

LA VISTA CITY COUNCIL MEETING AGENDA

January 6, 2026

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**
- **Police Life Saving Award: Brian Hrabik**
- **Service Awards: Rita Ramirez – 35 Years; Larry Madsen – 5 Years**
- **Appointments**
Park and Recreation Advisory Committee – Reappoint Shaina Owen, Sarah Lara-Toney and Pat Lodes – 2 year term
Board of Health – Re-appoint Douglas Kindig, Kim Thomas, Hans Dethlefs and Mike Schofield – 1 year term
Library Advisory Board – Reappoint Regina Belik – 2 year term
Board of Adjustment – Reappoint Jason Sokolewicz – 2 year term
Planning Commission – Appoint Karli Meisinger – 3 year term; Reappoint Josh Frey and Kathleen Alexander – 3 year term
- **Appointment** – Joseph Soucie, Jr – Class A, License S-1046, as an employed street superintendent during January 1 thru December 31, 2026, for the purpose of the 2026 calendar year Highway Incentive Payment, to be issued to the city by the Nebraska Department of Transportation, in February 2027.

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

- A. CONSENT AGENDA**
 1. **Approval of the Agenda as Presented**
 2. **Approval of the Minutes of the December 16, 2025 City Council Meeting**
 3. **Approval of Claims**
- **Reports from City Administrator and Department Heads**
- B. Citizen Advisory Review Committee – EDP Report**
 1. **Public Hearing**
- C. Approval of Class C Liquor License Application – LIF LA Vista LLC dba Let It Fly Sports Bar**
 1. **Public Hearing**
 2. **Resolution**
- D. Resolution – Authorize Amendment No. 2 – Professional Services Agreement – 84th Street Trail, Giles to Harrison**
- E. Right of Way Easement – Omaha Public Power District (OPPD)**
 1. **Resolution – Right of Way Easement**
 2. **Request for Payment – OPPD – Professional Services – \$10,710.05**
- **Comments from the Floor**
- **Comments from Mayor and Council**
- **Adjournment**

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



CITY OF LA VISTA

CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO RITA RAMIREZ OF THE LA VISTA ADMINISTRATION DEPARTMENT, FOR 35 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, **Rita Ramirez** has served the City of La Vista since December 31, 1990; and

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

NOW, THEREFORE BE IT RESOLVED that this Certificate of Appreciation is hereby presented to **Rita Ramirez** on behalf of the City of La Vista for 35 years of service to the City.

DATED THIS 6TH DAY OF JANUARY 2026.

Douglas Kindig, Mayor

Kim J. Thomas
Councilmember, Ward I

Terrilyn Quick
Councilmember, Ward I

Ronald Sheehan
Councilmember, Ward II

Deb Hale
Councilmember, Ward III

Kevin Wetuski
Councilmember, Ward IV

Kelly R. Sell
Councilmember, Ward II

Alan W. Ronan
Councilmember, Ward III

Jim Frederick
Councilmember, Ward IV

ATTEST:

Rachel D. Carl
City Clerk





CITY OF LA VISTA

CERTIFICATE OF APPRECIATION

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

WHEREAS, **Larry Madsen** has served the City of La Vista since December 22, 2020; and

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

NOW, THEREFORE BE IT RESOLVED that this Certificate of Appreciation is hereby presented to **Larry Madsen** on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 6TH DAY OF JANUARY 2026.

Douglas Kindig, Mayor

Kim J. Thomas
Councilmember, Ward I

Terrilyn Quick
Councilmember, Ward I

Ronald Sheehan
Councilmember, Ward II

Deb Hale
Councilmember, Ward III

Kevin Wetuski
Councilmember, Ward IV

Kelly R. Sell
Councilmember, Ward II

Alan W. Ronan
Councilmember, Ward III

Jim Frederick
Councilmember, Ward IV

ATTEST:

Rachel D. Carl
City Clerk



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MINUTE RECORD

A-2

No. 729 - REDFIELD DIRECT E2106195KV

LA VISTA CITY COUNCIL MEETING December 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 December 16, 2025. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Quick, and Hale. Also in attendance were City Attorney McKeon, City Clerk Carl, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Community Development Director Fountain, Finance Director Harris, Recreation Director Buller, Library Director Barcal, Communications & Marketing Manager Beaumont and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on December 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.

SWEAR IN POLICE OFFICER – MATTHEW MCKINNEY

Mayor Kindig administered the oath to Officer Matthew McKinney.

POLICE STAR: OFFICER GREG CARRICO

Mayor Kindig and Chief of Police Schofield presented Officer Greg Carrico with the Police Star.

SERVICE AWARDS: MARJORIE SHAW – 25 YEARS; ZACHARY ZEITNER – 5 YEARS

Mayor Kindig recognized Marjorie Shaw for 25 years of service to the City and Zachary Zeitner for 5 years of service to the City.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE DECEMBER 2, 2025 CITY COUNCIL MEETING
3. MONTHLY FINANCIAL REPORTS – NOVEMBER 2025
4. APPROVAL OF CLAIMS

ABE'S TRASH, services	72.00
ACTION BATTERIES, maint	282.46
ACTIVE NETWORK, services	180.04
ADP, payroll & taxes	481,777.87
AKRS EQUIP, maint	1,301.99
AMAZON, supplies	1,843.48
AM LEGAL PUB, services	399.00
ARNOLD MOTOR, maint	3,328.92
ARTISTIC SIGN/DESIGN, services	8,885.00
ARTHUR CRAIG FLORIAN, services	150.00
BACON LETTUCE CREATIVE, services	1,700.00
BADGER BODY, maint	295.00
BIG RED LOCKSMITHS, maint	90.00
BLACK HILLS ENERGY, utilities	1,792.00
BOK FINANCIAL, services	1,472,475.00
BOOT BARN, apparel	879.58
CTR INTERNET SEC, services	2,796.00
CENTURY LINK/LUMEN, services	569.15
CINTAS, apparel	428.36
CITY OF PAPILLION, services	277,259.42

MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106185KV

December 16, 2025

CIVICPLUS, services	11,400.00
CNA SURETY, bond	100.00
COLONIAL RES CHEM, maint	437.68
COLUMN SOFTWARE, services	387.80
COX, internet	467.15
CPI TELECOM, phones	2,077.69
CUMMINS, maint	1,309.03
D & K PROD, supplies	3,161.45
DANIELSON TECH SPLY, services	290.00
DEMCO, supplies	127.57
DOG WASTE DEPOT, supplies	831.92
DULTMEIER, maint	19.50
ECHO GRP, maint	614.31
EDGEWEAR SCREEN PRINT, services	11,553.00
ESSENTIAL SCREENS, services	89.56
FACTORY MOTOR, maint	505.86
FIKES COMM HYGIENE, supplies	38.00
FIRST WIRELESS, chargers	359.20
FITZGERALD SCHORR, services	18,033.30
FOP, dues	2,125.00
GALE, books	33.99
GALLS, apparel	137.19
GENUINE PARTS/NAPA, supplies	426.78
GILMORE & BELL, services	15,500.00
GREAT PLAINS COMM, bldg & grnds	1,088.44
GREATAM FINANCIAL, services	1,962.45
GREGG YOUNG CHEV, maint	1,746.94
HANEY SHOE, apparel	175.99
HEARTLAND NAT'L GAS, utilities	1,442.58
HEARTLAND TIRES, maint	1,260.64
HELGET SAFETY SPLY, apparel	249.90
HELM MECH, bldg & grnds	813.87
HY-VEE, events	760.00
INGRAM LIBRARY, books	388.62
J & A TRAFFIC PROD, supplies	638.00
J & J SMALL ENG, maint	414.08
JAPP IND, maint	1,271.83
KANOPLY, media	134.90
KIMBALL MIDWEST, maint	490.45
KRIHA FLUID PWR, maint	766.13
LEXISNEXIS, services	551.61
LOWE'S, supplies	236.55
MACKIE CONST, services	64,744.26
MARCO, services	165.77
MATHESON TRI-GAS, gas	245.01
METRO COMM COLLEGE, services	24,087.71
MICHAEL TODD CO, supplies	4,240.61
MISSIONSQUARE RETIRE, benefits	80,218.11
MSC INDUST'L SPLY, maint	346.86
NE DEPT OF REV, sales tax	61.98
NE STATE FIRE MARSHAL, services	384.00
NORM'S DOOR, maint	529.85
OCLC, books	157.44
OFFICE DEPOT, supplies	296.23
OWH, subscriptions	28.60
O'REILLY AUTO, supplies	396.07
PAPILLION SANITATION, services	3,724.51
PETTY CASH, supplies	152.70
POINT C HEALTH, benefits	7,365.54

MINUTE RECORD

No. 728 — REDFIELD DIRECT E2106195KV

December 16, 2025

POLCO, NAT'L RES CTR, services	19,800.00
POLICE/FIREMEN'S INS, benefits	293.13
PRINTCO, services	1,218.89
QUALITY AUTO, maint	150.00
REACH SPORTS MRKT GRP, services	367.50
REDFIELD, supplies	459.52
REVOLUTION WRAPS, services	409.80
RTG SRVS, bldg & grnds	14,661.78
S5 CREATIVE, services	200.00
SAMARITAN FUND PROG, benefits	125,000.00
SANITATION PROD, supplies	1,113.42
SIGN IT, services	495.00
SIMPLE GRANTS, services	1,155.00
SPENCER MGMT, projects	530,893.85
STRADA OCC HEALTH, services	300.00
SUB NEWSPAPERS, services	264.16
SUMMIT FIRE PROTECT, bldg & grnds	215.00
THE PENWORTHY CO, books	249.67
THE SCHEMMER ASSOC, projects	1,128.85
TRACTOR SPLY, maint	39.99
TRANSPARENT LANG, services	1,000.00
TY'S OUTDOOR PWR, maint	4,812.02
UMR, benefits	129,339.36
UNITE PRIV NETWORKS, services	4,976.00
UPS, services	14.63
VAN-WALL EQUIP, maint	817.88
WESTLAKE HARDWARE, supplies	1,322.04
WINTER EQUIP, maint	2,334.62
WOODHOUSE, maint	1,580.36
YMCA, services	4,005.00

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

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Community Events Coordinator Kobjerowski reported on the tree lighting and Twas the Lights Events.

