

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX CERTAIN REAL ESTATE TO THE CITY OF LA VISTA, NEBRASKA (SID NO.195, MAYFAIR, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, LOT 21, MAYFAIR 2ND ADDITION, AND OUTLOT "A", MAYFAIR, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND PORTIONS OF ANY ADJOINING STREET RIGHT-OF-WAY), AS MORE FULLY DESCRIBED HEREIN; TO MAKE PROVISION FOR EXTENSION OF SERVICES TO INHABITANTS OF TERRITORY ANNEXED; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the Mayor and City Council of the City of La Vista, in compliance with Nebraska Revised Statutes, Section 16-117, have adopted a resolution stating that the City is considering the annexation of certain land, have approved a plan for the extension of City services to said land, and have complied with the publication, mailing and public hearing requirements required by said statute; and

WHEREAS, the Planning Commission of the City of La Vista has held a hearing to consider the proposed annexation and plan to provide services, and the Mayor and City Council has obtained the recommendation of the Planning Commission of the City of La Vista to annex the below described land and provide services in accordance with the plan; and

WHEREAS, the Mayor and City Council of the City of La Vista find the below described territory to be contiguous or adjacent to the City of La Vista, Nebraska, and is urban or suburban in character and not agricultural land which is rural in character; and

WHEREAS, the Mayor and City Council of the City of La Vista have determined that sewerage facilities will be sufficient to serve said territory and said territory will be serviced by the water utility franchised by the City and that the City is in a position to extend police and fire protection and other municipal services to said below-described territory, so that the inhabitants of said territory shall receive substantially the services of other inhabitants of the City of La Vista, Nebraska.

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

SECTION 1.

- A. The foregoing recitals shall be incorporated into this ordinance by reference and are hereby ratified, affirmed and approved.
- B. The following described territory situated in Sarpy County, Nebraska to-wit:

LOTS 3 THRU 47, INCLUSIVE, AND LOTS 98 THRU 104, INCLUSIVE, MAYFAIR;

TOGETHER WITH OUTLOT "A", MAYFAIR;

TOGETHER WITH LOTS 106 THRU 133, INCLUSIVE, MAYFAIR REPLAT ONE;

TOGETHER WITH LOTS 1 THRU 20, INCLUSIVE, LOTS 22 THRU 115, INCLUSIVE, AND LOT 118, MAYFAIR 2ND ADDITION;

TOGETHER WITH LOT 21, MAYFAIR 2ND ADDITION;

TOGETHER WITH LOTS 1, 2, 3, 4A AND 11A, MAYFAIR 2ND ADDITION REPLAT ONE;

TOGETHER WITH LOT 9A, MAYFAIR 2ND ADDITION REPLAT TWO;

TOGETHER WITH LOT 2, MAYFAIR 2ND ADDITION REPLAT THREE;

TOGETHER WITH LOT 1, MAYFAIR 2ND ADDITION REPLAT FOUR;

TOGETHER WITH LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT FIVE;

TOGETHER WITH LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT SIX;

ALL SUBDIVISIONS IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH ALL PUBLIC STREETS LYING WITHIN SAID SUBDIVISIONS, THE OUTER BOUNDARY OF THE AFORE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 133 SAID MAYFAIR REPLAT ONE;

THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 133;

THENCE EASTERLY ON THE EAST LINE OF SAID LOT 133 TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE NORTH LINE OF GILES ROAD;

THENCE WESTERLY ON THE NORTH LINE OF GILES ROAD TO THE SW CORNER OF LOT 61, SAID MAYFAIR 2ND ADDITION;

THENCE NORTHERLY ON THE WEST LINES OF LOTS 61, 62, 63 AND 65 THRU 76, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE NW CORNER OF SAID LOT 76;

THENCE EASTERLY ON THE NORTH LINES OF LOT 76 AND 90 THRU 102, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE SW CORNER OF LOT 108 SAID MAYFAIR 2ND ADDITION;

THENCE NORTHERLY ON THE WEST LINES OF LOTS 108 AND 109, SAID MAYFAIR 2ND ADDITION AND ON THE WEST LINES OF LOTS 98, 11, 12, 13 AND 15 THRU 21, INCLUSIVE, SAID MAYFAIR, TO THE NW CORNER OF SAID LOT 11;

THENCE EASTERLY ON THE NORTH LINES OF LOTS 10, 11 AND 3 THRU 8, INCLUSIVE, SAID MAYFAIR TO THE NE CORNER OF SAID LOT 3;

THENCE CONTINUING EASTERLY ON THE NORTH LINE OF LOT 106, SAID MAYFAIR REPLAT 1, TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE NORTHERLY LINE OF MELISSA STREET;

THENCE EASTERLY ON THE NORTHERLY LINE OF MELISSA STREET TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE SOUTH LINE OF MELISSA STREET;

THENCE WESTERLY ON THE SOUTH LINE OF MELISSA STREET TO THE NE CORNER OF LOT 133, SAID MAYFAIR REPLAT ONE AND THE POINT OF BEGINNING.

be and the same hereby is, annexed to and included within the corporate limits of the City of La Vista, Sarpy County, Nebraska, and that the inhabitants thereof shall, from and after the effective date of this ordinance, be subject to the ordinances and regulations of the City of La Vista, Sarpy County, Nebraska.

SECTION 2. That the inhabitants of the above-described territory annexed to the City shall receive substantially the services of other inhabitants of such City as soon as practicable, in accordance with Neb. Rev. Stat. Section 16-120 and the Plan to Extend Services to SID No.195, Mayfair, Lot 21, Mayfair 2nd Addition, Outlot "A", Mayfair, and adjoining street rights-of-way, which Plan, as amended and submitted to the City Council, is hereby ratified, affirmed and approved. Adequate plans and necessary City Council action to furnish such services shall be adopted not later than one year after the date of annexation.

SECTION 3. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2013.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX CERTAIN REAL ESTATE TO THE CITY OF LA VISTA, NEBRASKA (LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA; TAX LOTS 17 AND 18, LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; TOGETHER WITH PART OF THE NE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY; AND PORTIONS OF ANY ADJOINING STREET RIGHT-OF-WAY), AS MORE FULLY DESCRIBED HEREIN; TO MAKE PROVISION FOR EXTENSION OF SERVICES TO INHABITANTS OF TERRITORY ANNEXED; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the Mayor and City Council of the City of La Vista, in compliance with Nebraska Revised Statutes, Section 16-117, have adopted a resolution stating that the City is considering the annexation of certain land, have approved a plan for the extension of City services to said land, and have complied with the publication, mailing and public hearing requirements required by said statute; and

WHEREAS, the Planning Commission of the City of La Vista has held a hearing to consider the proposed annexation and plan to provide services, and the Mayor and City Council has obtained the recommendation of the Planning Commission of the City of La Vista to annex the below described land and provide services in accordance with the plan; and

WHEREAS, the Mayor and City Council of the City of La Vista find the below described territory to be contiguous or adjacent to the City of La Vista, Nebraska, and is urban or suburban in character and not agricultural land which is rural in character; and

WHEREAS, the Mayor and City Council of the City of La Vista have determined that sewerage facilities will be sufficient to serve said territory and said territory will be serviced by the water utility franchised by the City and that the City is in a position to extend police and fire protection and other municipal services to said below-described territory, so that the inhabitants of said territory shall receive substantially the services of other inhabitants of the City of La Vista, Nebraska.

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

SECTION 1.

- A. The foregoing recitals shall be incorporated into this ordinance by reference and are hereby ratified, affirmed and approved.
- B. The following described territory situated in Sarpy County, Nebraska to-wit:

LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH TAX LOTS 17 AND 18, LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY;

TOGETHER WITH PART OF THE NE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY;

TOGETHER WITH THE PUBLIC STREETS LYING WITHIN THAT PART OF THE NW 1/4 OF SAID SECTION 17 AND WITHIN THAT PART OF NE 1/4 OF SAID SECTION 18 DESCRIBED HEREAFTER ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW 1/4 OF SAID SECTION 17;

THENCE EASTERLY ON THE NORTH LINE OF SAID NW 1/4 TO A POINT DIRECTLY NORTH OF THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTH TO THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TAX LOTS 17 AND 18 AND ON THE NORTHERLY LINE OF HARRISON STREET TO THE MOST SOUTHERLY CORNER OF SAID TAX LOT 18, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID TAX LOT 18 AND ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

be and the same hereby is, annexed to and included within the corporate limits of the City of La Vista, Sarpy County, Nebraska, and that the inhabitants thereof shall, from and after the effective date of this ordinance, be subject to the ordinances and regulations of the City of La Vista, Sarpy County, Nebraska.

SECTION 2. That the inhabitants of the above-described territory annexed to the City shall receive substantially the services of other inhabitants of such City as soon as practicable, in accordance with Neb. Rev. Stat. Section 16-120 and the Plan to Extend Services to Lots 1 and 2, I-80 Industrial Park 2nd Addition, Tax Lots 17 and 18, in the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, and Part of the NE 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, which Plan, as amended and submitted to the City Council, is hereby ratified, affirmed and approved. Adequate plans and necessary City Council action to furnish such services shall be adopted not later than one year after the date of annexation.

SECTION 3. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2013.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC

City Clerk

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ORDINANCE NO. _____

AN ORDINANCE TO ANNEX CERTAIN REAL ESTATE TO THE CITY OF LA VISTA, NEBRASKA (TAX LOTS 11 AND 15 LYING WITHIN THE NW $\frac{1}{4}$ OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; TOGETHER WITH PART OF THE NW $\frac{1}{4}$ OF SECTION 17 AND PART OF THE NE $\frac{1}{4}$ OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, FORMER UPRR RIGHT-OF-WAY IN THE NW $\frac{1}{4}$ OF SECTION 17, T14N, R12E AND THE NE $\frac{1}{4}$ OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA), AS MORE FULLY DESCRIBED HEREIN; TO MAKE PROVISION FOR EXTENSION OF SERVICES TO INHABITANTS OF TERRITORY ANNEXED; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the Mayor and City Council of the City of La Vista, in compliance with Nebraska Revised Statutes, Section 16-117, have adopted a resolution stating that the City is considering the annexation of certain land, have approved a plan for the extension of City services to said land, and have complied with the publication, mailing and public hearing requirements required by said statute; and

WHEREAS, the Planning Commission of the City of La Vista has held a hearing to consider the proposed annexation and plan to provide services, and the Mayor and City Council has obtained the recommendation of the Planning Commission of the City of La Vista to annex the below described land and provide services in accordance with the plan; and

WHEREAS, the Mayor and City Council of the City of La Vista find the below described territory to be contiguous or adjacent to the City of La Vista, Nebraska, and is urban or suburban in character and not agricultural land which is rural in character; and

WHEREAS, the Mayor and City Council of the City of La Vista have determined that sewerage facilities will be sufficient to serve said territory and said territory will be serviced by the water utility franchised by the City and that the City is in a position to extend police and fire protection and other municipal services to said below-described territory, so that the inhabitants of said territory shall receive substantially the services of other inhabitants of the City of La Vista, Nebraska.

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

SECTION 1.

- A. The foregoing recitals shall be incorporated into this ordinance by reference and are hereby ratified, affirmed and approved.
- B. The following described territory situated in Sarpy County, Nebraska to-wit:

TAX LOTS 11 AND 15 LYING WITHIN THE NW $\frac{1}{4}$ OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH PART OF THE NW $\frac{1}{4}$ OF SAID SECTION 17 AND PART OF THE NE $\frac{1}{4}$ OF 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NE $\frac{1}{4}$ CORNER OF THE NE $\frac{1}{4}$ OF SAID SECTION 18;

THENCE WESTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17;

THENCE WESTERLY ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17 AND ON THE SOUTH LINES OF SAID TAX LOTS 15 AND 11 TO THE SW CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE EAST LINE OF SOUTHPOR PARKWAY;

THENCE NORTHERLY ON THE WESTERLY LINE OF SAID TAX LOT 11 AND ON THE EASTERNLY LINE OF SOUTHPOR PARKWAY AND THE SOUTH LINE OF HARRISON STREET TO THE MOST NORTHERLY CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

be and the same hereby is, annexed to and included within the corporate limits of the City of La Vista, Sarpy County, Nebraska, and that the inhabitants thereof shall, from and after the effective date of this ordinance, be subject to the ordinances and regulations of the City of La Vista, Sarpy County, Nebraska.

SECTION 2. That the inhabitants of the above-described territory annexed to the City shall receive substantially the services of other inhabitants of such City as soon as practicable, in accordance with Neb. Rev. Stat. Section 16-120 and the Plan to Extend Services to Tax Lots 11 and 15, in the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, together with Part of the NW 1/4 of Section 17 and Part of the NE 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, (former UPRR right-of-way), which Plan, as amended and submitted to the City Council, is hereby ratified, affirmed and approved. Adequate plans and necessary City Council action to furnish such services shall be adopted not later than one year after the date of annexation.

SECTION 3. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2013.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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NOTE: Prepare update to **COMPREHENSIVE PLAN, CHAPT. 9, ANNEXATION PLAN** for public hearings and adoption by Planning Commission and City Council prior to step (2) below.

