

A-10

September 19, 2017

City of La Vista City Council Consent Agenda

Sarpy Industrial Sewer Tract Connection Fees

Address	Company	Amount Due to Sarpy	GL Date	Amount in Liability Account	Difference	Remitted	Account
8410 South 145th St	Lot 2 Woodhouse Place	\$ 150,766.00	6/8/2017	\$ 150,766.00	\$ -	9/19/2017	02.00.0052.001
8410 South 145th St	Lot 1 Woodhouse Hyundai	\$ 120,917.50	8/28/2017	\$ 120,917.50	\$ -	9/19/2017	02.00.0052.001

\$ 271,683.50\$ 271,683.50 \$ -

Payment Requested by: John Kottman

Approved by: Cindy Miserez

Date: September 19, 2017

All funds have been received from the Companies
for remittance to Sarpy County

Accounts Payable Note: Please enter a separate invoice for each company for each vendor.

Vendor: Sarpy County

Vendor Number: 00609

Please include a copy of this worksheet and attachment with the check.

Consent Agenda 9/19/17 (pb)



July 31, 2017

Mr. Jeff Sinnett
Chief Building Official
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: 8410 South 145th Street
Woodhouse Hyundai
Lot 1, Woodhouse Place
Building Permit-Initial Civil Review

Mr. Sinnett:

Per your request I have reviewed the materials you provided to me in your transmittal dated July 17, 2017 for the proposed Woodhouse Hyundai facility to be located at 8410 South 145th Street. I have not reviewed the architectural, mechanical, electrical or landscaping plans. I have limited my review to the site design and zoning issues. I offer the following comments:

1. The site is not yet a recorded and platted lot. The final plat of Woodhouse Place needs to be recorded along with the related easements at the Sarpy Register of Deeds prior to any issuance of a building permit. The area of Lot 1 is 21.985 acres. There has been no division of Lot 1 for the various buildings requested or proposed.
2. The proposed building site plan does not contain a proportionate share of the total site parking shown in the PUD plans (1468 stalls on Lot 1). The total shown is 217 stalls. The applicant needs to identify when the balance of the stalls to the east of the building will be constructed. The PUD and CUP documents do not contain phasing for the proposed construction. It may be necessary to do an administrative amendment to these documents to address the phasing both in time period and construction limits. Also, the required number of accessible stalls is based on the amount of parking proposed. The count of 217 stalls will require 7 accessible stalls of which 2 will have to be van-accessible. The site plans show only 2 accessible stalls, therefore; additional accessible stalls need to be shown.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

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8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

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8110 Park View Blvd.
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f: 402-331-0410

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8305 Park View Blvd.
p: 402-339-9147

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9110 Giles Rd.
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f: 402-537-3902

Police
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p: 402-331-1582
f: 402-331-7210

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f: 402-331-1051

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p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

3. The applicant needs to complete a Post Construction Storm Water Permit in the Permixon web site. This will require a drainage study that demonstrates the ability to collect and convey storm water runoff from 50-year return frequency storm events to the detention pond in accordance with the design basis of the public storm sewer. The review in Permixon will need to be completed prior to the issuance of a building permit.
4. A sanitary sewer connection agreement needs to be completed with Sarpy County and a copy submitted to the City prior to building permit. There also needs to be a copy of an agreement between the applicant and Sarpy County submitted to the City that indicates Sarpy County has agreed to build a sanitary outfall sewer that will serve this property.
5. The applicant needs to receive final approval for the proposed public sanitary sewer, storm sewer and pavement that will serve Woodhouse Place. Comments on what is required for that approval have been previously provided to the applicant's engineers.
6. The site utility plan, Sheet C1.7, needs to include the proposed fire hydrants (public and/or private) that will serve this facility. The information will be needed for the Fire Marshall's review. The site utility plan indicates a 12-inch water main stubbed into the site that will continue to the south to serve the future buildings. The plans need to clarify if that service is going to be looped back to the MUD main in 145th Street in the future. If so, then it may be necessary to install a backflow preventer at the proposed connection to the public main. Please clarify what is proposed for the future extension of the 12-inch water service.
7. A temporary dumpster is noted on the plans. There are no details about screening of the dumpster. This needs to be reviewed with Planning staff to see if it requires an administrative amendment to the PUD or CUP and what screening is required.
8. You will need to verify that the interior plumbing plan contains adequate grit and grease traps for the floor drains in the service bays that connect to the sanitary sewer.

The platting and subdivision agreement for Woodhouse Place require the collection of a tract sanitary sewer connection fee in the amount of \$5500 per acre for both Lots 1 and 2 (total of 27.412 acres) in order to record the plat since this site drains to the Sarpy Industrial Sewer. This would be a fee of \$150,766.00. I understand that Chris Solberg has received this fee. This fee should be remitted to Sarpy County as soon as the plat is recorded. The applicant also needs to pay the sanitary sewer tract connection for Lot 1 in order to receive the building permit for the proposed Hyundai

facility in the amount of \$6,690 per acre on 21.985 acres or \$147,079.65 from which \$5500 per acre is to be remitted to Sarpy County (in addition to the platting fee noted above) which would be \$120,917.50. The portion of this fee for Lot 1 that should be retained by the City is \$26,162.15. Please check with Chris Solberg to see if he has received this building permit round of the tract connection fee. Due to the unique circumstances for this project in which Sarpy County is to construct a sanitary outfall sewer to serve the property, I recommend that both fees due to Sarpy County paid to them promptly after we receive them so that funding for the outfall sewer is available. The total of both rounds of tract connection fees due to Sarpy County is \$271,683.50 (\$150,766.00 + \$120,917.50).

The storm water management fee is applicable to this property. The amount to be collected and remitted in it's entirety to the Papio-Missouri River Natural Resources District is \$103,857.14. This is based on 21.985 acres for Lot 1 at the current rate of \$4,724.00 per acre. No portion of this fee is retained by the City. It should be remitted as part of our annual remittance to the Papio-Missouri River Natural Resources District.

The applicant needs to address the items listed above as well as any comments that may come from others. Please note that I have not reviewed the submittal for compliance with the Gateway Corridor regulations as I understand that is being reviewed by others. If you have questions about this fee, please feel free to contact me.


John M. Kottmann, City Engineer

Cc file

Ms. Cindy Miserez, Finance Director