Recreation Director Buller reported on the pool kick-off meeting held last week for planning.

Library Director Barcal reported that there will be a Community Meeting at the Library on Thursday; GED Program graduate reported receiving a full scholarship to Midlands University.

Public Works Director Soucie reported that Zach Burt obtained his arborist certification.

City Engineer Dowse reported on the 84th Street Project.

B. APPROVAL OF CLASS C LIQUOR LICENSE APPLICATION – LA VISTA WINGS, LLC DBA HOOTERS

1. PUBLIC HEARING

At 6:21 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the approval of Class C Liquor License Application – La Vista Wings, LLC dba Hooters.

MINUTE RECORD

At 6:22 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick and Hale. Nays: None. Abstain: None. Absent: Sell and Wetuski. Motion carried.

2. RESOLUTION

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-144 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 LAVISTA WINGS, LCC DBA HOOTERS IN LA VISTA, NEBRASKA.

WHEREAS, La Vista Wings, LLC dba Hooters, 12710 Westport Parkway, 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 La Vista Wings, LLC dba Hooters, 12710 Westport Parkway, La Vista, Sarpy County, Nebraska.

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

C. SPECIAL ASSESSMENT

1. PUBLIC HEARING

At 6:22 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on a Special Assessment.

At 6:23 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick and Hale. Nays: None. Abstain: None. Absent: Sell and Wetuski. Motion carried.

2. RESOLUTION

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-145 entitled: 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 8810 Honey Locust Drive \$150.00 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 clean up the property, thus necessitating the City to do the cleanup, and

MINUTE RECORD

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.

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

D. RESOLUTION – AUTHORIZE PURCHASE – PLAYGROUND EQUIPMENT

Councilmember Frederick introduced and moved for the adoption of Resolution No. 25-146 entitled A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT CITY PARK FROM CROUCH RECREATION IN AN AMOUNT NOT TO EXCEED \$348,312.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase and installation of playground equipment is necessary; and

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

WHEREAS, Subsection (C) (8) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secures City Council approval in accordance with the Purchasing Policy approved by City Council;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska authorize the purchase and installation of playground equipment at City Park in an amount not to exceed \$348,312.00.

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

E. RESOLUTION – AUTHORIZE AGREEMENT – COLLECTION OF SEWER RATES

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-147 entitled A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH METROPOLITAN UTILITIES DISTRICT OF OMAHA FOR SEWER COLLECTION SERVICES.

WHEREAS, Metropolitan Utilities District of Omaha ("the District") is a municipal corporation and political subdivision of the State of Nebraska established and governed by Nebraska law to provide natural gas, potable water, and wastewater services to the City of Omaha and surrounding communities; and

WHEREAS, the City of La Vista ("the City"), a city of the First Class, is a municipal corporation of the State of Nebraska that owns and operates a sewer collection system; and

WHEREAS, Neb. Rev. Stat. § 14-2129 authorizes the City to enter into a agreement with the District to obtain the use of the facilities and services of the District to collect all or any part of the sewer use or rental fee for which City may lawfully be entitled to charge and collect; and

MINUTE RECORD

WHEREAS, the District bills and collects the City's sewer service fees; and

WHEREAS, the current agreement between the City and the District is dated March 13, 1975; and

WHEREAS, the District has proposed an updated agreement, a copy of which is presented with this agenda item; and

WHEREAS, the City desires to enter into a new agreement whereby the District will collect sewer fees from District customers connected to City's sewer system in exchange for reimbursement of the District's costs by the City; and

WHEREAS, the District is willing to collect and remit the balance of the Sewer Fees to the City after deducting the District's costs under the terms and conditions of this Agreement;

NOW, THEREFORE, BE IT RESOLVED, that that the Proposed Agreement presented at this meeting is approved and the Mayor is authorized to execute such document, subject to such additions, subtractions, or modifications as the Mayor, City Administrator or City Engineer may determine necessary or appropriate.

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

F. SNOW & ICE CONTROL PLAN

Councilmember Thomas made a motion to receive and file the Snow & Ice Control Plan. Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick and Hale. Nays: None. Abstain: None. Absent: Sell and Wetuski. Motion carried.

COMMENTS FROM THE FLOOR

There were no comments from the floor.

COMMENTS FROM THE MAYOR AND COUNCIL

Councilmember Frederick commented on an event at the Community Center.

Councilmember Ronan commented on the Bingo event at the Community Center.

Mayor Kindig gave a Legislative update.

At 6:45 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell and Hale. Nays: None. Abstain: None. Absent: Quick and Wetuski. Motion carried.

PASSED AND APPROVED THIS 6TH DAY OF JANUARY 2026.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