PC Public Hearing 2/21
CC Public Hearing and Adoption 3/5

ANNEXATION SCHEDULE

(Per R.S. 1943, § 16-117, Annexation; powers; procedure; hearing; and LB 495)

(1) Prepare a plan with complete information on the city's intentions for extending city services to the land proposed for annexation and state:

- a. The estimated cost impact of providing the services;
- b. The estimated method by which the city plans to finance the extension of services and how any services already provided will be maintained;
- c. A timetable for extending the services;
- d. A map drawn to scale delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after annexation, and the general land use pattern in the land proposed for annexation.

packets to depts. 1/25
Info. due back 3/1
Draft study 3/4-11
Depts. review draft 3/11
Revisions due back 3/22
Prepare final draft 3/25

Final Report 4/1

(2) The City Council adopts the resolution stating that the city is considering the annexation of the land and the plan for extending services. The resolution shall state:

- a. The time, date and location of the public hearing (#10 below);
- b. A description of the boundaries proposed for annexation;
- c. The plan for the extension of city services is available for inspection in the office of the City Clerk.

CC Resolution 4/16
PC Public Hearing 5/9
CC Public Hearing 6/4

Update City website and social media sites.

(3) Not later than **14 days** prior to the Planning Commission public hearing, the City Clerk must send notice of the proposed annexation by **certified mail, return receipt requested** to any of the following entities serving customers in the City or area proposed for annexation (Section 16-130(6)):

- a. Natural gas public utility
- b. Natural gas utility owned or operated by the city
- c. Metropolitan utilities district
- d. Any municipality
- e. Public power district
- f. Public power and irrigation district
- g. Electric cooperative
- h. Any other governmental entity providing electronic services

This mailing must include:

- a. Copy of proposed annexation ordinance
- b. The date, time and place of public hearing before Planning Commission on proposed annexation ordinance
- c. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- d. How further information can be obtained, including an email **AND** phone number

Mail 4/22

(Last date to send 4/25)

(4) The City must provide written notice of Planning Commission public hearing by **regular mail** to owners of property within the area proposed for annexation **postmarked** at least **10 working days** prior to hearing. A **certified letter** must also be sent to the SID Clerk. The notice must include:

- a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- b. The date, time, and location of Planning Commission hearing
- c. How further information can be obtained, including an email **AND** phone number

Mail 4/22

(Last date to send 4/24)

(5) A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district proposed for annexation. **Also notify Fire District.**

Mail 4/17 to PLVSD

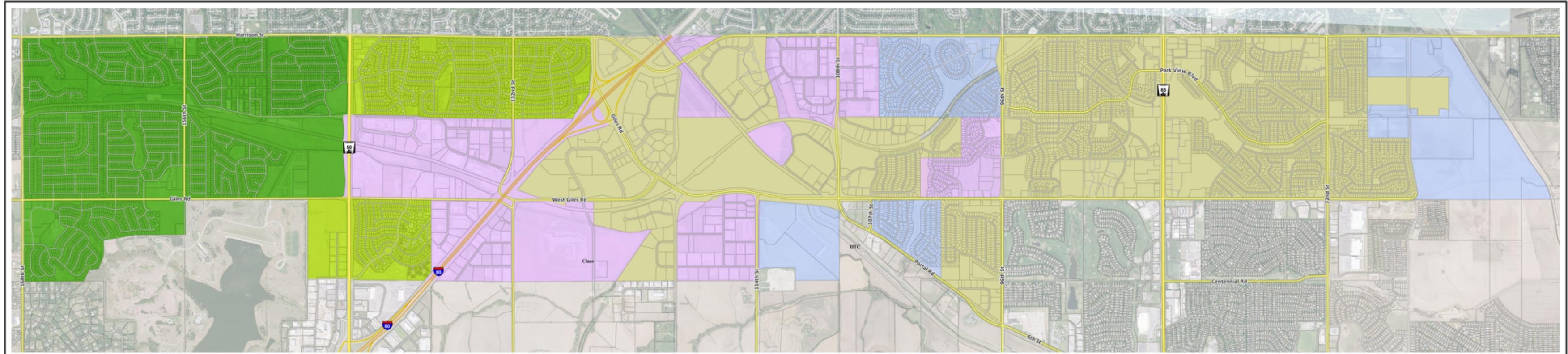
(Ownership list no earlier than 4/12)

| | |
|---|--|
| (6) The Planning Commission conducts a public hearing on the proposed annexation ordinance and forwards a recommendation to the City Council. | PC 5/9 (PC 5/16 if continued) |
| (7) A copy of the resolution providing for the public hearing shall be published in the newspaper at least once <u>not less than 10 days preceding</u> the date of the public hearing. A map drawn to <u>scale</u> delineating the land proposed for annexation shall be published with the resolution. | Publish 5/22 (Email ad and map 5/17) |
| (8) The City must provide written notice of the City Council public hearing by <u>regular mail</u> to owners of property within the area proposed for annexation <u>postmarked</u> at least 10 working days prior to hearing. The notice must include: | |
| a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation | |
| b. The date, time, and location of the City Council hearing | Mail 5/16 |
| c. How further information can be obtained, including an email AND phone number | (Last date to send 5/20) |
| (9) The City Council introduces the annexation ordinance (first reading). | CC 5/21 (1 st Reading) |
| (10) The City Council holds the public hearing on the proposed annexation <u>within 60 days</u> following the adoption of the resolution (the City Council may recess the hearing, for good cause, to a time and date specified at the hearing). | CC 6/4 (Public Hearing) |
| (11) The City Council considers the second reading of the annexation ordinance. | CC 6/4 (2 nd Reading) |
| (12) Prior to the final adoption of the annexation ordinance, the minutes of the City Council meeting at which the final adoption was considered shall reflect formal compliance with #3 above. | CC 6/18 |
| (13) The City Council considers the third and final reading of the annexation ordinance. | CC 6/18 (3 rd Reading) |
| (14) The City Clerk publishes the annexation ordinance and it becomes effective 15 days after passage*. *Specify effective date of 7/31/2013. | Publish 6/26 *Effective 7/31 |
| (15) The City Clerk notifies: | |
| a. SID Chairman – request information on contracts, outstanding bills, name/contact information for auditor, an audit up to the date of annexation, and accounting per Section 31-764. | |
| b. Reporting of annexation pursuant to various statutes, such as: | |
| i. (Section ?) – notice to Postmaster General of Nebraska | |
| ii. Section 13-509(2) – taxable valuation as of Aug. 1 | |
| iii. Section 18-1753 – report additional population to tax commissioner | |
| iv. Section 77-27,143 – sales and use tax administration | |
| c. Determination if redistricting is required pursuant to Section 19-3052 (within 180 days) | |
| d. County Offices, utility companies, others? | 6/19 |
| e. 911 notification – request change to who is dispatched in annexed areas. | |
| (16) DATE TO PROVIDE SERVICES | POLICE: <u>7/31/2013</u> FIRE: <u>10/1/2013</u> LIBRARY: <u>7/31/2013</u> RECREATION: <u>7/31/2013</u> PUB WORKS: <u>10/1/2013</u> |
| Note: Dates may be revised during preparation of final report, see item (1) above, but prior to (2) above. | |

Denotes special meeting.

Denotes not required by statute.

ⁱ Owner means owner of a piece of property as indicated on the records of the office of the register of deeds as provided to or made available to the city no earlier than the last business day before the 25th day preceding the public hearing by the planning commission on the annexation proposed for the subject property (Section 19-5001(7)).



CITY OF LA VISTA ANNEXATION PLAN

February 21, 2013



January 2013

| January 2013 | | | | | | |
|--------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

| February 2013 | | | | | | |
|---------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | | |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|-----------------------|-----------|------------------|-----------|-----------|--------------|-----------|
| Dec 30 | 31 | Jan 1, 13 | 2 | 3 | 4 | 5 |
| Dec 30 - Jan 5 | | | | | | |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Jan 6 - 12 | | | | | | |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| Jan 13 - 19 | | | | | | |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| Jan 20 - 26 | | | | | | |
| 27 | 28 | 29 | 30 | 31 | Feb 1 | 2 |
| Jan 27 - Feb 2 | | | | | | |
| Packets to depts. (1) | | | | | | |
| 12:00am | | | | | | |
| Packets to depts. (1) | | | | | | |

February 2013

| February 2013 | | | | | | |
|---------------|----|----|----|----|----|----|
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| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | | |

| March 2013 | | | | | | |
|------------|----|----|----|----|----|----|
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| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|----------------|-----------------------------------|-----------|-----------|-----------|------------------|-----------------------|
| Jan 27 | 28 | 29 | 30 | 31 | Feb 1 | 2 |
| Jan 27 - Feb 2 | | | | | | |
| | | | | | | Packets to depts. (1) |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Feb 3 - 9 | | | | | | |
| | | | | | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| Feb 10 - 16 | | | | | | |
| | | | | | PC packets | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| Feb 17 - 23 | | | | | | |
| | Holiday | | | | 7:00pm 8:00pm PC | |
| 24 | 25 | 26 | 27 | 28 | Mar 1 | 2 |
| Feb 24 - Mar 2 | | | | | | |
| | | | | | | |
| | 8:00am 10:00am Agenda deadline | | | | | |

March 2013

| March 2013 | | | | | | |
|------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

| April 2013 | | | | | | |
|------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---------------|-------------------------------|-----------|-------------------------------|-----------|---|-----------|
| Feb 24 | 25 | 26 | 27 | 28 | Mar 1 | 2 |
| 2/24 - 3/1 | | | | | Packets to depts. (1) 8:00am 5:00pm Reports due from depts. | |
| | 3 | 4 | 5 | 6 | 7 | 8 |
| 3/3 - 8 | | | CD prepares draft study (1) | | | |
| | | | 7:00pm 8:00pm City Council | | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 3/10 - 15 | CD prepares draft study (1) | | Depts. review draft study (1) | | | |
| | | | | | | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 3/17 - 22 | Depts. review draft study (1) | | | | | |
| | | | | | 8:00am 5:00pm Revisions due from depts. | |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 3/24 - 29 | CD prepares final draft (1) | | | | | |
| | | | | | | |
| 31 | Apr 1 | 2 | 3 | 4 | 5 | 6 |
| 3/31 - 4/5 | | | | | | |

April 2013

| April 2013 | | | | | | |
|------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

| May 2013 | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 5 | 6 | 7 | 1 | 2 | 3 | 4 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|-----------------------------------|--|-----------|---|-----------------|---|-----------|
| Mar 31 | Apr 1 | 2 | 3 | 4 | 5 | 6 |
| Mar 31 - Apr 6 | Final draft for review (1) | | | | | |
| | | | | | | |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 8:00am 10:00am Agenda deadline | | | | Council packets | 8:00am 8:30am Ownership List (no earlier) | |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| | 7:00pm 8:00pm City Council adopt resolution (2) | | 8:00am 5:00pm Update website & social media 8:00am 8:30am Mail resol. to school district & fire district | | 8:00am 11:00am Email notice to newspaper | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| Apr 14 - 20 | 8:00am 8:30am Mail notice to prop. owners & SID clerk (4) | | | | PC notice published | Holiday |
| | 8:00am 8:30am Mail notice to utilities (3) | | | | | |
| | | | | | | |
| 28 | 29 | 30 | May 1 | 2 | 3 | 4 |
| Apr 21 - 27 | | | | | | |
| | | | | | | |
| Apr 28 - May 4 | | | | | | |
| | | | | | | |

May 2013

| May 2013 | | | | | | |
|----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

| June 2013 | | | | | | |
|-----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|----------------|-----------------------------------|--|---------------------|---|---|--------------|
| Apr 28 | 29 | 30 | May 1 | 2 | 3 | 4 |
| Apr 28 - May 4 | | | | | | |
| | | | | PC packets | | |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| May 5 - 11 | | | | | | |
| | | | | 7:00pm 8:00pm PC public hearing (special mtg) (6) | 8:00am 11:00am Email notice to newspaper | |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| May 12 - 18 | | | | | | |
| | 8:00am 10:00am Agenda deadline | | | Resol & map published 8:00am 8:30am Mail notice to prop. owners (8) 7:00pm 8:00pm PC (reg mtg) | 8:00am 11:00am Email notice to newspaper | |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| May 19 - 25 | | | | | | |
| | | 7:00pm 8:00pm City Council 1st reading (9) | CC notice published | | 8:00am 10:00am Agenda deadline | |
| 26 | 27 | 28 | 29 | 30 | 31 | Jun 1 |
| May 26 - Jun 1 | | | | | | |
| | Holiday | | | | | |

