	N
1262517	09/30/2025	UNITED PARCEL SERVICE	14.09	N
1262518	10/07/2025	CENTURY LINK/LUMEN	245.22	N
1262519	10/07/2025	GREAT PLAINS COMMUNICATION	1087.79	N
1262520	10/07/2025	GREATAMERICA FINANCIAL SERVICES	1714.89	N
1262521	10/07/2025	ABM INDUSTRIES, INC	17371.37	N
1262522	10/07/2025	CITY OF PAPILLION - MFO	262773.00	N
1262523	10/07/2025	HEARTLAND NATURAL GAS	453.53	N
1262524	10/07/2025	SHI INTERNATIONAL CORP.	1713.66	N

TOTAL: \$2,496,886.01

APPROVED BY COUNCIL MEMBERS ON:

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 7, 2025 AGENDA**

Subject:	Type:	Submitted By:
SETTING THE PROPERTY TAX LEVY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	MEG HARRIS FINANCE DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared to establish the property tax request for FY26.

FISCAL IMPACT

The proposed tax levy would be \$0.54 cents per \$100 of assessed property valuation. Specifically:

General Fund — \$0.50 per \$100 of assessed property valuation
Bond Fund — \$0.04 per \$100 of assessed property valuation

RECOMMENDATION

Approval.

BACKGROUND

A public hearing on the proposed budget was held August 5, 2025. At the City Council meeting on September 2, 2025, Council directed staff to prepare the notice of budget statement based upon a municipal levy of \$0.54 cents per \$100 of valuation. The General Fund levy of \$0.50 cents is the same as the levy in FY23, FY24 and FY25. The Debt Service Fund levy of \$0.04 cents is the same as the levy in FY23, FY24 and FY25.

In FY26, the owner of a home with a County assessed value of \$222,900 will pay \$1,204 in property taxes or \$100 per month at a zero change over the prior fiscal year.

The County Assessor has notified the City that the tax year 2025 taxable value in La Vista is \$2,511,621,618 with new growth of \$25,215,897.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA
SETTING THE CITY'S PROPERTY TAX REQUEST FOR THE FISCAL YEAR 2025-2026.

WHEREAS, Nebraska Revised Statutes (NRS) provide that, after a joint public hearing is held in which the City participates and notice of such hearing is provided in compliance with NRS subsection 77-1633(3), the Governing Body of the City of La Vista may pass a resolution in compliance with NRS subsection NRS 77-1633(4) setting the City's property tax request including an increase in excess of the allowable growth percentage; and

WHEREAS, notice was provided, and the joint public hearing was held in which the City participated in accordance with NRS section 77-1633.

NOW THEREFORE, the Governing Body of the City of La Vista, resolves that:

1. The 2025 – 2026 property tax request be set at \$13,562,756.00.
2. The total assessed value of property differs from last year's total assessed value by 4.5%.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$.5169 per \$100 of assessed value.
4. The City of La Vista proposes to adopt a property tax request that will cause its tax rate to be \$.54 per \$100 of assessed value; and
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of La Vista will exceed last year's by 9.6%.
6. A copy of this resolution, with the record vote of the Governing Body in passing it included below, be certified and forwarded to the Sarpy County Clerk on or before October 15, 2025.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Mayor and City council of the City of La Vista Nebraska that the property tax to be distributed as follows:

General Fund - \$12,558,108.00 (\$0.50 per \$100 of assessed valuation)

Bond Fund - \$1,004,648.00 (\$0.04 per \$100 of assessed valuation)

A copy of this resolution and other required documents shall be certified and forwarded to the County Clerk and as otherwise required in accordance with applicable law.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record below the record vote of the Governing Body in passing this Resolution, which record vote shall be incorporated into this Resolution by reference.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

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 LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of
7710 Greenleaf Drive \$250.00
were notified that the property needed to be mowed, trimmed and trees removed,
as they were in violation of the City Municipal Code, Section 133.01, or the City
would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to mow, trim and remove trees
from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they have not
been paid, and

WHEREAS, the City may file a Special Assessment for Improvements against property for
which a City bill for services has not been paid.

NOW THEREFORE BE IT RESOLVED, that the La Vista City Clerk is hereby authorized to file
with the Sarpy County Treasurer Special Assessments for Improvements in the
amount and against the property specified above, located within Sarpy County,
La Vista, Nebraska.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



August 21, 2025

Theresa Trumbula
7710 Greenleaf Dr
La Vista, NE 68128

Dear Theresa Trumbula;

On June 24, 2025, the property at 7710 Greenleaf Dr in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 133.01, and notification was made to correct the violations by July 14, 2025 or the city would correct it at the expense of the property owner. On July 27, 2025, Salvation Lawn Service mowed, trimmed and removed trees from the property. The cost of \$250.00 was incurred by the City for mowing, trimming and tree removal.

Please remit \$250.00, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on October 7, 2025, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachel D. Carl", is written over a light blue horizontal line.

Rachel D. Carl, CMC
City Clerk

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

Abatement at 7710 Greenleaf Dr

On

July 25, 2025



Date: 06-27-2025

Theresa Trumbula
7710 Greenleaf Dr
La Vista, NE 68128

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has a two-mile ETJ authority) is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. An investigation is being conducted at your property (**7710 Greenleaf Dr.**) This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

133.01: The owner or occupant of any lot of ground within the city... shall keep the lot or piece of ground free of any excessive growth of weeds, grasses, or worthless vegetation. Excessive growth shall include, without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.

The attached sheet categorizes your violation(s) provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violations are required to be eliminated on or before **07-14-2025**.

Please contact the Code Enforcement Office at (402) 331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. with any questions. Please leave a voicemail with your address, a return phone number and the best date and time to contact you is necessary.

The City of La Vista hopes you will work with us to maintain a positive community environment. If this violation is not corrected, the violation will be abated and will be forwarded to the City Legal Department and other necessary agencies for possible Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office
La Vista Police Department
7701 South 96th Street
La Vista NE 68123

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

Community Development
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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

RN#: 28-7674 Date: 6.10.25 RV Date: 6.24.25

Location 7710 Greenleaf Dr

Violation 133.01

Time to Comply —

Description Tell pass

Follow-up Officer Halt

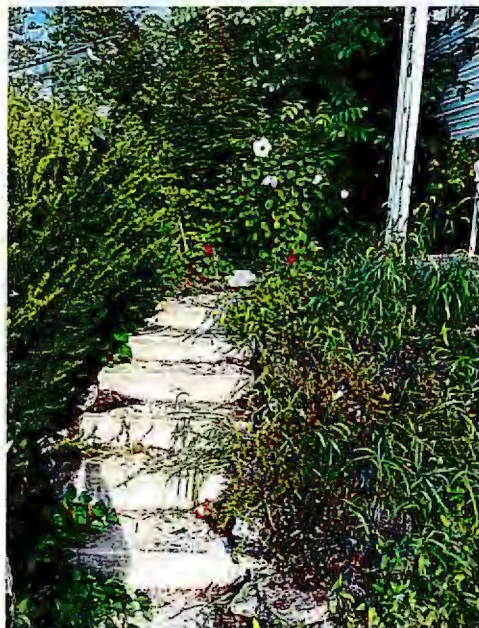
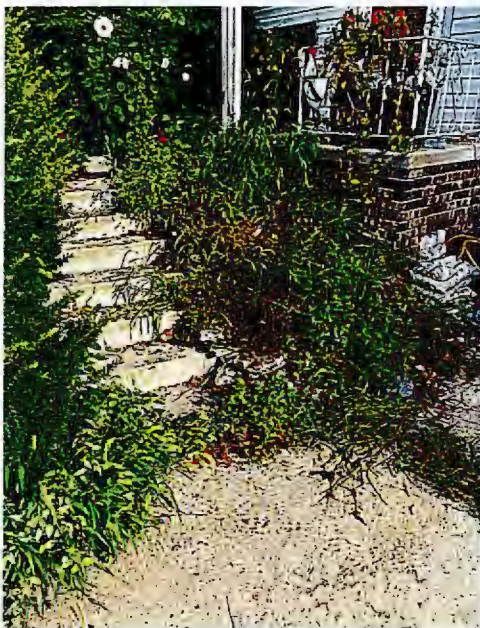
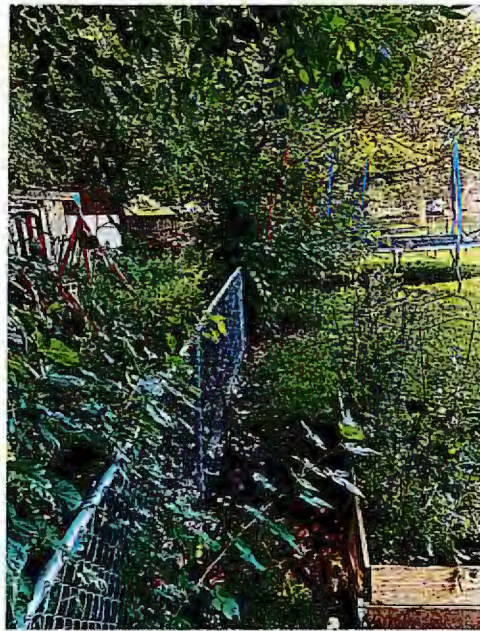
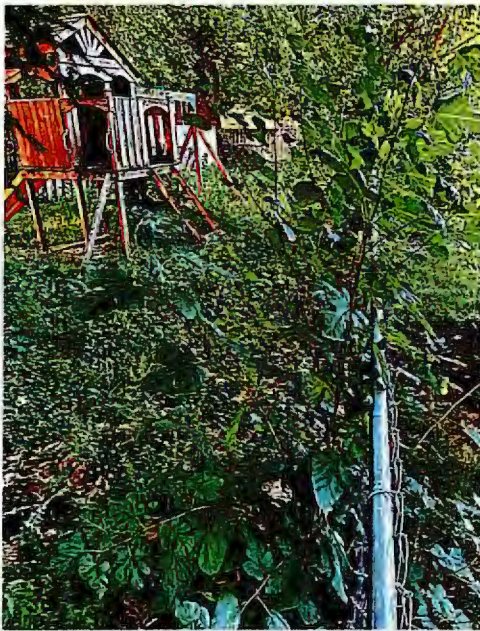
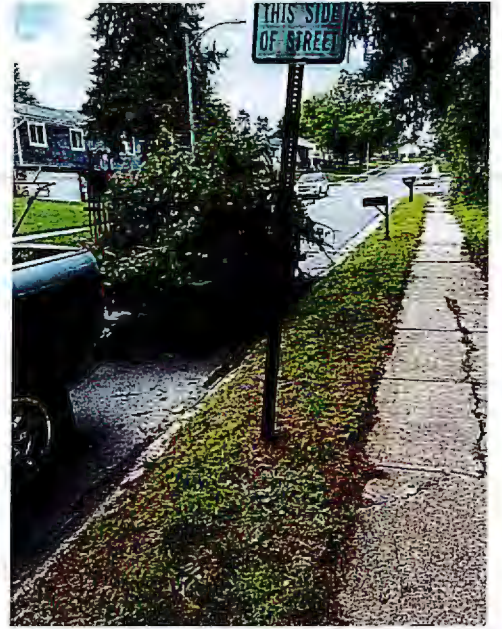
133.01 Stagnant Water, Grass, Weeds

(A) Lots or pieces of ground within the city or within the city's extraterritorial zoning jurisdiction shall be drained or filled so as to prevent stagnant water or any other nuisance accumulating thereon.

(B) The owner or occupant of any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction shall keep the lot or piece of ground and the adjoining streets and alleys free of any excessive growth of weeds, grasses, or worthless vegetation. **EXCESSIVE GROWTH for purposes of this section shall include without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.**

(C) The throwing, depositing, or accumulation of litter on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction is prohibited, except that grass, leaves, and worthless vegetation may be used as a ground mulch or in a compost pile.

(D) It is hereby declared to be a nuisance to permit or maintain any excessive growth of weeds, grasses, or worthless vegetation on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction or on the adjoining streets or alleys or to litter or cause litter to be deposited or remain thereon except in proper receptacles.







Salvation Lawn Service LLC

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice

114

Invoice Date

07/27/2025

Description

Amount

7710 Greenleaf dr
LaVista NE

250.00

mow, trim, remove trees, dump removal.

Invoice Total

\$250.00

Check ^{to be} mailed to:

Salvation Lawn Service. LLC

5804 Reed St

Omaha NE 68152

0314
22. ~~0314~~
JA

Terms & Conditions

Pay within 15 days



RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of
14003 Barretts Drive \$300.00
were notified that the property needed to be mowed and trimmed, as they were in violation of the City Municipal Code, Section 133.01, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to mow and trim the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they have not been paid, and

WHEREAS, the City may file a Special Assessment for Improvements against property for which a City bill for services has not been paid.

NOW THEREFORE BE IT RESOLVED, that the La Vista City Clerk is hereby authorized to file with the Sarpy County Treasurer Special Assessments for Improvements in the amount and against the property specified above, located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



August 21, 2025

Patricia Wentz
14003 Barretts Dr
La Vista, NE 68138

Dear Patricia Wentz;

On May 16, 2025, the property at 14003 Barretts Dr in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 133.01, and notification was made to correct the violations by June 6, 2025 or the city would correct it at the expense of the property owner. On July 27, 2025, Salvation Lawn Service mowed and trimmed the property. The cost of \$300.00 was incurred by the City for mowing and trimming.

Please remit \$300.00, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on October 7, 2025, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Rachel D. Carl, CMC
City Clerk

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.
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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

Abatement at 14003 Barretts Dr

On

July 24, 2025

RN# 25-5689 Date: 5.1.25 RV Date: 5.14.25

Location ~~13927 655 6m~~ 14003 ^{Barrett} Dr

Violation 13301

Time to Comply —

Description Tell them / needs

Follow-up Officer Hall (B)

Date: 05-16-2025

Patricia Wentz
14003 Barretts Dr
Omaha, NE 68138

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has two-mile ETJ authority) is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. An investigation is being conducted at your property (**14003 Barretts Dr.**). This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

133.01: The owner or occupant of any lot of ground within the city... shall keep the lot or piece of ground free of any excessive growth of weeds, grasses, or worthless vegetation. Excessive growth shall include without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.

The attached sheet categorizes your violation(s) are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violation(s) are required to be eliminated on or before **06-06-2025**.