ACCOUNTS PAYABLE CHECK REGISTER

A-3

Check #	Check Date	Vendor Name	Amount	Voided
26	12/29/2025	SAMARITAN FUND PROGRAM	55000.00	N
27	12/29/2025	UMR INC	53319.55	N
27	12/29/2025	POINT C HEALTH	1148.02	N
28	01/06/2026	POINT C HEALTH	734.77	N
28	12/31/2025	UMR INC	28066.37	N
50	01/06/2026	MENARDS-RALSTON	.00	N
51	01/06/2026	MICHAEL TODD AND COMPANY INC	.00	N
146449	01/06/2026	1000 BULBS	232.59	N
146450	01/06/2026	AKRS EQUIPMENT SOLUTIONS, INC.	992.46	N
146451	01/06/2026	ALFRED BENESCH & COMPANY	1716.00	N
146452	01/06/2026	AMAZON CAPITAL SERVICES, INC.	2153.09	N
146455	01/06/2026	ARNOLD MOTOR SUPPLY	1663.35	N
146456	01/06/2026	AT&T MOBILITY LLC	1794.13	N
146457	01/06/2026	BERGANKDV LLC	20000.00	N
146458	01/06/2026	BGNE	3089.85	N
146459	01/06/2026	BIBLIOTHECA LLC	6942.60	N
146460	01/06/2026	BIG RIG TRUCK ACCESSORIES	216.00	N
146461	01/06/2026	BISHOP BUSINESS EQUIPMENT COMPANY	69.96	N
146462	01/06/2026	BOBCAT OF OMAHA	250.80	N
146463	01/06/2026	BOOT BARN	488.72	N
146464	01/06/2026	BRITE IDEAS DECORATING	15187.90	N
146465	01/06/2026	CENTER POINT, INC.	49.14	N
146466	01/06/2026	CINTAS CORPORATION NO. 2	745.92	N
146467	01/06/2026	CITY OF PAPILLION	327.25	N
146468	01/06/2026	CORE PRODUCTS LLC	177.69	N
146469	01/06/2026	CORNHUSKER STATE INDUSTRIES	856.00	N
146470	01/06/2026	COSGRAVE COMPANY	310.95	N
146471	01/06/2026	CULLIGAN OF OMAHA	13.50	N
146472	01/06/2026	DAIGLE LAW GROUP, LLC	340.00	N
146473	01/06/2026	DELL MARKETING L.P.	4525.45	N
146474	01/06/2026	DIGITAL EXPRESS	152.00	N
146475	01/06/2026	DOUGLAS COUNTY SHERIFF'S OFC	385.00	N
146476	01/06/2026	DULTMEIER SALES LLC	116.00	N
146477	01/06/2026	EAKES OFFICE SOLUTIONS	4292.00	N
146478	01/06/2026	EBSCO INFORMATION SERVICES	3351.45	N
146479	01/06/2026	ECHO GROUP INCORPORATED	254.74	N
146480	01/06/2026	FERRELLGAS	199.00	N
146481	01/06/2026	FIRST RESPONDER OUTFITTERS, INC	1742.40	N
146482	01/06/2026	FONTENELLE FOREST	300.00	N
146483	01/06/2026	GALE	369.38	N
146484	01/06/2026	GALLS LLC	375.58	N
146485	01/06/2026	GENUINE PARTS COMPANY-OMAHA	172.17	N
146486	01/06/2026	HANEY SHOE STORE	407.97	N
146487	01/06/2026	HELM MECHANICAL	3360.27	N
146488	01/06/2026	ICON	75.00	N
146489	01/06/2026	INGRAM LIBRARY SERVICES LLC	384.25	N
146490	01/06/2026	INLAND TRUCK PARTS & SERVICE	239.40	N
146491	01/06/2026	INSIGHT DIRECT USA, INC	751.20	N
146492	01/06/2026	J & A TRAFFIC PRODUCTS	790.00	N
146493	01/06/2026	JONES AUTOMOTIVE INC	157.48	N
146494	01/06/2026	KIMBALL MIDWEST	284.73	N
146495	01/06/2026	LABRIE, DONALD P	1200.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
146496	01/06/2026	LIBRARY IDEAS LLC	975.12	N
146497	01/06/2026	LOGAN CONTRACTORS SUPPLY	121.02	N
146498	01/06/2026	LOWE'S CREDIT SERVICES	236.55	N
146499	01/06/2026	MAPA-METRO AREA PLANNING AGENCY	527.25	N
146500	01/06/2026	MARCO INCORPORATED	165.77	N
146501	01/06/2026	MECHANICAL SALES INC	375.62	N
146502	01/06/2026	MILLARD METAL SERVICES INC	411.00	N
146503	01/06/2026	MOBOTREX, INC.	5130.00	N
146504	01/06/2026	MUNICIPAL PIPE TOOL CO LLC	1991.46	N
146505	01/06/2026	NL & L CONCRETE	223632.83	N
146506	01/06/2026	NMC GROUP INC	3875.65	N
146507	01/06/2026	O'REILLY AUTO PARTS	847.47	N
146508	01/06/2026	OFFICE DEPOT INC	175.34	N
146509	01/06/2026	OMNI ENGINEERING	770.00	N
146510	01/06/2026	PITNEY BOWES GLOBAL FIN SVCS	288.57	N
146511	01/06/2026	POLICE CHIEFS ASSN OF NEBR	300.00	N
146512	01/06/2026	PRINTCO GRAPHICS INC	78.45	N
146513	01/06/2026	RIVER CITY RECYCLING	882.36	N
146514	01/06/2026	SARPY COUNTY COURTHOUSE	4520.00	N
146515	01/06/2026	SESAC INC	641.00	N
146516	01/06/2026	SHERWIN-WILLIAMS	340.03	N
146517	01/06/2026	SIGN IT	1476.00	N
146518	01/06/2026	STRADA OCCUPATIONAL HEALTH	864.00	N
146519	01/06/2026	STREICHER'S, INC.	1427.00	N
146520	01/06/2026	TED'S MOWER SALES & SERVICE INC	8.29	N
146521	01/06/2026	THE SCHEMMER ASSOCIATES INC	117.50	N
146522	01/06/2026	THE WALDINGER CORPORATION	6763.92	N
146523	01/06/2026	TORNADO WASH LLC	217.00	N
146524	01/06/2026	TRANS UNION RISK AND ALT. DATA SOL.	100.00	N
146525	01/06/2026	TURN-KEY MOBILE INC	586.00	N
146526	01/06/2026	UNMC	672.59	N
146527	01/06/2026	VAL VERDE ANIMAL HOSPITAL INC	357.60	N
146528	01/06/2026	VAN-WALL EQUIPMENT INC	1879.08	N
146529	01/06/2026	VERIZON WIRELESS	18.02	N
146530	01/06/2026	VERIZON WIRELESS	534.70	N
146531	01/06/2026	VEST VISUALS	1600.00	N
146532	01/06/2026	VIERREGGER ELECTRIC COMPANY	1967.71	N
146533	01/06/2026	VOIANCE LANGUAGE SERVICES, LLC	35.89	N
146534	01/06/2026	WESTLAKE HARDWARE INC NE-022	86.91	N
146535	01/06/2026	LA VISTA COMMUNITY FOUNDATION	180.00	N
1262663	12/17/2025	US BANK NATIONAL ASSOCIATION	38413.29	N
1262675	12/29/2025	ACTIVE NETWORK LLC	185.45	N
1262676	12/29/2025	ADP INC	451290.32	N
1262677	12/29/2025	AMERICAN HERITAGE LIFE INSURANCE CO	285.72	N
1262678	12/29/2025	CENTURY LINK/LUMEN	451.57	N
1262679	12/29/2025	COLONIAL LIFE & ACCIDENT INS CO	2071.36	N
1262680	12/29/2025	COX COMMUNICATIONS, INC.	750.00	N
1262681	12/29/2025	DEARBORN NATIONAL LIFE INSURANCE CO	1240.00	N
1262682	12/29/2025	DEARBORN NATIONAL LIFE INSURANCE CO	7096.41	N
1262683	12/29/2025	FNIC	6729.75	N
1262684	12/29/2025	LINCOLN NATIONAL LIFE INS CO	8053.46	N
1262685	12/29/2025	MARCO INCORPORATED	165.77	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
1262686	12/29/2025	METLIFE	1155.49	N
1262687	12/29/2025	METROPOLITAN UTILITIES DISTRICT	4381.35	N
1262688	12/29/2025	MISSIONSQUARE RETIREMENT	73506.69	N
1262689	12/29/2025	OMAHA PUBLIC POWER DISTRICT	54967.94	N
1262690	12/29/2025	TRAVELERS	2379.00	N
1262691	12/31/2025	PITNEY BOWES-EFT POSTAGE	1431.00	N
1262692	12/31/2025	VERIZON CONNECT FLEET USA	671.80	N
1262693	01/06/2026	ADP INC	455380.18	N
1262694	01/06/2026	CENTURY LINK/LUMEN	87.08	N
1262695	01/06/2026	COX COMMUNICATIONS, INC.	147.03	N
1262696	01/06/2026	GREAT PLAINS COMMUNICATION	1088.44	N
1262697	01/06/2026	MISSIONSQUARE RETIREMENT	75668.93	N
1262698	01/06/2026	ABM INDUSTRIES, INC	17001.99	N
1262699	01/06/2026	CITY OF PAPILLION - MFO	262773.00	N
1262700	01/06/2026	FRATERNAL ORDER OF POLICE	4250.00	N
1262701	01/06/2026	HEARTLAND NATURAL GAS	6149.89	N
1262702	01/06/2026	POLICE & FIREMEN'S INSURANCE	586.26	N

TOTAL: \$1,963,308.95

APPROVED BY COUNCIL MEMBERS ON:

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

LA VISTA CITIZEN ADVISORY REVIEW COMMITTEE

To: Mayor and City Council

Dt: September 11, 2025

Fr: City Advisory Review Committee

Re: Economic Development Program Review

The Citizen Advisory Review committee is required to report to the Mayor and City Council at least once every six months regarding the Economic Development Program. Chairman Narak presented to the Council after our June meeting. The following is provided for the Committee's information and generally covers activity for FY25 (the period from October 1, 2024 to September 30, 2025).

The Economic Development Program has received and approved four applications for assistance to date. The first application was from John Q. Hammons to construct a full service Embassy Suites Hotel and conference center facility. This project was closed out in 2018.

The second application was for a \$3 million grant to City Ventures to help with the construction of a state-of-the-art music venue in City Centre, located in the redevelopment area along 84th Street. This application was approved in February of 2020. In May of 2021 City Ventures submitted a supplement to their original application asking for an additional \$2.5 million for the music venue project in the form of a loan that will be paid back with interest. This supplement was also approved, resulting in a total of \$5.5 million in grants/loans for the project. The entire \$5.5 million has been distributed to City Ventures. They are currently paying interest on the loan. The music venue is completed and operational.

In October of 2021 an application from the Omaha Multi-Sport Complex, Inc. for a \$3 million grant for the development, construction and operation of Phase 1 of a premier multisport complex comprised of twelve synthetic multisport playing fields and related amenities was approved. This facility is currently operational and the grant funds have been distributed.

1. The City's assessed valuation for FY25 was \$2,404,341,954, and the new assessed valuation for FY26 is \$2,511,621,618. This is an increase of 5.22%. From FY2018 through FY2021, the growth in the City's valuation averaged approximately 4.5% annually. In FY22 and FY23 we saw unusually large increases in valuation which were attributed in part to extreme increases in the personal property tax portion of the valuation. It was determined these increases had to do with large companies in the City that qualify for state incentives purchasing equipment and the timing of their refund requests to the State. The valuation for FY24 saw a leveling off of these personal property tax increases resulting in a smaller overall increase. The average growth over the last eight years is 6.7%.

FY2019 Valuation - \$1,542,141,658 (up 3.02%)
FY2020 Valuation - \$1,651,417,826 (up 7.08%)
FY2021 Valuation - \$1,755,107,309 (up 6.27%)
FY2022 Valuation - \$1,998,058,005 (up 13.8%)
FY2023 Valuation - \$2,220,556,943 (up 11.14%)
FY2024 Valuation - \$2,284,893,092 (up 2.89%)
FY2025 Valuation - \$2,404,341,954 (up 5.22%)
FY2026 Valuation - \$2,511,621,618 (up 4.47%)

2. Earned sales and use tax revenue has traditionally increased from year to year, however it was down slightly in FY19 and again in FY20 due to the pandemic. FY21 showed a rebound in sales and use tax revenue and FY22 sales tax numbers remained strong. A reminder that we look at what the City has "earned" in sales tax prior to any state incentive refunds being deducted to calculate growth and in order to determine what businesses are actually generating. The City has built a sales and use tax reserve for potential future rebates. It should be noted that the City has received it's annual letter from

the State of Nebraska indicating what the rebate to SON will be in December of 2025. It is less than \$500,000, which is a large decrease from previous years where rebates have been anywhere from just over a million dollars to nearly two million dollars.