June 2013

| June 2013 | | | | | | |
|-----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 2 | 3 | 4 | 5 | 6 | 7 | 1 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

| July 2013 | | | | | | |
|-----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---------------|--------------|---|--|-----------|-----------|--------------|
| May 26 | 27 | 28 | 29 | 30 | 31 | Jun 1 |
| 5/26 - 31 | | | | | | |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 6/2 - 7 | | | 7:00pm 8:00pm City Council public hearing & 2nd reading (10) (11) | | | |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 6/9 - 14 | | 8:00am 10:00am Agenda deadline | | | | |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 6/16 - 21 | | 7:00pm 8:00pm City Council 3rd reading & adoption (12) (13) | 8:00am 10:00am Notice to 911, Dept of Revenue, etc (15) 8:00am 8:30am Email notice to newspaper | | | |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 6/23 - 28 | | 8:00am 10:00am Agenda deadline | 8:00am 8:30am Ordinance published (14) | | | |
| 30 | Jul 1 | 2 | 3 | 4 | 5 | 6 |
| 6/30 - 7/5 | | | | | | |

July 2013

| July 2013 | | | | | | |
|-----------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

| August 2013 | | | | | | |
|-------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|----------------|--------------------------------|--|-----------|---|-----------|-----------|
| Jun 30 | Jul 1 | 2 | 3 | 4 | 5 | 6 |
| Jun 30 - Jul 6 | | 7:00pm 8:00pm City Council (alternate if needed) | | Holiday | | |
| | | | | | | |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Jul 7 - 13 | 8:00am 10:00am Agenda deadline | | | | | |
| | | | | | | |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| Jul 14 - 20 | | 7:00pm 8:00pm City Council (alternate if needed) | | | | |
| | | | | | | |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| Jul 21 - 27 | | | | | | |
| | | | | | | |
| 28 | 29 | 30 | 31 | Aug 1 | 2 | 3 |
| Jul 28 - Aug 3 | | | | EFFECTIVE DATE 8:00am 8:30am DATE TO PROVIDE SERVICES (16) | | |
| | | | | | | |

| Financial Information - Combination | | | | | |
|--|-------------------|--|--|-------------------|--|
| REVENUE | | | EXPENSES | | |
| General Fund | | | General Fund | | |
| <i>Income Sources:</i> | | | <i>Costs to Service:</i> | | |
| Property Tax | \$ 216,100 | | Street Lighting | \$ 18,488 | |
| Highway Allocation | \$ 41,068 | | Street Maintenance - Personnel | \$ - | |
| Sales & Use Tax | \$ 10,000 | | Street Maintenance - Operating | \$ 5,920 | |
| Franchise Tax | \$ 2,650 | | Snow Removal | \$ 3,998 | |
| General Fund Income | \$ 269,818 | | Traffic Signal | \$ 150 | |
| One-Time General Fund Income | | | Right-of-way Maintenance | \$ - | |
| Cash on Hand | | | Street Signs | \$ 730 | |
| One-Time Income | \$ - | | Park Maintenance & Personnel | \$ - | |
| | | | Fire Protection | \$ - | |
| | | | Community Development | \$ - | |
| | | | Administration | \$ - | |
| | | | Human Resource | \$ - | |
| | | | Library | \$ 7,800 | |
| | | | General Fund Expenses | \$ 37,086 | |
| Equipment - One-Time General Fund | | | | | |
| One-Time Expenses | | | | \$ - | |
| Total General Fund Income | \$ - | | Total General Fund Expenses | \$ 37,086 | |
| Sewer Fund | | | Sewer Fund | | |
| <i>Income Sources:</i> | | | <i>Sewer Personnel</i> | | |
| Sewer Use Fees * | | | Sewer Maintenance | \$ - | |
| Sewer Fund Income | \$ - | | Sewer Fund Expenses | \$ - | |
| Equipment - One-Time Sewer Fund | | | | | |
| One-Time Expenses | | | | \$ - | |
| Total Sewer Fund Income | \$ - | | Total Sewer Fund | \$ - | |
| Debt Service (Bond Fund) | | | Debt Service (Bond Fund) | | |
| <i>Income Sources:</i> | | | <i>Annual P & I Payments</i> | | |
| Property Tax | \$ 26,461 | | Rural Fire Districts - One-Time Expense | \$ 125,000 | |
| Unpaid Special Assessments | | | Debt Service Fund Expenses | \$ 71,811 | |
| Special Assessments to be Levied | | | | | |
| Interest on Unpaid Assessments | | | | | |
| Cash On Hand | | | | | |
| Total Debt Service Income | \$ 26,461 | | Total Debt Service Fund Expenses | \$ 196,811 | |
| | | | Capital Fund - One - Time Expense | | |
| | | | Total Construction Fund Expenses | | |
| | | | | | |
| One-Time Income | \$ - | | One-Time Expenses | \$ 71,811 | |
| Annual Income | \$ 296,279 | | Annual Expenses | \$ 162,086 | |

Financial Information - COMBINATION

| REVENUE | | EXPENSES | |
|--|----------------------|--|---------------------|
| SID 195 and I-80 Business Park, 2nd Addition & Misc. Lots | | SID 195 and I-80 Business Park, 2nd Addition & Misc. Lots | |
| Income Sources: | | | |
| Property Tax ¹ | \$ 26,461 | Bonds Payable | \$ 1,460,000 |
| Unpaid Special Assessments | | Outstanding Warrants | \$ - |
| Special Assessments to be Levied | \$ - | Rural Fire Districts - One-Time Payment ⁵ | \$ 71,811 |
| Interest on Unpaid Assessments | \$ - | | |
| Cash On Hand | | | |
| | <u>\$ 26,461</u> | | <u>\$ 1,531,811</u> |
| Property Tax - City Debt Service Fund ² | \$ 26,461 | Estimated Annual P & I Payments ³ | \$ 125,000 |
| Total Revenue | \$ 26,461 | Total Expenses | \$ 1,531,811 |
| Current Assessed Valuation of SID 195 | | Outstanding Debt | |
| Current Assessed Valuation of Mayfair NON-SID | \$ 295,009 | Less Unpaid Special Assessments | \$ - |
| Current Assessed Valuation of Sod Farm | \$ 78,035 | Less Cash on Hand | \$ - |
| Current Assessed Valuation of I-80 BP & Lots | \$ 378,738 | Total Net Debt | \$ 1,531,811 |
| Total Assessed Valuation | \$ 44,102,055 | | |
| Net Debt to Assessed Valuation 3.47% | | | |

ADDITIONAL INFORMATION

| City Information - Pre Annexation | | Current City of La Vista Tax Rate: | |
|---|-------------------------|---|-------------------------|
| Outstanding long term debt (10/01/12) | \$ 56,345,000 | General Fund | 0.49 |
| Less Cash reserves: | | Debt Service | 0.06 |
| Debt Service Fund | (\$4,886,933) | Total City Tax Rate⁴ | |
| Invested Lottery Funds | (\$2,580,534) | | 0.55 |
| Net Debt (10/01/12) | \$ 48,877,533 | | |
| Assessed Valuation | | City Debt to Assessed Valuation Ratio Post - Annexation | |
| Real Estate | \$ 1,021,871,820 | City assessed valuation | \$ 1,060,374,615 |
| Personal Property | \$ 38,502,795 | Assessed valuation | \$ 44,102,055 |
| City Total Assessed Valuation | \$ 1,060,374,615 | Total Combined Valuation | \$ 1,104,476,670 |
| Net debt to assessed valuation ratio 4.61% | | City debt (10/01/12) | \$ 56,345,000 |
| Debt to assessed valuation ratio 5.31% | | SID 195 & I-80 business Park, 2nd Addition (06/30/12) | \$ 1,531,811 |
| | | Total Combined Debt | \$ 57,876,811 |
| | | City post-annexation net debt/assessed valuation ratio 4.56% | |
| | | City post-annexation debt/assessed valuation ratio 5.24% | |

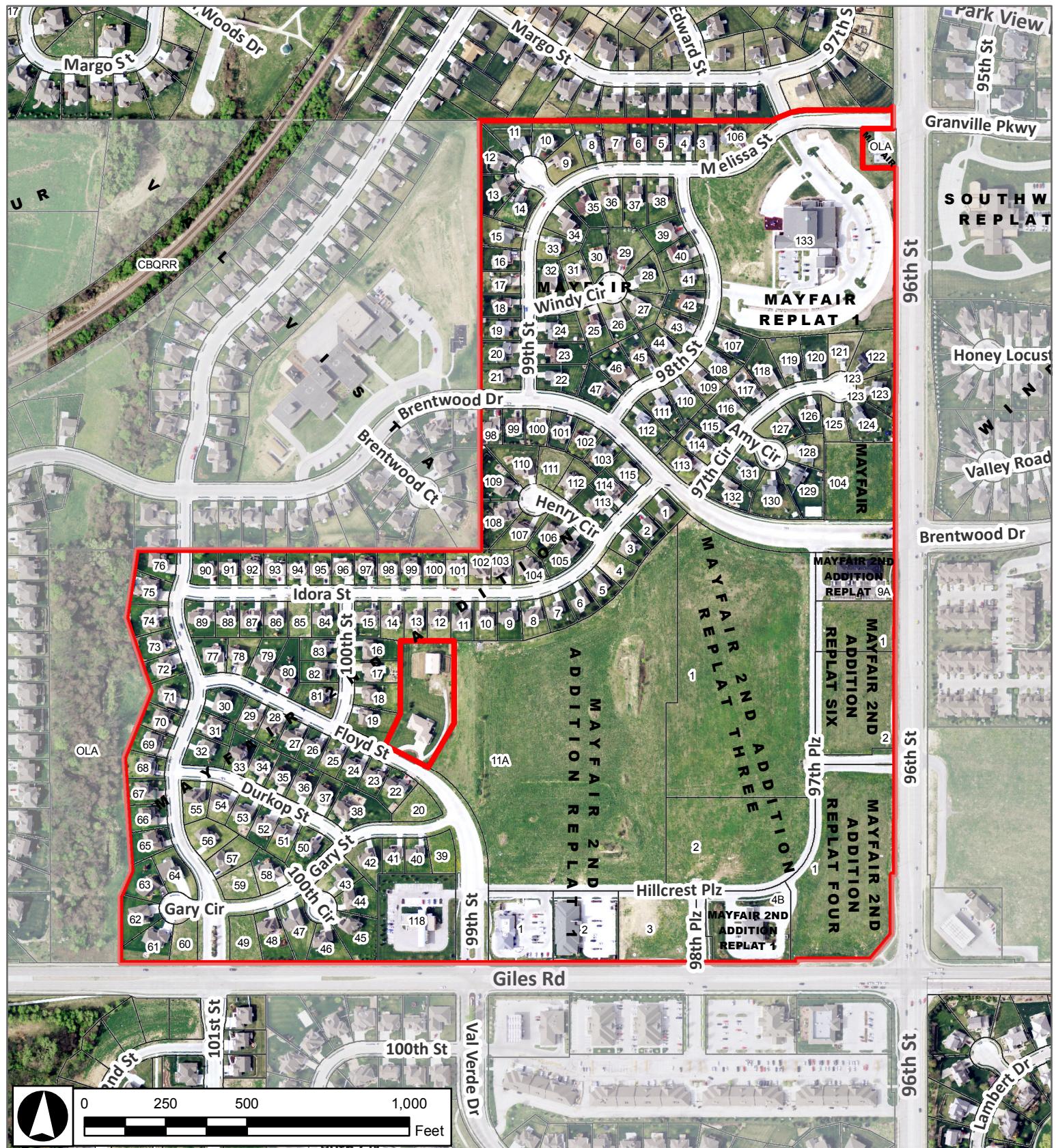
¹ SID 195, I-80 Business Park, 2nd Addition & Miscellaneous Lots total assessed valuation X City's recommended bond levy of 6 cents

² SID 195, I-80 Business Park, 2nd Addition & Miscellaneous Lots total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵ Pending merger with Papillion Fire



Annexation Area Map

Legend

La Vista City Limits

Annexation Areas 2013

SID 195 - Mayfair

January 11, 2012

CAS



LEGAL DESCRIPTION-SID 195-MAYFAIR SUBDIVISION

LOTS 3 THRU 47, INCLUSIVE, AND LOTS 98 THRU 104, INCLUSIVE, MAYFAIR,

TOGETHER WITH

LOTS 106 THRU 133, INCLUSIVE, MAYFAIR REPLAT ONE

TOGETHER WITH

LOTS 1 THRU 20, INCLUSIVE, LOTS 22 THRU 115, INCLUSIVE, AND LOT 118,
MAYFAIR 2ND ADDITION

TOGETHER WITH

LOTS 1, 2, 3, 4A AND 11A, MAYFAIR 2ND ADDITION REPLAT ONE

TOGETHER WITH

LOT 9A, MAYFAIR 2ND ADDITION REPLAT TWO

TOGETHER WITH

LOT 2, MAYFAIR 2ND ADDITION REPLAT THREE

TOGETHER WITH

LOT 1, MAYFAIR 2ND ADDITION REPLAT FOUR

TOGETHER WITH

LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT FIVE

TOGETHER WITH

LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT SIX

ALL SUBDIVISIONS IN SARPY COUNTY, NEBRASKA,

TOGETHER WITH

ALL PUBLIC STREETS LYING WITHIN SAID SUBDIVISIONS, THE OUTER BOUNDARY OF THE AFORE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF LOT 133 SAID MAYFAIR REPLAT ONE;

THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 133;

THENCE EASTERLY ON THE EAST LINE OF SAID LOT 133 TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE NORTH LINE OF GILES ROAD;

THENCE WESTERLY ON THE NORTH LINE OF GILES ROAD TO THE SW CORNER OF LOT 61, SAID MAYFAIR 2ND ADDITION;

THENCE NORtherLY ON THE WEST LINES OF LOTS 61, 62, 63 AND 65 THRU 76, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE NW CORNER OF SAID LOT 76;

THENCE EASTERLY ON THE NORTH LINES OF LOT 76 AND 90 THRU 102, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE SW CORNER OF LOT 108 SAID MAYFAIR 2ND ADDITION;

THENCE NORtherLY ON THE WEST LINES OF LOTS 108 AND 109, SAID MAYFAIR 2ND ADDITION AND ON THE WEST LINES OF LOTS 98, 11, 12, 13 AND 15 THRU 21, INCLUSIVE, SAID MAYFAIR, TO THE NW CORNER OF SAID LOT 11;

THENCE EASTERLY ON THE NORTH LINES OF LOTS 10, 11 AND 3 THRU 8, INCLUSIVE, SAID MAYFAIR TO THE NE CORNER OF SAID LOT 3;

THENCE CONTINUING EASTERLY ON THE NORTH LINE OF LOT 106, SAID MAYFAIR REPLAT 1, TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE NORtherLY LINE OF MELISSA STREET;

THENCE EASTERLY ON THE NORtherLY LINE OF MELISSA STREET TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE SOUTH LINE OF MELISSA STREET;

THENCE WESTERLY ON THE SOUTH LINE OF MELISSA STREET TO THE NE CORNER OF LOT 133, SAID MAYFAIR REPLAT ONE AND THE POINT OF BEGINNING EXCEPTING THEREFROM LOT 21, SAID MAYFAIR 2ND ADDITION.