Please contact Code Enforcement Office at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. with any questions. Please leave a voicemail with your address, a return phone number and best date and time to contact you is necessary.

The City of La Vista hope's you will work with us to maintain a positive community environment. If this violation is not corrected, this matter will be forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office
La Vista Police Department
7701 South 96th Street
La Vista NE 68123

133.01 Stagnant Water, Grass, Weeds

(A) Lots or pieces of ground within the city or within the city's extraterritorial zoning jurisdiction shall be drained or filled so as to prevent stagnant water or any other nuisance accumulating thereon.

(B) The owner or occupant of any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction shall keep the lot or piece of ground and the adjoining streets and alleys free of any excessive growth of weeds, grasses, or worthless vegetation. **EXCESSIVE GROWTH for purposes of this section shall include without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.**

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(D) It is hereby declared to be a nuisance to permit or maintain any excessive growth of weeds, grasses, or worthless vegetation on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction or on the adjoining streets or alleys or to litter or cause litter to be deposited or remain thereon except in proper receptacles.



Salvation Lawn Service LLC

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice

112

Invoice Date

07/27/2025

Description

Amount

14003 Barretts DR
LaVista NE

300.00

Mow tall, long wet grass, trim and blow sidewalks and driveways.

Invoice Total

\$300.00

check^{to be} mailed to:
Salvation Lawn Services LLC
5804 Reed St
Omaha NE 68152

72.0314
JA

Terms & Conditions

Pay within 15 days





**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 7, 2025 AGENDA**

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT CONTRACTOR SOLUTIONS OF NEBRASKA EQUIPMENT RENTAL & OUTDOOR STORAGE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSOCIATE CITY PLANNER

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for Council to consider an application for a Conditional Use Permit for Contractor Solutions of Nebraska, LLC to allow for the operation of an equipment rental facility with outdoor storage located on Lot 8, Crossroads Addition and Tax Lot 10B Ex ROW 21-14-12.

FISCAL IMPACT

None.

RECOMMENDATION

Approval of the Conditional Use Permit for Contractor Solutions of Nebraska, LLC.

BACKGROUND

Equipment rental and outdoor storage are permitted with approval of a Conditional Use Permit in the I-2 Heavy Industrial Zoning District, per Section 5.14.03 of the La Vista Zoning Ordinance.

Contractor Solutions of Nebraska, LLC moved into the site located at 9229 S. 97th Street and began operating an equipment rental facility with outdoor storage. Contractor Solutions and the property owner, Simplexity, LLC, were not aware of the requirement to obtain a conditional use permit to allow for these uses. The tenant and property owner were notified of the CUP requirement and have been working with city staff to apply for this Conditional Use Permit, and to plan for improvements to bring the site into compliance. Conditions of this proposed CUP include paving portions of the site to reduce the likelihood of dust and track-out of gravel and dirt into public roadways, and the placement of screening in the fencing along 96th Street.

The Planning Commission held a public hearing on September 18, 2025, and voted 6-0 to recommend approval of the Conditional Use Permit for Contractor Solutions of Nebraska, LLC for the operation of an equipment rental facility with outdoor storage as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

A detailed staff report is attached.

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 CONTRACTOR SOLUTIONS OF NEBRASKA, LLC TO ALLOW FOR THE OPERATION OF AN EQUIPMENT RENTAL FACILITY WITH OUTDOOR STORAGE ON LOT 8 CROSSROADS ADDITION AND TAX LOT 10B EX ROW 21-14-12.

WHEREAS, Contractor Solutions of Nebraska, LLC has applied for a Conditional Use Permit to allow for the operation of an equipment rental facility with outdoor storage on Lot 8 Crossroads Addition and Tax Lot 10B EX ROW 21-14-12; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a 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 Contractor Solutions of Nebraska, LLC to allow for the operation of an equipment rental facility with outdoor storage on Lot 8 Crossroads Addition and Tax Lot 10B EX ROW 21-14-12.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



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

CASE NUMBERS: PCUP25-0004

FOR HEARING ON: OCTOBER 7, 2025

REPORT PREPARED ON: SEPTEMBER 25, 2025

I. GENERAL INFORMATION

- A. APPLICANT:**
Contractor Solutions of Nebraska
Attn: Dave Hehr
9229 S. 97th Street
La Vista, NE 68128
- B. PROPERTY OWNER:**
Simplexity, LLC
Attn: Paul Randazzo
20927 Buckskin Trail
Elkhorn, NE 68022
- C. LOCATION:** Parcels #010762450 & #010462805, located south of Hupp Drive between S. 97th Street and S. 96th Street in the Crossroads Addition industrial subdivision.
- D. LEGAL DESCRIPTION:** Lot 8 Crossroads Addition and Tax Lot 10B EX ROW 21-14-12.
- E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit to allow for the operation of an equipment rental facility with outdoor storage.
- F. EXISTING ZONING AND LAND USE:** The properties are currently zoned I-2 Heavy Industrial and Gateway Corridor Overlay District. Lot 8 Crossroads Addition has a 5,000 square foot existing building and most the remaining area on the lots is covered with gravel. The property is designated in the Future Land Use Map of the Comprehensive Plan for industrial development.
- G. PURPOSE OF REQUEST:** To allow for the operation of Contractor Solutions, a business which engages in the rental and limited sales of equipment for underground construction and shoring operations. Contractor Solutions is also seeking to utilize space on the properties for outdoor storage, with which they are proposing to pave and screen certain areas.
- H. SIZE OF SITE:** 90,792 square feet (2.08 acres).

II. BACKGROUND INFORMATION

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

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Industrial	I-2 Heavy Industrial with a Gateway Corridor District Overlay	Utility Equipment's industrial facility
East	Low Density Residential (Papillion's Jurisdiction)	R-1 Single-Family Zoning District (Papillion's Jurisdiction)	Hunters Ridge Neighborhood
South	Industrial	I-2 Heavy Industrial with a Gateway Corridor District Overlay	Wickoff Color industrial building/Crossroads Addition Industrial Park
West	Industrial	I-2 Heavy Industrial	Industrial building/Crossroads Addition Industrial Park

C. RELEVANT CASE HISTORY:

1. Since the adoption of the current zoning ordinance in 2001, the equipment rental and outdoor storage uses require a conditional use permit in the I-2 Heavy Industrial Zoning District. The subject properties have been utilized for these land uses in the past and were considered non-conforming. Earlier this year, the previous tenant vacated the site and Contractor Solutions moved in. Once the old user vacated the site, any new users would need to comply with the zoning ordinance and would need to obtain a conditional use permit for the equipment rental and outdoor storage uses.
2. The owner of the properties and the owner of Contractor Solutions were not aware of the conditional use permit requirement until around the time that they were moving into the site, when they were notified by the City of the need to bring the site into compliance. Since that notification, the property owner and applicant have communicated regularly with city staff and have submitted their application in attempts to come into compliance.

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – Heavy Industrial

2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits.

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for industrial development. This proposal is consistent with the comprehensive plan.
- B. OTHER PLANS:** N/A.
- C. TRAFFIC AND ACCESS:**
 1. The property currently has two access driveways, one off of S. 96th Street and the other from S. 97th Street.
 2. As 96th Street is an arterial corridor with significant traffic, site trips and dispersion from the site will be monitored, and access to 96th Street may be required to be altered to provide safe and efficient traffic operations should congestion, stacking and/or other safety concerns occur out onto 96th Street.
- D. UTILITIES:**
 1. The property has access to all necessary utilities.
- E. PARKING REQUIREMENTS:**
 1. Per the La Vista Zoning Ordinance Section 7.06, the minimum number of provided off-street parking stalls for equipment rental and sales shall be one (1) space per 500 square feet of gross floor area, equating to a requirement from the zoning ordinance for 10 off-street parking stalls. The property currently has sufficient capacity on existing paved surfaces to exceed the required minimum off-street parking stalls, and will have even more parking capacity once the proposed paving is complete.
 2. No on-street parking will be allowed on adjacent S. 96th Street, S. 97th Street, or Hupp Drive.

IV. REVIEW COMMENTS:

- A.** In association with the request for outdoor storage of equipment and inventory, the applicant will be required to pave areas on the lot to prevent dust and dirt/gravel track-out onto public roadways. Prior to paving activity on the properties, the applicant is required to submit a drainage study and obtain a building permit.

- B. The site will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- C. The applicant will be required to install a screening material in the fence along S. 96th Street to reduce the visual impact from the operations on-site to the residential neighborhood to the east.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit for Lot 8 Crossroads Addition and Tax Lot 10B Ex RO 21-14-12 for equipment rental and outdoor storage, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:

The Planning Commission held a public hearing on September 18, 2025 and voted 6-0 to recommend approval of the Conditional Use Permit for Lot 8 Crossroads Addition and Tax Lot 10B Ex RO 21-14-12 for equipment rental and outdoor storage, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

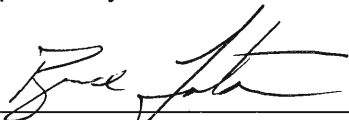
- A. Vicinity Map
- B. Review & Response Letters
- C. Draft Conditional Use Permit
 - a. Operating Statement
 - b. Site Plan

VIII. COPIES OF REPORT SENT TO:

- A. Dave Hehr, Contractor Solutions of Nebraska
- B. Paul Randazzo, Simplexity, LLC
- C. Public Upon Request



Prepared by: Senior Planner



Community Development Director

9/29/25
Date



Contractor Solutions CUP - Vicinity Map



Legend

- Property Lines
- CUP Boundary





September 2, 2025

Contractor Solutions of Nebraska
Attn: Dave Hehr
9229 S. 97th Street
La Vista, NE 68128

RE: Outdoor Storage & Equipment Rental Conditional Use Permit
– 9229 S. 97th Street - Initial Review Letter

Mr. Hehr,

Thank you for your submittal of the above referenced Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal and have provided the following initial comments:

1. Pertaining to Sections 6.05.01 and 6.05.02 of the La Vista Zoning Ordinance, and the paving proposed for portions of the two (2) lots with concrete paving, prior to placement of paving, engineered design drawings will be required to understand the paving extents, grading and drainage, and potentially other site characteristics to ensure the proposed improvements are within conformance of City zoning, planning and municipal code requirements.
2. Per Section 6.05.04, a drainage study consistent with the Omaha Regional Stormwater Design Manual (ORSMD), and a Post Construction Stormwater Management Plan (SCSMP) will be required prior to the issuance of a building permit.
3. Per Section 6.05.04, dependent on extents of grading, a Stormwater Pollution Prevention Plan (SWPPP) may be required if disturbed areas exceed 1.0 acres in size.
4. Per the Operations Plan, it appears you intend to do light vehicle maintenance within the existing building. Pertaining to Section 6.05.04, all materials will need to be disposed of properly (e.g. waste oils, coolants, etc.) and any maintenance work completed outside of the building will need to be done in a manner that is in conformance with stormwater regulations, with adequate spill prevention and/or safety measures in place.

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

5. Regarding Section 6.05.04, the Operations Plan does not estimate the amount of customer traffic the business is expecting to and from the site. As 96th Street is an arterial corridor with significant traffic, site trips to and/or dispersion from the site will be monitored and access to 96th Street may be required to be altered in order to provide for safe and efficient traffic operations should congestion, stacking and/or other safety concerns occur out onto 96th Street.
6. Pertaining to Section 6.05, if areas of the site that are not being paved result in dusty conditions or track out of gravel or dirt into public right of way due to the storage of materials and movement of vehicles or equipment over such areas, those areas will be required to be paved.
7. Per Section 7.17 of the La Vista Zoning Ordinance pertaining to landscaping requirements that kick in with any new construction and development activity including the pavement of parking lots, there is a requirement for the planning of 1 tree per 40 feet of lineal street frontage. This equates to 7 trees being planted along the 96th Street frontage, and 7 trees along the S. 97th Street frontage. If several trees need to be clustered closer together as to not impact the site entrances, that is acceptable. Attached is an exhibit from the Gateway Corridor Design Guidelines listing the options for approved tree species in this area. There is a requirement to plant at least one deciduous tree species and one coniferous tree species, but the number of each and the specific species from the approved list are your decision.
8. Section 7.17 also dictates that a 15-foot landscaping buffer is required from the property line along the street frontages (east and west property lines), and that a 10-foot landscaping buffer is required on side yards abutting a residential district (north property line). We understand that this landscaping buffer will not be present at the driveway entrances. Please confirm that these landscaping buffers will be present and unpaved, and please update the site plan to include such buffers and approximate tree locations.
9. Staff will create a draft of the Conditional Use Permit to be shared with you in the near future.

Please confirm that you acknowledge each of the above comments, and please submit the revised site plan by next Wednesday, September 10th in order for your application to remain on the schedule to be reviewed by the Planning Commission on Thursday, September 18th at 6:30pm. Please plan to be in attendance at that meeting in order to answer any questions that they may have. The next City Council meeting following the Planning Commission review is scheduled for October 7th. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,



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

CC Paul Randazzo, Property Owner
 Patrick Sullivan, Adams & Sullivan
 Christopher Solberg, Deputy Community Development Director
 Bruce Fountain, Community Development Director

Enclosure.

Plant Materials

When selecting plant materials for areas adjacent to primary corridors, a majority of the specified materials must be from the species allowed by the Design Guidelines below. Plant material sizing as indicated is to ensure immediate impact on the quality and character of the overall project. Designs and planting details shall be provided by a Registered Landscape Architect and include 60 days of maintenance by the installer with a year warranty minimum.