FY2021 Sales and Use Tax - \$10,062,860 (actually received + \$1.35 million in rebates to SON); earned total up 19.8% over FY20)

FY2022 Sales and Use Tax - \$10,705,035 (actually received + \$1.78 million in rebates to SON; earned total up 9.39% over FY21)

FY2023 Sales and Use Tax - \$11,380,214 (actually received + \$1.93 million in rebates to SON; earned total up 6.63% over FY22)

FY2024 Sales and Use Tax - \$12,064,461 (actually received + \$1.16 million in rebates to SON; earned total up just under 1% over FY23, however received total was up 6.01% due to smaller rebate amount in FY24)

FY2025 Sales and Use Tax - \$14,565,722 (actually received through August)

3. Building permit valuations are reported in calendar year, not fiscal year. The past several years have remained fairly consistent. 2020 was the highest year we have seen since 2007.

2017 - \$43,036,890

2018 - \$45,980,935

2019 - \$36,332,465

2020 - \$64,354,002

2021 - \$48,919,416

2022 - \$55,881,441

2023 - \$36,276,973

2024 - \$58,491,911

2025 - \$11,392,240 (through August)

Total building permit valuations since 1997 are over \$1.4 billion

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF A CLASS 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.

PASSED AND APPROVED THIS 6TH DAY OF JANUARY 2026.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



LA VISTA POLICE DEPARTMENT Inter-Department Memo

TO: **Rachel Carl**

FROM: **Sgt Collett**

DATE: **December 29th, 2025**

RE: **Local Background Check- Let it Fly**

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 Let it Fly, Michael Beene. Beene has a disturbing the peace conviction in Sarpy County in 2019 and a trespassing conviction in Douglas County in 2008. Beene is currently enrolled in Diversion in Sarpy County for a Driving Under the Influence arrest. No other criminal convictions were located. No criminal convictions for the other owners are a cause for concern.

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.



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 133361

LICENSE TYPE

Class C Beer, Wine, Spirits On
and Off Sale

APPLICATION DATE RECEIVED

2025-12-04

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

LIF LaVista LLC

LICENSEE TYPE

Corporation

DOING BUSINESS AS

CORPORATE NUMBER

2506272582

INCORPORATION DATE

2025-06-06

CORRESPONDENCE ADDRESS

7861 Main Street, Suite J
La Vista, NE 68128

MAILING ADDRESS

7861 Main Street, Suite J
La Vista, NE 68128

PHYSICAL ADDRESS

7861 Main Street, Suite J
La Vista, NE 68128

CONTACT NAME

Michael Alan Beene

PREFERRED CONTACT METHOD

Phone

CONTACT PHONE

ALTERNATE PHONE

[REDACTED]

FAX

EMAIL

michael.alan@liflavista.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Ronald Beene			10
Michael Alan Beene	President		83
Jason Mayer			1
Kate Svendsen			1
Jason Butler			5

ADDITIONAL INFORMATION

The actual current ownership is as follows (since the above doesn't allow fractional numbers):

Michael Alan Beene: 83.5%
Jason Butler: 5%
Kate Svendsen: 1%
Jason Mayer: 0.5%
Ronald Beene: 10%

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Restaurant with Bar

PREMISES NAME

Let It Fly Sports Bar

OPERATOR

Michael Alan Beene

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2035-08-01

PHYSICAL ADDRESS

7861 Main Street, Suite J
La Vista, NE 68128

MAILING ADDRESS

CONTACT NAME

Michael Alan Beene

CONTACT PHONE

[REDACTED]

FAX

[REDACTED]

PREMISES MANAGER

Michael Alan Beene

QUESTIONS

Class C Beer, Wine, Spirits On a

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

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& 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.**

Yes

(document uploaded)

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L105, W78

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Yes

L15, W45

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

No

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

There are two floors, both of which are included in the liquor license.

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

No

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

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

No

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

August 14, 2025

10 What are the anticipated hours of operation?

Monday 11AM-2AM Tuesday 11AM-2AM Wednesday 11AM-2AM
Thursday 11AM-2AM Friday 11AM-2AM Saturday 11AM-2AM Sunday
11AM-2AM

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

No

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

Yes

Michael Alan Beene, Jason Butler, Ronald Beene, Jason Mayer, and Kate Svendsen are all owners as disclosed in this application.

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

First National Bank of Omaha. Only Michael Alan Beene is authorized to write checks/make withdrawals.

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

Yes

Michael Alan Beene operates two other Let It Fly Sports locations in the Omaha area.

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

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

No

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

19 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

Let It Fly Nebraska LLC, Nebraska, 125357 Let If Fly Nebraska LLC, Nebraska, 126191

20 Has the premises location been previously licensed within the last 2 years?

Yes

21 Are you applying for a Temporary Operating Permit?

No

22 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

23 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

24 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?

Michael Alan Beene

25 What is the manager's address?

[REDACTED]

26 What is the manager's phone number?

[REDACTED]

27 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/>

Sarpy County

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

michael.alan@liflavista.com

29 Is the manager married?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	Privacy Act Statement.pdf	
Business Plan	Business Plan.docx	
Lease / Deed / Purchase Agreement	Lease.pdf	
Premises Description & Diagram	Premises Diagram.pdf	
Premises Description & Diagram	Premise Dimensions.docx	
Explanation of Convictions/Guilty Pleas	Explanation of Convictions.pdf	
Explanation of Convictions/Guilty Pleas	H13156531(372256) - 2025-08-22 ALR - 2025-08-14 DISMISSED LOW TEST.tif.pdf	Evidence of reinstatement of license
Additional Document	Question 11 Explanation.docx	Explanation of Question 11

APPLICANT

Michael Alan

DECLARATION

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

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

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

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

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

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

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

Explanation of Convictions/Guilty Pleas

You answered Yes to this question:

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

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

The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JANUARY 6, 2026 AGENDA

Subject:	Type:	Submitted By:
PROFESSIONAL SERVICES AGREEMENT – ◆ RESOLUTION 84 TH STREET TRAIL, GILES TO HARRISON AMENDMENT NO. 2	ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

SYNOPSIS

A resolution has been prepared to authorize Amendment No. 2 to a Professional Services Agreement on behalf of the City of La Vista with Design Workshop to provide additional services for the 84th Street Trail, Giles to Harrison, a federal-aid project designated as Project No. DPS-77(67) in an additional amount not to exceed \$147,658.69.

FISCAL IMPACT

The FY25/FY26 Budget provides funding for this project.

RECOMMENDATION

Approval.

BACKGROUND

On November 7, 2023, City Council approved the initial agreement with Design Workshop for preliminary engineering services phase work for the above reference project, with the first amendment to the agreement approved on August 6, 2025.

This amendment is to memorialize several scope of service items that were required to complete the Preliminary Engineering and Right of Way phases of the project which were not anticipated in the original scoping of the conversion of the project to the Nebraska Department of Transportation (NDOT) format, processes, and procedures required for the federal aid funding to be used on the project. Other items, such as additional topographic survey, additional right of way exhibits and design for the drainage letdown structure were not adequately scoped, and therefore additional design work was needed to complete said tasks.

Attached is a resolution in the format prescribed by the Nebraska Department of Transportation authorizing the execution of a Professional Services Agreement Amendment Number 2 between the City of La Vista and Design Workshop.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AMENDMENT NO. 2 TO A PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WORKSHOP, OMAHA, NEBRASKA TO PROVIDE ADDITIONAL SERVICES FOR THE 84TH STREET TRAIL, GILES TO HARRISON IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$147,658.69.

WHEREAS, City of La Vista is developing a transportation project for which it intends to obtain Federal funds; and

WHEREAS, City of La Vista as a sub-recipient of Federal-Aid is charged with the responsibility of expending said funds in accordance with Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

WHEREAS, City of La Vista and Design Workshop wish to enter into a Professional Services Supplemental Agreement to provide Preliminary Engineering Services for the Federal-aid project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska that Douglas Kindig, Mayor of the City of La Vista, is hereby authorized to sign the Preliminary Engineering Services Supplemental Agreement No. 2 between the City of La Vista and Design Workshop.

NDOT Project Number: DPS-77(67)
NDOT Control Number: 22885
NDOT Project Name: 84th Street Trail, Giles – Harrison

PASSED AND APPROVED THIS 6TH DAY OF JANUARY 2026.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

Agreement No.	BK2340-002
Effective (NTP) Date	9/18/2025
Supplement Amount	\$147,658.69
Total Agreement Amount	CPFF \$739,629.14

PROFESSIONAL SERVICES AGREEMENT

SUPPLEMENT NO. 2

CITY OF LAVISTA, NEBRASKA
 DESIGN WORKSHOP
 PROJECT NO. DPS-77(67)
 CONTROL NO. 22885
 84TH ST TRAIL, GILES – HARRISON, LA VISTA
 PRELIMINARY ENGINEERING SERVICES

THIS SUPPLEMENTAL AGREEMENT is between the City of LaVista, Nebraska ("LPA") and Design Workshop ("Consultant"), collectively referred to as the "Parties".

WHEREAS, Consultant and LPA entered into an agreement ("Original Agreement") executed by LPA on November 7, 2023, and Supplemental Agreement No. 1 executed by LPA on August 6, 2025 for Consultant to provide Preliminary Engineering services for LPA's project, and

WHEREAS, it is necessary that additional Preliminary Engineering services as outlined in Exhibit "A" be added under this Supplemental Agreement, and

WHEREAS, it is necessary to increase Consultant's compensation by this Supplemental Agreement for the additional work necessary to complete the services under this Agreement, and

WHEREAS, LPA desires that this project be developed and constructed under the designation of Project No. DPS-77(67) and formally authorizes the signing of this Agreement, as evidenced by the Resolution of LPA dated _____ day of _____, 20____, attached as Exhibit "E" and incorporated herein by this reference.

