

**LA VISTA CITY COUNCIL MEETING AGENDA**  
**August 17, 2021**  
**6:00 p.m.**  
**Harold “Andy” Anderson Council Chamber**  
**La Vista City Hall**  
**8116 Park View Blvd**

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement of Location of Posted Open Meetings Act**

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

**A. CONSENT AGENDA**

1. **Approval of the Agenda as Presented**
2. **Approval of the Minutes of the August 3, 2021 Budget Hearing**
3. **Approval of the Minutes of the August 3, 2021 City Council Meeting**
4. **Approval of the Minutes of the August 5, 2021 Planning Commission Meeting**
5. **Monthly Financial Report – June 2021**
6. **Request for Payment – League of Nebraska Municipalities – Membership Dues – \$48,905.00**
7. **Request for Payment – Design Workshop, Inc – Professional Services – La Vista Wayfinding – \$1,399.08**
8. **Request for Payment – Olsson, Inc – Professional Services – City Centre – \$2,107.50**
9. **Approval of Claims**

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

**B. Rotella’s Italian Bakery Blight & Substandard Declaration**

1. **Public Hearing (Continued from the August 3, 2021 meeting)**
2. **Resolution – Declare area as substandard and blighted**

**C. Fiscal Years 20/21 & 21/22 Biennial Budget**

1. **Proposed Budget Amendments**
2. **Appropriations Ordinance - Amend FY 21 & FY22 Biennial Budget – Second Reading**

**D. Resolution – Authorize Lobbying Agreement – United Cities of Sarpy County**

**E. Resolution – Papio-Missouri River NRD Hazard Mitigation Plan Update**

**F. Resolution – Approval of Addition to Area of Liquor License – Lucky Bucket Brewing Company**

**G. Resolution – Authorize Purchase – V-Box Spreader**

**H. Resolution – Authorize Purchase – Holiday Lights**

**I. Executive Session – Personnel; Contract Negotiations; Land Acquisition**

**J. Resolution – Authorize Land Acquisition – 120<sup>th</sup> Street and Old Giles Road (1.41 Acres) (Tabled from the August 3, 2021 meeting)**

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

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

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# MINUTE RECORD

A-2

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

## LA VISTA CITY COUNCIL SPECIAL MEETING BUDGET HEARING August 3, 2020

A special meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on August 3, 2021. Present were Mayor Kindig and Councilmembers: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Also in attendance were City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, City Clerk Buethe, Police Chief Lausten, Director of Public Works Soucie, Director of Administrative Services Pokorny, Finance Director Miserez, Library Director Barcal, Recreation Director Stopak, City Engineer Dowse, and Community Development Director Fountain.

A notice of the meeting was given in advance thereof by publication in the Times on July 28, 2021. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

### CALL TO ORDER

Mayor Kindig called the meeting to order.

### ANNOUNCEMENT OF LOCATION OF POSTED OPEN MEETINGS ACT

Mayor Kindig announced the location of the posted open meetings act and location of emergency exits.

### A. PUBLIC HEARING — PROPOSAL TO REVISE THE PREVIOUSLY ADOPTED BUDGET STATEMENT FOR FISCAL YEARS 2021 & 2022 BIENNIAL BUDGET

At 6:03 p.m. Mayor Kindig opened the public hearing to hear testimony on the proposal to revise the previously adopted budget statement for fiscal years 2021 and 2022 biennial budget stating that this public hearing is required by State Statute 13-506.

Finance Director Miserez gave a presentation on the proposed revisions to the previously adopted budget statement for Fiscal Years 2021 & 2022 Biennial Budget outlining key provisions of the proposed budget statement including a comparison with the prior year's budget.

At 6:08 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Crawford. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

### ADJOURNMENT

At 6:08 p.m. Councilmember Thomas made a motion to adjourn the special meeting. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Voting nay: None. Motion carried.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST, 2021.

CITY OF LA VISTA

ATTEST:

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

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk

# MINUTE RECORD

A-3

No. 729 — REFIELD & COMPANY, INC. OMAHA E1310556LD

## LA VISTA CITY COUNCIL MEETING August 3, 2021

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:30 p.m. on August 3, 2021. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Also in attendance were City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, Chief of Police Lausten, City Clerk Buethe, Director of Public Works Soucie, Director of Administrative Services Pokorny, Library Director Barcal, Recreation Director Stopak, City Engineer Dowse, Community Development Director Fountain, Finance Director Miserez, Human Resources Director Trail.

A notice of the meeting was given in advance thereof by publication in the Times on July 28, 2021. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the meeting to order, led the audience in the Pledge of Allegiance, and made the announcements.

### A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE JULY 20, 2021 CITY COUNCIL MEETING
3. REQUEST FOR PAYMENT – RDG PLANNING & DESIGN – PROFESSIONAL SERVICES – PLACEMAKING & LA SERVICES – \$2,496.50
4. RESOLUTION – APPROVE PURCHASE – ICE CONTROL SALT

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF ICE CONTROL SALT FROM NEBRASKA SALT & GRAIN COMPANY, GOTHENBURG, NEBRASKA IN AN AMOUNT NOT TO EXCEED \$52,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of ice control salt is necessary; and

WHEREAS, the FY21/22 Biennial Budget provides funding for this purchase; and

WHEREAS, the ice control salt is used by Public Works for winter operations; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secure council approval prior to authorizing any purchases over \$5,000;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska authorizing the purchase of ice control salt from Nebraska Salt & Grain Company, Gothenburg, Nebraska in an amount not to exceed \$52,000.00.

5. APPROVE MANAGER APPLICATION – CLASS I LIQUOR LICENSE – CASEY'S RETAIL COMPANY – KRYSTAL MARIE CARTER
6. APPROVE MANAGER APPLICATION – CLASS I LIQUOR LICENSE – BUCKY'S LLC – KRYSTAL MARIE CARTER
7. REQUEST FOR PAYMENT – THOMPSON, DREESSEN & DORNER, INC. – PROFESSIONAL SERVICES – CENTRAL PARK IMPROVEMENTS – \$1,745.00
8. REQUEST FOR PAYMENT – THOMPSON, DREESSEN & DORNER, INC. – PROFESSIONAL SERVICES – MISCELLANEOUS SERVICES – \$5,125.00
9. REQUEST FOR PAYMENT – OLSSON, INC – PROFESSIONAL SERVICES – CHIL'S DEMOLITION – \$4,586.50



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No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

**10. REQUEST FOR PAYMENT – DLR GROUP – PROFESSIONAL SERVICES – LA VISTA CITY CENTER PARKING STRUCTURE 2 – \$10,393.00**

**11. REQUEST FOR PAYMENT – ALFRED BENESCH & COMPANY – PROFESSIONAL SERVICES – 84TH & 96TH ST PANEL REPLACEMENT – \$15,329.40**

**12. REQUEST FOR PAYMENT – ALFRED BENESCH & COMPANY – PROFESSIONAL SERVICES – 96TH & 108TH ST PAVEMENT REHABILITATION – \$32,624.38**

**\*\* 13. REQUEST FOR PAYMENT – SWAIN CONSTRUCTION – CONSTRUCTION SERVICES – 96TH & 108TH STREET PAVEMENT RECONSTRUCTION & REHABILITATION – \$519,227.42**

**1. APPROVAL OF CLAIMS**

3C PAYMENT, services	100.00
AA WHEEL & TRUCK SUPPLY, maint.	13.00
ABM INDUSTRIES INC, services	9,155.53
ACCO UNLIMITED CORP, supplies	2,457.30
ACTIVE NETWORK LLC, services	87.98
AKRS EQUIPMENT SOLUTIONS, maint.	420.18
AMAZON, supplies	389.51
AMERICAN PLANNING ASSOC, services	1,425.00
AMERICA'S FENCE STORE INC, services	4,805.71
ASPEN EQUIPMENT CO, maint.	4,405.07
AT&T MOBILITY LLC, phones	97.40
BAUER BUILT INC, maint	2,161.94
BENJAMIN BEEDE, refund	22.00
BISHOP BUSINESS EQUIPMENT, services	1,727.78
BRODART CO, supplies	293.05
CCAP AUTO LEASE LTD, services	391.12
CENTER POINT INC, books	44.34
CENTURY LINK/LUMEN, phones	956.03
CINTAS CORP, services	300.42
CITY OF OMAHA, services	77.30
CITY OF PAPILLION, services	208,707.00
CONNER PSYCHOLOGICAL, services	770.00
COX COMMUNICATIONS, services	147.03
D & K PRODUCTS, supplies	2,413.38
DATASHIELD CORP, services	20.00
DESIGN WORKSHOP INC, services	8,055.00
DOUGLAS COUNTY SHERIFF, services	725.00
FASTENAL CO, maint.	141.90
FBG SERVICE CORP, bld&grnds	5,965.00
FIRST BANKCARD, services	16,621.16
FUN EXPRESS, supplies	124.59
FUN SERVICES, supplies	6,910.00
GALE, books	124.45
GRAYBAR ELECTRIC CO, bld&grnds	1,094.06
GREAT PLAINS COMMUNICATION, services	1,425.60
GREATAMERICA FINANCIAL, services	1,127.00
HANNAH CARDEN, services	198.00
HDR ENGINEERING INC, services	1,111.36
HEARTLAND TIRES & TREADS, maint.	533.90
INDUSTRIAL SALES CO, supplies	16.15
INGRAM LIBRARY, books	1,789.28
KEYMASTERS LOCKSMITH, bld&grnds	167.00
KIMBALL MIDWEST, maint.	162.50
KRIHA FLUID POWER, maint.	180.16
LARSEN SUPPLY CO, supplies	292.62
LIBRARY IDEAS LLC, books	7.00
LOVELAND GRASS PAD, services	1,348.88
MACQUEEN EQUIPMENT LLC, maint,	863.91

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MALLOY ELECTRIC, bld&grnds	606.80
MARCO INC, services	149.83
MATHESON TRI-GAS INC, maint.	17.54
MCNEIL, JOSHUA, supplies	69.71
MEDICA INSURANCE CO, services	111,248.33
MENARDS-RALSTON, supplies	256.87
METRO COMM COLLEGE, bld&grnds	10,190.36
MUD, utilities	13,711.65
MICHAEL YORK, services	66.00
MID-AMERICAN BENEFITS INC, services	18,847.90
MIDLANDS LIGHTING & ELECTRIC, bld&grnds	96.83
MIDWEST TAPE, media	25.09
MIDWEST TURF & IRRIGATION, maint.	103.30
MUNICIPAL PIPE TOOL CO LLC, maint.	414.52
NE DEPT OF REVENUE, sales tax	2,061.09
OFFICE DEPOT INC, supplies	342.60
OPPD, utilities	57,146.49
OMNI ENGINEERING, services	983.62
OMNIGO SOFTWARE LLC, services	2,103.75
PAPILLION TIRE INC, maint.	87.67
PAYROLL MAXX, payroll & taxes	381,281.09
PER MAR SECURITY, services	156.59
PETTY CASH, supplies	426.23
PUSH PEDAL PULL, supplies	126.98
RDG PLANNING & DESIGN, services	480.00
REACH SPORTS MARKETING, services	329.00
RED EQUIPMENT LLC, maint.	1,340.56
REGAL AWARDS INC, services	718.00
RIVER CITY RECYCLING, services	117.96
ROBERT T. HENNRICH, services	105.00
SARPY COUNTY CHAMBER, services	75.00
SARPY COUNTY COURTHOUSE, services	8,627.92
SARPY FISCAL ADMIN, services	6,111.60
SARPY DOUGLAS LAW ACADEMY, services	1,500.00
SIGN IT, services	2,297.80
SIRCHIE ACQUISITION CO, supplies	115.39
STRACK INC, services	4,999.80
SWANK MOTION PICTURES INC, services	645.00
THE COLONIAL PRESS INC, services	1,367.68
THE COSGRAVE CO, services	136.00
THE SCHEMMER ASSOCIATES INC, services	1,572.50
UNMC, services	9,100.00
TOSHIBA FINANCIAL, services	265.40
TR CONSTRUCTION LLC, services	89,853.32
TRUCK CENTER COMPANIES, maint	2.68
ULINE INC, supplies	61.04
UNITED PARCEL, services	9.50
VERIZON WIRELESS, services	18.02
WALMART, supplies	1,805.44
WESTLAKE HARDWARE, supplies	1,081.04
WHITE CAP LP, supplies	93.89
WOODHOUSE FORD, maint.	173.35

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

## REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

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Community Relations Coordinator Beaumont reported on Salute to Summer.

Recreation Director Stopak reported on programs through the Recreation Department.

Library Director Barcal reported on Library Statistics for the period from 8/1/2019 to 9/30/2020.

Director of Public Works Soucie reported that installation of the Dog Park north of the Library has begun.

City Engineer Dowse gave an update on street construction projects.

## **SARPY COUNTY ECONOMIC DEVELOPMENT CORPORATION – SECOND QUARTER REPORT**

Josh Charvat announced that the Sarpy County Economic Development Corporation has rebranded and changed their name to Grow Sarpy. He presented the Second Quarter Report from Grow Sarpy.

## **B. ROTELLA'S ITALIAN BAKERY BLIGHT AND SUBSTANDARD DECLARATION**

### **1. PUBLIC HEARING**

At 6:47 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on Rotella's Italian Bakery Blight and Substandard Declaration.

Councilmember Crawford moved to continue the public hearing to the 8/17/2021 meeting at the request of the applicant. Councilmember Frederick seconded the motion. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

## **C. CONDITIONAL USE PERMIT AMENDMENT – LOT 4 SOUTHPORT EAST REPLAT SIX**

### **1. PUBLIC HEARING**

At 6:48 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the proposed Conditional Use Permit Amendment. The applicant, Josh Galvin was present to answer any questions.

At 6:50 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

### **2. RESOLUTION**

Councilmember Sell introduced and moved for the adoption of Resolution No. 21-085 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR SOUTHPORT CENTER, LLC AND BEYOND GOLF, LLC FOR A TAVERN AND COCKTAIL LOUNGE ON LOT 4 SOUTHPORT EAST REPLAT SIX.

WHEREAS, Southport Center, LLC and Beyond Golf, LLC have applied for approval of a Conditional Use Permit amendment for the operation of a tavern and cocktail lounge on Lot 4 Southport East Replat Six, generally located north of the intersection of Eastport Parkway and McDermott Plaza; and

WHEREAS, the La Vista Planning Commission reviewed the application on July 15, 2021 and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the amendment of the Conditional Use Permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit Amendment in form and content submitted at this meeting, with such

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modifications that the City Administrator or City Attorney may determine necessary or advisable, for Southport Center, LLC and Beyond Golf, LLC to allow for the operation of a tavern and cocktail lounge on Lot 4 Southport East Replat Six.