DECIDUOUS TREES

Min. Size
2.5" cal

Downy Serviceberry/Amelanchier arborea – clump form
Prairie Pride hackberry/Celtis occidentalis ‘Prairie Pride’
Freeman Maple “Marmo”/ Acer saccharinum
Burgundy Belle Red Maple/ Acer rubrum
Norway Maple/ Acer platanoides
Halka Honeylocust/ Gleditsia triacanthos var. inermis “Halka”
Prairifire Crab/Malus ‘Prairifire’
Swamp White Oak/Quercus bicolor
Glenleven Littleleaf Linden/Tilia x flavescens ‘Glenleven’
River Birch/Betula Nigra
Heritage Oak/ Quercus virginiana
Chinquapin Oak/ Quercus muehlenbergii
Kentucky Coffee/ Gymnocladus dioicus espresso
Adams Crab/ Malus ‘Adams’
Snowdrift Crab/ Malus ‘Snowdrift’
Greenspire/ Tilia cordata
Red Maple/ Acer rubrum

CONIFEROUS TREES

6' tall

Colorado Spruce/Picea pungens
Vanderwolf Pine/ Pinus flexilis ‘Vanderwolf’s’
Bosnian Pine/ Pinus heldreichii
Black Hills Spruce/ Picea glauca

Cale Brodersen

From: Paul Randazzo <paulrandazzo@yahoo.com>
Sent: Wednesday, September 10, 2025 3:20 PM
To: Cale Brodersen
Subject: [EXT]Re: Initial Review Letter - Contractor Solutions Conditional Use Permit - 9229 S. 97th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Cale,

Thank you for your return phone call. I acknowledge that numbers 1 through 6, and number 9 on your letter. As we discussed on our phone conversation, numbers 7 and 8 are not applicable, due to that we are not enlarging the parking area.

Thank you,
Paul Randazzo
402-598-5979

On Wednesday, September 3, 2025 at 10:47:35 AM CDT, Cale Brodersen <cbrodersen@cityoflavista.org> wrote:

Good morning Paul and Dave,

We have reviewed your application for a conditional use permit for equipment rental and outdoor storage at the property located at 9229 S. 97th Street. Please find attached the initial review letter noting several comments. We are amenable to the roller compacted concrete as proposed for your paving solution. Please note there are just a few minor changes needed to the site plan pertaining to the landscaping buffers and tree plantings on the property. If you are able to have those changes completed and site plan resubmitted by next Wednesday at the end of the day, we will be able to keep this item on the Planning Commission agenda for September 18th. Please let me know if you have any questions about the contents of the letter or the process moving forward. I am happy to talk through each of the comments on this letter if you would like to give me a call. Thank you,

Cale Brodersen, AICP

City of La Vista | Associate City Planner

402.593.6400 (Office)

402.593.6405 (Direct)

8116 Park View Blvd. | La Vista, NE 68128

City of La Vista Conditional Use Permit

Conditional Use Permit for Equipment Rental & Outdoor Storage for Contractor Solutions of Nebraska

This Conditional Use Permit issued this 7th day of October, 2025, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to Contractor Solutions of Nebraska, LLC (Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to operate a business that offers equipment rental and limited sales with an outdoor storage area upon the following described tracts of land within the City of La Vista zoning jurisdiction:

Lot 8 Crossroads Addition and Tax Lot 10B EX ROW 21-14-12, located in the SE ¼ Section 21, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 9229 S. 97th Street, La Vista, NE 68128.

WHEREAS, Owner has applied for a conditional use permit for the purpose of renting construction equipment and for storing such equipment and 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 areas designated on Exhibit “B” hereto for equipment rental and sales, and 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 Plan showing the property boundaries of the tract of land, the existing structure, access points and drives, and proposed total paved areas for storage, and grass areas has been provided to the City and is attached to the permit as “Exhibit B”. The Property shall be developed and maintained in accordance with the Site Plan, as approved by the City and incorporated herein by this reference. Any modifications to the Site Plan must be submitted to the Community Development Director for such approval as the Community Development Director determines necessary or appropriate.
 - c. A security fence with a minimum height of six feet has been constructed around the outdoor storage area. Screening materials shall be approved by the Community Development Director and installed

- in the fence along the eastern property line boundary to provide screening from the site to S. 96th Street. The fence and related slats/screening material shall be maintained in good repair by the property owner or business owner.
- d. No parking related to this business shall be permitted on 97th Street, Hupp Drive, or 96th Street.
 - e. As 96th Street is an arterial corridor with significant traffic, site trips and dispersion from the site will be monitored, and access to 96th Street may be required to be altered to provide safe and efficient traffic operations should congestion, stacking and/or other safety concerns occur out onto 96th Street, as determined and instructed by the City Engineer.
 - f. If areas of the site that are not being paved result in dusty conditions or track out of gravel or dirt into public right of way due to the storage of materials and movement of vehicles or equipment over such areas, those areas will be required to be paved. Should any track out of gravel or dirt occur, or dusty conditions be caused, the Owner must take any and all necessary measures to remediate and clean up such track out or dust in a timely manner.
 - g. Prior to the placement of paving, engineered design drawings are required to understand the paving extents, grading and drainage, and potentially other site characteristics to ensure the proposed improvements are within conformance of City zoning, planning and municipal code requirements.
 - h. 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.
 - i. 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.
 - j. 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.
 - k. 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: Dave Hehr
Contractor Solutions of Nebraska, LLC
9229 S. 97th Street
La Vista, NE 68128

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, CMC
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



Exhibit A

2140 21st ST NW - Altoona, IA 50009 (Des Moines, IA)
PH 515-265-7368 (RENT) FAX 515-265-9944

WWW.CS-SHORING.COM

August 14, 2025

Contractor Solutions is a rental and sales company that specializes in products for the underground construction industry. These products range from shoring equipment to dewatering pumps to towable generators/air compressors

Currently at the 9229 S 97th St – La Vista, NE location, we have 3 full time employees that site: Front desk/inside sales, 1 CDL Driver, 1 Yard Worker. And we also have 1 Outside Sales person who only reports there about 25% of the time.

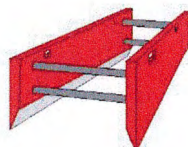
Most of our business activity is done through deliveries to our customer's job sites. We do have a small percent of customer who come in and pick up equipment.

Our building is primarily used for storage of rental equipment. Minimal equipment service is done on site with the exception of normal preventative maintenance on some of our towable equipment.

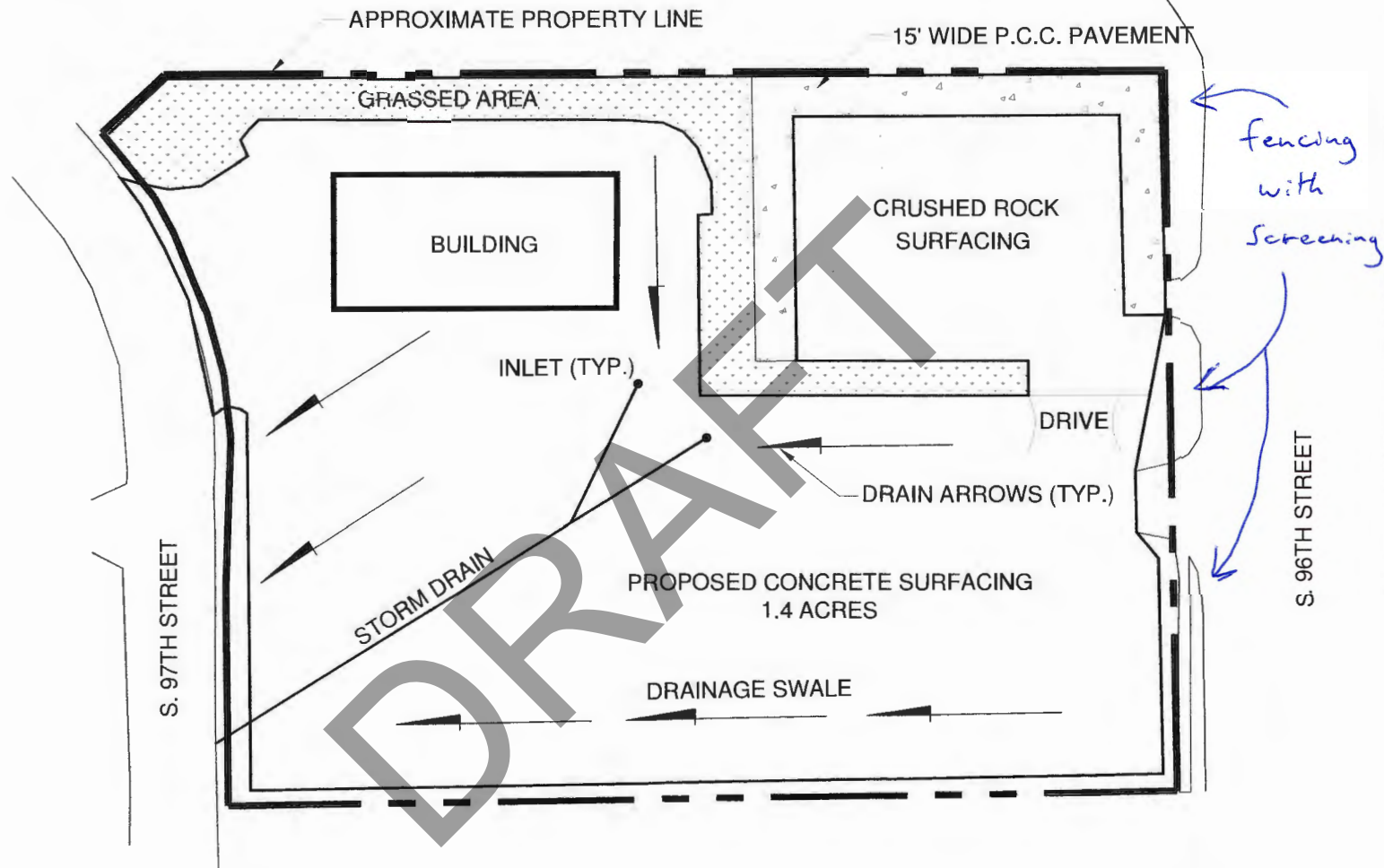
Our hours of operation are Monday-Friday, 7:00-5:00.

Matt Kelly

Regional Sales Manager



Iowa's Largest Locally Owned Trench Shoring Distributor w/ over 50 boxes in Stock!!



CONTRACTOR SOLUTIONS

SCALE: 1"=20'
0' 10' 20' 40'



SHEET NO. 1 of 1	DATE	SCALE	PROJECT NO.	FILE NO.
CONTRACTOR SOLUTIONS TRENCH SHORING				
SITE LAYOUT LAVISTA, NE				
<div> <div>CA 329</div> <div>  <div> <div>Civil Solutions, Inc.</div> <div>16439 BRIAR STREET</div> <div>OMAHA, NE 68136</div> <div>402-895-5633</div> </div> </div> </div>				

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 10, 2025 AGENDA**

Subject:	Type:	Submitted By:
AMEND MASTER FEE ORDINANCE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	RACHEL CARL CITY CLERK

SYNOPSIS

An ordinance has been prepared to amend the Master Fee Ordinance to include the occupation license rate for Restaurants and Drinking Places, and drive-in eating establishments and restore the missing text from the category title.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

During a previous update of the Master Fee Ordinance, a portion of the “Restaurants and Drinking Places, and drive-in eating establishments” title and occupation tax rate were inadvertently omitted. This ordinance restores the text missing from the category title and the rate of occupation tax.

ORDINANCE NO. 1558

AN ORDINANCE TO AMEND ORDINANCE NO. 15531558, 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	\$100.00

(late fee or no-show fee)	
Inspection Fees:	
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	\$100.00 per unit
(no show or additional follow up inspection)	
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
Refund Policy	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	\$ 50 plus \$10/day
(includes tents, greenhouses, event structures)	
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
Inspection	\$25.00

Foster Care Homes:

Liquor Establishments:

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
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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)
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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
<u>PACE PROGRAM</u>	
Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500
<u>ZONING FEES</u>	
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 E Liquor License Holder	\$600
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 CE Liquor License Holder	\$1200
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 machines)	\$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 st 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 \$ 20/year/machine +Service Provider Fee of &75.00 for business outside the City that provides machines for local businesses

Nurseries, greenhouses, landscaping businesses, and tree trimmers \$75

Nursing homes, assisted living, hospitals and retirement homes \$5 per bed

Pawnbrokers \$1.00/pawnbroker transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year

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, and drive-in eating establishments \$ 50 (5 employees or less)
\$100 (more than 5 employees)
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.

Telecommunication Companies 4% of gross receipts

(includes land lines, wireless, cellular, and mobile)
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

CONVENIENCE FEES

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 ≤
\$60,000

All Other Payments

Credit Cards 3% of transaction with \$2
minimum transaction
E-Checks \$3 for transactions ≤ \$10,000
\$10 for transactions >
\$10,000

OTHER FEES

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	\$10 + Boarding Costs
MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES	
Election Filing Fee	1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000
Handicap Parking Permit Application Fee	\$ Currently Not Charging Per
State	
Natural Gas Franchisee Rate Filing Fee	Per Agreement
(For rate changes not associated w/the cost of purchased gas.)	
Open Burning Permit	\$ 10
Parking Fees	
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

Event Parking	
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.)	
Parking Ticket Fees	
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)
Pawnbroker Permit Fees:	
Initial	\$150
Annual Renewal	\$100
Pet Store License	\$ 50 (In addition to Occ. License)
Kennel or Cattery License	\$100
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	
Golf Car Registration Fee	\$100
Special City Events –Vendor Booth & Food Truck Fees	
10x10 booth or truck size	\$ 25
20x10 booth or truck size	\$ 45
30x10 booth or truck size	\$ 60
<u>PUBLIC RECORDS</u>	
Records Request – Resident	\$0.25 per copy (may be subject to additional costs after 8 hours as allowed by State Statute). Staff rate is \$15.00/Half Hour (after 8 hours) + Copy Costs* (May be subject to deposit)
Records Request – Non-Resident	\$0.25 per copy (plus staff salary & benefits and attorney fees as allowed by State Statute). Staff rate is \$15.00/Half Hour + 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 1st 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
Lift Assist Fee	\$ 400

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	\$10.00
(*La Vista Employee will receive Resident Rate)	

	Resident*	Non-Resident	Business Groups	Non-Proft
Clubhouse	\$ 75/Hour	\$ 100/Hour	\$ 150/Hour	\$ 60/Hour
	\$ 450/Full Day	\$ 500/Full Day	\$ 550/Full Day	\$ 425/Full
Day				
Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100
Community Center				
	Resident*	Non-Resident	Business Groups	Non-Profit
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/ 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

	<u>Contractor</u>	<u>City</u>
	75%	25%
Contract Instructor Does Registration and Collects Fees		
Fields		Non-
Profit		
Tournament Fees	\$ 30/Team/Tournament	\$
10/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		\$100/Event		
	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business</u>	<u>Non-Profit</u>
Park Shelters	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours	\$ 12/3
Hours				

Swimming Pool	<u>Resident*</u>	<u>Non-Resident</u>
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	<u>Resident*</u>	<u>Non-Resident</u>
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 - \$13.49 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 - \$14.47 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 - \$14.47 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.47. 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 \$5.13 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), This will result in a total residential flow charge of \$5.39 per hundred cubic feet (ccf)

Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), This will result in a total commercial flow charge of \$5.36 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:

	Effective1/1/2025	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:

	Effective1/1/2025	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. ~~1553~~1558. Ordinance No. ~~1553-1558~~ as originally approved on ~~July 15~~September 16, 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 ~~16TH~~7TH DAY OF ~~SEPTEMBER~~OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

ORDINANCE NO.