NOW THEREFORE, in consideration of these facts and mutual promises, the Parties agree as follows:

SECTION 1. SCOPE OF SERVICES

Consultant will perform the additional work as set out in Exhibits "A" and "C", Scope of Services, and Exhibits "B" and "D", Consultant's Fee Proposal, attached and incorporated herein by this reference.

SECTION 2. NOTICE TO PROCEED AND COMPLETION

- 2.1 Notice to proceed was given on September 18, 2025. Any work or services performed by Consultant on the project prior to the date specified in the written Notice-to-Proceed is not eligible for reimbursement.
- 2.2 Unless otherwise specified herein, the changes set out in this Supplemental Agreement will become effective on the earlier of (a) the date of notice to proceed or (b) the date this Supplemental Agreement has been executed by the parties.
- 2.3 Consultant will complete all work stipulated in the Original Agreement and this Supplemental Agreement by August 31, 2026.

SECTION 3. FEES AND PAYMENTS

Section 2 in Exhibit "C" of the Original Agreement is hereby amended in accordance with Exhibits "B" and "D" and as shown below.

Previous Amount*	This Supplement Amount	Amended Agreement Amount	
\$ 22,158.79	\$ 5,980.91	\$ 28,139.70	For actual direct labor costs
\$ 560,345.46	\$139,122.75	\$ 699,468.21	For indirect labor costs & direct expenses
\$ 9,466.20	\$2,555.03	\$12,021.23	For a fixed fee for profit
\$591,970.45	\$147,658.69	\$739,629.14	Total agreement amount

*includes all prior supplements

SECTION 4. CONFIDENTIAL INFORMATION

Documents submitted to LPA, including invoices, supporting documentation, and other information are subject to disclosure by LPA under the Nebraska Public Records Act found at Neb.Rev.Stat. § 84-712 et.seq. Accordingly, Consultant shall redact or not submit to LPA information that is confidential, including, but not limited to, financial information such as social security numbers, tax ID numbers, or bank account numbers. Consultant understands that LPA does not have sufficient resources to review and redact confidential information submitted by Consultant. If such confidential information is submitted, Consultant shall have no right of action of any kind against LPA for the disclosure of such information.

SECTION 5. CONSULTANT CERTIFICATION AND REAFFIRMATION

The undersigned duly authorized representative of Consultant, by signing this Supplemental Agreement, hereby reaffirms, under penalty of law, the truth of the certifications set out in the Original Agreement and all Supplements thereto, including this Supplement. Further, Consultant has a duty to inform LPA of any material changes in the accuracy of all assertions set out in the Original Agreement and all Supplements thereto.

SECTION 6. CERTIFICATION BY LPA

By signing this Supplemental Agreement, I do hereby certify that, to the best of my knowledge, Consultant or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this agreement to:

- (a) employ or retain, or agree to employ or retain, any firm or person, or
- (b) pay or agree to pay to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind.

I acknowledge that this certification is to be furnished to the FHWA, upon their request, in connection with this agreement involving participation of Federal-Aid highway funds and is subject to applicable state and federal laws, both criminal and civil.

SECTION 7. ENTIRE AGREEMENT

The Original Agreement, any and all other previous supplements thereto, and this Supplemental Agreement, constitute the entire agreement ("The Agreement") between the Parties. The Agreement supersedes any and all other previous communications, representations, or other understandings, either oral or written; all terms and conditions of the Original Agreement and all previous supplements thereto, to the extent not superseded, remain in full force and effect, and are incorporated herein as if set forth in their entirety.

PROFESSIONAL SERVICES AGREEMENT – SUPPLEMENT

IN WITNESS WHEREOF, the Parties hereby execute this Supplemental Agreement pursuant to lawful authority as of the date signed by each party. Further, the Parties, by signing this Supplemental Agreement, attest and affirm the truth of each and every certification and representation set out herein.

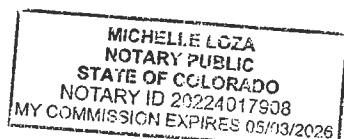
EXECUTED by the Consultant this 31 day of OCTOBER, 2025.

DESIGN WORKSHOP
Robb Berg **MICAH GIARDETTI**

Wendy J. Smith
Principal

(STATE OF COLORADO))ss
(DENVER COUNTY)

SUBSCRIBED AND SWORN to before me this 31 day of October, 2025



Michelle Loya
Notary Public

EXECUTED by City of LaVista, Nebraska this _____ day of _____, 20____.

CITY OF LA VISTA
Douglas Kindig

Mayor

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Clerk

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION
Form of Agreement Approved for
Federal Funding Eligibility:

Date

Consultant Work Order (Local Projects)

Project No.: DPS-77(67)		Control No.: 22885
Consultant: (Name and Representative) DESIGN WORKSHOP, ROBB BERG	Agreement No.: BK2340	Work Order No.: 2
LPA: (Name and Representative) CITY OF LA VISTA, PAT DOWSE		Constr. Change Order No.: (If applicable)
All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following: justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.		
Justification to modify agreement: (Include scope of services, deliverables, and schedule) The effort of converting the local plans and substantial added coordination with the NDOT was necessary in meeting NDOT requirements for letting. Added effort in Survey, Draft PS&E, Final PS&E, Right of Way Design, and Bridge Design has been detailed in Exhibit "A".		
Work Title		Summary of Fee
Additional Design and Delivery Effort		A. Total Direct Labor Cost = 805.67 B. Overhead (Factor * x A) = 1,601.19 C. A + B = 2,406.86 D. Profit/Fee (Factor ** x C) = 344.18
*Overhead Factor: 198.74%	E. FCCM (Factor*** x A) = 2.42	
**Profit/Fee Factor: 14.30%	F. Direct Non-Labor Cost = 0.00	
***Facility Capital Cost of Money (FCCM): 0.30%	G. Subconsultant Services = 113,424.33	
Total Fee Notes: Effort added for additional scope as described in Exhibit A.		TOTAL FEE: C + D + E + F + G = \$116,177.79
<input type="checkbox"/> ESTIMATED TOTAL FEE:		
<input type="checkbox"/> FINAL TOTAL FEE:		

Work Order Authorization – May be granted by email and attached to this document.

Consultant:

 Robb Berg
 Name

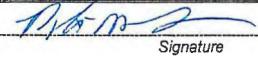


 9/3/2025
 Date

 Notice to Proceed
 will be granted by
 email by:
 LPS PC for
 Preliminary
 Engineering &
 CD PC for
 Construction
 Engineering.

LPA:

 PATRICK M. DOWSE
 Name



 04 SEPTEMBER 2025
 Date

LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):

Name

Signature

Date

LPS Unit Head Review (for PE Phase):

 Kar Sia
 Name

 Sia, Kar


 9/18/25
 Date

 FMIS Approval Date:
 N/A

LPS Manager or Construction Engineer (Construction Phase):

Name

Signature

Date

FHWA: (FHWA Approval on Full Oversight Projects Only):

Name

Signature

Date

 Notice to Proceed Date:
 9/18/25

Distribution: Consultant, LPA – RC, State Rep., FHWA, LPS PC, NDOT Agreements Engineer, Highway Funds Manager, CD PC

NDOT Form 250, November 18

EXHIBIT "A"

CWO#2 Scope of Services

Project Name 84th St. Trail, Giles to Harrison, La Vista

Project No. DPS-77(67)

CN: 22885

Engineering Design Services

DESCRIPTION

This supplemental Scope of Services for this project includes additional tasks associated with unforeseen and/or un-scoped services to deliver the project, meeting NDOT requirements, for letting.

Additional efforts for this work included the sections described below.

Add to existing contract section:

III. SURVEY

A second pick-up survey was needed due to recent construction on the east side of 84th impacting the trail alignment and curb ramps.

VI. DRAFT PS&E PLAN REVIEW

A surface file was required to be developed in CAD to determine cut/fill qty's and develop excavation table for plan set.

Plans required extensive revision due to new construction on the east side of the project. The deliverable requirements for the transition of the completed local plans to NDOT involved much more effort and plan sheet development than scoped.

VII. FINAL PS&E SUBMITTAL/BLUE LINE CORRECTIONS

The scoped level of coordination through the NDOT letting system was based on a simple transition of completed plans to NDOT borders and standard bid items. The final efforts included much more review, checks, and submittals.

VII. RIGHT OF WAY DESIGN

47 additional property tracts needed reviewed. Easement tracts, legal descriptions, and CAD work was necessary for all additional tracts.

IX. BRIDGE DESIGN

The letdown structure had design covered under the original scope in the Storm Sewer and Drainage section, but no detailing or plan sheet development. Five (5) additional plan sheets were developed as Special Plans.

The geotechnical constraints determined in the undercrossing area required a review of the retaining walls and layout. The final plans resulted in new geometry of the walls, added plan sheets, new specifications, and revised Special Plans.