ANNEXATION LEGAL

SANITARY AND IMPROVEMENT DISTRICT #195
“Mayfair”

I. Statistics

- A. 2013 Valuation = \$43,350,273
- B. SID Tax Levy (per \$100 valuation) = 0.505000
- C. Estimated Population (as of 2/27/13)* = 537
*Population estimated from 2010 Census, persons per household multiplied by housing unit count.
- D. Land Area (acres) = 105.47
- E. Land Use*
 - 1. Single Family Units = 194
 - 2. Multi-Family Units = 0
 - 3. Public Property = 0
 - 4. Developed Quasi-Public Lots = 1 (Beautiful Savior Church)
 - 5. Developed Commercial Lots = 7
(businesses include, but not limited to: Elite Dental, Allstate Edward Jones, Alegent-Creighton, future site for Primrose Preschool, Five Points Bank, Profit Advantage, Culvers, and Centris)
 - 6. Number of Vacant Lots = 7

*Counts from building permit data, Sarpy County GIS and site visits.
- F. School District = Papillion/La Vista
- G. Fire District = Papillion Rural Fire District 1

II. Improvements

A. Streets

Total Lane Miles = 6.63

Street Rating = Good

- 1. New Lane Miles: The City currently has 184.21 lane miles. The proposed annexation of SID 195 would add an additional 6.63 lane miles to the inventory. An increase of \$38,188 in Highway Allocation Funds is anticipated. The pavement in the proposed annexation area is in good condition and should only require routine maintenance. Various locations in SID 195 had concrete panels repaired in the fall of 2012.

2. Street Lights: The City will incur an additional 77 street lights. The fiscal impact annually on the utility line item in the Street Operating Budget will be approximately \$16,016. Omaha Public Power District is responsible for all maintenance and repair associated with the street lights.
3. Traffic Signals: At the current time no additional signals are in the proposed annexation area. A new signal at Robin Drive and 96th Street is in the 2013/14 Capital Improvement Plan. Funding for the signal is via special assessments at a 50/50 split between the Wal-Mart project on the east side of 96th Street and the Mayfair commercial district on the west side.
4. Right-of-Way: The City will incur approximately 63,000 square feet or 1.44 acres of new right-of-way with the proposed annexation. Routine maintenance costs will be \$730 annually.
5. Street Maintenance & Snow Removal: The overall condition of the streets in the proposed annexation area is good. The City is currently divided into six maintenance districts with approximately 30.6 lane miles per district. Public Works is not recommending the formation of a new maintenance district. No additional personnel or equipment are being requested at this time. Annexation of this area in conjunction with other annexed areas may cumulatively require an additional maintenance district, personnel and equipment. Routine street maintenance costs which include street sweeping, pavement repair, crack sealing and cold patching will require an increase of \$5,920. Snow removal costs will require an increase of \$3,998. To be noted, there is a private roadway system in the Mayfair commercial district which consists of the following streets: Hillcrest Plaza, 97th Plaza, 98th Plaza and Robin Plaza.
6. Street Signs: A large percentage of the traffic control and street marking signs are currently installed in this area. Approximately 55 "No Parking" signs will need to be purchased and installed at a cost of \$825. Annual sign maintenance costs will be \$150 per year.
7. Sidewalks: The City incurs no additional maintenance costs in relation to public sidewalks as part of this annexation.

B. Storm Sewer

1. The storm sewer system was designed and constructed to City standards. The system has 10,485 feet of various sized pipe; with 19 manholes and 65 storm sewer inlets. The system is generally in

good shape. The storm sewer system in the Mayfair commercial district is on a private road but is a public sewer system.

C. Sanitary Sewer

1. The City currently has 223,400 feet or 42.31 miles of sanitary sewer line. The proposed annexation will include an additional 15,020 feet or 2.84 miles of sanitary sewer line. The sanitary sewer system is in generally good shape; Public Works is not aware of any operation issues. A general maintenance increase of \$3,900 will be required. Treatment costs are included in the current operating budget per a previous wastewater service agreement with the City of Omaha. At this time no additional equipment or personnel will be requested. Annexation of this area in conjunction with other annexed areas may cumulatively require additional equipment or personnel. The sanitary sewer system located in the private road of the Mayfair commercial district is a private sanitary sewer per the subdivision agreement.
2. Per a wastewater service agreement with the City of Omaha, La Vista is already collecting sewer fees for any area east of 144th Street.
3. The sanitary sewers flow into the Applewood Creek Outfall.

D. Water

1. All water services are provided by Metropolitan Utilities District.

E. Public Parks/Recreational Facilities

1. There are no public parks or recreational facilities as part of this annexation.

F. Miscellaneous Improvements/Property Owned by SID

1. None that staff is aware of.

III. City Services

A. Police

1. Calls for Service: The Police Department has examined the impact of annexing SID 195 – Mayfair and has found that for the 2012 calendar year there have been approximately 86 calls for service to

the area. The Police Department has been responding to calls if officers are in the area when the call comes out. The Department has handled 15 of the service calls (17%) to assist other agencies.

2. Fiscal Impact: The Police Department has staffed an additional patrol district to service areas west of 96th Street since the development of the Southport area. No additional fiscal impact is expected.
3. Staffing Impact: During planning for the annexation of the Southport area, the Police Department planned and has since staffed an additional patrol district to service areas west of 96th Street. The planning at the time also included future service to the residential, industrial and commercial areas west of 96th Street. The areas to be annexed will benefit from faster response times than the County is presently providing.
4. Overall: The overall impact to the Police Department will be absorbed easily by the current district police car. The district cruiser currently drives through the vicinity in order to patrol and respond to calls for service in the City areas adjacent to the proposed annexation.

B. Fire

1. Calls for Service: The La Vista Fire Department has researched the annexation impact in the area of calls for service and has found that over the last 36 months there have been 23 calls for service from this area.
2. Fiscal Impact: Based on the current number of calls for service, the department has sufficient apparatus to support the area without the need for additional resources.
3. Staffing Impact: Based on the current number of calls for service, the department has sufficient staffing to continue service to the area.
4. Overall: The La Vista Fire Department will continue to monitor calls for service in the area and maintain adequate response times. There appears to be adequate water supply and access roads for fire and EMS response.

C. Library

1. The Library will be supporting the residents of SID 195 – Mayfair with staffing, materials including books, media, databases, and supplies. This will result in an approximate \$7,800 annual increase in costs. Currently, 18 households in Mayfair carry library cards. As the library is a free service to residents of the city, there will be a revenue decrease of \$990 due to this annexation.

D. Recreation

1. Residents of the SID will receive access to the Community Center and programs available through the Recreation Department. No impact to the La Vista Recreation Department is anticipated from this annexation.

E. Community Development

1. This SID is contiguous to the City limits
2. Annexation of this area is consistent with the approved annexation plan within the City's Comprehensive Plan.

IV. Contractual Obligations of the SID

A. Contracts

1. Nothing significant noted within SID meeting minutes.

B. Pending Litigation

1. Nothing significant noted within SID meeting minutes.

C. Pending Improvement Projects

1. Nothing staff is aware of.

V. Analysis

A. Annexation Suitability

1. This SID is bordered by the City limits on the east, west, and south making it contiguous to the City.
2. The City currently plows Brentwood Drive from 96th Street westward to the existing city limits on the west side of the Mayfair subdivision.

Additionally, 101st Street is plowed by the City from Giles Road to the city limits on the north side of the subdivision. The sidewalks along 96th and Giles within the Mayfair subdivision are also being plowed.

3. The Police Department has been responding to calls if officers are in the area when the call comes out. The Department has handled 15 of the service calls (17%) to assist other agencies.
4. A total of 18 households in Mayfair currently pay for library cards because they do not reside within the city limits. An additional number of non-residents likely visit the library; however, there is no data on these users because they are not allowed to check out material without a card.
5. From a financial standpoint, the proposed annexation's annual property tax revenue falls short of the annual debt service payment by approximately \$98,990. While the total annual income from all funds exceeds the total annual expenses by \$125,601.
6. The SID's net debt to assessed valuation is 2.96%, which may be lowered when remaining lots are developed.
7. The City's net debt to assessed valuation ratio would be reduced from 4.61% to 4.54%.

B. Policy Alternatives

1. Annex.
2. Postpone annexation until debt level is reduced.

C. Recommendations/Conclusions

The annexation of SID 195 will bridge a gap in the City limits between the Val Vista and Southwind subdivisions. This will reduce confusion regarding jurisdictional boundaries and the provision of services. The City's Police and Fire Departments are currently responding to calls on a limited basis in this area. Public Works is also providing snow removal service on the perimeter and through the subdivision as a route between areas already within the City limits.

It is recommended that the City annex SID 195 as this analysis confirms its suitability for annexation and the annexation is in conformance with the Comprehensive Plan.

Financial Information - SID 95 MAYFAIR

| REVENUE | EXPENSES |
|---|--|
| General Fund | General Fund |
| <i>Income Sources:</i> | <i>Costs to Service:</i> |
| Property Tax \$ 212,416 | Street Lighting \$ 16,016 |
| Highway Allocation \$ 38,188 | Street Maintenance - Personnel |
| Sales & Use Tax \$ 10,000 | Street Maintenance - Operating \$ 5,920 |
| Franchise Tax \$ 2,500 | Snow Removal \$ 3,998 |
| General Fund Income \$ 263,104 | Street Signs \$ 150 |
| | Traffic Signals |
| | Right-of-Way Maintenance \$ 730 |
| | Law Enforcement |
| | Fire Protection |
| | Community Development |
| | Administration |
| | Human Resource |
| | Library \$ 7,800 |
| | General Fund Expenses \$ 34,614 |
| One-Time General Fund Income | Equipment - One-Time General Fund |
| Cash on Hand \$ 248,500 | "No Parking" Signs \$ 825 |
| One-Time Income \$ 248,500 | One-Time Expenses \$ 825 |
| Total General Fund Income \$ 511,604 | Total General Fund Expenses \$ 35,439 |
| Sewer Fund | Sewer Fund |
| <i>Income Sources:</i> | <i>Sewer Personnel</i> |
| Sewer Use Fees * \$ - | Sewer Maintenance \$ 3,900 |
| Sewer Fund Income \$ - | Sewer Fund Expenses \$ 3,900 |
| | Equipment - One-Time Sewer Fund |
| | One-Time Expenses \$ - |
| Total Sewer Fund Income \$ - | Total Sewer Fund \$ 3,900 |
| Debt Service (Bond Fund) | Debt Service (Bond Fund) |
| <i>Income Sources:</i> | <i>Annual P & I Payments</i> \$ 125,000 |
| Property Tax \$ 26,010 | Rural Fire Districts - One-Time Expense \$ 71,811 |
| Unpaid Special Assessments | Debt Service Fund Expenses \$ 196,811 |
| Special Assessments to be Levied | |
| Interest on Unpaid Assessments | |
| Cash On Hand | |
| Total Debt Service Income \$ 26,010 | Total Debt Service Fund Expenses \$ 196,811 |
| | Capital Fund - One-Time Expense |
| | Street Repairs |
| | Total Construction Fund Expenses \$ - |
| One-Time Income \$ 248,500 | One-Time Expenses \$ 72,636 |
| Annual Income \$ 289,115 | Annual Expenses \$ 163,514 |

* Already collecting Sewer Use Fees in Mayfair through MUD.