AN ORDINANCE TO AMEND ORDINANCE NO. 1558, 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
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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	\$100.00

(late fee or no-show fee)	
Inspection Fees:	
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	\$100.00 per unit
(no show or additional follow up inspection)	
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
Refund Policy	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	\$ 50 plus \$10/day
(includes tents, greenhouses, event structures)	
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
Inspection	\$25.00

Foster Care Homes:

Liquor Establishments:

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
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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)
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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
<u>PACE PROGRAM</u>	
Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500
<u>ZONING FEES</u>	
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 E Liquor License Holder	\$600
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 CE Liquor License Holder	\$1200
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 machines)	\$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 st 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 \$ 20/year/machine +Service
Provider Fee of &75.00 for business outside the City that provides machines for local businesses

Nurseries, greenhouses, landscaping businesses,
and tree trimmers \$75
Nursing homes, assisted living, hospitals
and retirement homes \$5 per bed

Pawnbrokers \$1.00/pawnbroker
transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year

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, and drive-in eating establishments \$ 50 (5 employees or less)
\$100 (more than 5 employees)
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.
Telecommunication Companies (includes land lines, wireless, cellular, and mobile)		4% 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
<u>CONVENIENCE FEES</u>		
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 ≤ \$60,000
All Other Payments		
Credit Cards		3% of transaction with \$2 minimum transaction
E-Checks		\$3 for transactions ≤ \$10,000 \$10 for transactions > \$10,000
<u>OTHER FEES</u>		
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	\$10 + Boarding Costs
MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES	
Election Filing Fee	1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000
Handicap Parking Permit Application Fee	\$ Currently Not Charging Per
State	
Natural Gas Franchisee Rate Filing Fee	Per Agreement
(For rate changes not associated w/the cost of purchased gas.)	
Open Burning Permit	\$ 10
Parking Fees	
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

Event Parking	
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.)	
Parking Ticket Fees	
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)
Pawnbroker Permit Fees:	
Initial	\$150
Annual Renewal	\$100
Pet Store License	\$ 50 (In addition to Occ. License)
Kennel or Cattery License	\$100
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	
Golf Car Registration Fee	\$100
Special City Events –Vendor Booth & Food Truck Fees	
10x10 booth or truck size	\$ 25
20x10 booth or truck size	\$ 45
30x10 booth or truck size	\$ 60
<u>PUBLIC RECORDS</u>	
Records Request – Resident	\$0.25 per copy (may be subject to additional costs after 8 hours as allowed by State Statute). Staff rate is \$15.00/Half Hour (after 8 hours) + Copy Costs* (May be subject to deposit)
Records Request – Non-Resident	\$0.25 per copy (plus staff salary & benefits and attorney fees as allowed by State Statute). Staff rate is \$15.00/Half Hour + 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 1st 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
Lift Assist Fee	\$ 400

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	\$10.00
(*La Vista Employee will receive Resident Rate)	

	Resident*	Non-Resident	Business Groups	Non-Proft
Clubhouse	\$ 75/Hour	\$ 100/Hour	\$ 150/Hour	\$ 60/Hour
	\$ 450/Full Day	\$ 500/Full Day	\$ 550/Full Day	\$ 425/Full
Day				
Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100
Community Center				
	Resident*	Non-Resident	Business Groups	Non-Profit
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/ 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

	<u>Contractor</u>	<u>City</u>
	75%	25%
Contract Instructor Does Registration and Collects Fees		
Fields		Non-
Profit		
Tournament Fees	\$ 30/Team/Tournament	\$
10/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	\$100/Event		
	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business</u>
			<u>Non-Profit</u>
Park Shelters	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours
Hours			\$ 12/3

Swimming Pool	<u>Resident*</u>	<u>Non-Resident</u>
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	<u>Resident*</u>	<u>Non-Resident</u>
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 - \$13.49 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 - \$14.47 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 - \$14.47 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.47. 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 \$5.13 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), This will result in a total residential flow charge of \$5.39 per hundred cubic feet (ccf)

Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), This will result in a total commercial flow charge of \$5.36 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:

	Effective1/1/2025	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:

	Effective1/1/2025	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.1558. Ordinance No. 1558 as originally approved on September 16, 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 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 7, 2025 AGENDA**

Subject:	Type:	Submitted By:
MEMORANDUM OF UNDERSTANDING SARPY COUNTY FORCE INVESTIGATION TEAM	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT COLLETT POLICE SERGEANT

SYNOPSIS

A resolution has been prepared to renew a Memorandum of Understanding between Sarpy County and the cities of La Vista, Bellevue, Papillion and Sarpy County for the continuation of the Sarpy County Force Investigation Team.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

The police department has been part of the Sarpy County Force Investigation Team since its inception in 2021. This resolution is to seek the renewal of the original Memorandum of Understanding between the participating agencies.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE RENEWAL OF A MEMORANDUM OF UNDERSTANDING FOR THE SARPY COUNTY FORCE INVESTIGATION TEAM.

WHEREAS, the La Vista, Bellevue, Papillion Police Departments and the Sarpy County Sheriff's Office seek to increase expertise and transparency in use of force investigations.

WHEREAS, the City of La Vista recognizes the need for a multi-agency response and independent investigations in certain incidents involving a law enforcement officer's use of force.

WHEREAS, the City of La Vista desires to be a member of the Sarpy County Force Investigation Team "SCFIT" for the purpose of carrying out said investigations.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of La Vista, Nebraska, hereby authorize the Mayor to execute the renewal of a Memorandum of Understanding with the City of Bellevue, the City of Papillion and Sarpy County for the Sarpy County Force Investigation Team.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

Memorandum of Understanding
Sarpy County Force Investigation Team

This Memorandum of Understanding (“MOU”) is entered into as of this ____ day of ____, 2025, by and between the undersigned parties (hereafter individually “Party” and collectively “Parties”).

WHEREAS, the Parties and their representative law enforcement agencies:

- I. Recognize the need for a multi-agency response and independent investigations such as, but not limited to:
 - a. Any action used by a sworn law enforcement officer which results in the death or a life-threatening injury of a person during the performance of the officer’s duties.
 - b. Any custodial death of a person in law enforcement or corrections custody.
- II. Understand that investigations of this nature require independence and transparency.
- III. Desire to form the Sarpy County Force Investigation Team “SCFIT” for the purpose of carrying out said investigations.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

- I. Purpose. The Parties shall hereby form SCFIT (also referred to herein as “Team”). The purpose of this MOU is to define the roles and responsibilities of the Parties. This MOU is not intended nor shall it be construed to in any way limit the power and authority granted by Neb. Rev. Stat. § 29-215. To that end, each Agency may individually impose in respect to its own officers such conditions or limitations on the exercise of its statutory law enforcement powers as such Agency may choose and so long as not inconsistent with the terms hereof.
- II. Executive Board.
 - a. The Executive Board (“Board”) consists of the following individuals or their designees: Sarpy County Sheriff, La Vista Chief of Police, Bellevue Chief of Police, and Papillion Chief of Police, and Sarpy County Attorney as ex-officio.
 - b. The Board is responsible for:
 1. Meeting at least three times per year;
 2. Assigning leadership positions to Team members;
 3. Selecting Team members and any leadership positions for the Team;
 4. Establishing policies and procedures for the operation of the Team, which shall include but not be limited to:
 - a. Chain of command and control over responses;
 - b. Process for activation of the Team;
 - c. Expectations for a Team member’s conduct;
 - d. Qualifications for Team members,
 - e. Any other topics deemed appropriate by the Board.
 5. Performing any other functions necessary for the executive oversight, administration, and supervision of the Team.
 - c. Unless otherwise specified herein, decisions of the Board shall be made by majority vote.
 - d. With the exception of the County Attorney as Ex-Officio, each member of the Board has an equal vote in all decisions of the Board.

- III. Policies and Procedures. Policies and procedures approved by the Executive Board shall govern the operation of the Team and shall be published in the SCFIT Manual. In the event of a conflict, Team policies and procedures shall be superseded by law, applicable collective bargaining agreement, and agency policy. The policies and procedures, as amended, are incorporated herein by this reference. The Board reserves the right to amend said manual/policies and procedures by majority vote.
- IV. Employment status. Team members are considered employed by his or her own Agency and shall be considered and held as serving in the regular line-of-duty of the agency that employs the Team member. Thus, equipment, uniform, personnel costs, and related benefits including health insurance, retirement, etc., shall be the responsibility of the employing agency. Internal Affairs Investigations and disciplinary action arising out of a Team Member's conduct, omissions, actions, etc. while serving on the Team shall be handled by Team Member's Agency. Notification or initiation of an investigation will follow the employing agency's policies.
- V. Liability Insurance. The Parties agree to be self-insured or to carry liability insurance written on an "occurrence" basis (as distinguished from "claims made" basis) covering all law enforcement personnel assigned by each Party and insuring against liability for bodily injury, personal injury and property damage, in an amount not less than the maximum liability of such Party under applicable law.
- VI. Dispute Resolution Process. In the event of a dispute arising under this MOU, the matter shall be referred to the Board for resolution. Written notice of the dispute shall be provided to each Board member. The Agencies must meet and attempt to resolve the dispute in a satisfactory manner. This meeting must take place within ten business days after all Board members have been served notice of the dispute. The Board shall issue a written decision within thirty days after the meeting. The content of the written decision shall be approved by a majority of the Board. During the pendency of this process, the Parties and Agencies shall act in good faith to perform their respective duties described herein. No Party or Agency shall institute a formal legal proceeding, file a claim, provide notice of withdraw, etc., until after the Board has issued a written decision.
- VII. Terms of MOU. This MOU shall be effective for an initial term of two years beginning on _____. At the end of the initial two-year term, this MOU shall automatically renew for additional one-year terms ("Renewal Term"). Any party may withdraw from this MOU by providing written notice to the Executive Board. In order to adequately staff future investigations, two-weeks' notice of termination is requested.
- VIII. Mutual Non-Discrimination Clause. In accordance with Neb. Rev. Stat. § 48-1122, each Party agrees that neither it nor any of its subcontractors or agents shall discriminate against any employee or applicant for employment to be employed in the performance of this MOU, with respect to hire, tenure, terms, conditions, or privileges of employment, because of age, color, disability, genetic information, marital status, military status, national origin, pregnancy, race, religion, sex, or any other prohibited basis of discrimination.

- IX. Indemnification/Liability. To the extent permitted by law, each Party (as “indemnitor”) agrees to indemnify, defend, and hold harmless each of the other Parties (as “indemnitee(s)”) from and against any and all claims, losses, liability, costs, or expenses, including reasonable attorney’s fees (hereinafter collectively referred to as “claims”) arising out of bodily injury, including death, or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee(s), are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees, or volunteers. Except that, a Party shall have no liability whatsoever for declining to respond, delaying to respond, or terminating its response to another Party’s request for mutual aid and assistance. These indemnification provisions are not intended to waive a Party’s sovereign immunity. A Party’s liability is governed by and limited to the extent provided by the Nebraska Political Subdivisions Tort Claims Act or other applicable provisions of law.
- X. Notification of Claims and Lawsuits. In the event that a claim or lawsuit is brought against a Party for any matters related to this MOU, it shall be the duty of that Party to notify the other Parties of said claim or lawsuit.
- XI. Sovereign Immunity. Nothing in this MOU shall be construed as an express or implied waiver of the sovereign immunity of any Party in any forum or jurisdiction.
- XII. Notice and Authorized Representatives. Notice, required under this MOU, shall be delivered in writing and shall be effective upon receipt by the authorized representative. Delivery shall be made by certified mail, return receipt requested. For purposes of Notice, following individuals are the authorized representatives of the Parties:

SARPY COUNTY

County Sheriff
Sarpy County Sheriff’s Office
8335 Platteview Road
Papillion, NE 68046

CITY OF LA VISTA

Chief of Police
La Vista Police Department
7701 South 96th Street
La Vista, NE 68128

CITY OF PAPILLION

Chief of Police
Papillion Police Department
1000 East 1st Street
Papillion, NE 68046

CITY OF BELLEVUE

Chief of Police
Bellevue Police Department
1510 Wall Street
Bellevue, NE 68005

- XIII. Drug Free Policy. Parties assure each other that each has established and maintains a drug free workplace policy.
- XIV. New Employee Work Eligibility Status (Neb. Rev. Stat. § 4-114). Each Party is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.
- XV. Public Benefits. With regard to Neb. Rev. Stat. §§ 4-108-113, no Party is an individual or sole proprietorship. Therefore, no Party is subject to the public benefits attestation and related requirements of Neb. Rev. Stat. §§ 4-108–113.
- XVI. Joint Work Product. This MOU is the joint work product of the Parties; accordingly, in the event of any ambiguity, no presumption shall be imposed against or in favor of any Party by reason of document preparation.
- XVII. Authority. Each of the persons signing below warrant and represent that they have the authority to enter into this MOU and to bind the parties hereto.
- XVIII. No Separate Legal Entity. This MOU does not create a separate legal entity under the Interlocal Cooperation Act. For purposes of that Act, this MOU shall be administered jointly by the Parties, in the event of a conflict, the majority decision of the Cooperating Agencies shall govern. This MOU does not contemplate acquiring, holding or disposing of joint property nor does it contemplate the levying or collecting of any tax.
- XIX. Multiple Counterparts. This MOU, involving numerous parties, may be executed in multiple counterparts each of which may bear the signatures of less than all of the parties hereto, and it shall be in full force and effect even if so executed.
- XX. Headings. The section headings appearing in this MOU are inserted only as a matter of convenience, and in no way define or limit the scope of any section.