DESIGN

CWO HOURS

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPB-77-(07)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Rob Berg
 Phone/Email: 720-907-4260, rberg@designworkshop.com
 County Project Liaison: Pat Dowse
 Phone/Email: 402-331-5827, pdowse@cityoflavista.org
 NDOT RC: Kar Bla
 Phone/Email:
 Date:

TASKS	PERSONNEL CLASSIFICATIONS**										Total
	PR	PM	SENG	ENG	SDES	ENV	RLS	SPC	SUR	ADM	
I. Project Management	1	4									5
1. Project Management	1	4									5
III. Survey											
1. Update Field Survey											
VI. Draft PS&E Plan Review											
2. Draft PS&E Plan Submittal											
VII. Final PS&E Submittal/Blue Line Corrections					2	8					10
2. Address Comments or Questions					2	8					10
VIII. Right-of-Way Design											
3. Right-of-Way Plan Sheets											
4. Title Research											
IX. Bridge Design Services											
2. Final Bridge Design											
Total Hours	1	6	8								15
Total Days (8 hrs)	0.1	0.6	1.0								1.9

CLASSIFICATIONS:
 PR = Principal
 PM = Project Manager
 SENG = Senior Engineer
 SPC = Survey Party Chief
 *For Project Manager, use one of the technical classifications

ENG = Design Engineer
 ENV = Environmental Engineer
 RLS = Registered Licensed Surveyor
 SDES = Senior Technician

SUR Surveyor /
 ADM Administration

** For User-Defined Classifications, you will need to edit the Classifications Legend located above. To enter a new classification, replace "UD1" with its abbreviation (ex. GRA) and replace "User Defined 1" with the

Travel Calculations & Notes

Project Name: _____
Project Number: _____
Control Number: _____
Date: _____

Starting Location:			
Ending Location:			
<u>Roundtrip</u> distance to/from (miles):			
<u>Roundtrip</u> travel time (minutes):			
Travel Summary			
<u>Roundtrips/Staff</u> -->	PR	0	0.0
-->	PM	0	0.0
-->	SENG	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
-->	0.00%	0	0.0
Total:		0	0.0

Notes & Assumptions

SOS for PE for Scoping Labor Rates

Project Name: 84th St. Trail, Giles to Harrison, La Vista
Project Number: DPS-77-(67)
Control Number: 22885
Location (City, County): La Vista
Firm Name: Design Workshop
Consultant Project Manager: Robb Berg
Phone/Email: 720-907-9360, rberg@designworkshop.com
County Project Liaison: Pat Dowse
Phone/Email: 402-331-8927, pdowse@cityoflavista.org
NDOT RC: Kar Sia
Phone/Email: _____
Date: _____

Overhead Rate:	198.74%	Fixed Fee:	14.30%
FCCM (If applicable)	0.30%		

CLASSIFICATIONS:

PR	= Principal	PM	= Project Manager	SPC	Survey Party Chief
RLS	= Registered Land Surveyor	ENG	= Engineer	SUR	Surveyor I
ENV	= Environmental Scientist	SDES	= Senior Designer/Technician	SENG	Senior Engineer
ADM	= Administrative	DES	= Designer/Technician		

Blended Rates Worksheet

STAFFING PLAN				
EMPLOYEE NAME	CLASSIFICATION ¹	SALARY RATE	% ASSIGNED ²	
Principal <u>Rob Berg</u>	Principal	\$120.19	100.00%	
		Blended Rate:		\$120.19
Registered Land Surveyor				
			Blended Rate:	
Environmental Scientist				
			Blended Rate:	
Project Manager <u>Micah Giardeti</u>	PM	\$74.50	100.00%	
			Blended Rate:	\$74.50
Senior Engineer <u>Kelsey Jones</u>	Landscape Designer	\$29.81	100.00%	
			Blended Rate:	\$29.81
Engineer				
			Blended Rate:	
Senior Designer/Technician				

				Blended Rate: _____
Administrative				
				Blended Rate: _____
Survey Party Chief				
				Blended Rate: _____
Surveyor I				
				Blended Rate: _____
Senior Engineer				
				Blended Rate: _____

¹ Input actual employee classification as designated by firm.

² Total of "% Assigned" must equal 100% for each personnel classification category. If one person in classification, list them as 100% for "% Assigned".

SOS for PE for Scoping

Direct Expenses

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPS-77-(87)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Robb Berg
 Phone/Email: 720-907-9360, rberg@designworkshop.com
 County Project Liaison: Pat Dowse
 Phone/Email: 402-331-8927, pdowse@cityoflavista.org
 NDOT RC: Kar Sia
 Phone/Email:
 Date:

Subconsultants:	Quantity	Unit Cost	Amount
Schemmer Associates, Inc.			\$113,424.33
			Subtotal \$113,424.33

Printing and Reproduction:	Quantity	Unit Cost	Amount
		\$0.50	
			Subtotal

Mileage/Travel:	Quantity	Unit Cost	Amount
		\$0.580	
			Subtotal

Lodging/Meals:	Quantity	Unit Cost	Amount
			Subtotal

Other Miscellaneous Costs:	Quantity	Unit Cost	Amount
Misc. Survey costs			
			Subtotal

TOTAL DIRECT EXPENSES **\$113,424.33**

Per Diem Rates: <http://www.gsa.gov/portal/category/104711>
 Mileage Rates: <http://www.gsa.gov/portal/category/104715>

2011 Standard Rates*	
Type	Rate
Black and White Copies	Actual reasonable cost
Color Copies	Actual reasonable cost
Miscellaneous Postage, Mailing, Deliveries Etc.	Actual reasonable cost
Equipment	Actual reasonable cost
Privately Owned Vehicle	Actual reimbursement amount to employee, not to exceed rates for company vehicles outlined above
Automobile Rental	Actual reasonable cost
Air fare	Actual reasonable cost, giving the State all discounts
Statewide Omaha/Douglas County	
Breakfast	
Lunch	
Dinner	
Incidentals	
Totals	

* A full list of rates can be found at the following website: www.gsa.gov/permitem

SOS for PE for Scoping

Project Cost

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPS-77-(67)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Robb Berg
 Phone/Email: 720-907-9360, rberg@designworkshop.com
 LPA Responsible Charge: Pat Dowse
 Phone/Email: 402-331-8927, pdowse@cityoflavista.org
 NDOT Project Coordinator: Kar Sia
 Phone/Email:
 Date:

Direct Labor Costs:	Hours	Rate	Amount
Personnel Classification			
Principal	1	\$120.19	\$120.19
Project Manager	6	\$74.50	\$447.00
Senior Engineer	8	\$29.81	\$238.48
TOTALS	15		\$805.67

Direct Expenses:	Amount
Subconsultants	\$113,424.33
Printing and Reproduction Costs	
Mileage/Travel	
Lodging/ Meals	
Other Miscellaneous Costs	
TOTALS	\$113,424.33

Total Project Costs:	Amount
Direct Labor Costs	\$805.67
Overhead @ 198.74%	\$1,601.19
Total Labor Costs	\$2,406.86
Fixed Fee @ 14.30%	\$344.18
Facility Capital Cost of Money (FCCM) @ 0.30% (direct labor cost x FCCM%)	\$2.42
Direct Expenses	\$113,424.33
PROJECT COST	\$116,177.79

SOS for PE for Scoping Assumptions - Notes

Project Name: 84th St. Trail, Giles to Harrison, La Vista
Project Number: DPS-77-(67)
Control Number: 22885
Location (City, County): La Vista
Firm Name: Design Workshop
Consultant Project Manager: Robb Berg
Phone/Email: 720-907-9360, rberg@designworkshop.com
County Project Liaison: Pat Dowse
Phone/Email: 402-331-8927, pdowse@cityoflavista.org
NDOT RC: Kar Sia
Phone/Email:
Date:

EXHIBIT "C"

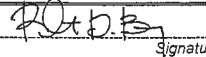
Consultant Work Order (Local Projects)

Project No.: DPS-77(67)	Control No.: 22885	
Consultant: (Name and Representative) DESIGN WORKSHOP, ROBB BERG	Agreement No.: BK2340	
LPA: (Name and Representative) CITY OF LA VISTA, PAT DOWSE	Work Order No.: 3	
Constr. Change Order No.: (If applicable)		
<p>All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following: justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.</p> <p>Justification to modify agreement: (Include scope of services, deliverables, and schedule)</p> <p>This supplemental Scope of Services for this project includes additional tasks to provide design engineer reviews of submitted RFI's, shop drawings for the bridge and retaining walls during the construction phases. In addition, the review of all collected girdger shim shots and development of shims for both Stages of construction.</p>		
Work Title	Summary of Fee	
Slope Stability / Ground Improvement for Retaining Walls *Overhead Factor: 198.74% **Profit/Fee Factor: 14.30% ***Facility Capital Cost of Money (FCCM): 0.30%	A. Total Direct Labor Cost	5,175.24
	B. Overhead (Factor * x A)	= 10,285.27
	C. A + B	= 15,460.51
	D. Profit/Fee (Factor ** x C)	= 2,210.85
	E. FCCM (Factor*** x A)	= 15.53
	F. Direct Non-Labor Cost	= 13,794.01
	G. Subconsultant Services	= 12,616.01
	TOTAL FEE: C + D + E + F + G	= \$31,480.90
<input type="checkbox"/> ESTIMATED TOTAL FEE: <input type="checkbox"/> FINAL TOTAL FEE:		
Total Fee Notes: Added scope for addressing construction RFI's and reviewing all shop drawings.		

Work Order Authorization – May be granted by email and attached to this document.

Consultant:

 Robert D. Berg
 Name


 Signature

 9/10/2025
 Date

 Notice to Proceed
will be granted by
email by:
LPS PC for
Preliminary
Engineering &
CD PC for
Construction
Engineering.