Financial Information - SID 195 MAYFAIR

| REVENUE | | EXPENSES | |
|--|----------------------|--|---------------------|
| SID 195 | | SID 195 | |
| <i>Income Sources:</i> | | <i>Debt Service</i> | |
| Property Tax ¹ | \$ 26,010 | Bonds Payable | \$ 1,460,000 |
| Unpaid Special Assessments | \$ - | Outstanding Warrants | \$ - |
| Special Assessments to be Levied | \$ - | Rural Fire Districts - One-Time Payment ⁵ | \$ 71,811 |
| Interest on Unpaid Assessments | \$ - | | |
| Cash On Hand | \$ 248,500 | | |
| | \$ 274,510 | | \$ 1,531,811 |
| Property Tax - City Debt Service Fund ² | \$ 26,010 | Estimated Annual P & I Payments ³ | \$ 125,000 |
| Total Revenue | \$ 274,510 | Total Expenses | \$ 1,531,811 |
| Current Assessed Valuation of Mayfair | \$ 43,350,273 | Outstanding Debt | \$ 1,531,811 |
| | | Less Unpaid Special Assessments | \$ - |
| | | Less Cash on Hand | \$ 248,500 |
| | | Total Net Debt | \$ 1,283,311 |
| | | Net Debt to Assessed Valuation | 2.96% |

ADDITIONAL INFORMATION

| City Information - Pre Annexation | | Current City of La Vista Tax Rate: | |
|---|-------------------------|---|-------------------------|
| Outstanding long term debt (10/01/12) | \$ 56,345,000 | General Fund | 0.49 |
| Less Cash reserves: | | Debt Service | 0.06 |
| Debt Service Fund | (\$4,886,933) | Total City Tax Rate⁴ | |
| Lottery Fund | (\$2,580,534) | | 0.55 |
| Net Debt (10/01/12) | \$ 48,877,533 | City Debt to Assessed Valuation Ratio | |
| | | Post - Annexation | |
| Assessed Valuation | | City assessed valuation | \$ 1,060,374,615 |
| Real Estate | \$ 1,021,871,820 | Assessed valuation | \$ 43,350,273 |
| Personal Property | \$ 38,502,795 | Total Combined Valuation | \$ 1,103,724,888 |
| City Total Assessed Valuation | \$ 1,060,374,615 | City debt (10/01/12) | \$ 56,345,000 |
| | | SID #195 (06/30/12) | \$ 1,460,000 |
| | | Total Combined Debt | \$ 57,805,000 |
| Net debt to assessed valuation ratio | 4.61% | City post-annexation net debt/assessed valuation ratio | 4.54% |
| Debt to assessed valuation ratio | 5.31% | City post-annexation debt/assessed valuation ratio | 5.24% |

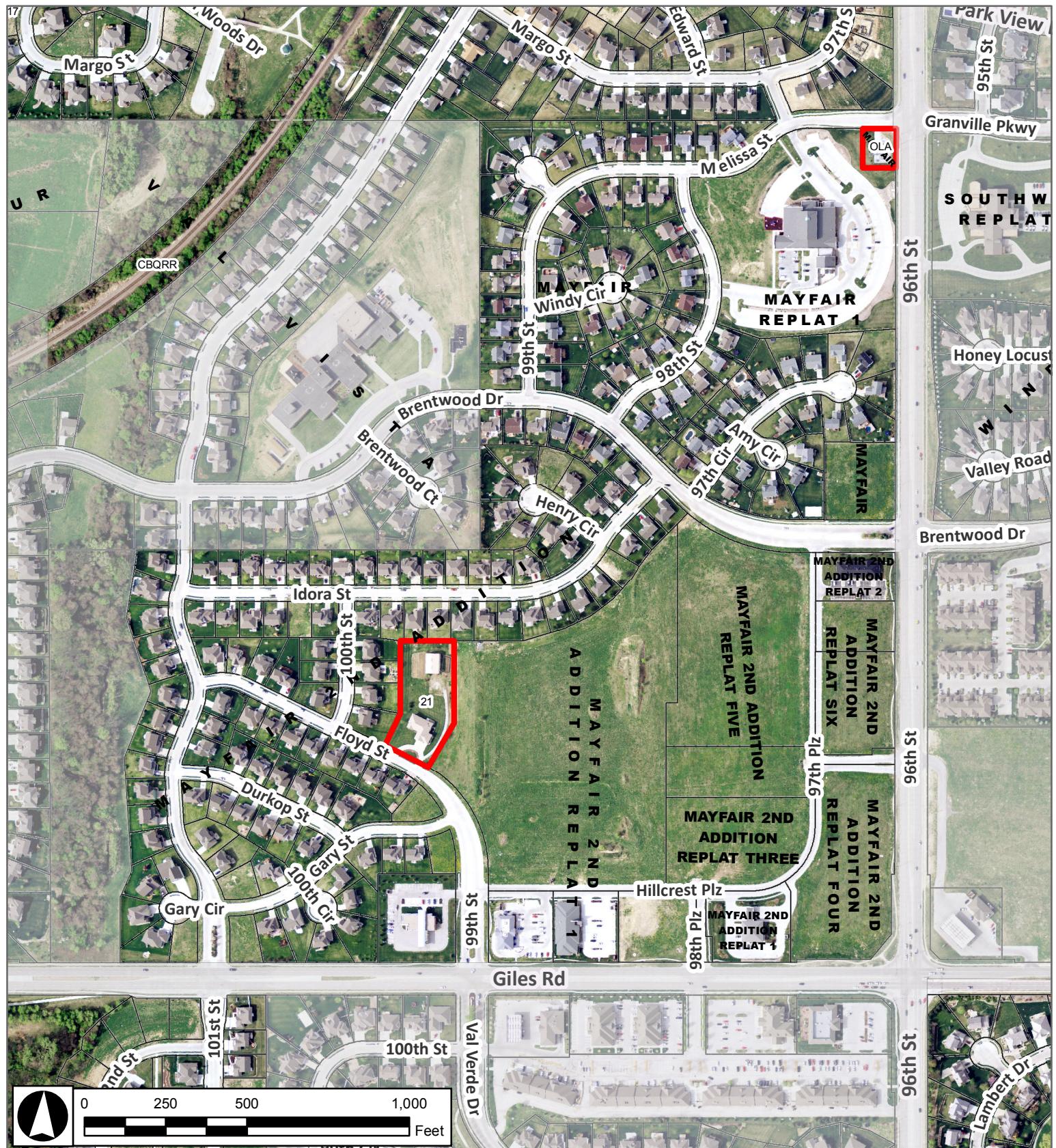
¹ SID 195 total assessed valuation X City's recommended bond levy of 6 cents

² SID 195 total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵ Pending consolidation with Papillion Fire



Annexation Area Map

Legend

- La Vista City Limits
- Annexation Areas 2013

Lots

Lot 21 Mayfair Second Addition
Outlot A Mayfair

Miscellaneous Lots #1 - Mayfair Non-SID

April 10, 2013
CAS



LEGAL DESCRIPTION – MISCELLANEOUS LOTS #1

LOT 21, MAYFAIR 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

TOGETHER WITH

OUTLOT "A", MAYFAIR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

ANNEXATION LEGAL

CITY OF LA VISTA **TD2 NO.: 171-405-2** **MARCH 12, 2013**
THOMPSON, DREESSEN & DORNER, INC. · 10836 OLD MILL ROAD · OMAHA, NE 68154 · (402) 330-8860

MISCELLANEOUS LOTS #1
LOT 21 MAYFAIR 2ND ADDITION
OUTLOT A MAYFAIR

1. Legal Description

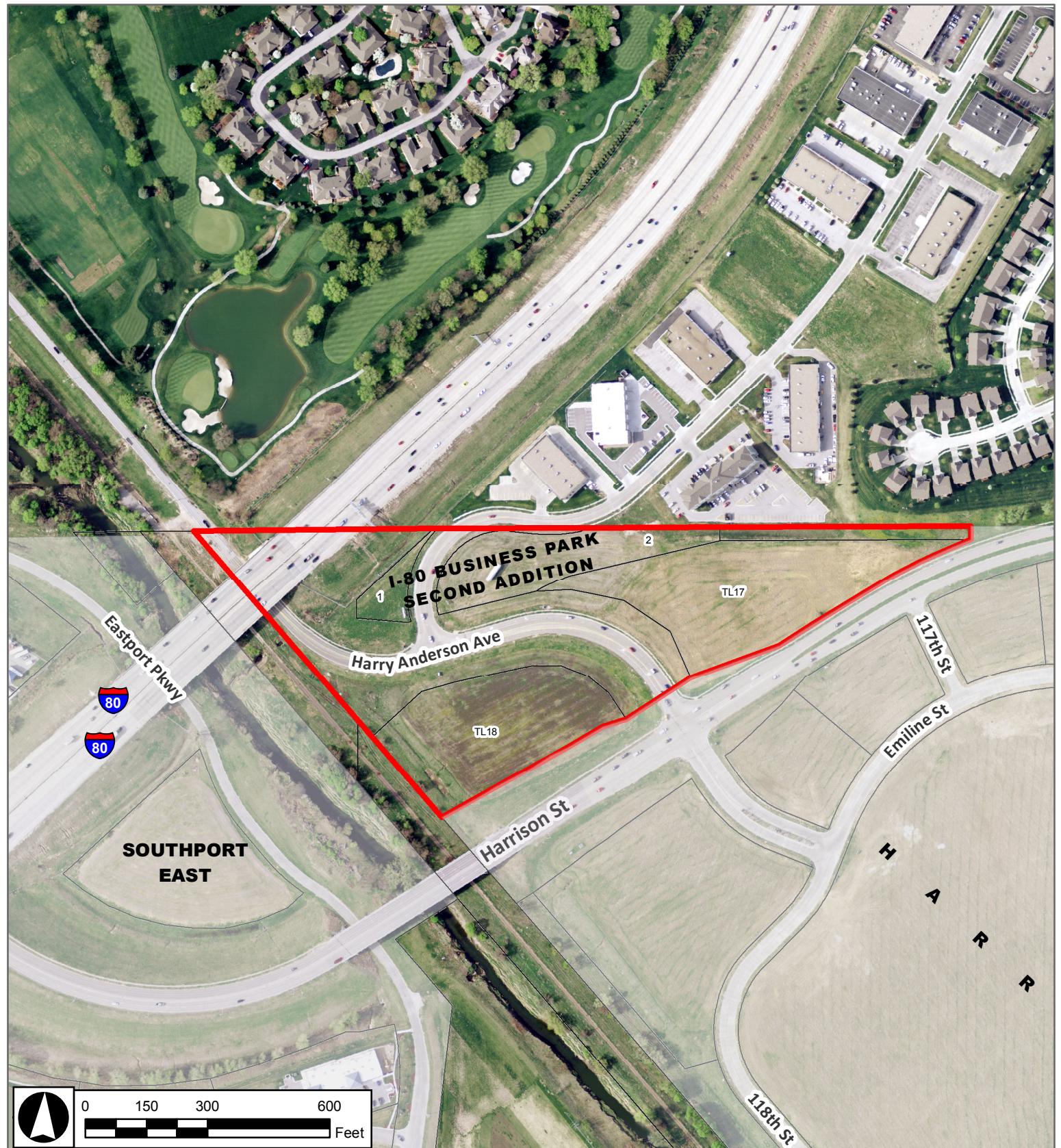
LOT 21 MAYFAIR 2ND ADDITION
OUTLOT A MAYFAIR

2. Property Owners

Lot 21 - Floyd W & Idora K Durkop
Outlot A – Floyd W & Idora K Durkop

3. Recommendation

The annexation of these lots will fill in the properties which are within the Mayfair subdivision but not within SID 195. Although these two lots were platted as part of the Mayfair subdivision, they were not included in the SID. Annexation of these lots concurrently with SID 195 is recommended. The cost implications noted in the SID 195 – Mayfair Annexation Report account for the annexation of these two lots.