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

## **D. RESOLUTION – APPROVAL OF ADDITION TO AREA OF LIQUOR LICENSE – BEYOND GOLF LLC DBA BEYOND GOLF**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 21-086 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF THE ADDITION TO THE LIQUOR LICENSE FOR BEYOND GOLF LLC DOING BUSINESS AS BEYOND GOLF IN LA VISTA, NEBRASKA.

WHEREAS, Beyond Golf LLC dba Beyond Golf, 12040 McDermott Plaza, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for an addition to their Liquor License; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of the addition to the Liquor License submitted by Beyond Golf LLC dba Beyond Golf, 12040 McDermott Plaza, La Vista, Sarpy County, Nebraska.

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

## **E. FISCAL YEARS 21 & 22 BIENNIAL BUDGET**

### **1. APPROPRIATIONS ORDINANCE – FIRST READING**

Councilmember Sell introduced Ordinance No. 1423 entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 1395 AND THE BIENNIAL BUDGET APPROPRIATING THE SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL OF THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2021 AND ENDING ON SEPTEMBER 30, 2022, AND TO AMEND AMOUNTS APPROPRIATED FOR THE FIRST AND SECOND YEARS OF SUCH BIENNIAL BUDGET FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT TO BE APPROPRIATED FOR EACH OBJECT OR PURPOSE; SPECIFYING THE AMOUNT TO BE RAISED BY TAX LEVY; PROVIDING FOR THE FILING AND CERTIFICATION OF THE BUDGET AND TAX LEVY HEREIN SENT TO THE STATE AUDITOR AND COUNTY CLERK OF SARPY COUNTY; TO REPEAL INCONSISTENT OR CONFLICTING ORDINANCES OR RESOLUTIONS AS ORIGINALLY ENACTED; AND PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Discussion was held on the budget and potential ways to provide property tax relief. Discussion will continue at the second reading of the appropriations ordinance on August 17.

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Councilmember Sell made a motion to approve Ordinance No. 1423 on its first reading and pass it on to a second reading. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

## **F. LAND ACQUISITION – 120<sup>TH</sup> STREET AND OLD GILES ROAD (1.41 ACRES)**

### **1. PUBLIC HEARING**

At 7:36 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the proposed Land Acquisition – 120<sup>th</sup> Street and Old Giles Road (1.41 Acres).

At 7:38 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

Councilmember Sell introduced and moved for the adoption of Resolution No. 21-087 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AUTHORIZE AND APPROVE THE PURCHASE OF REAL PROPERTY, PURCHASE AGREEMENT AND FURTHER ACTIONS.

WHEREAS, the owner of a parcel of land at 120<sup>th</sup> and Old Giles Road ("Property") desires to sell the Property to the City, and the City desires to purchase the Property from the owner.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council find and determine that:

- (i) A purchase agreement for the Property has been presented in form and content attached hereto as Exhibit A and incorporated herein by this reference ("Purchase Agreement"); and
- (ii) The Purchase Agreement provides for a purchase price of \$260,000 for approximately 1.41 acres of land, in addition to other terms and conditions; and
- (iii) Nebraska Statutes, among other provisions, requires that the City Council, before purchasing an interest in real property, authorize the acquisition by action at a public meeting after notice and public hearing; and
- (iv) The City published notice of public hearing on the proposed purchase of the Property, to be held during the regular City Council meeting on August 3, 2021; which notice is hereby approved, and public hearing was held and completed before consideration of this Resolution; and
- (v) All applicable statutory requirements related to the proposed purchase have been satisfied.

BE IT FURTHER RESOLVED, that, in consideration of the foregoing, the Mayor and City Council hereby adopt and approve the Purchase Agreement, subject to any modifications the City Administrator from time to time determines necessary or appropriate, and authorize and approve the purchase of the Property for the amount and on such other terms and conditions as set forth in said Purchase Agreement. Without limiting the foregoing, authorization to purchase the Property shall be subject to timely satisfaction of any conditions set forth in the Purchase Agreement, to the satisfaction of the City Administrator or her designee.

BE IT FURTHER RESOLVED, that the Mayor or City Administrator, or his or her designee, is hereby authorized to take all actions he or she determines necessary or appropriate to perform the Purchase Agreement or carry out the Resolution approved herein.

Seconded by Councilmember Quick. There was Council discussion. Councilmember Sell amended his motion to table the resolution. Councilmember Quick amended the second to reflect the change. Councilmembers voting aye: Frederick, Ronan,

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Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Motion carried.

## **G. RESOLUTION – AWARD CONTRACT – JANITORIAL SERVICES – MUNICIPAL FACILITIES**

Councilmember Sell introduced and moved for the adoption of Resolution No. 21-088 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AWARDED A CONTRACT TO RTG BUILDING SERVICES, OMAHA NEBRASKA FOR JANITORIAL SERVICES IN AN AMOUNT NOT TO EXCEED \$79,980 ANNUALLY FOR A ONE YEAR TERM WITH TWO ADDITIONAL ONE YEAR OPTIONS.

WHEREAS, the City Council of the City of La Vista has determined that janitorial services for City facilities are necessary; and

WHEREAS, the FY21/22 Biennial Budget provides funding for janitorial services; and

WHEREAS, a request for proposals was advertised and six bids was received, and

WHEREAS, RTG Building Services, Omaha Nebraska has submitted most responsible bid, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska award a contract to RTG Building Services, Omaha Nebraska for janitorial services in an amount not to exceed \$79,980 annually for one year with two additional one year options in form and content approved by the City Administrator or her designee.

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

## **H. RESOLUTION – APPROVAL OF MEMORANDUM OF UNDERSTANDING SARPY COUNTY FORCE INVESTIGATION TEAM**

Councilmember Crawford introduced and moved for the adoption of Resolution No. 21-089 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE SARPY COUNTY FORCE INVESTIGATION TEAM.

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

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

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

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

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

Councilmember Crawford motioned to move Comments from the Floor up on the agenda ahead of item I. Executive Session. Seconded by Councilmember Thomas.

# MINUTE RECORD

August 3, 2021

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

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

## COMMENTS FROM THE FLOOR

There were no comments from the floor.

## I. EXECUTIVE SESSION – PERSONNEL

At 7:55 p.m. Councilmember Crawford made a motion to go into executive session for protection of an individual to discuss personnel matters. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 9:06 p.m. the Council came out of executive session. Councilmember Crawford made a motion to reconvene in open and public session. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Motion carried.

## COMMENTS FROM MAYOR AND COUNCIL

There were not comments from Mayor and Council.

At 9:07 p.m. Councilmember Crawford made a motion to adjourn the meeting. Seconded by Councilmember Sell. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**MEETING MINUTES**  
**CITY OF LA VISTA PLANNING COMMISSION**  
**8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128**  
**P: (402) 593-6400**

**THURSDAY, AUGUST 5, 2021, AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, August 5, 2021 in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

**PRESENT:** Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Patrick Coghlan, Harold Sargus, and Josh Frey.

**ABSENT:** Jason Dale and Mike Circo.

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

**1. Call to Order**

The meeting was called to order by Chairman Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes From July 15, 2021**

**Motion:** *Malmquist* moved, seconded by *Krzywicki*, to **approve** the July 15th, 2021, minutes.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Krzywicki
<b>AYES:</b>	Krzywicki, Gahan, Frey, Wetuski, Sargus, Coghlan, Alexander, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Jason Dale and Mike Circo



### 3. Old Business

None.

### 4. New Business

#### A. Conditional Use Permit – Lots 12, 15, 16, and 17 Crossroads Addition – John Galaska

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the request by John Galaska is for a Conditional Use Permit to operate outdoor storage and an indoor self-service storage facility on Lots 12, 15, 16, and 17 Crossroads Addition, located at 9710 Portal Road. Brodersen showed the Planning Commission a map of the site. He mentioned that Galaska was operating the outdoor storage facility prior to 2001, which was when the City did a comprehensive Zoning Ordinance update which now requires a Conditional Use Permit for outdoor storage and indoor self-service storage facilities. Brodersen said Galaska's outdoor storage use is considered "grandfathered in" and legally nonconforming. Galaska recently reached out to Staff letting them know that he had purchased Lot 12 and would like to expand the outdoor storage use to that lot, as well as construct a building addition in the future to include indoor storage, and office/apartment for an on-site manager.

Brodersen mentioned that this Conditional Use Permit would allow for those expansions and bring the existing legally nonconforming use into compliance. Staff recommends approval of the Conditional Use Permit for John Galaska for Lots 12, 15, 16, & 17 Crossroads Addition, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

- ii. **Public Hearing: Wetuski Opened the Public Hearing**

**Wetuski closed the Public Hearing as no members of the public came forward.**

Frey mentioned that it looks like there is a bike path that dead ends on 97<sup>th</sup> Street and asked if there are any plans for that to continue.

Dowse explained that the section of concrete referenced is not a bike path, but an old section of Portal Road from before the intersection was reconfigured with the widening of 96<sup>th</sup> Street.

Krzywicki asked if a violation of one of the conditions in the CUP were to be discovered on one lot, if it would affect the applicant's ability to operate the use on another lot.

Brodersen confirmed that if there was a violation on any one of the lots that was serious enough and couldn't be resolved in coordination with the property owner, the City could take action to invalidate the Conditional Use Permit and the ability to operate the proposed use on all lots.

Krzywicki asked if the owner was aware of them being tied together or if he would rather have them split up into separate CUP's.

Brodersen explained that the applicant requested that Lot 12 be incorporated into this CUP request for the sake of simplicity and to reduce the approval process timeline.

- iii. **Recommendation:** Sargus moved, seconded by Malmquist, to recommend **approval** of the Conditional Use Permit for John Galaska for Lots 12, 15, 16 & 17 Crossroads Addition, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Sargus
<b>SECONDED BY:</b>	Malmquist
<b>AYES:</b>	Krzywicki, Gahan, Frey, Alexander, Wetuski, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Dale and Circo

**B. Replat – 8201 Harrison Street – RFS Holdings, LLC**

- i. **Staff Report – Cale Brodersen:** Brodersen stated the request for a replat by RFS Holdings, LLC, is for Lot 12821-D1 La Vista. Half of the lot is currently occupied by Bethany Funeral Services, and the applicant is looking to divide this lot into two so it may be sold and developed at a later date. Brodersen mentioned that before this item goes to City Council, the easement language for the sanitary sewer easement must to be completed and approved by the City Engineer. Staff recommends approval of the replat for Lot 12821-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

Krzywicki asked if there would be approval for an additional curb cut for the newly created lot or would there be a cross-access easement to an existing curb cut.

Brodersen said that a traffic study would likely be required when the City receives a development proposal for the additional lot, and the determination for access would be dependent upon the use and traffic generation. He said that there is currently a shared access easement for the driveway entrance to the church to the east, and the new lot may be constrained to that access, or the applicant could seek a shared access easement for the driveway access in front of Bethany Funeral

Services. However, an additional access onto Harrison Street would likely not be permitted.

Frey said that there is an overhead power easement for OPPD and asked if it would restrict any kind of development there.

Dowse said that he believes that is a remnant of the high voltage line. He said that it is noted and that its status would have to be understood when a future development is proposed.

Brodersen said that it would be the responsibility of the property owner to request OPPD to release the easement.

- ii. **Recommendation:** Gahan moved, seconded by Frey to recommend **approval** of the replat for Lot 1282-D1 La Vista being replatted as lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Gahan
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Gahan, Frey, Alexander, Wetuski, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	None
	Dale and Circo

#### C. 2021 Papio-Missouri NRD Hazard Mitigation Plan

- i. **Staff Report – Pat Dowse:** Dowse stated that the 2021 Papio NRD Hazard Mitigation Plan is an update of the 2016 plan. He said that the plan is a requirement to receive any kind of federal funding for disaster aid. He mentioned that we have used such federal grants in the past for the Thompson Creek Rehabilitation project.

Krzywicki pointed out some grammatical and verbiage corrections that need to be made in the report.

- ii. **Recommendation:** Malmquist moved, seconded by Alexander to recommend **approval** of the 2021 Papio – Missouri NRD Hazard Mitigation Plan with the minor corrections as discussed.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Alexander
<b>AYES:</b>	Krzywicki, Gahan, Frey, Alexander, Wetuski, Sargus, Coghlan, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Dale and Circo

**5. Comments from the Floor**

None.

**6. Comments from the Planning Commission**

None.

**7. Comments from Staff**

Solberg mentioned that registration for NPZA is now open and to reach out to Meghan if you are interested in attending.

Fountain added that those interested in attending NPZA will want to do so quickly as hotel rooms tend to fill up quickly. Fountain mentioned we are looking into getting iPads for the Planning Commission members to use during meetings, as part of a larger effort to digitize and modernize processes in the Community Development Department.