LPA:

 PATRICK M DOWSE
 Name


 Signature

 9/11/2025
 Date

LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):

Name

Signature

Date

LPS Unit Head Review (for PE Phase):

Kar Sia


 Sia, Kar

9/18/25

Name

Signature

Date

FMIS Approval Date:

N/A

LPS Manager or Construction Engineer (Construction Phase):

Name

Signature

Date

FHWA: (FHWA Approval on Full Oversight Projects Only):

Name

Signature

Date

Notice to Proceed Date:

9/18/25

Distribution: Consultant, LPA – RC, State Rep., FHWA, LPS PC, NDOT Agreements Engineer, Highway Funds Manager, CD PC

NDOT Form 250, November 18

EXHIBIT "C"

CWO#3 Scope of Services

Project Name 84th St. Trail, Giles to Harrison, La Vista

Project No. DPS-77(67)

CN: 22885

Engineering Design Services

DESCRIPTION

This supplemental Scope of Services for this project includes additional tasks to provide design engineer reviews of submitted shop drawings for the bridge and retaining walls during the construction phases and responding to Requests-For-Information (RFI).

Additional efforts for this work included the sections described below.

Add a new contract task section:

XIII. CONSTRUCTION SERVICES

Engineer review and coordination with the following shop drawing submittals:

1. Bridge – Shims
2. Bridge – Shop Drawing Reviews
3. Bridge RFI's
4. Trail RFI's

DESIGN

CWO/3 HOURS

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPB-77-(67)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Rob Berg
 Phone/Email: 720-807-9280, rberg@designworkshop.com
 County Project Liaison: Pat Dowse
 Phone/Email: 402-331-8527, pdowse@cityoflavista.org
 NDOT RC: Kar Bina
 Phone/Email:
 Date:

TASKS	PERSONNEL CLASSIFICATIONS**										Total
	PR	PM	SENG	ENG	SDES	ENV	RLS	SPC	SUR	ADM	
I. Project Management	4	40									44
1. Project Management	4	40									44
XIII. Construction Services					24	8					32
1. Bridge - Girders and Shims					10	4					
2. Bridge - Shop Drawing Reviews					10	10					
3. Bridge - RFIs					20	10	8				
Total Hours	4	40	24	8							76
Total Days (8 hrs)	0.5	5.0	3.0	1.0							9.5

CLASSIFICATIONS*:

PR = Principal
 PM = Project Manager
 SENG = Senior Engineer
 SPC = Survey Party Chief
 * For Project Manager, use one of the technical classifications

ENGR = Design Engineer
 ENV = Environmental Engineer
 RLS = Registered Licensed Surveyor
 SDES = Senior Technician
 SUR = Surveyor I
 ADM = Administration

** For User-Defined Classifications, you will need to edit the Classifications Legend located above. To enter a new classification, replace "UD1" with its abbreviation (ex. QRA) and replace "User Defined 1" with the

Travel Calculations & Notes

Project Name: _____
Project Number: _____
Control Number: _____
Date: _____

Starting Location: _____
Ending Location: _____
Roundtrip distance to/from (miles): _____

Roundtrip distance to/from (miles): _____
Roundtrip travel time (minutes): _____
Roundtrips/Stop(s): _____ PP _____

# of Roundtrips/Staff -->	PR			0	0.0
-->	PM			0	0.0
-->	SENG			0	0.0
-->	ENG			0	0.0
-->	SDES			0	0.0
-->	ENV			0	0.0
-->	RLS			0	0.0
-->	SPC			0	0.0
-->	SUR			0	0.0
-->	ADM			0	0.0
-->	0.00%			0	0.0
Total:					0 0.0

SOS for PE for Scoping Labor Rates

Project Name: 84th St Trail, Giles to Harrison, La Vista
Project Number: DPS-77-(67)
Control Number: 22885
Location (City, County): La Vista
Firm Name: Design Workshop
Consultant Project Manager: Robb Berg
Phone/Email: 720-907-9360, rberg@designworkshop.com
County Project Liaison: Pat Dowse
Phone/Email: 402-331-8927, pdowse@cityoflavista.org
NDOT RC: Kar Sia
Phone/Email:
Date:

Labor Costs:		Hours	Blended Rate	Amount
Code	Classification Title			
PR	Principal	4	\$120.19	\$480.76
PM	Project Manager	40	\$74.50	\$2,980.00
SENG	Senior Engineer	24	\$56.72	\$1,361.28
ENG	Engineer	8	\$44.15	\$353.20
SDES	Senior Designer/Technician			
ENV	Environmental Scientist			
RLS	Registered Land Surveyor			
SPC	Survey Party Chief			
SUR	Surveyor I			
ADM	Administrative			
TOTALS		76		\$5,175.24

Overhead Rate:	198.74%	Fixed Fee:	14.30%
FCCM (if applicable)	0.30%		
CLASSIFICATIONS:			
PR	= Principal	PM	= Project Manager
RLS	= Registered Land Surveyor	ENG	= Engineer
ENV	= Environmental Scientist	SDES	= Senior Designer/Technician
ADM	= Administrative	DES	= Designer/Technician

Blended Rates Worksheet

STAFFING PLAN				
EMPLOYEE NAME	CLASSIFICATION ¹	SALARY RATE	% ASSIGNED ²	
Principal Rob Berg	Principal	\$120.19	100.00%	
		Blended Rate:		\$120.19
Registered Land Surveyor				
			Blended Rate:	
Environmental Scientist				
			Blended Rate:	
Project Manager Micah Giardeti	PM	\$74.50	100.00%	
			Blended Rate:	\$74.50
Senior Engineer Kelsey Jones	Landscape Designer	\$29.81	100.00%	
			Blended Rate:	\$29.81
Engineer				
			Blended Rate:	
Senior Designer/Technician				

Exhibit "D"

			Blended Rate: _____
Administrative			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____
Survey Party Chief			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____
Surveyor I			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____
Senior Engineer			Blended Rate: _____
			Blended Rate: _____
			Blended Rate: _____

¹ Input actual employee classification as designated by firm.

² Total of "% Assigned" must equal 100% for each personnel classification category. If one person in classification, list them as 100% for "% Assigned".

SOS for PE for Scoping

Direct Expenses

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPS-77-(67)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Robb Berg
 Phone/Email: 720-907-9360, rberg@designworkshop.com
 County Project Liaison: Pat Dows
 Phone/Email: 402-331-8927, pdowse@cityoflavista.org
 NDOT RC: Kar Sia
 Phone/Email:
 Date:

Subconsultants:	Quantity	Unit Cost	Amount
The Schemmer Associates			\$12,616.01
Subtotal			
			\$12,616.01
Printing and Reproduction:	Quantity	Unit Cost	Amount
		\$0.50	
Subtotal			
Mileage/Travel:	Quantity	Unit Cost	Amount
		\$0.580	
Materials Verification / Site Visit	1	\$450.000	\$450.00
Subtotal			
			\$450.00
Lodging/Meals:	Quantity	Unit Cost	Amount
Hotel (Omaha)	2	\$122.00	\$244.00
Meals (GSA Standard Rate, first and last days)	2	\$60.00	\$120.00
Subtotal			
			\$364.00
Other Miscellaneous Costs:	Quantity	Unit Cost	Amount
Subtotal			
TOTAL DIRECT EXPENSES			\$13,430.01

Per Diem Rates: <http://www.gsa.gov/portal/category/104711>
 Mileage Rates: <http://www.gsa.gov/portal/category/104715>

2011 Standard Rates*	
Type	Rate
Black and White Copies	Actual reasonable cost
Color Copies	Actual reasonable cost
Miscellaneous Postage, Mailing, Deliveries Etc.	Actual reasonable cost
Equipment	Actual reasonable cost
Privately Owned Vehicle	Actual reimbursement amount to employee, not to exceed rates for company vehicles outlined above
Automobile Rental	Actual reasonable cost
Air fare	Actual reasonable cost, giving the State all discounts
Statewide Omaha/Douglas County	
Breakfast	
Lunch	
Dinner	
Incidentals	
Totals	

* A full list of rates can be found at the following website: www.gsa.gov/perdiem

SOS for PE for Scoping

Project Cost

Project Name: 84th St. Trail, Giles to Harrison, La Vista
 Project Number: DPS-77-(67)
 Control Number: 22885
 Location (City, County): La Vista
 Firm Name: Design Workshop
 Consultant Project Manager: Robb Berg
 Phone/Email: 720-907-9380, rberg@designworkshop.com
 LPA Responsible Charge: Pat Dowse
 Phone/Email: 402-331-8927, pdowse@cityoflavista.org
 NDOT Project Coordinator: Kar Sia
 Phone/Email:
 Date:

Direct Labor Costs:	Hours	Rate	Amount
Personnel Classification			
Principal	4	\$120.19	\$480.76
Project Manager	40	\$74.50	\$2,980.00
Senior Engineer	24	\$36.72	\$1,361.28
Engineer	8	\$44.15	\$353.20
Senior Engineer			
Environmental Scientist			
Registered Land Surveyor			
Survey Party Chief			
Surveyor I			
Administrative			
TOTALS	76		\$5,175.24

Direct Expenses:	Amount
Subconsultants	\$12,616.01
Printing and Reproduction Costs	
Mileage/Travel	\$450.00
Lodging/ Meals	\$384.00
Other Miscellaneous Costs	\$384.00
TOTALS	\$13,794.01

Total Project Costs:	Amount
Direct Labor Costs	\$5,175.24
Overhead @ 198.74%	\$10,285.27
Total Labor Costs	\$15,460.51
Fixed Fee @ 14.30% 14.30%	\$2,210.85
Facility Capital Cost of Money (FCCM) @ 0.30% (direct labor cost x FCCM%)	\$15.53
Direct Expenses	\$13,794.01
PROJECT COST	\$31,480.90

SOS for PE for Scoping Assumptions - Notes

Project Name: 84th St. Trail, Giles to Harrison, La Vista
Project Number: DPS-77-(67)
Control Number: 22885
Location (City, County): La Vista
Firm Name: Design Workshop
Consultant Project Manager: Robb Berg
Phone/Email: 720-907-9360, rberg@designworkshop.com
County Project Liaison: Pat Dowee
Phone/Email: 402-331-6927, pdowee@cityoflavista.org
NDOT RC: Kar Sia
Phone/Email:
Date:

Assumptions and Notes

XIII. Construction Services Review will be necessary for both Stage I and Stage II construction.
The hours shown are for the repeated reviews during both Stages.