Annexation Area Map

Legend

 La Vista City Limits

 Annexation Areas 2013

Lots

- Lot 1 I-80 Business Park 2nd Addition
- Lot 2 I-80 Business Park 2nd Addition
- Tax Lot 17 17-14-12
- Tax Lot 18 17-14-12

I-80 Business Park 2nd Add. & Tax Lots 17 & 18 - 17-14-12

April 22, 2013

CAS



**LEGAL DESCRIPTION – I-80 BUSINESS PARK 2ND ADDITION &
TAX LOTS 17 & 18 17-14-12**

LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

TOGETHER WITH

TAX LOTS 17 AND 18, LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY,

TOGETHER WITH

PART OF THE NE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY,

TOGETHER WITH

THE PUBLIC STREETS LYING WITHIN THAT PART OF THE NW 1/4 OF SAID SECTION 17 AND WITHIN THAT PART OF NE 1/4 OF SAID SECTION 18 DESCRIBED HEREAFTER ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF THE NW 1/4 OF SAID SECTION 17;

THENCE EASTERLY ON THE NORTH LINE OF SAID NW 1/4 TO A POINT DIRECTLY NORTH OF THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTH TO THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TAX LOTS 17 AND 18 AND ON THE NORTHERLY LINE OF HARRISON STREET TO THE MOST SOUTHERLY CORNER OF SAID TAX LOT 18, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID TAX LOT 18 AND ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

ANNEXATION LEGAL

LOTS 1 and 2 – I-80 BUSINESS PARK, 2nd ADDITION
TAX LOT 18 17-14-12
TAX LOT 17 17-14-12

I. Statistics

- A. 2013 Valuation = \$378,738
- B. SID Tax Levy (per \$100 valuation) = N/A
- C. Estimated Population (as of 2/27/13)* = 0
*Population estimated from 2010 Census, persons per household multiplied by housing unit count.
- D. Land Area (acres) = 15.9
- E. Land Use
 - 1. Single Family Units = 0
 - 2. Multi-Family Units = 0
 - 3. Public Property = 0
 - 4. Developed Commercial Lots = 1
(Progressive Insurance)
 - 5. Number of Vacant Lots = 3
- F. School District = Papillion/La Vista
- G. Fire District = Millard Suburban Fire District #1

II. Improvements

- A. Streets
 - Total Lane Miles = 1.02
 - Street Rating = Good
 - 1. New Lane Miles: The City currently has 184.21 lane miles. The proposed annexation would add an additional 1.02 lane miles to the inventory. An increase of \$2,880 in Highway Allocation Funds is anticipated. The pavement in the proposed annexation area is in good condition and should only require routine maintenance.
 - 2. Street Lights: The City will incur an additional 8 street lights. The fiscal impact annually on the Street Operating Utility line item will be approximately \$2,472. Omaha Public Power District is responsible for all maintenance and repair associated with the street lights. It should be noted that per State Statute 39-1372 that the maintenance and operation of lighting facilities located on I-80,

including approach or exit roads within the limits of any city or village shall become the responsibility of such city or village. Staff is still working through all the details involved with this responsibility and should have firm maintenance figures at budget time.

3. Traffic Signals: The City will incur no additional signals as part of this annexation.
4. Right-of-Way: The City will acquire a very minimal amount of public right-of-way. Any costs associated with maintenance can be absorbed in the current operating budget.
5. Street Maintenance & Snow Removal: The overall condition of the streets in the proposed annexation area is good. The City is currently divided into six maintenance districts with approximately 30.6 lane miles per district. Public Works is not recommending the formation of a new maintenance district. No additional personnel or equipment are being requested at this time. Annexation of this area in conjunction with other annexed areas may cumulatively require an additional maintenance district, personnel and equipment. Routine street maintenance costs which include street sweeping, pavement repair, crack sealing and cold patching are so small that it has been factored into the Mayfair annexation report. Snow removal costs are so small that they too have been factored into the Mayfair annexation report.
6. Street Signs: All required signage in the area is in place. The proposed annexation area is small enough that routine maintenance can be absorbed into the current budget.
7. Sidewalks: There are approximately 1000 feet of sidewalk in the annexation area. The sidewalk is in very good shape.

B. Storm Sewer

1. The storm sewer system was designed and constructed to City standards. The system has 1,085 feet of various sized pipe. The system is generally in good shape.

C. Sanitary Sewer

1. The City currently has 223,400 feet or 42.31 miles of sanitary sewer line. The proposed annexation will include an additional 480 feet or .09 miles of sanitary sewer line. The sanitary sewer system is in generally good shape; Public Works is not aware of any operational issues. The routine maintenance increase requested in the Mayfair

annexation report will cover any expenses in this area. Treatment costs are included in the current operating budget per a previous wastewater service agreement with the City of Omaha. At this time no additional equipment or personnel will be requested. Annexation of this area in conjunction with other annexed areas may cumulatively require additional equipment or personnel.

2. Per a recent amendment to the wastewater service agreement with the City of Omaha, La Vista will collect sewer use fees for this area.
3. The sanitary sewers flow into the West Papio No. 8 Outfall.

D. Water

1. All water services are provided by Metropolitan Utilities District.

E. Public Parks/Recreational Facilities

1. There are no public parks or recreational facilities in this annexation.

F. Miscellaneous Improvements/Property Owned by SID

1. None that staff is aware of.

III. City Services

A. Police

1. Calls for Service: The Police Department has examined the impact of annexing a portion of I-80 Business Park and adjoining lots and has found that there were no calls for service to the area in the 2012 calendar year. The Police Department has been responding to calls if officers are in the area when the call comes out.
2. Fiscal Impact: The Police Department has staffed an additional patrol district to service areas west of 96th Street since the development of the Southport area. No additional fiscal impact is expected.
3. Staffing Impact: During planning for the annexation of the Southport area, the Police Department planned and has since staffed an additional patrol district to service areas west of 96th Street. The planning at the time also included future service to the residential, industrial and commercial areas west of 96th Street. The areas to

be annexed will benefit from faster response times than the County is presently providing.

4. Overall: The overall impact to the Police Department will be absorbed easily by the current district police car. The district cruiser currently drives through the vicinity in order to patrol and respond to calls for service in the City areas adjacent to the proposed annexation.

B. Fire

1. Calls for Service: The La Vista Fire Department has researched the annexation impact in the area of calls for service and has found that over the last 36 months there have not been any calls for service from this area.
1. Fiscal Impact: Based on the current number of calls for service, the department has sufficient apparatus to support the area without the need for additional resources.
2. Staffing Impact: Based on the current number of calls for service, the department has sufficient staffing to continue service to the area.
3. Overall: The La Vista Fire Department will continue to monitor calls for service in the area and maintain adequate response times. There appears to be adequate water supply and access roads for fire and EMS response.

C. Library

1. No impact to the La Vista Public Library is anticipated from this annexation.

D. Recreation

1. No impact to the La Vista Recreation Department is anticipated from this annexation.

E. Community Development

1. These lots are contiguous to the City limits.
2. Annexation of this area is consistent with the approved annexation plan within the City's Comprehensive Plan.

IV. Contractual Obligations of the SID

- A. Contracts
 - 1. None (not a SID).
- B. Pending Litigation
 - 1. None (not a SID).
- C. Pending Improvement Projects
 - 1. None (not a SID).

V. Analysis

- A. Annexation Suitability
 - 1. These lots are bordered by the City limits to the south, east, and west making it a contiguous annexation.
 - 2. From a financial standpoint, total annual income from all funds exceeds total annual expense by \$2,491.
 - 4. The City's net debt to assessed valuation ratio would remain constant at 5.31%.
- B. Policy Alternatives
 - 1. Annex.
 - 2. Postpone annexation.
- C. Recommendations/Conclusions

The annexation of I-80 Business Park, 2nd Addition and adjoining lots will bridge a gap in the City limits between the Performance Auto / Attic Storage development area and the Harrison Heights subdivision. This will reduce confusion regarding which areas are within the City limits. It is recommended that the City annex I-80 Business Park, 2nd Addition and adjoining lots as this analysis confirms its suitability for annexation and the annexation is in conformance with the Comprehensive Plan.

Revised 4-9-13

Financial Information - I-80 Business Park, 2nd Addition & Tax Lots

| REVENUE | EXPENSES |
|---|--|
| General Fund | |
| Income Sources: | |
| Property Tax \$ 1,856 | Street Lighting \$ 2,472 |
| Highway Allocation \$ 2,880 | Street Maintenance |
| Sales & Use Tax \$ - | Snow Removal |
| Franchise Tax \$ 150 | Traffic Signal |
| General Fund Income \$ 4,886 | Right-of-way Maintenance |
| | Street Signs |
| | Park Maintenance |
| | Fire Protection |
| | Community Development |
| | Administration |
| | Human Resource |
| | Library |
| | General Fund Expenses \$ 2,472 |
| One-Time General Fund Income | Equipment - One-Time General Fund |
| Cash on Hand | |
| One-Time Income \$ - | One-Time Expenses \$ - |
| Total General Fund Income \$ 4,886 | Total General Fund Expenses \$ 2,472 |
| Sewer Fund | |
| Income Sources: | |
| Sewer Use Fees | Sewer Personnel |
| Sewer Fund Income \$ - | Sewer Maintenance |
| | Sewer Fund Expenses \$ - |
| | Equipment - One-Time Sewer Fund |
| | One-Time Expenses \$ - |
| Total Sewer Fund Income \$ - | Total Sewer Fund \$ - |
| Debt Service (Bond Fund) | Debt Service (Bond Fund) |
| Income Sources: | |
| Property Tax \$ 227 | Annual P & I Payments |
| Unpaid Special Assessments | Rural Fire Districts - One-Time Expense |
| Special Assessments to be Levied | |
| Interest on Unpaid Assessments | |
| Cash On Hand | Debt Service Fund Expenses \$ - |
| Total Debt Service Income \$ 227 | Total Debt Service Fund Expenses \$ - |
| | Capital Fund - One-Time Expense |
| | Total Construction Fund Expenses \$ - |
| One-Time Income \$ - | One-Time Expenses \$ - |
| Annual Income \$ 5,113 | Annual Expenses \$ 2,472 |

Financial Information - I-80 Business Park, 2nd Addition & Tax Lots

| REVENUE | EXPENSES |
|--|-------------------|
| Income Sources: | |
| Property Tax ¹ | \$ 227 |
| Unpaid Special Assessments | \$ - |
| Special Assessments to be Levied | \$ - |
| Interest on Unpaid Assessments | \$ - |
| Cash On Hand | \$ - |
| | <u>\$ 227</u> |
| Property Tax - City Debt Service Fund ² | \$ 227 |
| Estimated Annual P& I Payments ³ | |
| Total Revenue | \$ 227 |
| Total Expenses | |
| Current Assessed Valuation | \$ 378,738 |
| Outstanding Debt | |
| Less Unpaid Special Assessments | |
| Less Cash on Hand | |
| Total Net Debt | |
| Net Debt to Assessed Valuation | |
| 0.00% | |

ADDITIONAL INFORMATION

| City Information - Pre Annexation | | Current City of La Vista Tax Rate: | |
|--|-------------------------|--|-------------------------|
| Outstanding long term debt (10/01/12) | \$ 56,345,000 | General Fund | 0.49 |
| Less Cash reserves: | | Debt Service | 0.06 |
| Debt Service Fund | (\$4,886,933) | | |
| Lottery Fund | (\$2,580,534) | Total City Tax Rate⁴ | |
| Net Debt (10/01/12) | \$ 48,877,533 | 0.55 | |
| City Debt to Assessed Valuation Ratio | | Post - Annexation | |
| Assessed Valuation | \$ 1,060,374,615 | City assessed valuation | \$ 1,060,374,615 |
| Real Estate | \$ 1,021,871,820 | Assessed valuation | \$ 378,738 |
| Personal Property | \$ 38,502,795 | Total Combined Valuation | \$ 1,060,753,353 |
| City Total Assessed Valuation | \$ 1,060,374,615 | City debt (10/01/12) | \$ 56,345,000 |
| | | | \$ - |
| Net debt to assessed valuation ratio | 4.61% | Total Combined Debt | \$ 56,345,000 |
| Debt to assessed valuation ratio | 5.31% | City post-annexation net debt/assessed valuation ratio | 4.61% |
| | | City post-annexation debt/assessed valuation ratio | 5.31% |

¹ I-80 Business Park, 2nd Addition & Misc. Lots total assessed valuation X City's recommended bond levy of 6 cents

² I-80 Business Park, 2nd Addition & Misc. Lots total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵ Millard Suburban Fire does not have any debt



Annexation Area Map

Legend

- La Vista City Limits
- Annexation Areas 2013

Lots

Tax Lots 11 & 15 17-14-12
 Irreg. NW 2816 FT of Former UP RR ROW in 17-14-12
 Former UP RR ROW in NE 1/4 NE 1/4 18-14-12

Miscellaneous Lots #2 - Sod Farm

April 10, 2013
 CAS



LEGAL DESCRIPTION – MISCELLANEOUS LOTS #2

TAX LOTS 11 AND 15 LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

TOGETHER WITH

PART OF THE NW 1/4 OF SAID SECTION 17 AND PART OF THE NE 1/4 OF 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF THE NE 1/4 CORNER OF THE NE 1/4 OF SAID SECTION 18;

THENCE WESTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17;

THENCE WESTERLY ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17 AND ON THE SOUTH LINES OF SAID TAX LOTS 15 AND 11 TO THE SW CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE EAST LINE OF SOUTHPORT PARKWAY;

THENCE NORTHERLY ON THE WESTERLY LINE OF SAID TAX LOT 11 AND ON THE EASTERLY LINE OF SOUTHPORT PARKWAY AND THE SOUTH LINE OF HARRISON STREET TO THE MOST NORTHERLY CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

ANNEXATION LEGAL

MISCELLANEOUS LOTS #2
TAX LOTS 11 & 15 17-14-12
(SOD FARM)

1. Legal Description

TAX LOTS 11 & 15 17-14-12 (33.64 AC)
and adjoining railroad right-of-way (8.045 AC)

2. Property Owner

McDermott, ADA

3. Recommendation

This property is currently zoned TA, Transitional Agriculture District, with the FF/FW, Flood Plain Overlay District, and the Gateway Corridor Overlay District. The Future Land Use Map of the Comprehensive Plan identifies this area as “Parks and Recreation”, and on the Park and Recreation Master Plan it is identified as “La Vista Commons, Future Large Urban Park.” The current use of the land is as a sod farm.