COUNTY OF SARPY, NEBRASKA,
A Nebraska Political Subdivision

By: _____
Sarpy County Board Chairman

Date: _____

Attest:

~~Deb Houghtaling, County Clerk~~ _____

Approved as to Form:

~~Deputy Sarpy County Attorney~~ _____

CITY OF PAPILLION, NEBRASKA,
A municipal corporation and Nebraska Political Subdivision

By: Mayor

Date: _____

Attest:

~~City Clerk~~_____

Approved as to Form:

~~Papillion City Attorney~~_____

CITY OF LA VISTA, NEBRASKA,

A municipal corporation and Nebraska Political Subdivision

By: Mayor

Date: _____

Attest:

~~City Clerk~~ _____

Approved as to Form:

~~La Vista City Attorney~~ _____

CITY OF BELLEVUE, NEBRASKA,
A municipal corporation and Nebraska Political Subdivision

By: Mayor

Date: _____

Attest:

~~City Clerk~~ _____

Approved as to Form:

~~Bellevue City Attorney~~ _____

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 7, 2025 AGENDA**

Subject:	Type:	Submitted By:
DISCUSSION – PROPOSED AMENDMENTS TO THE SOUTHPORT WEST DESIGN GUIDELINES	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	CHRIS SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

Proposed amendments to the Southport West Design Guidelines are being presented for discussion only. No vote is required at this time.

FISCAL IMPACT

There is no fiscal impact associated with this discussion.

RECOMMENDATION

No staff recommendation is required.

BACKGROUND

The Southport West area was originally intended to develop as a regional retail and office destination, and as such, the existing design guidelines were drafted with only commercial buildings in mind. However, in 2022, with the adoption of the City's new Future Land Use Plan, a portion of Southport West was designated as Urban Commercial, which would allow mixed-use development, which may include multi-family housing as part of a larger commercial-type development. In order to consider the possibility of allowing for various types of multi-family residential as part of a mixed-use development, amendments need to be made on the front-end of the approval process to the Southport West PUD Ordinance and the Southport West Design Guidelines adopted therein.

In consideration of this, staff has drafted proposed amendments to the Southport West Design Guidelines to address the construction of multi-family residential buildings specifically. The proposed amendments were presented to the Planning Commission for discussion on September 18, 2025. No changes to the proposed amendments were recommended.

If the proposed amendments move forward, the amended Southport West Design Guidelines will be presented again to the Planning Commission and City Council as part of an amendment to the Southport West PUD Ordinance. At that time, a public hearing and a recommendation from the Planning Commission and City Council will be required as part of the PUD ordinance amendment process.

**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

**Southport West Development
La Vista, Nebraska**

Exhibit C

DRAFT

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
September 2006**

Amended 2025

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1. INTRODUCTION

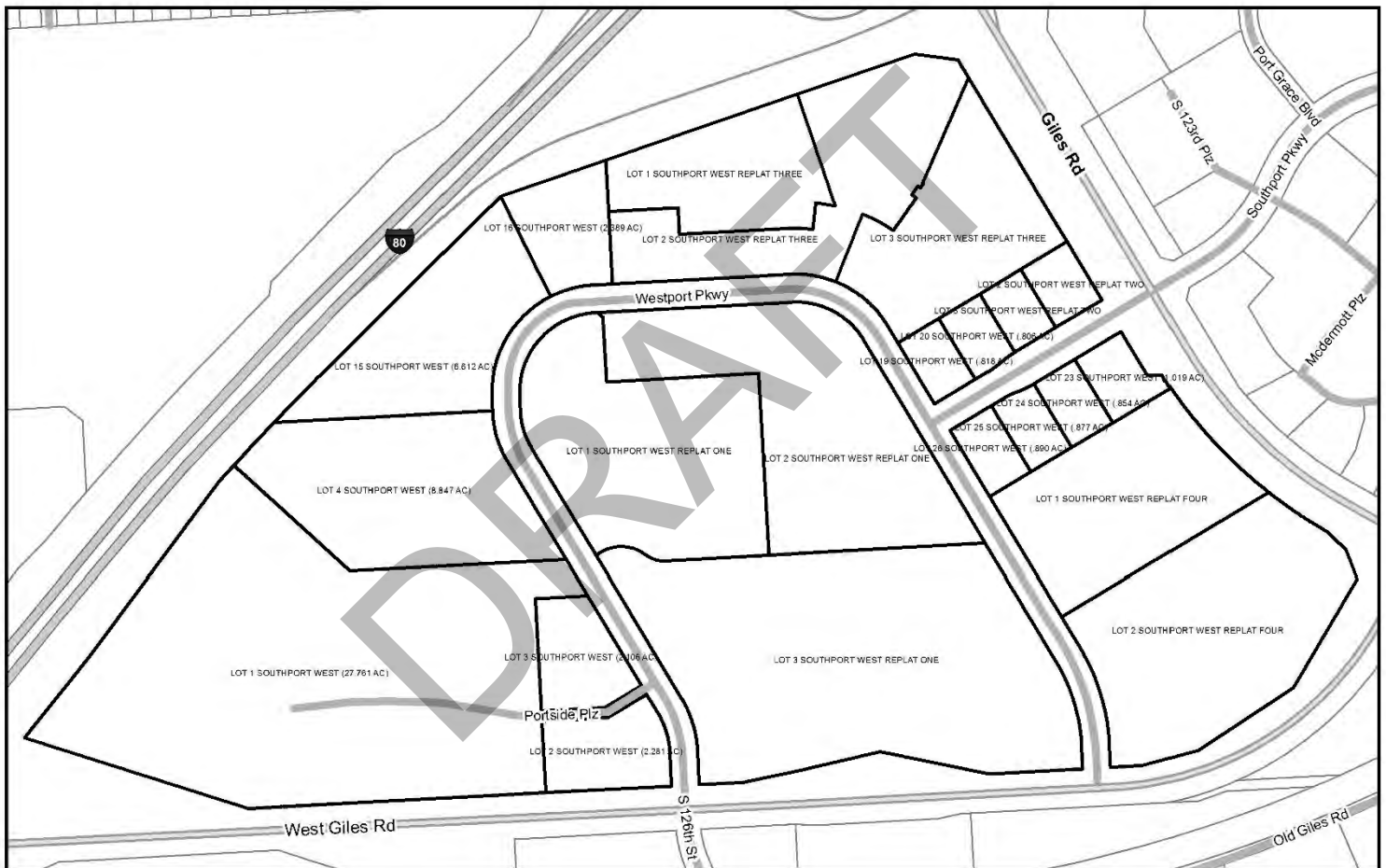
The City of La Vista, in partnership with Metropolitan Community College, have made a significant investment in the community with the new La Vista Public Library/MCC Sarpy Center. The city's desire is that this project be the standard of quality for all Commercial ~~and~~, Multi-Family Residential and Industrial Building Projects within the City of La Vista. Consequently, the City of La Vista has developed the *Gateway Corridor Overlay District* that deals with the design of the site, building and structures, planting, signs, street hardware, and other objects that are observed by the public.

The Southport West Development will serve as a gateway to the City of La Vista. This fact, coupled with the size of the overall development, led the City of La Vista and the Southport West developer to jointly establish this set of Design Guidelines that are unique for the Southport West development. These guidelines ~~supereede~~ supersede the *Gateway Corridor Overlay District* that is in effect elsewhere in the City of La Vista.

The criteria contained herein are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Southport West development, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA

Drawing of Southport West Plat and Replats



3. DEFINITIONS

Appearance. The outward aspect visible to the public.

Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.

Appurtenances. The visible, functional objects accessory to and part of buildings.

Architectural concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

Architectural feature. A prominent or significant part or element of a building, structure, or site.

Architectural style. The characteristic form and detail, as of buildings of a particular historic period.

Attractive. Having qualities that arouse interest or pleasure in the observer.

Awning. Stretched canvas over a metal frame attached a building façade used to keep sun or rain off a storefront or window.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

Big Box Retail. A store that is typically a one-story warehouse building with a height of 30 feet or more, simple and rectangular in construction, ranging in size from 75,000 to 260,000 square feet, and which may include fast-food restaurants, other accessory retail uses, and limited services with an entrance inside the primary retail

establishment. It is generally a stand-alone building with a large parking lot or part of a larger shopping center. Four major types of big-box stores include: large general merchandise stores, specialized product, outlet stores, and warehouse clubs.

Bufferyard. A landscaped area intended to separate and partially obstruct the view of the two adjacent land uses or properties from one another. Various built landscape features may be included within the bufferyard that may include pedestrian walkways, retaining walls, signage or utilities.

Canopy. An overhead roof or structure to provide shade or shelter. Typically made of metal or other building element.

City. City of La Vista

Code. The Municipal Code of the City of La Vista.

Cohesiveness. Unity of composition between design elements of a building or a group of buildings and the landscape development.

Compatibility. Harmony in the appearance of two or more external design features in the same vicinity.

Conservation. The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Cornice. A horizontal, molded projection that crowns or completes a building or wall.

Eclectic. Choosing what appears to be the best from diverse sources, systems, or styles.

Exterior building component. An essential and visible part of the exterior of a building.

External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Harmony. A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

Landscape. Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

Light cut-off angle. An angle from vertical, extending downward from a luminaire, which defines the maximum range of incident illumination outward at the ground plane.

Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.

Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: antennas, water tanks and towers, sheds, shelters, fences and walls, transformers, drive-up facilities.

Plant materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Open Space. A portion of the site that is not used for Buildings, vehicular circulation or parking. Open Space is generally pervious coverage, but may include large pedestrian plazas, pools, pool decks, roof gardens or 5' wide pedestrian sidewalks.

Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.

Plant materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Scale. Proportional relationship of the size of parts to one another and to the human figure.

Screening. Structure of planting that conceals from view from public ways the area behind such structure or planting.

Shrub. A multi-stemmed woody plant other than a tree.

Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Small projects. Modification of a portion of an existing developed property that, as determined by the Community Development Director, shall be reviewed by staff, rather than the designated third-party Design Review Architect.

Street hardware. Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

Streetscape. The scene as may be observed along a public street or way composed of natural or man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

Utility service. Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

4. SOUTHPORT WEST VISION

It is anticipated that the Southport West Development will be built out with the following project types:

- Office Buildings. (C-3 PUD Zoning)
- Retail Buildings (includes hospitality and “big box” stores). (C-3 PUD Zoning)
- Multi-Family Residential Buildings (Specific Area PUD Zoning Overlay)

As a gateway development to the City of La Vista, it is important for Southport West to pull the diverse project types listed above together into a development that has a sense of place and visual continuity created by common:

- Style
- Site Elements
- Building Elements
- Color Palettes

Each of the unifying elements listed above are discussed in more detail within their respective sections of this document

I. GENERAL STYLE REQUIREMENTS

- A. All buildings within the Southport West development should have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Variation to the style may be acceptable in portions of the development contingent upon a strong use of common building elements and landscaping. Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings and provide a comfortable pedestrian scale experience. See Appendix A for a graphic example of the preferred eclectic Southport West Style.

II. SPECIFIC STYLE REQUIREMENTS – OFFICE AND RETAIL USES

- A. **BASE, MID-FACADE AND CORNICE:** All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally, the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.
1. A **recognizable base** can be achieved by, but not limited to:
 - a. Change in plane and color between the base and mid-façade
 - b. Change of material and color from the mid-façade.
 2. A **recognizable mid-façade** (middle) shall:
 - a. Be ~~compromised~~ **composed** of the primary building material(s).
 3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane and color between the cornice and mid-façade.
 - b. Change of material and color from the mid-façade.
- B. **WINDOWS/ MULLIONS**
1. In keeping with the preferred historically weighted eclectic style selected for the Southport West development, it is desirable that all window openings would be smaller scaled “punched” windows. However, in understanding the needs of modern day business and varying styles, retail buildings may also have larger scaled “store-front” type openings, provided the punched windows remain dominant.
 - a. All window mullions shall be natural or clear anodized aluminum, green or copper in color.
 - b. If colored glass is used, the color shall be from the green color ranges. Clear, non-tinted glass may be used as an alternative.
- C. **ROOFS**
1. All buildings shall have either flat roofs or pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12 or greater. They shall be comprised of real or simulated tile, slate, concrete tile, or standing seam metal roofs of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of three (3) and a maximum of six (6) primary and/or secondary building materials.

1. Office Building Requirements

- The base shall be constructed from brick or one (1) or more of the Secondary building materials listed below, excluding E.I.F.S.
- The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The Primary building materials shall comprise a minimum of 75% of the mid-façade for each elevation. The remaining 25% can be comprised of the Secondary building materials.
- The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- Primary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
- Secondary Building Materials** allowed for **Office Buildings**:
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Natural or integrally colored composite stone laid horizontally in the color ranges as shown in Appendix B.
 - Integrally colored precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum color.
- Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any single building façade. Paint color shall be in the color range as ~~that shown in Appendix B or of a color range that is complimentary~~ shown in Appendix B or of a color range that is complementary to the main body color of the building façade and that is approved by the City.

2. Retail Building (includes hospitality and “big box” stores) Requirements

- The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay).
- The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The primary building materials shall comprise a minimum of 60% of the mid-façade for each elevation. The remaining 40% can be comprised of the Secondary building materials.
- The cornice shall be constructed from (1) or more of the Secondary building materials listed below.
- Primary Building Materials** allowed for **Retail Buildings** (includes hospitality and “big box” stores):
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4” high, 16” long of the color ranges as shown in Appendix B).

- Natural or synthetic stucco (E.I.F.S.). Color shall be in the color ranges as that shown in Appendix B or selected as a complimentary color to the brick colors.
- Natural or integrally colored composite stone in the color ranges as shown in Appendix B.
- Integrally colored precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
- e. **Secondary Buildings Materials** allowed for **Retail Buildings** (includes all non-office commercial uses permitted within the zoning district)
 - Brick (clay) of the color ranges as shown in Appendix B.
 - Quick Brick (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix B).
 - Natural or integrally colored synthetic stucco (E.I.F.S.). Color shall be in the color ranges as ~~that shown in Appendix B or selected as a complimentary~~shown in Appendix B or selected as a complementary color approved by the City.
 - Natural or integrally colored composite stone in the color ranges as shown in Appendix B.
 - Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the color ranges as that shown in Appendix B.
 - Integrally colored split-faced concrete block. Color shall be in the color ranges as that shown in Appendix B.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum (or compatible) color.
 - Ribbed metal panels used as ~~accent or screen of a color range that is complimentary~~an accent or screen of a color range that is complementary to the main body color of the building façade and that is approved by the City.
 - Half log siding, provided such secondary material is used on retail buildings located in the area confined by Westport Parkway and West Giles Road.
- f. Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown in Appendix B or of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

3. **General Material Requirements**

- a. Typical at all exterior applied colors for building types shall be of a coating system similar to Tnemec, Kynar or powder coated finish providing long term coating life or substrate being coated. Material specifications shall be provided for review and approval.
- b. Primary materials are intended to be integral color with long, low maintenance life spans.
- c. Colors per Appendix B shall be in the native Nebraska color range. Stark colors are not intended within the district.