RESOLUTION
SIGNING OF PRELIMINARY ENGINEERING SERVICES
SUPPLEMENTAL AGREEMENT – BK2340-002

City of La Vista

Resolution No. _____

Whereas: City of La Vista is developing a transportation project for which it intends to obtain Federal funds; and

Whereas: City of La Vista as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of the Federal-aid project; and

Whereas: City of La Vista and The Design Workshop wish to enter into a Professional Services Supplemental Agreement to provide Preliminary Engineering Services for the Federal-aid project.

Be It Resolved: by the City Council of City of La Vista that:

Douglas Kindig, Mayor, is hereby authorized to sign the attached Preliminary Engineering Services Supplemental Agreement between City of La Vista, Nebraska and The Design Workshop.

NDOT Project Number: DPS-77(67)

NDOT Control Number: 22885

NDOT Project Description: 84th St Trail, Giles-Harrison, La Vista

Adopted this _____ day of _____, 20____ at _____ Nebraska.
(Month)

The City Council of City of La Vista, Nebraska

Board/Council Member _____

Moved the adoption of said resolution

Member _____ Seconded the Motion

Roll Call: _____ Yes _____ No _____ Abstained _____ Absent

Resolution adopted, signed and billed as adopted

Attest:

Signature City Clerk

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JANUARY 6, 2026 AGENDA

Subject:	Type:	Submitted By:
RIGHT OF WAY EASEMENT OMAHA PUBLIC POWER DISTRICT (OPPD)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

SYNOPSIS

A resolution has been prepared to approve a Right of Way Easement with Omaha Public Power District (OPPD) as a result of the relocation of the overhead power line to the west of the Reflections Plaza project. A subsequent invoice for \$10,710.05 or 50% cost share of the relocation cost is contingent upon the approval of the Right of Way Easement.

FISCAL IMPACT

The FY25/FY26 Biennial Budget provides funding for this project.

RECOMMENDATION

Approval.

BACKGROUND

On April 15, 2025, City Council awarded the bid for Reflections Plaza to Mackie Construction, to which approximately \$57,000 of the items of work were associated with the underground relocation of the existing OPPD overhead power line which ran in conflict with the project.

In partnership with OPPD, value engineering efforts were undertaken in which the alternate of relocating the overhead power line to the west of the project was proposed, to which in exchange for memorializing the relocation within an easement, OPPD would share 50% of the cost of relocating the overhead line. The 50% cost share of the relocation to the City is \$10,710.05, which resulted in approximately \$46,000 of cost savings to the project.

Staff recommends the attached Right of Way Easement and invoice be approved. Once the easement is approved, action is required to approve the \$10,710.05 invoice from OPPD.

A copy of both the Right of Way Easement and invoice are attached.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A RIGHT OF WAY EASEMENT WITH OMAHA PUBLIC POWER DISTRICT.

WHEREAS, the Mayor and City Council of the City of La Vista find it necessary to approve a Right of Way Easement with Omaha Public Power District for the relocation of an overhead power line to the west of the Reflections Plaza Project; and

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

WHEREAS, Subsection (C) (8) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secures City Council approval in accordance with the Purchasing Policy approved by City Council;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Right of Way Easement with Omaha Public Power District for the relocation of an overhead power line to the west of the Reflections Plaza project in a form satisfactory to the City Administrator or designee.

PASSED AND APPROVED THIS 6TH DAY OF JANUARY 2026.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

Return to:
OMAHA PUBLIC POWER DISTRICT
Land Management 6W/EP4
444 South 16th Street Mall
Omaha, Nebraska 68102-2247

OPPD Doc. #: 3.006 05(693)
Date: December 29, 2025
Combo

RIGHT-OF-WAY EASEMENT

THE CITY OF LA VISTA

(“Grantor”) is the owner(s) of the real estate described as follows (the “Grantor Property”):

TAX LOT 12 AND TAX LOT 13, LOCATED IN THE WEST ½ OF SECTION 14,
TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY,
NEBRASKA.

Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to the OMAHA PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska, its successors and assigns, hereafter referred to as "District", a nonexclusive permanent Easement with rights of ingress and egress thereto, to survey, construct, erect, reconstruct, relocate, add to, operate, maintain, install, repair, replace, renew and remove its: (i) underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, (ii) electric lines consisting of structures, down guys, anchors, wires, and other necessary fixtures and equipment, and (iii) overhead electric facilities, upon, over, along and under the following described real estate (the “Easement Area”):

A STRIP OF LAND SIXTEEN (16) FEET IN WIDTH BEING EIGHT (8) FEET EACH SIDE OF THE ELECTRIC FACILITIES AS CONSTRUCTED IN PART OF TAX LOT 12 AND TAX LOT 13, LOCATED IN THE WEST ½ OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. SEE EXHIBIT "A" ATTACHED HERETO FOR SKETCH OF EASEMENT AREA.

CONDITIONS:

The District shall have the nonexclusive perpetual right, but not the obligation, to trim, cut, clear or remove all trees, brush, undergrowth and other obstructions from the surface and to trim, cut, or remove any other tress located outside the Easement Area which in falling could come within fifteen (15) feet of the electric lines as may be necessary to efficiently exercise any of the hereinbefore granted rights. All refuse from such tree and brush cutting or trimming shall be disposed of by the District, and if the Easement Area is not being utilized for cultivated crops, the District

shall have the further right but not the obligation to control and impede the growth of all weeds, trees, and brush along (within) the Easement Area and to temporarily open any fences crossing said area.

Not in limitation of the foregoing, Grantor may cultivate, enjoy, and otherwise use the land within the Easement Area, including the right of ingress and egress to, from and across the Easement Area, provided that such use(s) shall not, in the reasonable opinion of the District and Grantor, endanger or be a hazard to or interfere with the hereinbefore granted rights. Grantor shall not allow buildings, structures, improvements, trees, hay or straw stacks, retaining walls or loose rock walls, or other property to remain or be placed in said Easement Area, but the same may be used for gardens shrubs, landscaping, paving and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. Grantor and District each agrees shall not change or alter the grade of the Easement Area without the prior written approval from the other party, which approval shall not be unreasonably withheld; Grantor shall not allow the burning of any materials of any nature within the Easement Area.

The District shall have the right of ingress and egress across the Grantor Property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner and only when reasonably necessary.

In the event of any improvements, work, use, ingress or egress, upon, within, to or from the Easement Area or exercise of any other rights hereunder by District, District at its cost and expense shall restore all land surfaces, pavement, improvements and property affected by such improvements, work, use, ingress, egress or exercise to a condition that is the same as or better than existing prior to such improvements, work, use, ingress, egress or exercise, including without limitation repaving any paved areas, reseeding any established lawns, and restoring any landscaping or other improvements.

Not in limitation of the foregoing, The District shall pay Grantor and/or lessee of Grantor, as their interests may appear, for all damages to growing crops, fences or other property on the Grantor Property which may be caused by the exercise of the hereinbefore granted rights. It is further agreed that all claims for such damages must be submitted in writing.

It is further agreed that the Grantor has lawful possession of said Grantor Property, good, right and lawful authority to make such conveyance and that his/her its/their heirs, executors, administrators, successors and assigns shall warrant and defend the same against the claims of all persons whatsoever in any way asserting any right, title or interest contrary to this conveyance that are caused by any title defect that arise during Grantor's ownership of such Grantor Property.

The undersigned agrees and represents that he/she has read and understands the Right-of-Way Easement and that this easement shall run with the land, constitutes the entire agreement between the parties, and the undersigned has not relied upon any promises, inducements, covenants, oral statements, or agreements of any kind or natures which are not expressly set forth herein. This Right-of-Way Easement shall be binding upon the respective grantees, licensees, lessees, successors, heirs and assigns of the parties.

		W	1/2	Section	14	Township	14	North	Range	12	East	Sarpy	County
						Subdivision		Lands			Lot	TL 13 and Part of TL 12	
ROW	SEF	Customer Rep		Ecklund			Engineer	Hueser			W.O. #		

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2025.

OWNERS SIGNATURE(S)

Sign: _____

Sign: _____

Print: _____

Print: _____

Title: _____

Title:

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____ 2025,
by _____
(Name(s) of Person(s) Signing)

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2025,
by _____.
(Name(s) of Person(s) Signing)

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

		W	1/2	Section	14	Township	14	North	Range	12	East	Sarpy	County
						Subdivision		Lands			Lot	TL 13 and Part of TL 12	
ROW	SEF	Customer Rep		Ecklund			Engineer	Hueser			W.O. #		