**8. Adjournment**

Wetuski adjourned the meeting at 6:53 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Total All Funds</b>				
	<u>Budget</u>	<u>MTD</u>	<u>YTD</u>	<u>Over(under)</u>	<u>% of Budget</u>
	<u>(12 month)</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Used</u>
<b><u>OPERATING REVENUES</u></b>					
General Fund	\$ 18,573,006	\$ 2,608,372	\$ 15,255,398	\$ (3,317,608)	82%
Sewer Fund	4,469,263	435,162	3,668,542	(800,721)	82%
Debt Service Fund	3,401,489	293,740	2,766,254	(635,235)	81%
Capital Improvement Program Fund	387	1,059	1,059	672	274%
Lottery Fund	940,945	111,303	1,158,313	217,368	123%
Economic Development Fund	10,070	0	5	(10,065)	0%
Off Street Parking Fund	24,111	2,198	16,370	(7,741)	68%
Redevelopment Fund	2,038,587	237,723	1,818,796	(219,791)	89%
Police Academy	148,423	5	142,879	(5,544)	96%
TIF 1A	305,081	-	137,528	(167,553)	45%
TIF 1B	418,803	-	53,729	(365,074)	13%
Sewer Reserve Fund	17,747	263	3,353	(14,394)	19%
Qualified Sinking Fund	3,757	54	615	(3,142)	16%
<b>Total Operating Revenues</b>	<b>30,351,669</b>	<b>3,689,879</b>	<b>25,022,841</b>	<b>(5,328,828)</b>	<b>82%</b>

**OPERATING EXPENDITURES**

General Fund	19,306,753	1,422,374	13,200,340	(6,106,413)	68%
Sewer Fund	4,034,908	327,526	2,579,917	(1,454,991)	64%
Debt Service Fund	3,334,779	132,839	2,959,607	(375,172)	89%
Capital Improvement Program Fund	-	-	-	-	0%
Lottery Fund	685,187	99,170	484,871	(200,316)	71%
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,098,065	18,268	750,673	(347,392)	68%
Redevelopment Fund	1,807,575	1,111	402,064	(1,405,511)	22%
Police Academy	116,612	9,030	89,475	(27,137)	77%
TIF 1A	352,417	136,153	184,864	(167,553)	52%
TIF 1B	434,083	53,192	69,010	(365,073)	16%
Sewer Reserve Fund	-	-	-	-	0%
Qualified Sinking Fund	-	-	-	-	0%
<b>Total Operating Expenditures</b>	<b>31,252,889</b>	<b>2,199,663</b>	<b>20,720,822</b>	<b>(10,532,067)</b>	<b>66%</b>

**OPERATING REVENUES NET OF EXPENDITURES**

General Fund	(733,747)	1,185,998	2,055,058	2,788,805
Sewer Fund	434,355	107,635	1,088,624	654,269
Debt Service Fund	66,710	160,901	(193,352)	(260,062)
Capital Improvement Program Fund	387	1,059	1,059	672
Lottery Fund	255,758	12,133	673,442	417,684
Economic Development Fund	(72,440)	0	5	72,445
Off Street Parking Fund	(1,073,954)	(16,070)	(734,303)	339,651
Redevelopment Fund	231,012	236,612	1,416,731	1,185,719
Police Academy	31,811	(9,025)	53,403	21,592
TIF 1A	(47,336)	(136,153)	(47,336)	(0)
TIF 1B	(15,280)	(53,192)	(15,281)	(1)
Sewer Reserve Fund	17,747	263	3,353	(14,394)
Qualified Sinking Fund	3,757	54	615	(3,142)
<b>Operating Revenues Net of Expenditures</b>	<b>(901,220)</b>	<b>1,490,216</b>	<b>4,302,019</b>	<b>5,203,239</b>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Total All Funds</b>				
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>OTHER FINANCING SOURCES &amp; USES</u></b>					
<b><u>TRANSFERS IN</u></b>					
General Fund	193,867	-	193,867	-	100%
Sewer Fund	350,000	-	-	(350,000)	0%
Debt Service Fund	577,831	-	-	(577,831)	0%
Capital Improvement Program Fund	484,445	-	552,178	67,733	114%
Lottery Fund	-	-	-	-	-
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,275,065	-	727,216	(547,849)	57%
Redevelopment Fund	-	-	-	-	-
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	-	-	-	-	-
Qualified Sinking Fund	50,000	-	50,000	-	100%
<b>Total Transfers In</b>	<b>3,013,718</b>	<b>-</b>	<b>1,523,261</b>	<b>(1,490,457)</b>	<b>51%</b>
<b><u>TRANSFERS OUT</u></b>					
General Fund	(940,943)	-	(125,000)	815,943	13%
Sewer Fund	-	-	-	-	-
Debt Service Fund	(1,182,985)	-	(1,077,173)	105,812	91%
Capital Improvement Program Fund	-	-	-	-	-
Lottery Fund	(293,867)	-	(245,642)	48,225	84%
Economic Development Fund	-	-	-	-	-
Off Street Parking Fund	-	-	-	-	-
Redevelopment Fund	(245,923)	-	(75,446)	170,477	31%
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	(350,000)	-	-	350,000	0%
Qualified Sinking Fund	-	-	-	-	-
<b>Total Transfers Out</b>	<b>(3,013,718)</b>	<b>-</b>	<b>(1,523,261)</b>	<b>1,490,457</b>	<b>51%</b>
<b><u>NET TRANSFERS</u></b>					
General Fund	(747,076)	-	68,867	815,943	
Sewer Fund	350,000	-	-	(350,000)	0%
Debt Service Fund	(605,154)	-	(1,077,173)	(472,019)	178%
Capital Improvement Program Fund	484,445	-	552,178	67,733	114%
Lottery Fund	(293,867)	-	(245,642)	48,225	84%
Economic Development Fund	82,510	-	-	(82,510)	0%
Off Street Parking Fund	1,275,065	-	727,216	(547,849)	57%
Redevelopment Fund	(245,923)	-	(75,446)	170,477	31%
Police Academy	-	-	-	-	-
TIF 1A	-	-	-	-	-
TIF 1B	-	-	-	-	-
Sewer Reserve Fund	(350,000)	-	-	350,000	0%
Qualified Sinking Fund	50,000	-	50,000	-	100%
<b>Total Net Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Total All Funds</b>				
	<b><u>Budget</u></b>	<b><u>MTD</u></b>	<b><u>YTD</u></b>	<b><u>Over(under)</u></b>	<b><u>% of Budget</u></b>
	<b><u>(12 month)</u></b>	<b><u>Actual</u></b>	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Used</u></b>
<b><u>OTHER REVENUE: BOND PROCEEDS</u></b>					
Sewer Fund	-	-	-	-	
Capital Improvement Program Fund	6,490,000	7,887,481	7,888,461	1,398,461	122%
Economic Development Fund	3,000,000	-	-	(3,000,000)	0%
Off Street Parking Fund	-	-	-	-	
Redevelopment Fund	9,615,000	-	1,366	(9,613,634)	0%
<b>Total Bond Proceeds</b>	<b>19,105,000</b>	<b>7,887,481</b>	<b>7,889,827</b>	<b>(11,215,173)</b>	<b>41%</b>

**OTHER EXPENDITURES: CAPITAL IMPROVEMENT PROGRAM**

Sewer Fund	630,000	-	259	(629,741)	0%
Capital Improvement Program Fund	6,979,445	998,692	1,763,615	(5,215,830)	25%
Off Street Parking Fund	100,000	10,393	14,776	(85,224)	15%
Redevelopment Fund	4,181,000	4,812	80,139	(4,100,861)	2%
<b>Total Capital Improvement Program</b>	<b>11,890,445</b>	<b>1,013,897</b>	<b>1,858,789</b>	<b>(10,031,656)</b>	<b>16%</b>

**OTHER EXPENDITURES: EDP GRANT**

Economic Development Fund	1,000,000	-	-	(1,000,000)	0%
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**NET FUND ACTIVITY**

General Fund	(1,480,823)	1,185,998	2,123,925	3,604,748	
Sewer Fund	154,355	107,635	1,088,366	934,011	
Debt Service Fund	(538,444)	160,901	(1,270,526)	(732,082)	
Capital Improvement Program Fund	(4,613)	6,889,847	6,678,083	6,682,696	
Lottery Fund	(38,109)	12,133	427,800	465,909	
Economic Development Fund	2,010,070	0	5	(2,010,065)	
Off Street Parking Fund	101,111	(26,463)	(21,863)	(122,974)	
Redevelopment Fund	5,419,089	231,800	1,262,512	(4,156,577)	
Police Academy	31,811	(9,025)	53,403	21,592	
TIF 1A	(47,336)	(136,153)	(47,336)	(0)	
TIF 1B	(15,280)	(53,192)	(15,281)	(1)	
Sewer Reserve Fund	(332,253)	263	3,353	335,606	
Qualified Sinking Fund	53,757	54	50,615	(3,142)	
<b>Net Activity</b>	<b>\$ 5,313,335</b>	<b>8,363,800</b>	<b>10,333,057</b>	<b>5,019,722</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Total All Funds</b>				<b>% of Budget Used</b>
	<b><u>Budget</u></b> <b><u>(12 month)</u></b>	<b><u>MTD</u></b> <b><u>Actual</u></b>	<b><u>YTD</u></b> <b><u>Actual</u></b>	<b><u>Over(under)</u></b> <b><u>Budget</u></b>	
<b><u>FUND BALANCE</u></b>	<b><u>Ending Fund Balance</u></b>		<b><u>As of 6/30/2021</u></b>	<b><u>Variance</u></b>	<b><u>Notes</u></b>
	<b><u>As of 9/30/2021</u></b>				
General Fund	6,063,848		10,719,941	4,656,093	
Sewer Fund	1,064,689		2,253,982	1,189,293	
Debt Service Fund	2,546,407		2,168,178	(378,229)	
Capital Improvement Program Fund	36,922		6,639,576	6,602,654	
Lottery Fund	3,813,883		4,309,630	495,747	
Economic Development Fund	2,017,138		7,074	(2,010,064)	
Off Street Parking Fund	165,570		(6,719)	(172,289)	
Redevelopment Fund	8,831,835		5,056,126	(3,775,708)	
Police Academy	58,683		85,177	26,494	
TIF 1A	-		-	-	
TIF 1B	-		-	-	
Sewer Reserve Fund	1,623,681		1,960,613	336,932	
Qualified Sinking Fund	404,998		402,087	(2,911)	
Net Fund Balance	26,627,654	-	33,595,666	6,968,012	



**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

<b>General Fund</b>					
	<b><u>Budget</u></b> <b><u>(12 month)</u></b>	<b><u>MTD</u></b> <b><u>Actual</u></b>	<b><u>YTD</u></b> <b><u>Actual</u></b>	<b><u>Over(under)</u></b> <b><u>Budget</u></b>	<b><u>% of Budget</u></b> <b><u>Used</u></b>
<b><u>REVENUES</u></b>					
Property Taxes	\$ 9,393,170	\$ 189,431	\$ 5,831,459	\$ (3,561,711)	62%
Sales and use taxes	3,887,077	472,451	3,608,533	(278,544)	93%
Payments in Lieu of taxes	356,710	-	195,126	(161,584)	55%
State revenue	1,739,301	174,440	1,545,581	(193,720)	89%
Occupation and franchise taxes	885,022	4,174	604,974	(280,048)	68%
Hotel Occupation Tax	363,215	80,319	411,854	48,639	113%
Licenses and permits	457,113	34,923	417,321	(39,792)	91%
Interest income	67,207	2,111	21,328	(45,879)	32%
Recreation fees	171,782	30,993	116,111	(55,671)	68%
Special Services	24,000	911	17,059	(6,941)	71%
Grant Income	165,736	1,525,508	1,633,216	1,467,480	985%
Other	1,062,673	93,112	852,837	(209,836)	80%
<b>Total Revenues</b>	<b>18,573,006</b>	<b>2,608,372</b>	<b>15,255,398</b>	<b>(3,317,608)</b>	<b>82%</b>
<b><u>EXPENDITURES</u></b>					
Administrative Services	582,929	42,007	402,870	(180,059)	69%
Mayor and Council	220,064	13,775	137,245	(82,819)	62%
Boards & Commissions	6,335	1	1,387	(4,948)	22%
Building Maintenance	635,049	25,289	316,666	(318,383)	50%
Administration	689,538	41,620	474,384	(215,154)	69%
Police and Animal Control	5,406,114	415,738	4,188,978	(1,217,136)	77%
Fire	2,412,062	192,238	1,728,378	(683,684)	72%
Community Development	675,426	45,673	467,489	(207,937)	69%
Public Works	4,157,840	314,300	2,517,659	(1,640,181)	61%
Recreation	860,732	76,239	510,801	(349,931)	59%
Library	948,460	62,980	628,186	(320,274)	66%
Information Technology	399,586	70,964	265,605	(133,981)	66%
Human Resources	1,001,387	62,231	597,639	(403,748)	60%
Public Transportation	111,198	6,703	64,443	(46,755)	58%
Finance	475,544	26,302	345,787	(129,757)	73%
Communication	216,020	9,292	104,937	(111,083)	49%
Capital outlay	508,469	17,024	447,886	(60,583)	88%
<b>Total Expenditures</b>	<b>19,306,753</b>	<b>1,422,374</b>	<b>13,200,340</b>	<b>(6,106,413)</b>	<b>68%</b>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b><u>(733,747)</u></b>	<b><u>1,185,998</u></b>	<b><u>2,055,058</u></b>	<b><u>2,788,805</u></b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (Lottery)	193,867	-	193,867	-	100%
Operating transfers out (DSF, OSP, CIP)	(940,943)	-	(125,000)	815,943	13%
<b>Total other Financing Sources (Uses)</b>	<b>(747,076)</b>	<b>-</b>	<b>68,867</b>	<b>815,943</b>	
<b><u>NET FUND ACTIVITY</u></b>	<b><u>\$ (1,480,823)</u></b>	<b><u>\$ 1,185,998</u></b>	<b><u>\$ 2,123,924.8</u></b>	<b><u>\$ 3,604,748</u></b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-PROPRIETARY FUNDS**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	Sewer Fund				
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
User fees	\$ 4,336,482	\$ 432,915	\$ 3,629,041	\$ (707,441)	84%
Service charge and hook-up fees	123,065	1,516	34,758	(88,307)	28%
Miscellaneous	19	3	27	8	141%
<b>Total Revenues</b>	<b>4,459,566</b>	<b>434,433</b>	<b>3,663,826</b>	<b>(795,740)</b>	<b>82%</b>
<b><u>EXPENDITURES</u></b>					
Personnel Services	549,189	40,008	408,199	(140,990)	74%
Commodities	35,356	1,421	11,330	(24,026)	32%
Contract Services	3,065,964	267,440	2,117,208	(948,756)	69%
Maintenance	39,084	6,458	19,968	(19,116)	51%
Other	230	-	113	(118)	49%
Storm Water	55,085	12,200	23,100	(31,985)	42%
Capital Outlay	290,000	-	-	(290,000)	0%
<b>Total Expenditures</b>	<b>4,034,908</b>	<b>327,526</b>	<b>2,579,917</b>	<b>(1,454,991)</b>	<b>64%</b>
<b><u>OPERATING INCOME (LOSS)</u></b>	<b>424,658</b>	<b>106,907</b>	<b>1,083,908</b>	<b>659,250</b>	<b>Note 1</b>
<b><u>NON-OPERATING REVENUE (EXPENSE)</u></b>					
Interest income	9,697	728	4,716	(4,981)	49%
	9,697	728	4,716	(4,981)	49%
<b><u>INCOME (LOSS) BEFORE</u></b>					
<b><u>OPERATING TRANSFERS</u></b>	<b>434,355</b>	<b>107,635</b>	<b>1,088,624</b>	<b>654,269</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in					
(Sewer Reserve Fund & Lottery Events)	350,000	-	-	(350,000)	0%
Operating transfers out (CIP & Sewer Reserve Fund)	-	-	-	-	0%
Bond/registered warrant proceeds				-	0%
Capital Improvement	(630,000)	-	(259)	629,741	0%
<b>Total other Financing Sources (Uses)</b>	<b>(280,000)</b>	<b>-</b>	<b>(259)</b>	<b>279,741</b>	<b>0%</b>
<b><u>NET INCOME (LOSS)</u></b>	<b>\$ 154,355</b>	<b>\$ 107,635</b>	<b>\$ 1,088,366</b>	<b>\$ 934,011</b>	