III. SPECIFIC STYLE REQUIREMENTS – MULTI-FAMILY RESIDENTIAL USES

This category includes multi-family buildings, townhomes, rowhouses, and other multi-family use types as determined by the Community Development Director.

A. ARCHITECTURAL STYLE: Architectural style is not restricted; however architectural style should be consistent throughout the neighborhood. **Evaluation of the appearance of the projects shall be based on the quality of their design and relationship to surroundings, and provide a comfortable pedestrian scale experience.**

B. BASE, MID-FACADE AND CORNICE: All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally, the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.

1. **A recognizable base** can be achieved by, but not limited to:
 - a. Change in plane and color between the base and mid-façade
 - b. Change of material and color from the mid-façade.
2. **A recognizable mid-façade (middle)** shall:
 - a. Be composed of the primary building material(s).
3. **A recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane and color between the cornice and mid-façade.
 - b. Change of material and color from the mid-façade.

C. ROOFS:

1. **All buildings shall have either flat roofs or pitched roofs.**
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12 or greater. They shall be comprised of real or simulated tile, slate, concrete tile, or standing seam metal roofs of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS:

1. **The primary building material for the first two stories of the building shall be brick (clay or stone) with its color selected for harmony of the building with adjoining buildings within its subdivision. The City may allow other primary building material of good architectural character for portions of the building not visible from public view (i.e. facades that back up to landscape buffer between the development and adjoining areas.) Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Prefinished metal is acceptable for upper levels of multi-story buildings.**
2. **Prefinished metal materials shall not utilize exterior fasteners.**
3. **Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.**
4. **Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as “TNEMEC” or approved equal. Product data shall be submitted for review.**

5. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
6. Changes in materials and color generally should not occur in the same plane as this may result in a “thin” or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.

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I. SPECIFIC SITE ELEMENT REQUIREMENTS

- A. Serpentine Sidewalks.** All project sites that have public frontage on Westport Parkway ~~and~~₂ Southport Parkway and South 125th Street shall provide and install a five (5) foot wide six (6) inch thick concrete sidewalk meandering through the combined green space created by the landscaped area 15' wide required on private property and the non-paved area of the street right-of-way. General layout is to be serpentine in nature, becoming alternately tangent to imaginary lines that are six (6) feet back from the curb and fifteen (15) feet inside the front property line. This pattern should repeat approximately every one hundred fifty (150) feet. Provide five (5) feet public easement for those portions of the walk located on private property. See Appendix C. Non-serpentine walks may be allowed based upon areas of restricting grade change. Such walks shall be six (6) inches thick, five (5) feet wide and located six (6) feet from the curb.
- B. Green Space (Primary Streets Frontage).** All project sites that have public frontage on the primary streets of Interstate 80, Giles Road and West Giles Road shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated to meet the City of LaVista's Gateway Corridor landscape requirements, and maintained continuously along the public frontage of the streets listed above.
1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
 2. The area between the adjacent public street pavement and outer edge of the green space (property line) shall be designed by the Southport West developer and maintained as common areas.
 3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.
- C. Green Space (Secondary Street Footage).** All project sites that have public frontage on the secondary streets of Westport Parkway and Southport Parkway shall have a fifteen (15) foot wide landscape buffer planted, bermed and irrigated in accordance to Appendix C, and maintained continuously along the public frontage of the streets listed above.
1. Plants for the green space shall be selected from the plant list provided in Exhibit C. Other plant material may be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.
 2. The area between the adjacent public street curb and the outer edge of the green space (property line) shall be incorporated into the overall design of the green space and maintained by the abutting property owner.
 3. Where the slope prohibits turf grass plantings and bank stabilization is recommended, a short grass prairie/wildflower mix may be planted with approval of the City.
- D. Green Space (interior).** A ten (10) foot wide landscaped, turfed (sodded), and irrigated green space shall be established and maintained along all interior lot lines as required by the City of LaVista's Gateway Corridor Overlay District.
1. Plants for the green space shall be selected from the plant list provided in Exhibit "D" of the Southport West PUD Plan.

2. The ten (10) foot wide landscape requirement may be waived or modified when public parking, parking islands or a campus plan is proposed.
- E. Site Lighting.** Developers within Southport West shall incorporate pole lights into their project to light parking lots, entry plazas, etc.; those pole lights shall be the following:
1. Pedestrian Plaza and Feature lights. These shall be single or double headed light fixtures on a lower scaled pole with green and aluminum colors as shown in Appendix D. Specialized lighting fixtures in pedestrian plazas adjacent to the building in a solid dark green color with similar poles and bases may be allowed.
 2. Parking Lot Lights. These shall be single or double-headed light fixtures on a taller pole with dark green (“DGRG” – RAL 6009) and aluminum (“DSPA” – RAL 7042) in color as shown in Appendix E and F.
 3. The city shall provide the same style of lights, along all street rights-of-way. The color of such poles shall be black instead of green and aluminum.
 4. The luminaries for all light fixtures shall be an appropriately sized fixture as shown in Appendix G.
- F. Parking Lot Open Space.** All parking areas over 25 cars shall provide a minimum of 10% of the total parking area as pervious open space, landscaped and irrigated per the PUD requirements.
- G. Graded Areas.** Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide a varied and more natural grading appearance. Consistent, even topography that provides an engineered feel is not acceptable.
- H. Storm Water Management.** Storm water management shall be integrated into the design of the site and landscaping. Storm water management criteria are found in the following reference materials:
1. Papillion Creek Watershed Partnership Storm Water Management Policies
 2. Storm Water Management Regulations, Chapter 154 of the City of La Vista Municipal Code
 3. City of La Vista Subdivision Regulations, 2003 Edition and latest amendments
 4. Omaha Regional Storm Water Design Manual, Draft Revision of Chapter 8 dated June, 2012 or latest edition.
 5. Nebraska ~~Biotretention~~Bioretenention and Rain Garden Plants Guide, 2010 or latest edition as published by the UNL Extension Office

Plant selection shall take into consideration the depth and duration of storm water ponding in water quality detention areas and shall take into consideration long term operation and maintenance requirements to remove accumulated pollutants and/or to replace amended soils.

I. Additional Considerations for Residential Uses:

1. Units should be clustered to define public open spaces and activity areas.
2. Parks and open space should be integrated into the overall design of the project.
 - A. Open space and recreational areas should be designed as an integral part of the project, not as an afterthought.

- B. Open space areas should be planned as a community amenity.
- C. Greater visual, pedestrian and bicycle connectivity use and access should be encouraged.
- 3. Buildings should be placed to create a street presence and enhance neighborhood character.
 - A. When adjacent to single-family residences, side and rear setbacks shall allow for a sufficient planter area to buffer impacts and screen undesirable views.
- ~~4.~~ Pedestrian, bicycle and vehicle linkages should be provided to adjacent developments and uses.

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7. BUILDING ELEMENTS DESIGN FEATURES

I. GENERAL BUILDING ELEMENT DESIGN FEATURE REQUIREMENTS

- A. In order to encourage a proper balance of vitality and cohesiveness within the Southport West Development, two sets of Building Elements Design Features have been developed. The first set is a set of Mandatory Building Elements Design Features, which will be required for every project within Southport West.

The second set is a list of Optional Building Elements Design Feature Options. All office and retail projects within Southport West must use a minimum of five (5) of the eight (8) ten (10) Optional Building Elements Design Feature Options in a significant way in the exterior design of the building and project site, promoting a pedestrian scale. All multi-family residential projects must use a minimum of three (3) of the 10 Design Feature Elements.

On multiple-building developments, the incorporation of design features shall be consistent on all structures considered in the application.

II. MANDATORY BUILDING ELEMENT DESIGN FEATURE REQUIREMENTS

- A. **Roof Top Mechanical Screens.** All roof top mechanical units, including motel/hotel room units, shall be screened from view from public right-of-ways through the use of permanent architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary or Secondary Building Materials listed for the building's project type.
 - b. Pitched roof elements comprised of allowed roofing materials.
 2. Screening depictions shall be provided from an elevation view.
 3. All bracing of walls and parapets shall not be visible. All visible façade elements shall be of a finished material approved in the guideline. The use of tall walls creating a Hollywood type set or screening is not allowed.
 4. Provide details and support information for all parapets and screening walls (building or ground mounted).
- B. **Ground Level Mechanical Screens.** All ground level mechanical units shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.
 2. Provide details and support information for all parapets and screening walls (building or ground mounted).
- C. **Refuse Screening.** All trash or refuse receptacles shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.
1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.
 2. If gates are utilized as part of the screen, they shall be constructed from the following:
 - a. Standard detail as shown in Appendix H.

3. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.
4. Provide details and support information for all parapets and screening walls (building or ground mounted).

D. Dock Screening. All loading docks shall be screened from view from public right-of-ways through the use of one of the following:

1. Architectural screens that are integrated with the overall design of the building.
 - a. The screen shall be constructed from the following:
 - Any of the Primary Building Materials listed for the building's project.
2. Landscape screen of a density to screen 80% of the dock area from view within 3 years of planting. View shall be 80% screened all 12 months of the year.
3. Provide details and support information for all parapets and screening walls (building or ground mounted).

E. Drive-Through Locations. Transaction location at a drive-through shall not be on an arterial street frontage. Exceptions may be granted due to site restraints.

F. Exterior Ladders. Exterior ladders are not allowed within the Gateway Corridor District.

G. Building Lighting. All buildings within the Southport West development shall be significantly lit at night with metal halide color lighting or LED (with minimal five-year warranty). The lighting shall be tastefully done and shall highlight entrances, corners, and other architectural features.

H. Site Furniture. Site furniture, waste cans, directories, ash urns, bike racks, guard rails or railing enclosures, shall be as shown in the illustrations shown in Appendix I. The color of the site furnishings shall be Black. The use of site planters is encouraged in conjunction with other site furniture. Other styles of furniture may be used based upon specific materials used in the project and of a color range that is complimentary to the building. Alternative furniture shall be approved by the City.

III. ~~OPTIONAL BUILDING ELEMENT~~ DESIGN FEATURE OPTIONS ~~REQUIREMENTS~~

All office and retail projects are required to incorporate at least five (5) of the ten (10) Design Feature Options. All multi-family residential uses are required to incorporate at least three (3) of the ten (10) Design Feature Options.

- A. Awnings.** ~~(Optional)~~ The use of awnings as a colorful design element of Southport West is encouraged. Awnings should be repetitive and used in a significant way within the overall architecture of the building. Awnings shall be constructed of canvas.
- B. Arches or Decorative Trusses.** ~~(Optional)~~ If arches are used they shall be elliptical flat arches with a recognizable keystone and extrados. Arches and/or decorative trusses should be repetitive and used in a significant way within the overall architecture of the building.
- C. Square Columns.** ~~(Optional)~~ The use of columns in arcades, porticos, and as a plane changing element is encouraged. All columns shall be square and shall have a recognizable base, middle, and top. Columns should be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 12 inches square minimum. Round accent columns may be allowed in a case-by-case basis.

- D. Pitched Roof. (Optional).**—This element could be fulfilled by having the entire roof of the building pitched or simply having a major design element with a pitched roof. If a building has its entire or significant portion of its roof pitched, it shall have a slope of 6/12 or greater.
- E. Curved Roof. (Optional).**—This element could be fulfilled by having a major design element with a curved roof. The type and color of material used on the curved roof shall be complimentary to the style and color of the building.
- F. Arbors. (Optional).**—Arbors, pergolas, and trellises are encouraged. The design and material choice must be appropriate to the overall design of the building as well as to the development's historically eclectic style. Colors of the arbors shall be selected from the overall color palettes of the Southport West guidelines.
- G. Porte' Cochere or Covered Vehicle Drop-off. (Optional).**—The use of this building element should be constructed of a primary or secondary material and of a color range that is complimentary to the main body color of the building façade.
- H. Water Feature. (Optional).**—An outdoor water feature to enhance the architecture of the building and/or landscape may be considered an optional building element. Such water feature shall be comparable to those located in La Vista's Parking Lot at Southport West. Feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Water features should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation
 - Designed without physical hazards and cannot require major maintenance
 - Designed with consideration towards the look of the feature during months where the climate halts active operation.
- I. Outdoor Art. (Optional).**—The use of outdoor art to enhance the architecture of the building and /or landscape may be considered an optional building element. Such outdoor art shall be comparable to those located in La Vista's Parking Lot at Southport West. Feature shall be of an important scale adding to the texture and atmosphere of the project and Southport West. Outdoor art should be:
- Visible and accessible, but not obstruct pedestrian or vehicular circulation
 - Designed without physical hazards and cannot require major maintenance
- J. Outdoor SeatingGathering Space. (Optional).**—The use of a significant outdoor seating areagathering space such as an amphitheater or plaza that is of scale that is compatible to the building or development.

8. COLOR PALETTES

In order to encourage a proper balance of vitality and cohesiveness within the Southport development, Appendix B color ranges have been established. The inspiration for these color ranges is native Nebraska landscape colors (earth tones) and they have been grouped in the following categories:

No building shall have more than five (5) colors or less than three (3) colors. The following items shall not count as colors:

- Glass (unless it is tinted or reflective and used in a curtain wall system).
- Window mullions
- Mortar and caulk joints
- Signage

DRAFT

9. SIGNAGE

All signage shall comply with the City of La Vista Zoning Ordinance unless permitted in the Southport West PUD.

Signage requirements specific to the Southport West Development are as follows:

- All building signs shall be individual can letters. Color of letters is up to the building owner.
- All frontage monument signs shall be internally illuminated and shall be constructed per Appendix J.
- All incidental directional signs shall be of a green color with white or gray lettering to match the parking lot light poles.
- Menu Boards shall be incorporated as a site element and not be post mounted. No exposed utilities or conduit is allowed. Locate signs to minimize view from public ways and they are required to be screened with landscaping or by other means.