Although the Park and Recreation Master Plan identifies this site as a future large urban park to be owned by the City, consideration should be given to amending this designation as a result of the adoption of the Vision Plan for 84th Street. Within the Vision Plan, the existing golf course is transformed into La Vista Civic Center Park, the signature park for the community, The Master Plan for Civic Center Park includes the facilities and services which would make it become the community’s “future large urban park”, taking the place of the plan for La Vista Commons (the sod farm).

The City has had numerous inquiries regarding development of this property. Because of the restrictions associated with the floodplain designation, open recreation uses are anticipated, although potentially under private ownership. Other potential development proposals would require an amendment to the

Future Land Use Map and the TA zoning district classification. Flood plain regulations would continue to place limits on development regardless of the primary zoning district classification.

The annexation of these lots will close a gap in the city limits between Harrison Hills and Southport East; the property is currently surrounded by the city limits. This will reduce confusion regarding jurisdictional boundaries. Approximately two-thirds of the sod farm property abutting this area was annexed in 1999 and is currently in the city limits.

There are no immediate cost implications anticipated with the provision of services. The total annual property tax revenue from this annexation is estimated to be \$429.

It is recommended that the City annex Miscellaneous Lots #2 as this analysis confirms its suitability for annexation and the annexation is in conformance with the Comprehensive Plan.

Revised 5-2-13

PLAN FOR EXTENDING CITY SERVICES TO THE LAND PROPOSED FOR ANNEXATION

Pursuant to Nebraska Revised Statute §16-117, the following plan represents the City of La Vista's intent to serve SID #195 (Mayfair); Lot 21 Mayfair Second Addition, OUTLOT A Mayfair (Mayfair Misc. Lots); Lots 1 & 2 I-80 Business Park 2nd Addition, TAX LOT 17 17-14-12, TAX LOT 18 17-14-12 (I-80 Business Park – 2nd Addition); TAX LOTS 11 & 15 17-14-12, Irreg. NW 2816 FT of Former UP RR ROW in 17-14-12, Former UP RR ROW in NE ¼ NE1/4 18-14-12 (Sod Farm).

SID #195 - Mayfair

The following city services will be extended on or before July 31, 2013:

| | |
|-----------------------------|-------------------|
| Community/Recreation Center | Police Protection |
| Library Services | |

The following city services will be extended on or before October 1, 2013:

| | |
|--------------------|--------------------------|
| Street Maintenance | Park Maintenance |
| Sewer Maintenance | Fire and Rescue Services |

Misc. Lots #1 (Non-SID Mayfair Lots)

The following city services will be extended on or before July 31, 2013:

| | |
|-----------------------------|-------------------|
| Community/Recreation Center | Police Protection |
| Library Services | |

The following city services will be extended on or before October 1, 2013:

| | |
|--------------------|--------------------------|
| Street Maintenance | Park Maintenance |
| Sewer Maintenance | Fire and Rescue Services |

I-80 Business Park – 2nd Addition and Tax Lots 17 & 18 17-14-12

The following city services will be extended on or before July 31, 2013:

| | |
|-----------------------------|-------------------|
| Community/Recreation Center | Police Protection |
| Library Services | |

The following city services will be extended on or before October 1, 2013:

| | |
|--------------------|--------------------------|
| Street Maintenance | Park Maintenance |
| Sewer Maintenance | Fire and Rescue Services |

Misc. Lots #2 (Sod Farm)

The following city services will be extended on or before July 31, 2013:

Community/Recreation Center
Library Services

Police Protection

The following city services will be extended on or before October 1, 2013:

Street Maintenance
Sewer Maintenance

Park Maintenance
Fire and Rescue Services

| | | |
|---|---|---|
| ADDISON, THOMAS I 9912 IDORA ST LA VISTA NE 68128- | ALDERMAN-DREHER, ALISON 7821 S 99TH ST LA VISTA NE 68128- | ALEGENT HEALTH 12809 WEST DODGE RD OMAHA NE 68154- |
| ANDERSON, KENNETH R & JILL D 9930 IDORA ST LA VISTA NE 68128- | ANDERSON, LUKE C & CHRISTEL M 10001 FLOYD ST LA VISTA NE 68128- | ARNOLD, MATTHEW T & CONNIE K 7829 S 98TH ST LA VISTA NE 68128- |
| ARNOLD, MICHAEL P & COLLEEN M 7902 S 97TH CIR LA VISTA NE 68128- | ARNOLD, ROGER G & DEBRA M 9804 MELISSA ST LA VISTA NE 68128- | ATWELL, JOHN C & SHARON P 7813 S 98TH ST LA VISTA NE 68128- |
| BAKER, MATHUE M & MANDY R 14011 BRUSH CREEK PL ROCA NE 68430-4403 | BAKER, THOMAS A & LINDA J 8210 S 101ST ST LA VISTA NE 68128- | BANK OF AMERICA CORP PO BOX 5170 SIMI VALLEY CA 93062-5770 |
| BASIAGA, BRIAN RAYMOND 9802 IDORA ST LA VISTA NE 68128-4294 | BEAR HOMES INC 1210 GOLDEN GATE DR PAPILLION NE 68046- | BEAUTIFUL SAVIOR LUTHERAN CHURCH 7706 S 96TH ST LA VISTA NE 68128-0000 |
| BEAVER JR, JERRY 9924 IDORA ST LA VISTA NE 68128- | BEHEN III, WILLIAM J 10020 GARY ST LA VISTA NE 68128- | BELIK, MICHAEL S & REGINA M 10018 IDORA ST LA VISTA NE 68128- |
| BELL, JOSEPH T & AMY 10013 FLOYD ST LA VISTA NE 68128- | BENSON, JEANETTE I 10025 IDORA ST LA VISTA NE 68128- | BERGMAN, PATRICK D & CHELSEA E 9937 FLOYD ST LA VISTA NE 68128- |
| BIRKEL, PHILIP M & BETENA R 10012 IDORA ST LA VISTA NE 68128- | BLANCHARD, LISA R 8200 S 101ST ST LA VISTA NE 68128- | BOHN, PAUL R & CLAUDIA J 10031 IDORA ST LA VISTA NE 68128- |
| BOLTER JR, GEORGE B 9813 WINDY CIR LA VISTA NE 68128- | BOVICK, SCOTT W & KATHRYN L 9910 MELISSA CIR LA VISTA NE 68128- | BRATETIC, DANIEL J & KATHLEEN A 8137 S 101ST ST LA VISTA NE 68128- |
| BRAY, DENICE F 9911 IDORA ST LA VISTA NE 68128- | BRAY, JASON D & TERESA M 9941 IDORA ST LA VISTA NE 68128- | BRIGHTON, GARY R & LEANN M 8118 S 100TH ST LA VISTA NE 68128- |

| | | |
|--|---|---|
| BROWN, CRAIG A 9827 HENRY CIR LA VISTA NE 68128-1250 | BROWN, DAVID A & MARY C 9817 WINDY CIR LA VISTA NE 68128- | BUCK, DANIEL R & D LYNN G 9929 IDORA ST LA VISTA NE 68128- |
| BURKE, KRISTEN M 8128 S 100TH ST LA VISTA NE 68128- | CAMPBELL, JAMES R & ERIKA C 9816 MELISSA ST LA VISTA NE 68128- | CARNEY, DANIEL P & ROBIN E 7836 S 97TH CIR LA VISTA NE 68128-7075 |
| CAUL, JASON C & MEGAN E 10019 FLOYD ST LA VISTA NE 68128- | CENTRIS FEDERAL CREDIT UNION 11825 Q ST OMAHA NE 68137-3503 | CERNY, MARK T & JENNIFER M 9828 HENRY CIR LA VISTA NE 68128- |
| CERVENY, JAMES D & LISA A 10019 GARY ST LA VISTA NE 68128- | CHAIDEZ, JUBENTINO & DELFINA 7818 S 97TH CIR LA VISTA NE 68128- | CHAMBERS, DINESHA R 7827 S 97TH CIR LA VISTA NE 68128-7074 |
| CHARLES, ROBERT E & CYNTHIA L 9817 BRENTWOOD DR LA VISTA NE 68128- | CHOYESKE, BRIAN E & DEBRA A 9901 IDORA ST LA VISTA NE 68128- | CLARK, THOMAS E & STEPHANIE S 7822 S 99TH ST LA VISTA NE 68128- |
| CLARK, TRAVIS W & ANNETTE W 9823 BRENTWOOD DR LA VISTA NE 68128- | CONNOR, JOSEPH A & TRACY L 9923 IDORA ST LA VISTA NE 68128- | COPPLE, MICHAEL J & ANDRIA L 7920 S 97TH CIR LA VISTA NE 68128- |
| CORCORAN, KIM M 8121 S 100TH ST LA VISTA NE 68128- | CUNNINGHAM, JONATHAN W 7908 S 97TH CIR LA VISTA NE 68128- | DABERKOW, DOUGLAS R & TANVRIA A 9800 MELISSA ST LA VISTA NE 68128- |
| DALY JR, MICHAEL J 9809 HENRY CIR LA VISTA NE 68128- | DAVIS II, GARY J 8122 S 100TH ST LA VISTA NE 68128- | DAVIS, ANNA M 9905 MELISSA CIR LA VISTA NE 68128- |
| DAVIS, JEFFREY M & JENNIE A 8231 S 101ST ST LA VISTA NE 68128- | DAVIS, MARK A & MAUREEN A 7836 S 98TH ST LA VISTA NE 68128- | DAVIS, WILLIAM W & MAUREEN 10025 FLOYD ST LA VISTA NE 68128- |
| DEROSA, ANDREW E 9935 IDORA ST LA VISTA NE 68128- | DESMANGLES, JEAN-CLAUDE 9808 IDORA ST LA VISTA NE 68128- | DEYKE, LOUISE M 9623 AMY CIR LA VISTA NE 68128- |

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| DICKAMORE, THEODORE J & SARA C 7709 S 99TH ST LA VISTA NE 68128- | DIGGLE, MATTHEW D & KRISTIN A 8206 S 101ST ST LA VISTA NE 68128- | DILLON JR, JACK ALAN 7720 S 99TH ST LA VISTA NE 68128- |
| DOUGLAS, KENNETH & HEATHER LEE 10009 DURKOP ST LA VISTA NE 68128- | ENGEL, NATHAN L & LYNDSY 9837 IDORA ST LA VISTA NE 68128- | ENNEKING, ANDREW E 7810 S 99TH ST LA VISTA NE 68128- |
| EVERSDEN, MICHAEL T & HEATHER S 9823 HENRY CIR LA VISTA NE 68128- | FAVELA, FIDEL & MARIA E 7915 S 97TH CIR LA VISTA NE 68128- | FIVE POINTS BANK PO BOX 1507 GRAND ISLAND NE 68803- |
| FOXCROFT, STEVE & ANGELA 7804 S 99TH ST LA VISTA NE 68128- | FRANCIS, KRISTINE M 10007 FLOYD ST LA VISTA NE 68128- | FREEBORN, ANDREW 7817 S 98TH ST LA VISTA NE 68128- |
| FUNKE, LISA 7716 S 98TH ST LA VISTA NE 68128- | GERLOFF, LEWIS L 9825 MELISSA ST LA VISTA NE 68128- | GILES INVESTORS LLC 9806 SEWARD ST OMAHA NE 68114- |
| GOODELL, TRACY MARIE 10027 GARY ST LA VISTA NE 68128- | HALFMAN, CHRIS F 9917 IDORA ST LA VISTA NE 68128-4256 | HALL, ADAM WILLIAM 9824 HENRY CIR LA VISTA NE 68128- |
| HANKE, MATTHEW P & SARA J 7926 S 97TH CIR LA VISTA NE 68128- | HARWOOD PIZZA BUILDING LLC 15615 PACIFIC ST OMAHA NE 68118- | HEMMINGHAUS, TOBY R & JANA E J 9909 BRENTWOOD DR LA VISTA NE 68128- |
| HIGGASON, JEFFRY P & KATHRYN R 7714 S 99TH ST LA VISTA NE 68128- | HIYKEL III, FRED J 9813 IDORA ST OMAHA NE 68136- | HOANG, CONG 9810 WINDY CIR LA VISTA NE 68128- |
| HOCHSTEIN, GREG A & STEPHANIE I 7914 S 97TH CIR LA VISTA NE 68128- | HOGLE, SUSAN J 9812 IDORA ST LA VISTA NE 68128- | HOOD, JAMES A & SARA A 9816 WINDY CIR LA VISTA NE 68128- |
| HORN, ROBERT L & SHERRY K 8104 S 101ST ST LA VISTA NE 68128- SID No. 185 - Myfair | HOY, WILLIAM K & MELANIE K 9918 IDORA ST LA VISTA NE 68128- | IMIG, BERNARD J & LAURIE A 10005 IDORA ST LA VISTA NE 68128- |