**Note 1: Explanation of Budget Variance**

Net Income (Loss)	934,011
City of Omaha billing in arrears 0 months	-
Capital Outlay delayed to FY22	(290,000)
Sewer Reserve Fund transfer	350,000
Capital Improvement not yet started	(629,741)
Adjusted Net Income (Loss)	<b>364,269</b>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

<b>Debt Service Fund</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Property Taxes	\$ 891,190	\$ 15,054	\$ 551,959	\$ (339,231)	62%
Sales and use taxes	1,943,539	236,226	1,804,266	(139,273)	93%
Payments in Lieu of taxes	35,279	-	19,513	(15,766)	55%
Other (Special Assessments; Fire Reimbursement)	503,714	41,976	382,134	(121,580)	76%
Interest income	27,767	485	8,383	(19,384)	30%
<b>Total Revenues</b>	<u>3,401,489</u>	<u>293,740</u>	<u>2,766,254</u>	<u>(635,235)</u>	<u>81%</u>
<b><u>EXPENDITURES</u></b>					
Administration	98,571	559	14,753	(83,818)	15%
Fire Contract Bond	122,906	17,794	160,096	37,190	130%
Debt service					
Principal	2,645,000	-	2,440,000	(205,000)	92%
Interest	468,302	114,486	344,757	(123,545)	74%
<b>Total Expenditures</b>	<u>3,334,779</u>	<u>132,839</u>	<u>2,959,607</u>	<u>(375,172)</u>	<u>89%</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<u>66,710</u>	<u>160,901</u>	<u>(193,352)</u>	<u>(260,062)</u>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF Hwy Alloc)	577,831	-	-	(577,831)	0%
Operating transfers out (CIP, OSP)	(1,182,985)	-	(1,077,173)	105,812	91%
<b>Total other Financing Sources (Uses)</b>	<u>(605,154)</u>	<u>-</u>	<u>(1,077,173)</u>	<u>(472,019)</u>	
<b><u>NET FUND ACTIVITY</u></b>	<u>\$ (538,444)</u>	<u>\$ 160,901</u>	<u>\$ (1,270,526)</u>	<u>\$ (732,082)</u>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Capital Fund</b>				
	<b><u>Budget</u></b> <b><u>(12 month)</u></b>	<b><u>MTD</u></b> <b><u>Actual</u></b>	<b><u>YTD</u></b> <b><u>Actual</u></b>	<b><u>Over(under)</u></b> <b><u>Budget</u></b>	<b><u>% of Budget</u></b> <b><u>Used</u></b>
<b><u>REVENUES</u></b>					
Interest income	\$ 387	\$ 1,059	\$ 1,059	\$ 672	274%
Grant income	-	-	-	-	0%
Special assessment	-	-	-	-	0%
Other income	-	-	-	-	0%
<b>Total Revenues</b>	<b>387</b>	<b>1,059</b>	<b>1,059</b>	<b>672</b>	<b>274%</b>
<b><u>EXPENDITURES</u></b>					
Other	-	-	-	-	0%
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b>387</b>	<b>1,059</b>	<b>1,059</b>	<b>672</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF, DSF)	484,445	-	552,178	67,733	114%
Operating transfers out (DSF)	-	-	-	-	0%
Bond/registered warrant proceeds	6,490,000	7,887,481	7,888,461	1,398,461	122%
Capital outlay	(6,979,445)	(998,692)	(1,763,615)	5,215,830	25%
<b>Total other Financing Sources (Uses)</b>	<b>(5,000)</b>	<b>6,888,788</b>	<b>6,677,024</b>	<b>6,682,024</b>	<b>-133540%</b>
<b><u>NET FUND ACTIVITY</u></b>	<b>\$ (4,613)</b>	<b>\$ 6,889,847</b>	<b>\$ 6,678,083</b>	<b>\$ 6,682,696</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Lottery Fund</b>				
	<b><u>Budget</u></b> <b><u>(12 month)</u></b>	<b><u>MTD</u></b> <b><u>Actual</u></b>	<b><u>YTD</u></b> <b><u>Actual</u></b>	<b><u>Over(under)</u></b> <b><u>Budget</u></b>	<b><u>% of Budget</u></b> <b><u>Used</u></b>
<b><u>REVENUES</u></b>					
Lottery Rev/Community Betterment	\$ 645,147	\$ 77,859	\$ 887,441	\$ 242,294	138%
Lottery Tax Form 51	258,067	31,143	256,573	(1,494)	99%
Interest income	37,731	1,801	12,199	(25,532)	32%
Miscellaneous / Other	-	500	2,100	2,100	0%
<b>Total Revenues</b>	<b>940,945</b>	<b>111,303</b>	<b>1,158,313</b>	<b>217,368</b>	<b>123%</b>
<b><u>EXPENDITURES</u></b>					
Professional Services	174,735	42,305	103,547	(71,188)	59%
Salute to Summer	150,127	20,256	60,789	(89,338)	40%
Community Events	29,840	721	25,287	(4,553)	85%
Events - Marketing	60,000	1,748	33,677	(26,323)	56%
Recreation Events	1,518	-	-	(1,518)	0%
Concert & Movie Nights	10,900	2,997	4,997	(5,903)	46%
State Taxes	258,067	31,143	256,573	(1,494)	99%
<b>Total Expenditures</b>	<b>685,187</b>	<b>99,170</b>	<b>484,871</b>	<b>(200,316)</b>	<b>71%</b>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b>255,758</b>	<b>12,133</b>	<b>673,442</b>	<b>417,684</b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in	-	-	-	-	
Operating transfers out (GF, SF, DSF)	(293,867)	-	(245,642)	48,225	84%
<b>Total other Financing Sources (Uses)</b>	<b>(293,867)</b>	<b>-</b>	<b>(245,642)</b>	<b>48,225</b>	<b>84%</b>
<b><u>NET FUND ACTIVITY</u></b>	<b>\$ (38,109)</b>	<b>\$ 12,133</b>	<b>\$ 427,800</b>	<b>\$ 465,909</b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Economic Development</b>				
	<b><u>Budget</u></b> <b><u>(12 month)</u></b>	<b><u>MTD</u></b> <b><u>Actual</u></b>	<b><u>YTD</u></b> <b><u>Actual</u></b>	<b><u>Over(under)</u></b> <b><u>Budget</u></b>	<b><u>% of Budget</u></b> <b><u>Used</u></b>
<b><u>REVENUES</u></b>					
Other Income	\$ -	\$ -	\$ -	\$ -	
Interest income	10,070	0	5	(10,065)	
<b>Total Revenues</b>	<b>10,070</b>	<b>0</b>	<b>5</b>	<b>(10,065)</b>	
<b><u>EXPENDITURES</u></b>					
Professional Services	34,500	-	-	(34,500)	0%
Debt service: (Warrants)					
Principal	-	-	-	-	0%
Interest	48,010	-	-	(48,010)	0%
<b>Total Expenditures</b>	<b>82,510</b>	<b>-</b>	<b>-</b>	<b>(82,510)</b>	<b>0%</b>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<b><u>(72,440)</u></b>	<b><u>0</u></b>	<b><u>5</u></b>	<b><u>72,445</u></b>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF, DSF)	82,510	-	-	(82,510)	0%
Operating transfers out	-	-	-	-	0%
Bond/registered warrant proceeds	3,000,000	-	-	(3,000,000)	0%
Community Development - Grant	(1,000,000)	-	-	1,000,000	0%
<b>Total other Financing Sources (Uses)</b>	<b>2,082,510</b>	<b>-</b>	<b>-</b>	<b>(2,082,510)</b>	<b>0%</b>
<b><u>NET FUND ACTIVITY</u></b>	<b><u>\$ 2,010,070</u></b>	<b><u>\$ 0</u></b>	<b><u>\$ 5</u></b>	<b><u>\$ (2,010,065)</u></b>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

	<b>Off Street Parking</b>				
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Garage fees	\$ 23,000	\$ 2,197	16,353	\$ (6,647)	71%
Interest income	1,111	1	17	(1,094)	2%
<b>Total Revenues</b>	<u>24,111</u>	<u>2,198</u>	<u>16,370</u>	<u>(7,741)</u>	<u>68%</u>
<b><u>EXPENDITURES</u></b>					
General & Administrative	160,326	13,409	126,827	(33,499)	79%
Professional Services	780	-	375	(405)	48%
Maintenance	32,276	158	16,228	(16,048)	50%
Commodities	11,000	-	700	(10,300)	6%
Debt service: (Warrants)					
Principal	695,000	-	500,000	(195,000)	72%
Interest	198,683	4,701	106,543	(92,140)	54%
<b>Total Expenditures</b>	<u>1,098,065</u>	<u>18,268</u>	<u>750,673</u>	<u>(347,392)</u>	<u>68%</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<u>(1,073,954)</u>	<u>(16,070)</u>	<u>(734,303)</u>	<u>339,651</u>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF, DSF, RDF)	1,275,065	-	727,216	(547,849)	57%
Operating transfers out	-	-	-	-	0%
Bond/registered warrant proceeds	-	-	-	-	0%
Capital Improvement	(100,000)	(10,393)	(14,776)	85,224	15%
<b>Total other Financing Sources (Uses)</b>	<u>1,175,065</u>	<u>(10,393)</u>	<u>712,440</u>	<u>(462,625)</u>	<u>61%</u>
<b><u>NET FUND ACTIVITY</u></b>	<u>\$ 101,111</u>	<u>\$ (26,463)</u>	<u>\$ (21,863)</u>	<u>\$ (122,974)</u>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

<b>Redevelopment Fund</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Sales and use taxes	\$ 1,943,539	\$ 236,226	\$ 1,804,266	\$ (139,273)	93%
Franchise Fee & Occupation Tax	34,657	-	12	(34,645)	0%
Interest income	60,391	1,498	14,517	(45,874)	24%
<b>Total Revenues</b>	<u>2,038,587</u>	<u>237,723</u>	<u>1,818,796</u>	<u>(219,791)</u>	<u>89%</u>
<b><u>EXPENDITURES</u></b>					
Professional Services	99,700	1,111	3,708	(95,992)	4%
Financial / Legal Fees	196,750	-	89,907	(106,843)	46%
Debt service: (Warrants)				-	0%
Principal	750,000	-	-	(750,000)	0%
Interest	761,125	-	308,450	(452,675)	41%
<b>Total Expenditures</b>	<u>1,807,575</u>	<u>1,111</u>	<u>402,064</u>	<u>(1,405,511)</u>	<u>22%</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<u>231,012</u>	<u>236,612</u>	<u>1,416,731</u>	<u>1,185,719</u>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in	-	-	-	-	0%
Operating transfers out (OSP)	(245,923)	-	(75,446)	170,477	31%
Bond/registered warrant proceeds	9,615,000	-	1,366	(9,613,634)	0%
Capital Improvement	(4,181,000)	(4,812)	(80,139)	4,100,861	2%
<b>Total other Financing Sources (Uses)</b>	<u>5,188,077</u>	<u>(4,812)</u>	<u>(154,219)</u>	<u>(5,342,296)</u>	
<b><u>NET FUND ACTIVITY</u></b>	<u>\$ 5,419,089</u>	<u>\$ 231,800</u>	<u>\$ 1,262,512</u>	<u>\$ (4,156,577)</u>	



**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

<b>Police Academy Fund</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Academy income	\$ 148,000	\$ -	\$ 140,500	\$ (7,500)	95%
Interest income	423	5	74	(349)	
Other income	-	-	2,304	2,304	0%
<b>Total Revenues</b>	<u>148,423</u>	<u>5</u>	<u>142,879</u>	<u>(5,544)</u>	<u>96%</u>
<b><u>EXPENDITURES</u></b>					
Personnel Services	97,692	7,428	72,499	(25,193)	74%
Commodities	2,150	30	1,803	(347)	84%
Contract Services	11,970	1,275	6,511	(5,459)	54%
Other Charges	4,800	296	8,662	3,862	180%
<b>Total Expenditures</b>	<u>116,612</u>	<u>9,030</u>	<u>89,475</u>	<u>(27,137)</u>	<u>77%</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<u>31,811</u>	<u>(9,025)</u>	<u>53,403</u>	<u>21,592</u>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in (GF)	-	-	-	-	0%
Operating transfers out	-	-	-	-	0%
<b>Total other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<b><u>NET FUND ACTIVITY</u></b>	<u>\$ 31,811</u>	<u>\$ (9,025)</u>	<u>\$ 53,403</u>	<u>\$ 21,592</u>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

		<b>TIF 1A</b>			
		<u>Budget</u>	<u>MTD</u>	<u>YTD</u>	<u>Over(under)</u>
		<u>(12 month)</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>
					<u>% of Budget</u>
					<u>Used</u>
<b><u>REVENUES</u></b>					
Property Tax	\$	<u>305,081</u>	\$ <u>-</u>	\$ <u>137,528</u>	\$ <u>(167,553)</u>
Total Revenues		<u>305,081</u>	<u>-</u>	<u>137,528</u>	<u>(167,553)</u>
					<u>45%</u>
<b><u>EXPENDITURES</u></b>					
TIF Distributed Funds		<u>349,366</u>	<u>136,153</u>	<u>183,489</u>	<u>(165,877)</u>
Contract Services		<u>3,051</u>	<u>-</u>	<u>1,375</u>	<u>(1,676)</u>
Total Expenditures		<u>352,417</u>	<u>136,153</u>	<u>184,864</u>	<u>(167,553)</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>		<u>(47,336)</u>	<u>(136,153)</u>	<u>(47,336)</u>	<u>(0)</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Operating transfers out		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other Financing Sources (Uses)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>NET FUND ACTIVITY</u></b>		\$ <u>(47,336)</u>	\$ <u>(136,153)</u>	\$ <u>(47,336)</u>	\$ <u>(0)</u>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