DRAFT

10. EXCEPTIONS

The following exceptions may be considered at the discretion of the City of La Vista.

1. BUILDING MATERIAL EXCEPTION FOR RETAIL (not allowed for Office Buildings).
 - a. If the building is properly screened (landscape buffer, another building within a development, etc.) so that any given façade cannot be seen from a public right-of-way, that specific façade may be constructed entirely of secondary building materials as outlined for that specific building type.
2. BUILDING MATERIAL EXCEPTION FOR ALL BUILDING TYPES
 - a. If a particular building goes beyond the norm in complexity and detail of building forms and/or commonality of materials and colors, the City of La Vista may choose to relax the building material requirements (e.g. Let stucco or synthetic stucco (E.I.F.S.) become a primary building material).

DRAFT

11. PROCESS

SUBDIVISION APPROVAL

All Commercial Building projects within the City of La Vista need to receive subdivision approval. As a condition of its subdivision approval, all commercial building projects within the Southport West development will have to comply with the adopted PUD Plan and *Architectural and Site Design Guidelines*. The Developer shall place maintenance provisions for Building Design Criteria in restrictive covenants.

PRE-APPLICATION CONFERENCE (OPTIONAL):

A pre-application conference with city staff and/or a preliminary meeting with the city design review architect gives the applicant an opportunity to discuss plans before a great deal of time or money is expended. If a certain design is inappropriate, the applicant will know beforehand. Although this step is optional, **it his highly recommended.**

APPLICATION FOR DESIGN REVIEW:

The applicant needs to fill out the "Application for Design Review" and submit it along with the required submittals and fee. A listing of required submittals is included as part of the application form. The application fee required for this submittal shall be in accordance with LaVista's Master Fee Schedule.

DESIGN REVIEW:

The City of La Vista staff in association with the City Design Review Architect will review the submittal documents for compliance with the adopted PUD Plan and *Architectural and Site Design Guidelines* for Southport West.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. Incomplete applications may cause a delay. Additional reviews will be necessary for all revised submittals until a Certificate of Approval is issued.

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Approval. A copy of this document will need to be included with the Building Permit documents in order to receive a Building Permit.~~A copy of this document will be~~

~~attached to the Building Permit.~~ The project's approval of the PUD requirements and design guidelines shall be received prior to issuance of a conditional use permit (if required) and a building permit. All outstanding issues shall be corrected and documented prior to formal design approval.

APPEALS:

In the event where the Applicant, City staff and City Design Review Architect cannot come to an agreement the ~~applicant~~ Applicant may appeal the decision by requesting an amendment to the Subdivision Agreement and/or PUD Plan from the La Vista City Council.

OCCUPANCY PERMIT:

After the building permit is issued, all design requirements must be completed as approved in order for an ~~Occupancy Certificate~~ Certificate of Occupancy to be issued for the building.

MAINTENANCE OF DESIGN REQUIREMENTS:

The Applicant needs to maintain the Design Requirements for the life of the project. In the event that they fail to do so, the City may revoke the ~~Occupancy Permit~~ Certificate of Occupancy.

12. APPENDIX A: Graphic of Southport West Style



13. APPENDIX B: Color Ranges



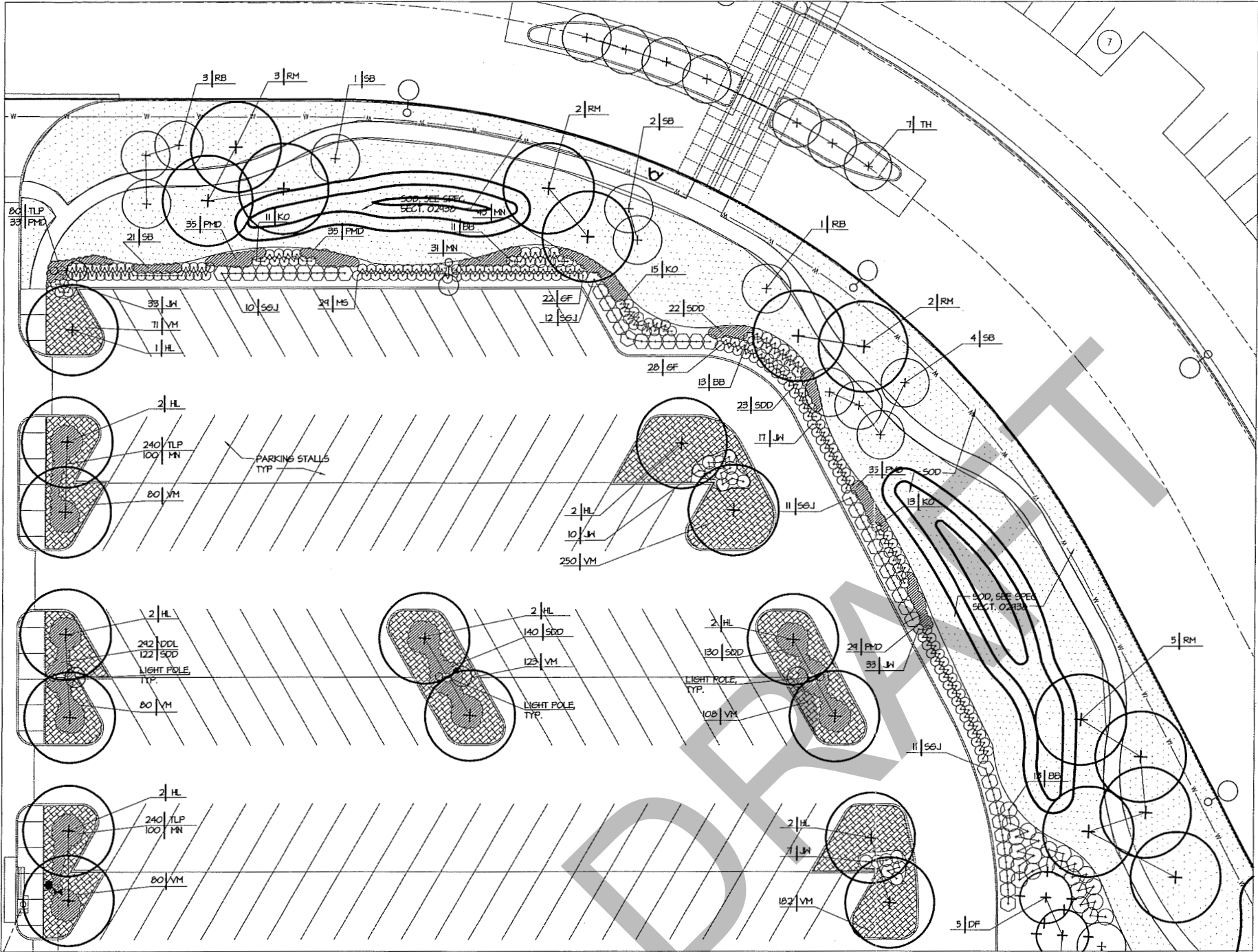
13. APPENDIX B: Color Ranges (continued)



13. APPENDIX B: Color Ranges (continued)



14. APPENDIX C: Sidewalk and Planting Layout



TYPICAL STREET & PARKING LOT PERIMETER PLANTING PLAN

SCALE: 1"= 20'-0"

PLANT SCHEDULE

DECIDUOUS SHADE TREES

Key	Botanical / Common Name	Size	Description
HL	Gleditsia triacanthos inermis 'Shade Master' / Shademaster Honeylocust	3" CAL., B4B	Full crown, straight leader
RM	Acer rubra 'Sunset' / Red Sunset Maple	3" CAL., B4B	Full crown, straight leader

EVERGREEN TREES

Key	Botanical / Common Name	Size	Description
CBS	Picea pungens 'Blauca' / Colorado Blue Spruce	6' B4B	Full Form
DF	Pseudotsuga menziesii / Douglas Fir	6' B4B	Full Form

ORNAMENTAL TREES

Key	Botanical / Common Name	Size	Description
SB	Amelanchier canadensis / Serviceberry	2" CAL., B4B	Full crown, straight leader
TH	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	2" CAL., B4B	Full crown, straight leader
RB	Cercis canadensis / Eastern Redbud	2" CAL., B4B	Full crown, straight leader

DECIDUOUS SHRUBS

Key	Botanical / Common Name	Size	Description
BB	Barberis thunbergii 'Rose Glow' / Rose Glow Barberry	5 GAL	Full Form
MS	Philadelphus 'Miniata Snowflake' / Miniature Snowflake Mockorange	5 GAL	Full Form
KO	Rosa 'Knock Out' / Knock Out Rose	5 GAL	Full Form
NH	Rosa 'Nearly Wild' / Nearly Wild Rose	5 GAL	Full Form
JH	Spiraea alba 'Japan' / Japanese White Spirea	5 GAL	Full Form
AC	Viburnum trilobum / American Cranberrybush	5 GAL	Full Form
DFV	Viburnum plicatum / Doublefile Viburnum	5 GAL	Full Form

EVERGREEN SHRUBS

Key	Botanical / Common Name	Size	Description
SGL	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 GAL	Full Form
YH	Taxus media 'densiformis' / Dense Yew	5 GAL	Full Form

PERENNIALS

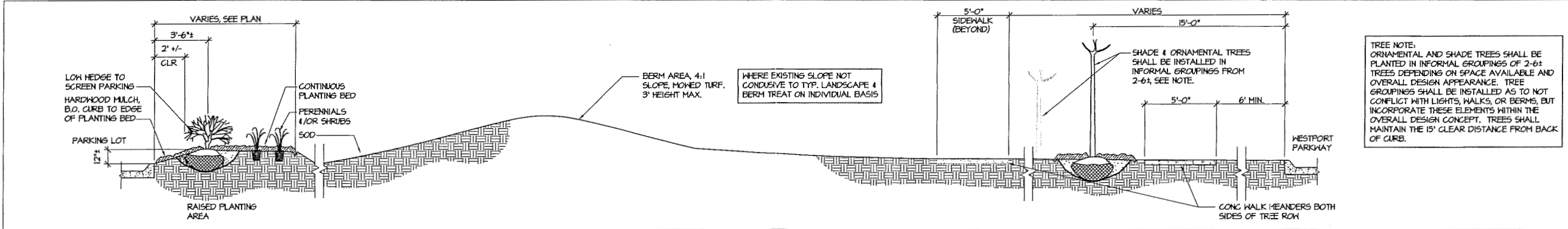
Key	Botanical / Common Name	Size	Description
MN	Salvia n. 'Manacht' / May Night Salvia	1 Gal	18" o.c., triang. spacing
FM	Hemerocallis x 'Fardon Me' / Fardon Me Daylily	1 Gal	18" o.c., triang. spacing
SOD	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal	18" o.c., triang. spacing
BF	Scilla maritima 'Kobold' / Blanket Flower	1 Gal	18" o.c., triang. spacing
DFG	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	1 Gal	24" o.c., triang. spacing
KFG	Colanagrostis 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal	24" o.c., triang. spacing
BLB	Schizanthus luteus 'Blaze' / Blaze Little Bluestem	1 Gal	24" o.c., triang. spacing
VM	Vinca minor / Periwinkle	4" Cont.	18" o.c., triang. spacing

BULBS

Key	Botanical / Common Name	Size	Description
DDL	Narcissus 'Sap.' / Sep. Daffodil	Bulb	
TLP	Tulipa 'Sap.' / Sep. Tulip	Bulb	

PLANT SCHEDULE

2



PLANTING SECTION DETAIL

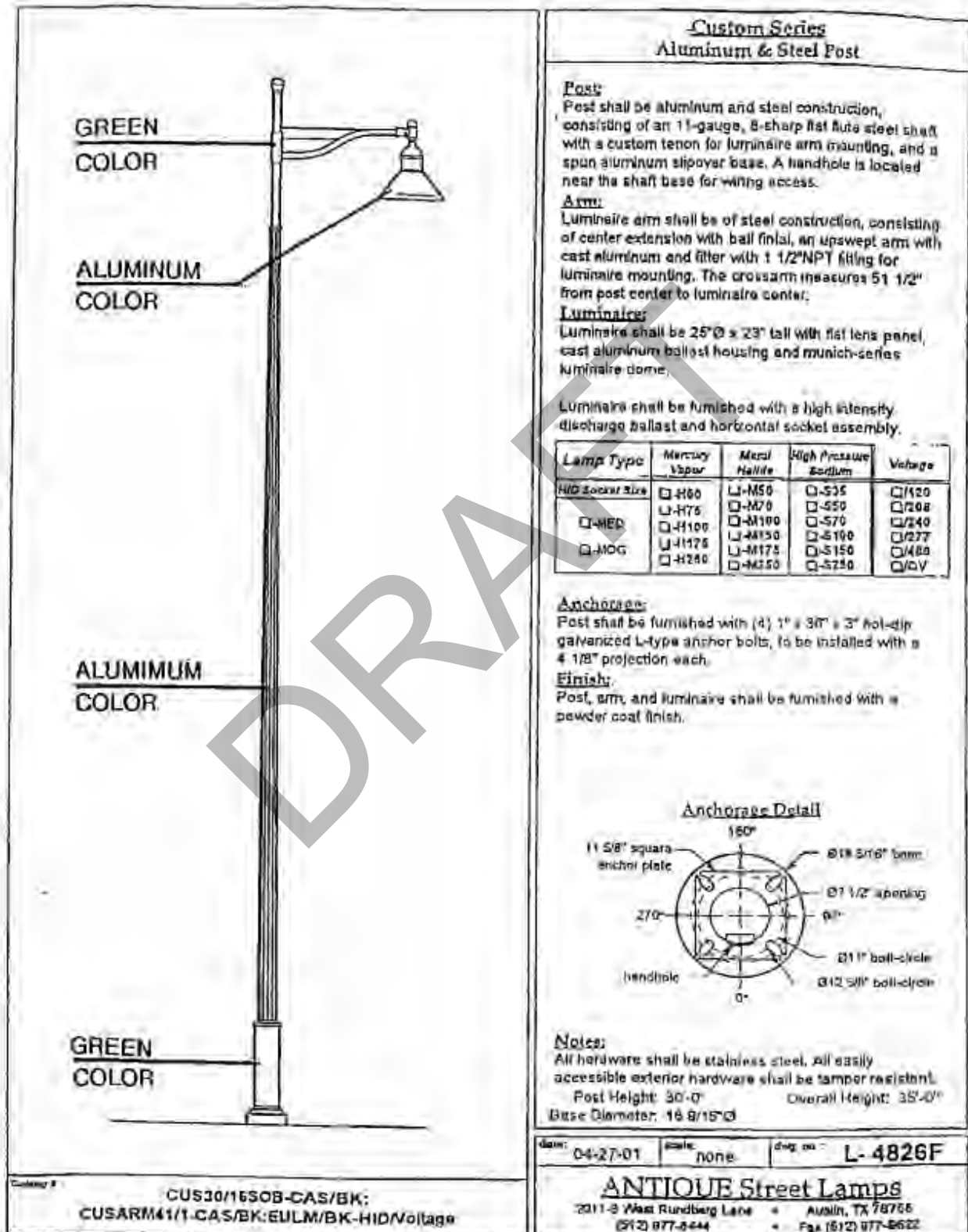
SCALE: 1/4"= 1'-0"