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| J & J PROPERTIES 2128 QUAIL RIDGE RD AMES IA 50010-9476 | JASINSKI, JAY M & TRACY J 7927 S 97TH CIR LA VISTA NE 68128- | JOHNSON, JASON T & ROBERTA S 10108 GARY CIR LA VISTA NE 68128- |
| JONES, JEREMY D & MELISSA E 10101 GARY CIR LA VISTA NE 68128- | KANDEL, DEVA & MINA 10016 DURKOP ST LA VISTA NE 68128- | KELLER, KEITH H & MICHELLE M 7816 S 99TH ST LA VISTA NE 68128- |
| KELLEY, JAMES P & KRISTINE A K 10105 GARY CIR LA VISTA NE 68128- | KEMP, DAVID A & VALERIE M 9921 GARY ST LA VISTA NE 68128- | KILGORE, KEITH CHARLES 9617 AMY CIR LA VISTA NE 68128- |
| KIRWAN, CHERYL KAYE 10003 DURKOP ST LA VISTA NE 68128- | KNOX, TIMOTHY L 7722 S 98TH ST LA VISTA NE 68128- | KREAGER II, THANE A 9925 FLOYD ST LA VISTA NE 68128- |
| KREBS, SHARON K 9828 WINDY CIR LA VISTA NE 68128- | KRIZOVSKI, MARK P & HEATHER E 7818 S 98TH ST LA VISTA NE 68128- | KULUS, KENNETH M & HEATHER A 9710 MELISSA ST LA VISTA NE 68128- |
| KUSH, KEVIN G & LYNNE M 9903 BRENTWOOD DR LA VISTA NE 68128- | KUSLER, MOLLY A & JASON D 9811 BRENTWOOD DR LA VISTA NE 68128- | L & B PROPERTIES LLC 6173 CENTER ST OMAHA NE 68106- |
| L & B PROPERTIES LLC 6173 CENTER ST OMAHA NE 68106- | LOOMIS, PHILLIP L & JACQUELINE 8117 S 100TH ST LA VISTA NE 68128- | LAMPE, KERRY RAY 9909 MELISSA CIR LA VISTA NE 68128- |
| LANGLE SR, JACK E 9810 MELISSA ST LA VISTA NE 68128- | LAZLO'S LA VISTA PROPERTY HOLDINGS~LLC 729 Q ST LINCOLN NE 68508- | LE, TAM C 9906 IDORA ST LA VISTA NE 68128- |
| LEEDER, BRANDON P & ALANNA N 9825 IDORA ST LA VISTA NE 68128- | LEWIS JR, STEPHEN 10017 IDORA ST LA VISTA NE 68128- | LEWIS, THOMAS E & TONYA D 710 S 182ND ST OMAHA NE 68022- |
| LITTLE JR, SYLVESTER 8219 S 101ST ST LA VISTA NE 68128-0000 SID No. 185 - Myfair | LUTHER, WAYNE E & DIANE M 10006 DURKOP ST LA VISTA NE 68128- | LUTHRA, SUNIL & LALA 9933 GARY ST LA VISTA NE 68128- |

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| MADSON, STEVEN J & DENISE M 9816 HENRY CIR LA VISTA NE 68128- | MAI, KHIEM & HUONG 7715 S 99TH ST LA VISTA NE 68128- | MARCO, CHARLES T & TARA M 7905 S 97TH CIR LA VISTA NE 68128- |
| MARTINSON, SABRENA 9718 MELISSA ST LA VISTA NE 68128- | MATHISON, JAMES R & LAURA G 10015 DURKOP ST LA VISTA NE 68128- | MCCLELLAN, RICHARD 9927 GARY ST LA VISTA NE 68128- |
| MCMULLIN, MONTE & DYAN 9805 BRENTWOOD DR LA VISTA NE 68128- | MEJIA-GONZALEZ, ROCIO P 8225 S 101ST ST LA VISTA NE 68128-8214 | MILLER, BRIAN A & NANCY E 8116 S 101ST ST LA VISTA NE 68128- |
| MITCHELL, WILL J & SHARIE J 9821 WINDY CIR LA VISTA NE 68128- | MOORE, SHANNON E & JENNIFER 9803 MELISSA ST LA VISTA NE 68128- | MORGAN, RYAN PATRICK & AMY LEE 2597 SACRAMENTO ST SAN FRANCISCO CA 94115- |
| MORSS, RONALD G & MARY THERESE 10109 GARY CIR LA VISTA NE 68128- | MUNDORF, TIMOTHY W & KRISTINA K 8125 S 100TH ST LA VISTA NE 68128- | MURPHY II, PATRICK H 10028 FLOYD ST LA VISTA NE 68128- |
| NOUSS, DIANE S 9831 IDORA ST LA VISTA NE 68128- | O'KEEFE, ETHAN C 9807 IDORA ST LA VISTA NE 68128- | OLSON, TOMAS E & AMY R 10002 DURKOP ST LA VISTA NE 68128- |
| ONE MAYFAIR PLACE LLC 1718 HILLCREST DR BELLEVUE NE 68005- | ORIN, ROSEMARY T 9900 IDORA ST LA VISTA NE 68128- | ORTGIES, TRACY ALLAN 7815 S 99TH ST LA VISTA NE 68128- |
| OSBORN, DANIEL R & HEATHER J 9942 IDORA ST LA VISTA NE 68128- | PAI MANAGEMENT LLC 9826 GILES RD LA VISTA NE 68128- | PATTERSON, MICHAEL W & LORYCE M 10102 GARY CIR LA VISTA NE 68128- |
| PERALES JR, JOSE H 7822 S 97TH CIR LA VISTA NE 68128- | PERNA, CHRISTOPHER J & ERICA R 10029 DURKOP ST LA VISTA NE 68128- | PFEIFER, BERNICE A 7806 S 98TH ST LA VISTA NE 68128- |
| PHILLIPS, WILLIAM G & LAURA L 9809 WINDY CIR LA VISTA NE 68128- | PINA, SALVADOR & ADRIANA 7726 S 99TH ST LA VISTA NE 68128- | PINKELMAN, TRAVIS R & SARAH M 7821 S 98TH ST LA VISTA NE 68128- |

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| PITCHANAU, DERRICK A & SHANDA L 9811 MELISSA ST LA VISTA NE 68128- | PLUTA, BRYAN J & ELIZABETH A 10028 DURKOP ST LA VISTA NE 68128- | PRICE, JENNIFER A & MARTY L 9905 IDORA ST LA VISTA NE 68128-4256 |
| PUMILIA, RICHARD S & CORTINA M 7831 S 97TH CIR LA VISTA NE 68128- | RAYMOND, PAMELA M & JAMES J 10015 S 100TH CIR LA VISTA NE 68128- | REED SR, RICHARD A 10003 S 100TH CIR LA VISTA NE 68128- |
| REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128- | REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128- | REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128- |
| REINEKE, WILLIAM R & JENNI L 10016 FLOYD ST LA VISTA NE 68128- | RIBORDY, LANCE G & ANGELLINA 7812 S 98TH ST LA VISTA NE 68128- | RIHA, JOSEPH J 9801 IDORA ST LA VISTA NE 68128- |
| RIPA, MICHAEL J & CHERYL E 7830 S 97TH CIR LA VISTA NE 68128- | ROBERTSON, MICHAEL L & CAROL Δ 9906 MELISSA CIR LA VISTA NE 68128- | ROBINO, STEPHEN S & ANN M 10035 DURKOP ST LA VISTA NE 68128- |
| ROSSI, GIANCARLO & MELISSA T 8140 S 101ST ST LA VISTA NE 68128- | RYAN, RICHARD A & JANICE M 10000 IDORA ST LA VISTA NE 68128- | SALINY, EVAN M & MELANIE A 10022 DURKOP ST LA VISTA NE 68128- |
| SCHMIDT, JULIE M 7826 S 97TH CIR LA VISTA NE 68128- | SCHRECK, LEVI & KRISTIN 9819 IDORA ST LA VISTA NE 68128- | SHEPOKA, KEVIN & JENNIFER 7809 S 98TH ST LA VISTA NE 68128- |
| SHERIDAN, SEAN G & MARY PAT 7823 S 97TH CIR LA VISTA NE 68128- | SHERLOCK JR, JAMES W 8134 S 101ST ST LA VISTA NE 68128- | SNELLING, MARK & MELISSA 8127 S 101ST ST LA VISTA NE 68128- |
| SNIDER, LARRY E & SARA L 8124 S 101ST ST LA VISTA NE 68128- | STENGEL, JOHN G & DEBRA M 10037 IDORA ST LA VISTA NE 68128- | STOVER, BRADLEY S & SHANNON D 10030 IDORA ST LA VISTA NE 68128- |
| STOVER, MICHAEL J & KERRI E 10010 DURKOP ST LA VISTA NE 68128- | SWOBODA, TIMOTHY A & KELLY A 10006 IDORA ST LA VISTA NE 68128- | SYNOWIECKI, FRANCIS J 9819 MELISSA ST LA VISTA NE 68128- |

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| TENTINGER, MARK & BARBARA 8130 S 101ST ST LA VISTA NE 68128- | TIMM, LOREN E & JUDITH L 11828 OAKAIR PLZ OMAHA NE 68137- | TIMM, SKOT E & MICHELLE M 8131 S 101ST ST LA VISTA NE 68128- |
| TRAN, BAO T 9901 MELISSA CIR LA VISTA NE 68128- | TRANQUILITY REALTY LLC 15611 HARRISON ST OMAHA NE 68136- | TURNBULL III, WALLACE R 10815 ROCKY MOUNTAIN DR NW ALBUQUERQUE NM 87114- |
| URWIN, ALAN G 9936 IDORA ST LA VISTA NE 68128- | URZENDOWSKI, ANDREW F 9616 AMY CIR LA VISTA NE 68128- | VANNES, STEWART K & JUDIE L 10034 FLOYD ST LA VISTA NE 68128- |
| VOORHEES, COREY R 9820 MELISSA ST LA VISTA NE 68128- | WANG, CHIH H & HEA Y 9939 GARY ST LA VISTA NE 68128- | WARE, ROENEE L 7710 S 98TH ST LA VISTA NE 68128- |
| WARNER, SHAWN 7824 S 98TH ST LA VISTA NE 68128- | WASILEWSKI, MARK J & JENNIFER A 10023 GARY ST LA VISTA NE 68128- | WEDIGE, LAWRENCE J & SUSAN D 9815 HENRY CIR LA VISTA NE 68128- |
| WESTER, JOSHUA P & ASHLEY J 10022 FLOYD ST LA VISTA NE 68128- | WESTERFIELD, PHILIP V 10024 IDORA ST LA VISTA NE 68128- | WESTON, SAMUEL R & RENEE P 9902 MELISSA CIR LA VISTA NE 68128- |
| WEYRAUCH, SEAN E & PENNEY S 9931 FLOYD ST LA VISTA NE 68128- | WITHEY, ARMON C 7837 S 98TH ST LA VISTA NE 68128- | WONDERLICH, AHREN & HEATHER 8129 S 100TH ST LA VISTA NE 68128- |
| WORDEKEMPER, MIKE 10011 IDORA ST LA VISTA NE 68128- | WU, JENNI 8621 S 100TH ST LA VISTA NE 68128- | WU, SUSAN 1217 WASHINGTON ST BEATRICE NE 68310- |
| WYNN JR, CLYDE A 8028 S 101ST ST LA VISTA NE 68128-0000 | XIE, FENG 9943 FLOYD ST LA VISTA NE 68128- | YARPE, NICHOLAS & KELLY 10007 S 100TH CIR LA VISTA NE 68128- |
| ZARAYA, RAYMOND J & NANCY L 7830 S 98TH ST LA VISTA NE 68128-0000 | | |

DURKOP, FLOYD W & IDORA K

9932 FLOYD ST

LA VISTA NE 68128-0000

HARRISON I-80 LLC
10855 W DODGE RD
OMAHA NE 68154-

I-80 BUSINESS PARK LLC
1718 HILLCREST DR
BELLEVUE NE 68005-

I-80 BUSINESS PARK LLC
1718 HILLCREST DR
BELLEVUE NE 68005-

PROGRESSIVE CASUALTY
5920 LANDERBROOK DR BLDG 3
OHL
MAYFIELD HEIGHTS OH 44124-

MCDERMOTT, ADA
425 N RAWHIDE
OLATHE KS 66061-3695

MCDERMOTT, ADA
425 N RAWHIDE
OLATHE KS 66061-3695

PAPIO-MISSOURI RIVER NATURAL
8901 S 154TH ST
OMAHA NE 68138-

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8901 S 154TH ST
OMAHA NE 68138-