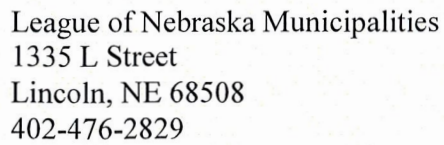
		TIF 1B			
		<u>Budget</u>	<u>MTD</u>	<u>YTD</u>	<u>Over(under)</u>
		<u>(12 month)</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>
					<u>% of Budget</u>
					<u>Used</u>
<b><u>REVENUES</u></b>					
Property Tax	\$	<u>418,803</u>	\$ <u>-</u>	\$ <u>53,729</u>	\$ <u>(365,074)</u>
Total Revenues		<u>418,803</u>	<u>-</u>	<u>53,729</u>	<u>(365,074)</u>
					<u>13%</u>
					<u>13%</u>
<b><u>EXPENDITURES</u></b>					
TIF Distributed Funds		<u>429,895</u>	<u>53,192</u>	<u>68,473</u>	<u>(361,422)</u>
Contract Services		<u>4,188</u>	<u>-</u>	<u>537</u>	<u>(3,651)</u>
Total Expenditures		<u>434,083</u>	<u>53,192</u>	<u>69,010</u>	<u>(365,073)</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>					
		<u>(15,280)</u>	<u>(53,192)</u>	<u>(15,281)</u>	<u>(1)</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in					-
Operating transfers out		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other Financing Sources (Uses)		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>NET FUND ACTIVITY</u></b>					
	\$	<u>(15,280)</u>	\$ <u>(53,192)</u>	\$ <u>(15,281)</u>	\$ <u>(1)</u>

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

<b>Sewer Reserve Fund</b>					
	<u>Budget</u> <u>(12 month)</u>	<u>MTD</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Over(under)</u> <u>Budget</u>	<u>% of Budget</u> <u>Used</u>
<b><u>REVENUES</u></b>					
Interest income	\$ 17,747	\$ 263	\$ 3,353	\$ (14,394)	19%
<b>Total Revenues</b>	<u>17,747</u>	<u>263</u>	<u>3,353</u>	<u>(14,394)</u>	<u>19%</u>
<b><u>EXPENDITURES</u></b>					
Other	-	-	-	-	0%
<b>Total Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>	<u>17,747</u>	<u>263</u>	<u>3,353</u>	<u>(14,394)</u>	
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in	-	-	-	-	0%
Operating transfers out	(350,000)	-	-	350,000	0%
<b>Total other Financing Sources (Uses)</b>	<u>(350,000)</u>	<u>-</u>	<u>-</u>	<u>350,000</u>	
<b><u>NET FUND ACTIVITY</u></b>	<u>\$ (332,253)</u>	<u>\$ 263</u>	<u>\$ 3,353</u>	<u>\$ 335,606</u>	

**CITY OF LAVISTA, NEBRASKA**  
**COMBINED STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES**  
**For the Nine months ending June 30, 2021**  
**75% of the Fiscal Year 2021**

		<b>Qualified Sinking Fund</b>			
		<u>Budget</u>	<u>MTD</u>	<u>YTD</u>	<u>Over(under)</u>
		<u>(12 month)</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>
					<u>% of Budget</u>
					<u>Used</u>
<b><u>REVENUES</u></b>					
Interest income	\$	<u>3,757</u>	\$ <u>54</u>	\$ <u>615</u>	\$ <u>(3,142)</u>
Total Revenues		<u>3,757</u>	<u>54</u>	<u>615</u>	<u>(3,142)</u>
					<u>16%</u>
<b><u>EXPENDITURES</u></b>					
Other		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
					<u>0%</u>
<b><u>REVENUES NET OF EXPENDITURES</u></b>		<u>3,757</u>	<u>54</u>	<u>615</u>	<u>(3,142)</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating transfers in		<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>-</u>
Operating transfers out		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other Financing Sources (Uses)		<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>-</u>
					<u>100%</u>
					<u>0%</u>
<b><u>NET FUND ACTIVITY</u></b>		\$ <u>53,757</u>	\$ <u>54</u>	\$ <u>50,615</u>	\$ <u>(3,142)</u>



Date	Invoice #
7/22/2021	18229

P.O. No.	Terms
	Net 30
Rate	Amount
48,905.00	48,905.00
Total	\$48,905.00

Please send a copy of this invoice with your payment.

**DESIGNWORKSHOP**

Landscape Architecture

Planning

Urban Design

Strategic Services

120 East Main Street

Aspen, Colorado 81611

970.925.8354

designworkshop.com

**MEMORANDUM**

To: Rita Ramirez

From: Renée Ludlam

Date: 08/04/21

Project Name: La Vista Wayfinding

Project #: **21-009295**

Subject: Invoice Memo

---

The following is a summary of work completed as of 7/31/21

This invoice includes reimbursements from the June site visit and presentation to Council as well as some internal time spent recapping the project and communications.

Design Workshop, Inc.  
Landscape Architecture  
Planning  
Urban Design

August 5, 2021

Invoice No: 0067949

Rita Ramirez  
City of LaVista  
8116 Parkview Blvd.  
LaVista, NE 68128

**Current Invoice Total \$1,399.08**

Project 006515.00 La Vista Wayfinding

Purchase Order # 21-009295

*R. Ramirez*  
*8/5/21*

**Professional Services from July 1, 2021 to July 31, 2021**

Task	001	Project Kick-off and Project Management				
Fee						
		Fee	Percent Complete	Earned to Date	Previous Fee Billing	Current Fee Billing
		3,500.00	98.00	3,430.00	3,430.00	0.00
		Total Fee				0.00
		Total this Task				0.00
Task	002	Project Context				
Fee						
		Fee	Percent Complete	Earned to Date	Previous Fee Billing	Current Fee Billing
		15,000.00	100.00	15,000.00	14,700.00	300.00
		Total Fee				300.00
		Total this Task				\$300.00
Task	003	Signage and Wayfinding Framework				
Fee						
		Fee	Percent Complete	Earned to Date	Previous Fee Billing	Current Fee Billing
		30,000.00	100.00	30,000.00	30,000.00	0.00
		Total Fee				0.00
		Total this Task				0.00

**DESIGNWORKSHOP**

Aspen • Austin • Chicago • Denver • Houston • Lake Tahoe • Los Angeles • Shanghai  
1390 Lawrence Street, Suite 100, Denver, Colorado 80204 • 303.623.5186 • 303.623.2260 (fax)



Project	006515.00	La Vista Wayfinding			Invoice	0067949
Task	004	Signage and Wayfinding Plan				
Fee						
		Fee	Percent Complete	Earned to Date	Previous Fee Billing	Current Fee Billing
		5,500.00	0.00	0.00	0.00	0.00
		Total Fee				0.00
		Total this Task				0.00
Task	099	Reimbursable Expenses				
Fee						
		Fee	Percent Complete	Earned to Date	Previous Fee Billing	Current Fee Billing
		2,500.00	43.9632	1,099.08	0.00	1,099.08
		Total Fee				1,099.08
		Total this Task				\$1,099.08
		Total this Invoice				\$1,399.08

Please include invoice number on remittance to:

1390 Lawrence Street, Suite 100, Denver, CO 80204

# DESIGNWORKSHOP

Aspen • Austin • Chicago • Denver • Houston • Lake Tahoe • Los Angeles • Shanghai  
1390 Lawrence Street, Suite 100, Denver, Colorado 80204 • 303.623.5186 • 303.623.2260 (fax)

**Invoice**

601 P St Suite 200  
 PO Box 84608  
 Lincoln, NE 68501-4608  
 Tel 402.474.6311, Fax 402.474.5063

# olsson

July 26, 2021  
 Invoice No: 393598

Pat Dowse  
 City Engineer  
 City of La Vista NE  
 8116 Park View Blvd  
 La Vista, NE 68128-2198

<b>Invoice Total</b>	<b>\$2,107.50</b>
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Olsson Project # B16-05460 La Vista NE City Centre Phase 1 Public Infrastructure  
 Professional services rendered May 9, 2021 through July 10, 2021 for work completed in accordance with agreement dated October 7, 2016 and Amendment #1 dated July 7, 2017, Amendment #2 dated July 21, 2017, Amendment #3 dated November 21, 2017, Amendment #4 dated May 17, 2018, and Amendment #5 dated October 24, 2018.

NTP: 12.06.16  
 PO: 20-008346

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Phase	300	Project Management (Including Amendments 2, 3, 5 & 7)
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**Labor**

	Hours	Rate	Amount	
Team/Technical Leader				
Egelhoff, Anthony	2.25	185.00	416.25	
Administrative				
Chambers, Veronica	.25	73.00	18.25	
Sherman Julien, Sarah	1.00	73.00	73.00	
Totals	3.50		507.50	
<b>Total Labor</b>				<b>507.50</b>
		<b>Total this Phase</b>		<b>\$507.50</b>

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Phase	402	SWPPP Inspections (Including Amendment 5, 7, 11)
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**Fee**

Number of Mo Insp Fees	2.00		
Fee Each	800.00		
Subtotal	1,600.00		
	<b>Subtotal</b>		<b>1,600.00</b>
	<b>Total this Phase</b>		<b>\$1,600.00</b>

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Project	B16-05460	La Vista NE City Centre Phase 1 Public	Invoice	393598
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Phase 403 Garage 2 Amd 11

**Fee**

Number of Mo Insp Fees	0.00
Fee Each	800.00
Subtotal	0.00

**Subtotal** 0.00

**Total this Phase** 0.00

**Billing Limits**

	Current	Prior	To-Date
Total Billings	2,107.50	1,167,221.17	1,169,328.67
Limit			1,215,505.92
Balance Remaining			46,177.25

**AMOUNT DUE THIS INVOICE**

**\$2,107.50**

Email Invoices to: pdowse@cityoflavista.org

Authorized By: Anthony Egelhoff

OK TO PAY  
pmo 8/11/21

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

## COUNCIL REVIEWED

Check #	Check Date	Vendor Name	Amount	Voided
1528(E)	07/30/2021	ACTIVE NETWORK LLC	25.21	N
1529(E)	07/30/2021	AMERICAN HERITAGE LIFE INSURANCE CO	1,202.51	N
1530(E)	07/30/2021	DEARBORN NATIONAL LIFE INSURANCE CO	1,116.00	N
1531(E)	07/30/2021	DEARBORN NATIONAL LIFE INSURANCE CO	6,266.08	N
1532(E)	07/30/2021	FIRST STATE BANK	4,399.70	N
1533(E)	07/30/2021	FIRST STATE BANK	5,668.85	N
1534(E)	07/30/2021	FIRST STATE BANK	2,137.23	N
1535(E)	07/30/2021	LINCOLN NATIONAL LIFE INS CO	6,112.39	N
1536(E)	07/30/2021	MID-AMERICAN BENEFITS INC	3,490.72	N
1537(E)	07/30/2021	MID-AMERICAN BENEFITS INC	9,038.73	N
1538(E)	07/30/2021	UNITED HEALTHCARE INSURANCE CO	979.65	N
135257	08/04/2021	ALFRED BENESCH & COMPANY	47,953.78	N
135258	08/04/2021	DLR GROUP	10,393.00	N
135259	08/04/2021	OLSSON, INC.	4,586.50	N
135260	08/04/2021	RDG PLANNING & DESIGN	2,496.50	N
135261	08/04/2021	SWAIN CONSTRUCTION INC	519,227.42	N
135262	08/04/2021	THOMPSON DREESSEN & DORNER, INC.	6,870.00	N
1540(E)	08/12/2021	ACTIVE NETWORK LLC	40.36	N
1541(E)	08/12/2021	CCAP AUTO LEASE LTD	449.00	N
1542(E)	08/12/2021	CENTURY LINK/LUMEN	92.77	N
1543(E)	08/12/2021	ESSENTIAL SCREENS	215.30	N
1544(E)	08/12/2021	MID-AMERICAN BENEFITS INC	1,233.32	N
1545(E)	08/12/2021	NE DEPT OF REVENUE-LOTT/51	88,744.00	N
1546(E)	08/12/2021	PAYROLL MAXX	377,375.11	N
1547(E)	08/12/2021	PITNEY BOWES-EFT POSTAGE	1,508.00	N
1548(E)	08/12/2021	SHI INTERNATIONAL CORP.	41,600.00	N
1539(A)	08/17/2021	CITY OF OMAHA	697,440.73	N
135263	08/17/2021	A-RELIEF SERVICES INC	2,081.00	N
135264	08/17/2021	ACCURATE TESTING INC	390.00	N
135265	08/17/2021	AMAZON CAPITAL SERVICES, INC.	485.68	N
135266	08/17/2021	AWARDS AND MORE COMPANY	120.79	N
135267	08/17/2021	BARCAL, ROSE	43.12	N
135268	08/17/2021	BARCODES, INC.	964.50	N
135269	08/17/2021	BEACON ATHLETICS LLC	1,546.00	N
135270	08/17/2021	BISHOP BUSINESS EQUIPMENT COMPANY	335.43	N
135271	08/17/2021	BOBCAT OF OMAHA	1,653.00	N
135272	08/17/2021	BODY ARMOR OUTLET, LLC	4,019.70	N
135273	08/17/2021	BOOKPAGE	588.00	N
135274	08/17/2021	BRODART COMPANY	7.79	N
135275	08/17/2021	BUETHE, PAM	100.24	N
135276	08/17/2021	CENTER POINT, INC.	408.66	N
135277	08/17/2021	CERTIFIED LABORATORIES	242.50	N
135278	08/17/2021	CINTAS CORPORATION NO. 2	255.28	N
135279	08/17/2021	CITY OF PAPILLION	11,714.31	N
135280	08/17/2021	COMP CHOICE INC	335.00	N
135281	08/17/2021	CONRECO INCORPORATED	180.00	N
135282	08/17/2021	COX COMMUNICATIONS, INC.	170.15	N