3

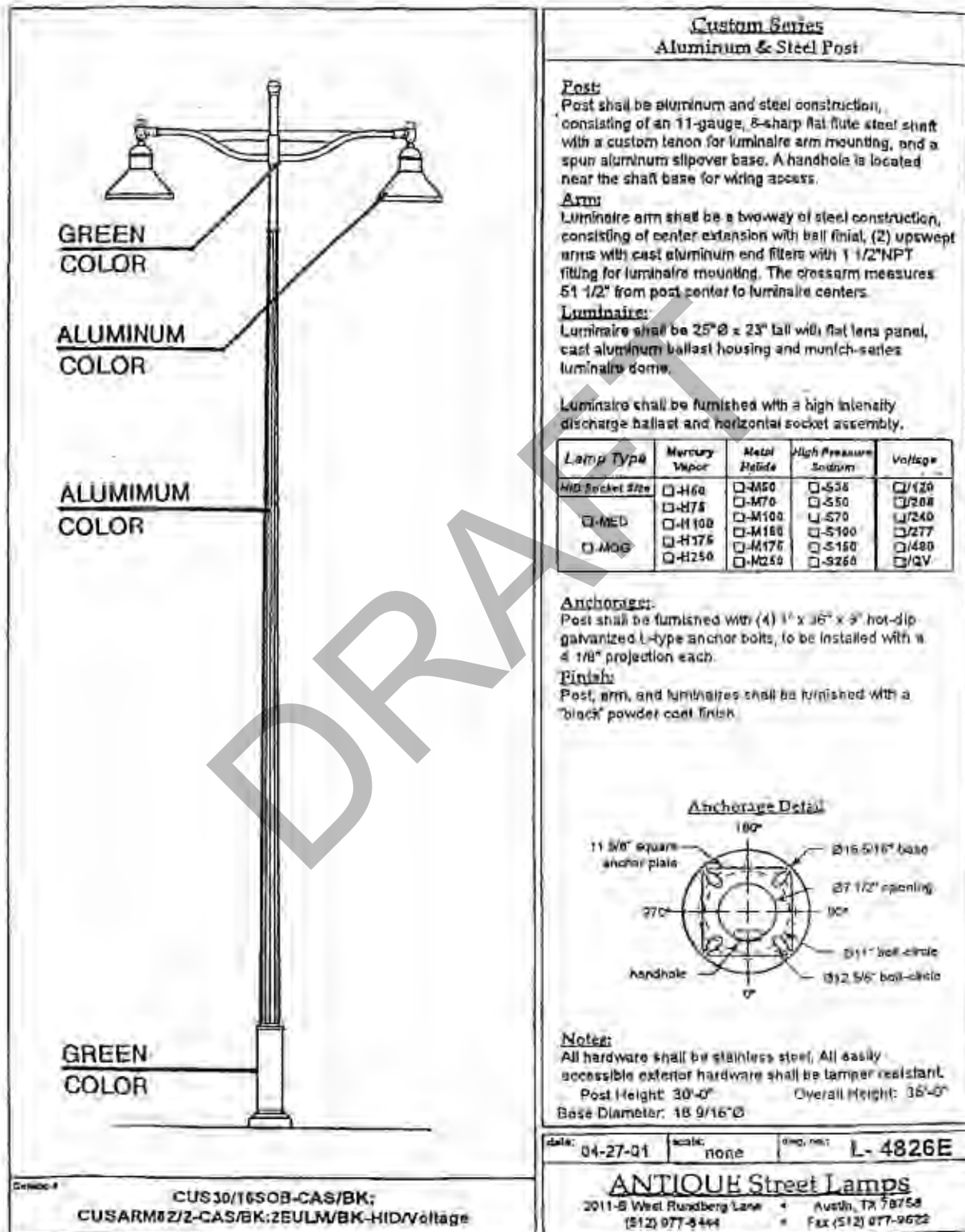
15. APPENDIX D: Pedestrian Lights

Custom Series Aluminum & Steel Post																																							
<p>Post: Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tendon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.</p> <p>Arm: Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end fittings with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 36" from post center to luminaire centers.</p> <p>Luminaire: Luminaire shall be 17 1/2" Ø x 18" tall with flat lens panel, cast aluminum ballast housing and muni-ci-series luminaire dome.</p> <p>Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.</p> <table border="1"> <thead> <tr> <th>Lamp Type</th> <th>Mercury Vapor</th> <th>Metal Halide</th> <th>High Pressure Sodium</th> <th>Voltage</th> </tr> </thead> <tbody> <tr> <td>180 Socket Size</td> <td>Q-H150</td> <td>Q-M50</td> <td>Q-S36</td> <td>Q/120</td> </tr> <tr> <td>Q-MED</td> <td>Q-H175</td> <td>Q-M75</td> <td>Q-S50</td> <td>Q/200</td> </tr> <tr> <td>Q-MOG</td> <td>Q-H180</td> <td>Q-M100</td> <td>Q-S70</td> <td>Q/240</td> </tr> <tr> <td></td> <td>Q-H175</td> <td>Q-M160</td> <td>Q-S100</td> <td>Q/277</td> </tr> <tr> <td></td> <td></td> <td>Q-M175</td> <td>Q-S150</td> <td>Q/480</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Q/480</td> </tr> </tbody> </table> <p>Anchorage: Post shall be furnished with (4) 3/4" x 17" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 3 1/2" projection each.</p> <p>Finish: Post, arm, and luminaire shall be furnished with a powder coat finish.</p> <div style="text-align: center;"> <p>Anchorage Detail</p> </div> <p>Notes: All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant. Post Height: 14'-0" Overall Height: 18'-0" Base Diameter: 16 9/16" Ø</p> <table border="1"> <tr> <td>date: 04-27-01</td> <td>scale: none</td> <td>dwg no: L-4826G</td> </tr> </table> <p>ANTIQUE Street Lamps 2011-B West Rundberg Lane • Austin, TX 78768 (512) 977-8444 • Fax (512) 977-0622</p>		Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage	180 Socket Size	Q-H150	Q-M50	Q-S36	Q/120	Q-MED	Q-H175	Q-M75	Q-S50	Q/200	Q-MOG	Q-H180	Q-M100	Q-S70	Q/240		Q-H175	Q-M160	Q-S100	Q/277			Q-M175	Q-S150	Q/480					Q/480	date: 04-27-01	scale: none	dwg no: L-4826G
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	<p>CUS14/16SOB-GAS/BK: CUSARM72/2-CAS/BK:2EUSM/BK-HID/Voltage</p>																																						

16. APPENDIX E: Parking Lot Lights



17. APPENDIX F: Parking Lot Lights



18. APPENDIX G: Luminaires

MUNICH SERIES Large Luminaires



EM25RT GCSG

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

CERTIFICATION

Upon request, manufacturer shall supply UL file # and listing information.

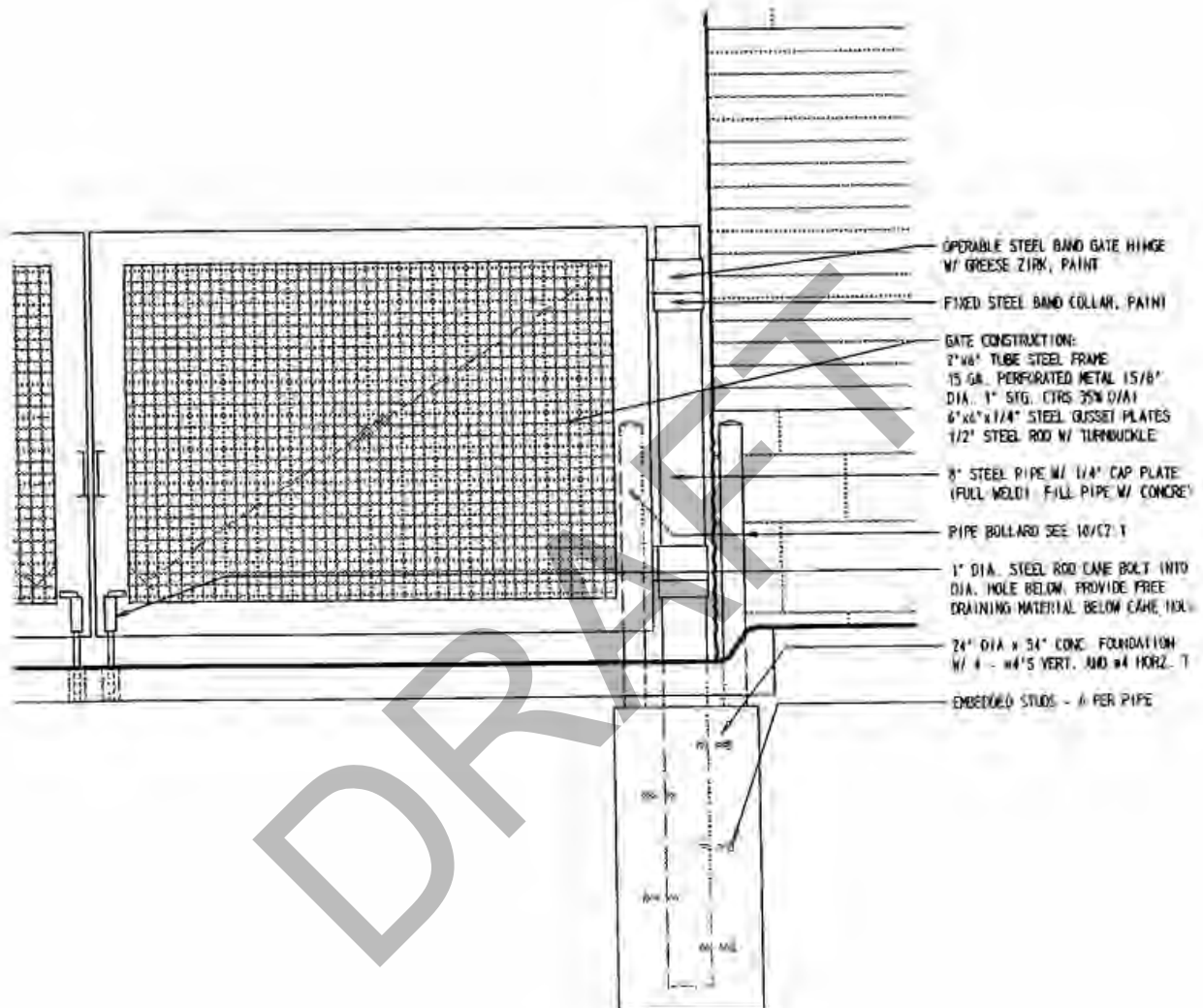
PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.

EUROTIQUE™
Architectural Lighting

An Acuity Brands Company

19. APPENDIX H: Dumpster Screening Detail



20. APPENDIX I: Site Furniture

McCONNELL



McConnell series is covered by one or more of the following: patent no. des. 413,449; 421,824; 423,166; 423,239; 457,701.



MC26



Eligible product for shipping in 15 business days.
See page 90 for complete details.



MC24	\$1070	McConnell bench with back 4'
MC26	\$1180	McConnell bench with back 6'
MC28	\$1315	McConnell bench with back 8'



MC2CU4	\$1685	McConnell curved bench with back 4'
MC2CU6	\$1825	McConnell curved bench with back 6'
MC2CU8	\$2790	McConnell curved bench with back 8'



MC16



MC14	\$785	McConnell flat bench 4'
MC16	\$850	McConnell flat bench 6'
MC18	\$995	McConnell flat bench 8'

All site furnishings shall be McConnell series benches with back, MC24, MC26, MC28; All shall be black or turtle green RAL6009 powder coated finish.

Manufactured by Keystone Ridge Designs.

20. APPENDIX I: Site Furniture



MC3-22	\$1070	McConnell litter receptacle 22 gal
MC3-32	\$1135	McConnell litter receptacle 32 gal
MC3-38	\$1185	McConnell litter receptacle 38 gal



MC4-22	\$1170	McConnell planter 22 gal
MC4-32	\$1235	McConnell planter 32 gal
MC4-38	\$1285	McConnell planter 38 gal



MC5	\$555	McConnell ash urn
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MC22	\$995	McConnell chair
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MCA5	\$690	McConnell ash/trash
------	-------	---------------------

All site furniture shall be McConnell ash urn, Mc5, Mc5a, and trash receptacles, Mc3-22, Mc3-32. All shall be black or turtle green RAL6009 powder coated finish.

21. APPENDIX J: Monument Sign



PROJECT IDENTIFICATION SIGN

Each lot shall be allowed one monument sign located 10' from the property line. Monument sign height shall be 10'-0". Maximum size of sign shall be 50 square feet. The sign may be double sided. The entire surface face of the sign construction shall be counted to the total square footage of the sign.

The sign shall be similar in construction to the example shown.

APPLICATION FOR CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

Project Name: _____ Submittal Date: _____
Address of Site: _____ Zoning District: _____
Legal Description: _____
Name of Owner/Manager's Representative: _____
Address: _____ Phone: _____
Name of Designer's Firm or Studio: _____
Address: _____ Phone: _____
Name of Designer's Representative: _____
Application for: Sign _____ Bldg. _____ Landscaping _____ Lighting _____
Other: _____

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

This certifies that the "exterior design features" related to the above permit(s) for the site listed above have been approved by the City of La Vista, subject to the conditions stipulated in the Letter of Design Approval.

City Planner

Date