User: mgustafson

DB: La Vista

## COUNCIL REVIEWED

Check #	Check Date	Vendor Name	Amount	Voided
135283	08/17/2021	CPS HUMAN RESOURCE SERVICES	725.50	N
135284	08/17/2021	CULLIGAN OF OMAHA	53.75	N
135285	08/17/2021	D & K PRODUCTS	2,420.63	N
135286	08/17/2021	DELL MARKETING L.P.	393.48	N
135287	08/17/2021	DIAMOND VOGEL PAINTS	66.48	N
135288	08/17/2021	ED ROEHR SAFETY PRODUCTS CO	426.46	N
135289	08/17/2021	EDGEWEAR SCREEN PRINTING	2,375.00	N
135290	08/17/2021	EVENT STRUCTURE SOLUTIONS, LLC	2,674.26	N
135291	08/17/2021	FBG SERVICE CORPORATION	5,965.00	N
135292	08/17/2021	FIKES COMMERCIAL HYGIENE LLC	60.00	N
135293	08/17/2021	FITZGERALD SCHORR BARMETTLER	27,756.90	N
135294	08/17/2021	FLEETPRIDE	25.68	N
135295	08/17/2021	GENERAL FIRE & SAFETY EQUIP CO	7,536.00	N
135296	08/17/2021	GOODWIN TUCKER GROUP	346.33	N
135297	08/17/2021	GRAYBAR ELECTRIC COMPANY INC	1,093.72	N
135298	08/17/2021	GREAT PLAINS UNIFORMS	2,220.00	N
135299	08/17/2021	HARTS AUTO SUPPLY	648.00	N
135300	08/17/2021	HEARTLAND TIRES AND TREADS	1,116.20	N
135301	08/17/2021	HERC RENTALS INC	297.78	N
135302	08/17/2021	HOBBY LOBBY STORES INC	249.58	N
135303	08/17/2021	HOME DEPOT CREDIT SERVICES	149.00	N
135304	08/17/2021	HY-VEE INC	8,500.00	N
135305	08/17/2021	ID WHOLESALER	2,888.00	N
135306	08/17/2021	IDENTISYS INCORPORATED	123.44	N
135307	08/17/2021	INGRAM LIBRARY SERVICES	1,627.72	N
135308	08/17/2021	INLAND TRUCK PARTS & SERVICE	3,000.28	N
135309	08/17/2021	INTERNATIONAL CODE COUNCIL	145.00	N
135310	08/17/2021	J & J SMALL ENGINE SERVICE	187.60	N
135311	08/17/2021	J RETZ LANDSCAPE, INC	3,327.29	N
135312	08/17/2021	JUSTIN KOFOED LLC	1,000.00	N
135313	08/17/2021	K ELECTRIC	1,947.76	N
135314	08/17/2021	KANOPY, INC.	151.00	N
135315	08/17/2021	KEYMASTERS LOCKSMITH	161.00	N
135316	08/17/2021	KIESLER POLICE SUPPLY	4,723.40	N
135317	08/17/2021	KRIHA FLUID POWER CO INC	21.56	N
135318	08/17/2021	L-TRON CORPORATION	1,070.25	N
135319	08/17/2021	LABRIE, DONALD P	675.00	N
135320	08/17/2021	LARSEN SUPPLY COMPANY	356.00	N
135321	08/17/2021	LEAGUE OF NEBR MUNICIPALITIES	1,758.00	N
135322	08/17/2021	LOGAN CONTRACTORS SUPPLY	393.23	N
135323	08/17/2021	LOU'S SPORTING GOODS	113.80	N
135324	08/17/2021	MACQUEEN EQUIPMENT LLC	1,497.33	N
135325	08/17/2021	MARTIN ASPHALT - MONARCH OIL	514.30	N
135326	08/17/2021	MATHESON TRI-GAS INC	1,258.31	N
135327	08/17/2021	MECHANICAL SALES INC	2,396.00	N
135328	08/17/2021	MENARDS-RALSTON-CORPORATE	264.72	N
135329	08/17/2021	MIDWEST TAPE	65.08	N

User: mgustafson

DB: La Vista

COUNCIL REVIEWED

Check #	Check Date	Vendor Name	Amount	Voided
135330	08/17/2021	MR. PICNIC	3,640.00	N
135331	08/17/2021	MSC INDUSTRIAL SUPPLY CO	250.68	N
135332	08/17/2021	MUZZY ICE SERVICE INC	325.00	N
135333	08/17/2021	NEBRASKA SOFTBALL ASSOCIATION	600.00	N
135334	08/17/2021	NOLL, MARGARET M	270.00	N
135335	08/17/2021	O'REILLY AUTO PARTS	1,070.58	N
135336	08/17/2021	OCLC INC	164.44	N
135337	08/17/2021	OFFICE DEPOT INC	341.58	N
135338	08/17/2021	OMAHA WINNELSON SUPPLY	115.99	N
135339	08/17/2021	OMNI ENGINEERING	3,246.01	N
135340	08/17/2021	ONE CALL CONCEPTS INC	282.60	N
135341	08/17/2021	PAPILLION SANITATION	1,531.61	N
135342	08/17/2021	PER MAR SECURITY SERVICES	133.68	N
135343	08/17/2021	REGAL AWARDS INC.	77.76	N
135344	08/17/2021	SARPY COUNTY FISCAL ADMINSTRTN	10,576.00	N
135345	08/17/2021	SHERWIN-WILLIAMS	481.78	N
135346	08/17/2021	SHI INTERNATIONAL CORP.	354.65	N
135347	08/17/2021	SIGN IT	1,655.85	N
135348	08/17/2021	SUN COUNTRY DISTRIBUTING LTD	77.45	N
135349	08/17/2021	THE COLONIAL PRESS, INC	3,799.23	N
135350	08/17/2021	TRACTOR SUPPLY CREDIT PLAN	77.99	N
135351	08/17/2021	TRANS UNION RISK AND ALT. DATA SOL.	75.00	N
135352	08/17/2021	TRUCK CENTER COMPANIES	846.49	N
135353	08/17/2021	UNITE PRIVATE NETWORKS LLC	4,400.00	N
135354	08/17/2021	UNITED RENT-ALL	1,208.85	N
135355	08/17/2021	VOIANCE LANGUAGE SERVICES, LLC	38.66	N
135356	08/17/2021	WHITE CAP LP	142.78	N
135357	08/17/2021	WOODHOUSE FORD-BLAIR	41.94	N
135358	08/17/2021	WOODHOUSE FORD-BLAIR	20.97	N
123	CHECKS PRINTED	TOTAL CLAIM AMOUNT:	\$1,996,917.40	0

Check #	Check Date	Vendor Name	Amount	Voided
---------	------------	-------------	--------	--------

APPROVED BY COUNCIL MEMBERS ON: 08/17/2021

\_\_\_\_\_  
COUNCIL MEMBER

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COUNCIL MEMBER

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COUNCIL MEMBER

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ROTELLA'S ITALIAN BAKERY BLIGHT & SUBSTANDARD DECLARATION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	BRUCE FOUNTAIN COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been continued from the August 3, 2021 Council meeting and a resolution prepared to declare the area, as depicted and described in the attached Rotella's Italian Bakery Blight and Substandard Determination Study as a substandard and blighted area in need of redevelopment.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval

**BACKGROUND**

On April 20, 2021, the Council authorized the selection of Hanna:Keelan Associates by Rotella's Bakery as the consultant to prepare a blighted and substandard determination study.

The consultant completed the study and on June 1, 2021 the City Council referred the Rotella's Italian Bakery Blight & Substandard Determination Study to the Planning Commission for review and recommendation as to whether the area described in the study meets the criteria set out in State Statute, to be declared substandard and blighted. The City also hired Marvin Planning Consultants as a third-party expert to review the study and provide a recommendation on its findings.

The Planning Commission reviewed the study, as well as the recommendation from Marvin Planning Consultants, and held a public hearing on the study on July 1, 2021. The Planning Commission determined that the study adequately demonstrates that the subject area meets the criteria required by State Statute, to be declared substandard and blighted. The Planning Commission voted to recommend to the City Council approval with some minor changes to the map exhibits within the study recommended by staff and the Planning Commission. Those changes have been completed.

The public hearing was opened at the August 3, 2021 Council meeting to allow public testimony and then continued to the August 17, 2021 meeting.

The final Rotella's Italian Bakery Blight and Substandard Determination Study is attached for your review, along with the staff report to the Planning Commission and the recommendation letter from Marvin Planning Consulting.



## RESOLUTION NO \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA DECLARING THE ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA A SUBSTANDARD AND BLIGHTED AREA IN NEED OF REDEVELOPMENT.

WHEREAS, the Mayor and City Council caused to be conducted the Blight & Substandard Determination Study ("Study") on whether the area referred to as the "Rotella's Italian Bakery Redevelopment Area" ("Area") and depicted or described in such Study is substandard and blighted; and submitted to the Planning Commission of the City of La Vista the question of whether such Area is substandard and blighted; and

WHEREAS, The Planning Commission, at its July 1, 2021 meeting, held a public hearing on the question of whether the Area is substandard and blighted after giving notice of the hearing as provided in Neb. Rev. Stat. Section 18-2115.01. Following the public hearing, the Planning Commission reviewed and unanimously recommended to the City Council that the Area is a blighted and substandard area, which written recommendation has been received; and

WHEREAS, The City Council, at its August 3, 2021 meeting, opened a public hearing on the question of whether the Areas is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the proposed declaration. The public hearing was continued to the August 17, 2021 meeting; and

WHEREAS, The City Council, at its August 17, 2021 meeting, continued a public hearing on the question of whether the Area is substandard and blighted after giving notice of the hearing as provided in section 18-2115.01. At the public hearing, all interested parties were afforded a reasonable opportunity to express their views respecting the proposed declaration. With the public hearing concluded, the City Council by this resolution desires to declare the Area to be a substandard and blighted area in need of redevelopment.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of La Vista, Nebraska do hereby find, determine, declare and approve as follows:

1. All applicable notice and public hearing requirements have been satisfied.
2. Review and written recommendation of the Planning Commission that such Area is substandard and blighted has been received.
3. Based on factors including the Study and review and recommendation of the Planning Commission, and after considering any public comment at the public hearing of the City Council, the City Council, in the public interest including public health, safety and welfare, hereby determines and declares that the Rotella's Italian Bakery Redevelopment Area described or depicted in the Blight & Substandard Determination Study incorporated herein, is a substandard and blighted area in need of redevelopment.

4. Copies of the Study shall be available for public inspection at City Hall during normal business hours or posted on the City's website. The City has in place the City of La Vista Comprehensive Plan, which is affirmed as and shall be the general plan for development of the City for purposes of Neb. Rev. Stat. Sections 18-2101 et seq.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

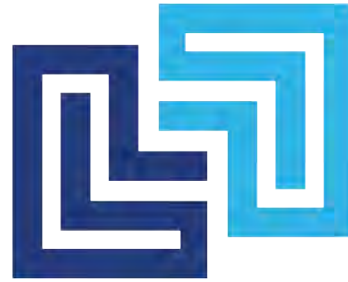
ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk

K:\APPS\City Hall\21 FINAL RESOLUTIONS\21. Rotella's  
Blight And Substandard Declaration 08.17.2021.Docx

# MEMO



**TO:** Planning Commission Members

**FROM:** Bruce Fountain, Community Development Director

**CC:** City Council Members and applicable City Staff

**DATE:** 6/22/2021

**RE:** Rotella's Italian Bakery Blight and Substandard Determination Study

---

## **Agenda Item 1: Rotella's Italian Bakery Blight and Substandard Study**

### BACKGROUND

Rotella's Italian Bakery is considering an expansion of their operations at their facilities in La Vista, generally located at the southeast corner of 108<sup>th</sup> Street and Harrison. In order to proceed with this expansion, Rotella's is requesting the City's assistance through the Tax Increment Financing (TIF) economic development incentive. Before TIF can be considered, the City Council must declare an area to be "blighted and substandard" under specific conditions set forth in State Statutes before a redevelopment plan can be prepared. To begin this process, Rotella's hired Hanna:Keelan Associates, P.C. as their consultant to conduct the blight and substandard study for certain properties in and around the current Rotella's Italian Bakery campus, as depicted by the map within the Study.

### PROCESS

On June 1, 2021, City Council approved of a resolution to submit the blight and substandard study prepared by Hanna:Keelan to the Planning Commission with the question whether or not the area should be designated substandard and blighted.

A written recommendation from the Planning Commission must be submitted to Council within 30 days as to whether or not the area should be designated as substandard and blighted (based on factors including the study, and in consideration of public comment at the hearing, if any).

Subsequently, City Council will hold a public hearing and consider adopting a resolution to declare the area substandard and blighted and in need of redevelopment. Should such resolution be approved Council will then authorize the applicant to prepare a Redevelopment Plan. The proposed Redevelopment Plan will be submitted to the Planning Commission for review and recommendations as to conformity with the City of La Vista Comprehensive Plan.

### REVIEW FOR COMPLIANCE WITH STATE STATUTES

In conjunction with the City's internal staff review of the Study, the City contracted with Marvin Planning Consultants (MPC) to provide a third-party review and professional opinion regarding the methodology, analysis, and conclusion(s) of the Rotella's Italian Bakery Blight and Substandard Determination Study. This third-party review was undertaken to best determine if we are in agreement with the study's conclusion of the outlined area being eligible for designation as blighted and substandard according to the State Statute criteria.

A copy of the review letter from Keith Marvin, President of MPC, is attached for your consideration. In short, MPC found that the study correctly identifies several factors in the area which meet the criteria required by State Statutes for declaring an area blighted and substandard. Therefore, MPC agrees that the area qualifies as blighted and substandard under Nebraska State Statutes. A minor change in the study is recommended, however. MPC recommends, and City staff agrees, that the boundary of the study area be updated to assure the inclusion of all public right-of-way adjacent to the identified parcels.

Planning Staff has also reviewed the study and agrees with the conclusions found by MPC. Specifically, the study finds the strong or reasonable presence of the following Substandard Factors:

- Dilapidation/deterioration
- Age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation or open spaces
- Any combination of factors that are detrimental to the public health, safety, morals or welfare

In addition, the study also finds the strong or reasonable presence of the following Blight Factors:

- A substantial number of deteriorated or dilapidated structures
- Existence of defective or inadequate street layout (including street conditions)
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Insanitary or unsafe conditions
- Deterioration of site or other improvements

- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Other environmental and blighting factors

### RECOMMENDATION

Staff agrees with the Executive Summary of the Rotella's Italian Bakery Blight and Substandard Determination Study which states:

“While it may be concluded the mere presence of a majority of the stated Factors may be sufficient to make a finding of blight and substandard, this evaluation was made on the basis that existing Blight and Substandard Factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of Blight and Substandard Factors throughout the Rotella's Italian Bakery Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted and substandard.

On the basis of this approach, the Rotella's Italian Bakery Redevelopment Area is found to be eligible as blighted and substandard within the definition set forth in the legislation.”

After our review, and in consultation with MPC, staff recommends that the Planning Commission find that the area identified within the Rotella's Italian Bakery Blight and Substandard Determination Study qualifies under Nebraska State Statutes to be designated as blighted and substandard, and recommend that the La Vista Community Development Agency (City Council) approve the blighted and substandard designation of said area. Staff makes this recommendation with the following conditions:

- 1) All maps within the Study which identify the area boundaries should be updated to include the public right-of-way adjacent to the identified parcels.
- 2) Table 3 within the Study should be updated to show corrected acreages with the area of the adjacent public right-of-way added into the calculated total area of the Study area.

### Attachments:

- Rotella's Italian Bakery Redevelopment Area Blight and Substandard Determination Study
- Review/recommendation letter from Keith Marvin, AICP – Marvin Planning Consultants



June 17, 2021

Mr. Bruce Fountain AICP  
Community Development Director  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

RE: Review of "Rotella's Italian Bakery Redevelopment Area Blight and Substandard Determination Study" for the City of La Vista, NE

Dear Bruce:

After reviewing the Rotella's Italian Bakery Redevelopment Area Blight and Substandard Determination Study completed by Hanna: Keelan Associates, it is my professional opinion that the study meets the statutory requirements of the Community Redevelopment Law as presented; provided that the right-of-way (R.O.W.) adjacent to the identified parcels is included in the area description in some manner and not simply assumed to be included.

I would strongly encourage the City of La Vista to verify the adjacent R.O.W. is included in the final form of the study. The inclusion of the R.O.W. by reference will greatly increase the defensibility of the study in my professional opinion if said study were challenged.

I find the criteria presented in the study by Hanna: Keelan to be in conformance with the criteria found in N.R.S. §18-2103 for designating an area as Blighted and Substandard. Thus, the area identified in the study could be designated as Blighted and Substandard. While the Statutes describe a number of criteria or factors which can qualify an area for said designation, it is my professional opinion and understanding that not all of the items are required to be met. This study identifies the presence of the following Substandard Factors:

- Dilapidation/deterioration
- Age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation or open spaces
- Any combination of factors that are detrimental to the public health, safety, morals or welfare

In addition, the study identifies the presence of the following Blight Factors:

- A substantial number of deteriorated or dilapidated structures
- Existence of defective or inadequate street layout (including street conditions)
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Insanitary or unsafe conditions
- Deterioration of site or other improvements
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Other environmental and blighting factors

After reviewing the examples provided showing the presence of these factors, I am in agreement that the area qualifies as blighted and substandard under Nebraska State Statutes.

If you have questions or comments, please contact me at 402.367.5031 or 402.606.6405.

Sincerely yours,

Keith A. Marvin, AICP  
President/Project Manager

Marvin Planning Consultants, Inc.  
382 North 4th Street  
P.O. Box 410  
David City, NE 68632  
402.367.5031  
402.606.6405



FRASER STRYKER

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DANIEL C. PAULEY  
DIRECT DIAL: 402.978.5286  
DPAULEY@FRASERSTRYKER.COM

May 12<sup>th</sup>, 2021

City of LaVista  
Attn: Bruce Fountain, AICP  
Community Development Director

VIA EMAIL: [bfountain@cityoflavista.org](mailto:bfountain@cityoflavista.org)

RE: Rotella's Italian Bakery Redevelopment Area Blight Study Submittal

Dear Bruce:

For consideration, we attach the recently completed Blight Study which was commissioned by our client to support their project. The proposed project is a state of the art Cold Storage Facility to be built on property they purchased that adjoins their current campus located in LaVista.

Below is a summary of the planned project to be located on the bakery's campus. The project planned is a state of the art fully automated vertical cold storage facility. This project is part of a larger plan to help increase production and reduce down time. The onsite cold storage facility will help vertically integrate the Rotella business by allowing them to manage and control the storage of product produced, which is critical to their business. Once complete the company expects increased production, efficiency, and employment.

We are submitting a request for Tax Increment Financing to aid in the development of this project, but for TIF the project would not be feasible. The initial estimate of the planned project was approximately ~\$60M, because of the pandemic and record construction cost increases particularly in steel the project has escalated to an estimate of ~\$80M+. The price escalations are very fluid and we as a team continue to monitor the market daily. In addition to the construction cost increases we are facing interest rate risk with possibility of pending inflation, which also poses a threat to the project. Because of these to outside non controllable influences (construction cost increases and interest rate risk) Tax Increment Financing is critical to this project.

May 12th, 2021

Page 2

Once complete this project will not only be one of a kind in Nebraska, but in the mid-west. Housing a automated system that will take the Bakery decades into the future. The facility will also employ up to 25 new FTE's and with the increased production elsewhere we anticipate adding an additional 50 new FTE's to accommodate the new production.

The value of this project's success is that Rotella' s Italian Bakery, Inc will be able to maximize its output, increase hiring, increase production, and meet its strategic long-term plans without having to look at other strategic options which could include relocating parts of its operation.

Please let me know if you have any further questions regarding this submittal.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Daniel C. Pauley', written in a cursive style.

Daniel C. Pauley  
FOR THE FIRM

DCP:

cc: [joshb@woodburycorp.com](mailto:joshb@woodburycorp.com)



# City of La Vista, Nebraska.

Rotella's Italian Bakery Redevelopment Area.

Blight & Substandard Determination Study.

May, 2021.



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**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

**\* Lincoln, Nebraska \* 402.464.5383 \***

La Vista, Nebraska  
Blight & Substandard Determination Study  
Rotella's Italian Bakery Redevelopment Area

# BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the proposed **Rotella's Italian Bakery Redevelopment Area** in the City of La Vista, Nebraska. **The proposed Redevelopment Area will not become official, as per the Law, until the approval of this Study and declaration of blight and substandard of the Area by the La Vista City Council.**

The Rotella's Italian Bakery business has been family owned and operated for 100+ years, providing job opportunities and economic input to the La Vista community. The proposed project for the **Rotella's Italian Bakery Redevelopment Area** will have an estimated development budget of \$60,000,000 and include both the improvement and modernization and construction of new operational facilities. To assist in financing this proposed project, the Rotella family will utilize a mix of both public and private financing. Tax increment financing will be requested of the City of La Vista to assist in funding a share of the proposed redevelopment project. This request will occur proceeding the declaration of blight and substandard and the preparation of both a **Redevelopment Plan** and **Cost Benefit Analysis** and approval of such by the La Vista City Council.

### Location

The proposed **Rotella's Italian Bakery Redevelopment Area** is located entirely within the current Corporate Limits of the City of La Vista, as depicted in **Illustration 1, Context Map, Page 2**. The **Area** equals approximately **67 acres**. The **Area** is comprised primarily of industrial land uses, but also includes the historic Portal Cemetery (1879). The proposed **Rotella's Italian Bakery Redevelopment Area** includes the following **Property IDs** of record, as on file with the Sarpy County Assessor's Office, and associated public right-of-ways of five public streets.

<b>011595685</b>	<b>011604937</b>	<b>010944745</b>	<b>010522336</b>
<b>010522603</b>	<b>010522417</b>	<b>010415017</b>	<b>010526153</b>

The proposed **Redevelopment Area** includes the Rotella's Italian Bakery retail shop, production facilities and associated warehouses. Additionally, Portal Cemetery, R+L Carriers, United State Cold Storage and the Millard Metal Services office are within the **Area**. The majority of these structures are 40+ years of age and have experienced some level of deterioration.



*Rotella's Italian Bakery.*



# CONTEXT MAP – ILLUSTRATION 1

## ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA LA VISTA, NEBRASKA



### LEGEND



LA VISTA CORPORATE LIMITS



REDEVELOPMENT AREA BOUNDARY

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

**\* Lincoln, Nebraska \* 402.464.5383 \***

La Vista, Nebraska

Blight & Substandard Determination Study  
Rotella's Italian Bakery Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of eight structures**, a **field inventory** of their associated **parcels**, conversations with both City of La Vista and Metropolitan Utilities District staff, and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Rotella's Italian Bakery Redevelopment Area** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

**On the basis of this approach, the Rotella's Italian Bakery Redevelopment Area is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.**

## ***SUBSTANDARD FACTORS***

One Substandard Factor set forth in the Nebraska Community Development Law have a “strong presence” and Three Factors have a “reasonable presence” within the Rotella’s Italian Bakery Redevelopment Area. The Substandard Factors are described in detail, below.

**TABLE 1  
SUBSTANDARD FACTORS  
ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA  
LA VISTA, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ■ |
| 2. | Age or obsolescence.  | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.                      | ■ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ■ |

Strong Presence of Factor      ■

Reasonable Presence of Factor      ■

No Presence of Factor      ○

Source: Hanna:Keelan Associates, P.C., 2021.

### **Strong Presence of Factor -**

As per information obtained from the Sarpy County Assessor’s Office and the results of the **Survey** analysis, a total of **six structures**, or **75 percent** of the eight total structures, are **40+ years of age** (built in or prior to 1981). The **average age** of structures in the **Redevelopment Area** is an estimated **44 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

### **Reasonable Presence of Factor –**

The results of the **Structural/Site Conditions Survey** identified **seven structures** in the **Rotella’s Italian Bakery Redevelopment Area** as being in a **deteriorating** condition with minor defects and **one structure** as being in a **deteriorating** condition with major defects. Thus, **all of the eight total structures** are in a **deteriorating** condition with minor defects or worse. This **Factor** is a **reasonable presence** throughout the **Area**.



The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **reasonable presence** throughout **Rotella's Italian Bakery Redevelopment Area**. The municipal water and sewer mains that primarily serve the **Area** were described by Metropolitan Utilities District (MUD) and La Vista City Staff as, generally, being in "good" or "fair" condition, based upon performance and break history. The sanitary sewer mains throughout the **Area** consist of clay tile pipes and were constructed in 1972.

A majority of water mains in the **Redevelopment Area** are 50 years of age, though three segments were constructed after 2000. The water distribution system is constructed of ductile-iron pipes. To support redevelopment activities in the **Redevelopment Area**, including rehabilitation efforts of industrial buildings, the installation of new water and sanitary sewer mains meeting current standards will be required.

The field analysis determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **reasonable presence** throughout the **Redevelopment Area**. The primary contributing elements includes deteriorating buildings that will require a moderate level of rehabilitation in the near future. The presence of deteriorating site conditions, including parcels with debris, scrap materials and decaying sheds, pose risks to the public health and safety.

Additionally, water and sanitary sewer mains within the **Area** are aging, and sewer mains are constructed of outmoded material. Water and sewer mains were described as being in an adequate condition but will need to be replaced and/or expanded to support future development efforts within the **Redevelopment Area**.

*The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:*

1. Deteriorating and dilapidated structures;
2. Advanced age of structures, including an average age of 44 years for all structures;
3. Approximately 50 percent of parcels in the **Area** were recorded as maintaining "Fair" to "Poor" overall site conditions;
4. The **Area** is serviced by water and sewer mains that are aging and constructed of outmoded materials.

## ***BLIGHT FACTORS***

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Rotella's Italian Bakery Redevelopment Area**, **two** represent a **strong presence** and **seven** were present to a **reasonable extent**. **Two Factors** had **no presence** of blight. The Factor, "defective or unusual condition of title," was not reviewed. All **Blight Factors** are reasonably distributed throughout **Redevelopment Area**.

**TABLE 2**  
**BLIGHT FACTORS**  
**ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA**  
**LA VISTA, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	■
2.	Existence of defective or inadequate street layout.	◐
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	○
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	◐
	<b>Strong Presence of Factor</b>	◐
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○
	<b>NR = Not Reviewed</b>	NR
	<b>Source: Hanna:Keelan Associates, P.C., 2021.</b>	

### **Strong Presence of Factor –**

***Existence of Defective or Inadequate Street Layout*** is a **strong presence** throughout the **Redevelopment Area**. The **Area** includes five public streets ranging from “fair” to “good” condition. Approximately 50 percent of parcels front streets in “fair” condition. **East-west through streets do not exist within the interior portion of the Redevelopment Area, resulting in dead end streets, hindering accessibility throughout the Area.** In addition, 62.5 percent of parcels within the **Area** lack public sidewalks entirely.

***One of the Required Five Additional Blight Factors*** has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and records of the Sarpy County Assessor’s Office, the estimated average of all structures in the **Redevelopment Area** is 44 years.

### **Reasonable Presence of Factor –**

***Deteriorated or Dilapidated Structures*** are a **reasonable presence** throughout the **Redevelopment Area**. All eight of the structures in the **Redevelopment Area** were documented as deteriorating with minor or major defects.

***Faulty Lot Layout*** is a **reasonable presence** throughout the **Redevelopment Area**. Several parcels within the **Area** are irregularly shaped (lack uniform width and/or depth) due to large lots being subdivided on an as-needed basis to support one or multiple development projects.

***Insanitary or Unsafe Conditions*** are a **reasonable presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of all buildings being in varied states of deteriorating conditions and six structures being 40+ years of age. Sanitary sewer mains in the **Area** are approximately 50 years of age and constructed of outmoded materials.

***Deterioration of Site or Other Improvements*** is a **reasonable presence** throughout the **Rotella’s Italian Bakery Redevelopment Area**. An estimated four parcels, or 50 percent of the eight total parcels, were observed to have “fair” overall site conditions. All eight structures were identified as deteriorating with minor or major defects.

***Improper Subdivision or Obsolete Platting*** is a **reasonable presence** throughout the **Redevelopment Area**. Large, irregular tracts of land exist throughout the **Area** and may need to be re-platted for future development, as per the **City of La Vista Subdivision Regulations**.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **reasonable presence** throughout the **Redevelopment Area**. A majority of buildings were identified as being in some state of deterioration with minor or major defects. Further, sanitary sewer mains in the **Area** are approximately 50 years of age and are constructed of outmoded materials. Aging or deteriorated pipes can create fire flow issues due inadequate water pressures. Water and sewer mains will need to be replaced and/or expanded to support future development efforts in the **Redevelopment Area**.

***Other Environmental and Blighting Factors***, functionally and economically obsolescent land uses are a reasonable presence throughout the **Redevelopment Area**. The **Area** contains buildings that are deteriorating with minor and major defects, outmoded infrastructure and underdeveloped/underutilized land parcels. Portal Cemetery, although in existence for good cause, is considered a legally non-conforming use within both the built-up neighborhood area and **Redevelopment Area** environs.

#### **Little to No Presence of Factor –**

***Tax or Special Assessment Delinquency Exceeding the Fair Value of Land*** is a reasonable presence throughout the **Redevelopment Area**. Research of public records from the Sarpy County Assessor's Office concluded that of the eight parcels within the **Area**, none were recorded as property tax delinquent. One parcel throughout the **Area** is property tax exempt.

***Diversity of Ownership*** is of little to no presence throughout the **Rotella's Italian Bakery Redevelopment Area**. Research of public records from the Sarpy County Assessor's Office indicates that approximately five individuals or distinct ownership groups own property within **Redevelopment Area**.

The Factor ***Defective or Unusual Condition of Title*** was not reviewed.

#### **Conclusion.**

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the that the Consultant findings of this **Blight and Substandard Determination Study** warrant designating the **Rotella's Italian Bakery Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant to examine whether conditions of **blight and substandard** exist. The City of La Vista Planning Commission and City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

## ***BASIS FOR REDEVELOPMENT***

For a project in the City of La Vista to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Rotella’s Italian Bakery Redevelopment Area** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the La Vista City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each **Factor** was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## ***THE STUDY AREA***

The purpose of this **Study** is to determine whether all or part of the designated **Rotella's Italian Bakery Redevelopment Area** in the City of La Vista, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**. **The proposed Redevelopment Area will not become official, as per the Law, until the approval of this Study and declaration of blight and substandard of the Area by the La Vista City Council.**

The Rotella's Italian Bakery business has been family owned and operated for 100+ years, providing job opportunities and economic input to the La Vista community. The proposed project for the **Rotella's Italian Bakery Redevelopment Area** will have an estimated development budget of \$60,000,000 and include both the improvement and modernization and construction of new operational facilities. To assist in financing this proposed project, the Rotella family will utilize a mix of both public and private financing. Tax increment financing will be requested of the City of La Vista to assist in funding a share of the proposed redevelopment project. This request will occur proceeding the declaration of blight and substandard and the preparation of both a **Redevelopment Plan** and **Cost Benefit Analysis** and approval of such by the La Vista City Council.

### **Location**

The proposed **Rotella's Italian Bakery Redevelopment Area** is located entirely within the current Corporate Limits of the City of La Vista, as depicted in **Illustration 1, Context Map, Page 2**. The **Area** equals approximately **67 acres**. The **Area** is comprised primarily of industrial land uses, but also includes the historic Portal Cemetery (1879). The proposed **Rotella's Italian Bakery Redevelopment Area** includes the following **Property IDs** of record, as on file with the Sarpy County Assessor's Office, and associated public right-of-ways of five public streets.

<b>011595685</b>	<b>011604937</b>	<b>010944745</b>	<b>010522336</b>
<b>010522603</b>	<b>010522417</b>	<b>010415017</b>	<b>010526153</b>

The proposed **Redevelopment Area** includes the Rotella's Italian Bakery retail shop, production facilities and associated warehouses. Additionally, Portal Cemetery, R+L Carriers, United State Cold Storage and the Millard Metal Services office are within the **Area**. The majority of these structures are 40+ years of age and have experienced some level of deterioration.



**Table 3** identifies the estimated **Existing Land Use** within **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. A map of **Existing Land Use** is also presented in **Illustration 2, Page 14**.

Industrial land uses comprise approximately 55.9 acres or 83.4 percent of the total land use in the **Redevelopment Area**. Millard Manufacturing is an industrial building with on-site offices. The Rotella’s Italian Bakery Facility includes a combined office, industrial bakery and retail store within one connected structure. Portal Cemetery includes less than an acre of land and comprises approximately 1.2 percent of the total land area. Streets and public right-of-ways comprise approximately 10.3 acres or 15.4 percent of the **Redevelopment Area**.

**TABLE 3**  
**EXISTING LAND USE**  
**ROTELLA’S BAKERY REDEVELOPMENT AREA**  
**LA VISTA, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Industrial	55.9	83.4%
Streets/Public Right-of-Way	10.3	15.4%
Public/Quasi-Public (Portal Cemetery)	0.8	1.2%
<b>Totals</b>	<b>67.0</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2021.

**Illustration 3, Page 15** identifies the existing **Zoning Districts** in the **Rotella’s Italian Bakery Redevelopment Area**. The entire **Redevelopment Area** is zoned “Heavy Industrial (I-2).” Zoning activities are administered by the City of La Vista.





# EXISTING LAND USE MAP – ILLUSTRATION 2

## ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

 REDEVELOPMENT AREA BOUNDARY  PUBLIC/QUASI-PUBLIC

 INDUSTRIAL

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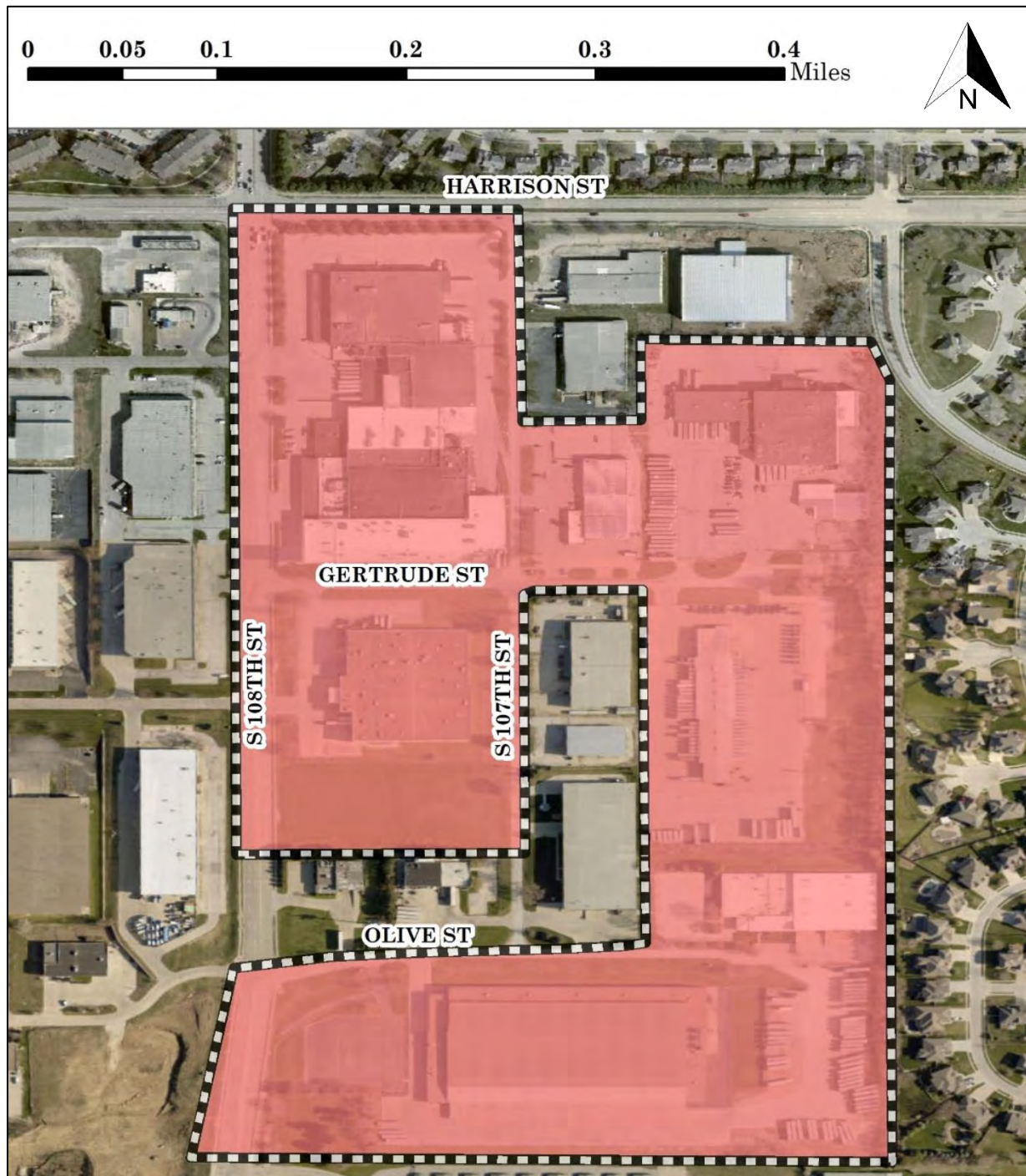
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La Vista, Nebraska  
 Blight & Substandard Determination Study  
 Rotella's Italian Bakery Redevelopment Area



# ZONING DISTRICTS MAP – ILLUSTRATION 3

## ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

-  REDEVELOPMENT  
AREA BOUNDARY
-  HEAVY INDUSTRIAL  
DISTRICT (I-2)

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La Vista, Nebraska  
Blight & Substandard Determination Study  
Rotella's Italian Bakery Redevelopment Area



## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for the **Rotella's Italian Bakery Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

### **Structural/Site Conditions Survey Process**

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in April of 2021. A total of **eight structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **eight legal parcels** of record identified by the Sarpy County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** comprises approximately 67 acres. The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

### **Research on Property Ownership, Age and Financial Assessment of Properties**

Public records and aerial photographs of all parcels in **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**. Using Sarpy County Assessor's Office records, the average age of structures in the **Redevelopment Area** was determined by considering the dates of construction for both original structures and subsequent additions. As most structures within the **Area** have expanded after initial construction, considering both the original structure and subsequent additions was important in developing an accurate figure for the average age of buildings. The square footage of all structures/additions was calculated, and a proportion was determined for each structure relative to the total area of all structures. Through multiplying this proportion with each structure/addition's year of construction, and then summing the results, the overall average age of construction for all structures was calculated.

Additionally, an examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **Rotella's Italian Bakery Redevelopment Area** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **eight existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structure/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

**(Secondary Components)**

**Building Systems**. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

## **2. Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

### 3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound**. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points**.

**Deteriorating-Minor**. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points**.

**Deteriorating-Major**. Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points**.

**Dilapidated**. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points**.

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented below.

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. Survey Conclusions.

The condition of the total **eight buildings** within the **Rotella's Italian Bakery Redevelopment Area** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- Seven (7) structures were classified as **deteriorating** with **minor** defects.
- One (1) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. All eight existing structures were identified as deteriorating with either minor or major defects. Additional details on structural deterioration are presented within the **Appendix. Illustration 4, Page 21**, identifies the **Overall Structure Conditions** in the **Redevelopment Area**. **Table 4, Page 22**, identifies the results of the structural rating process per building type.

#### Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a reasonable presence throughout Rotella's Italian Bakery Redevelopment Area.

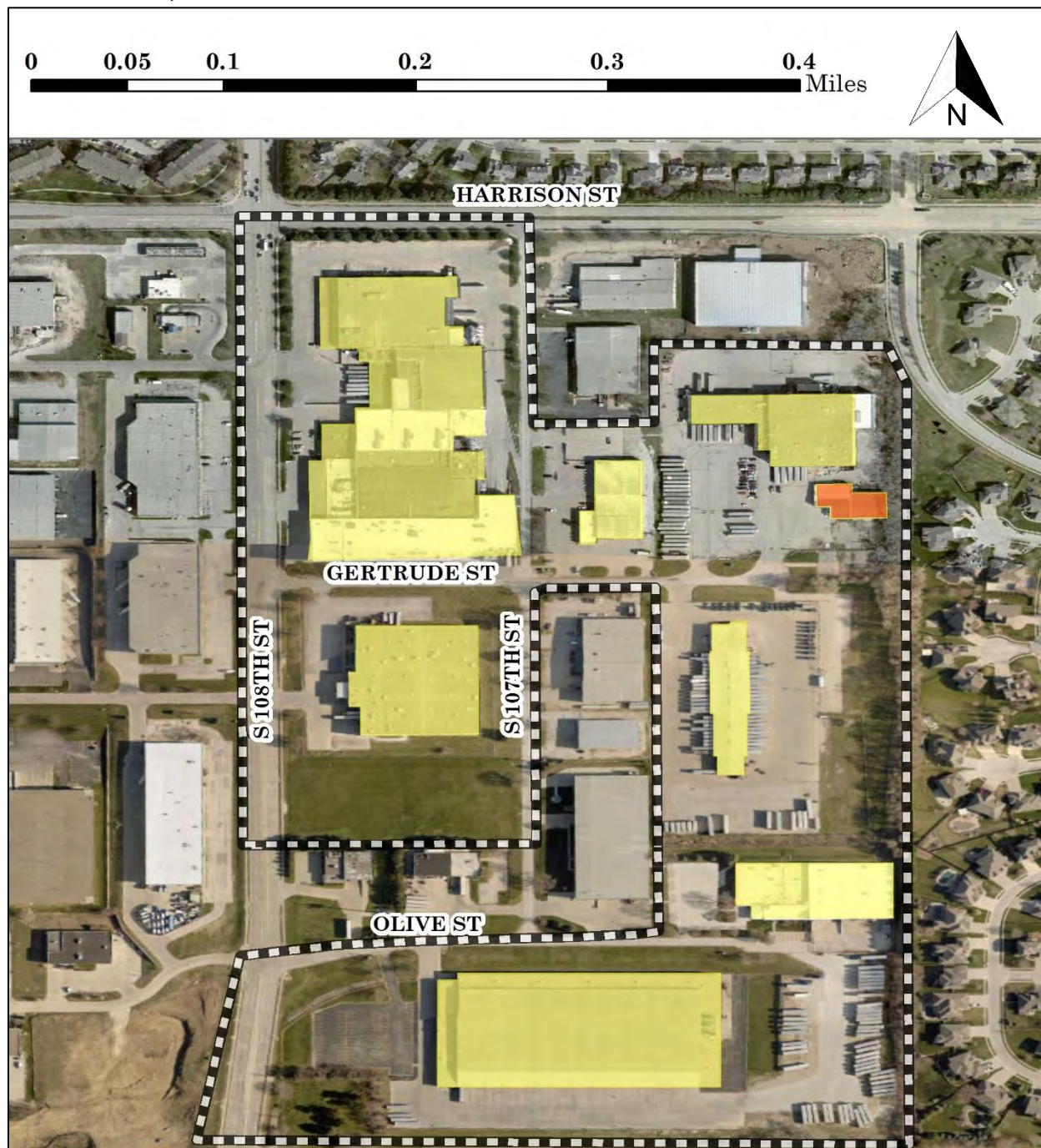




# OVERALL STRUCTURE CONDITIONS MAP – ILLUSTRATION 4

## ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

- REDEVELOPMENT AREA BOUNDARY
- DETERIORATING-MAJOR CONDITION
- DETERIORATING-MINOR CONDITION

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**TABLE 4**  
**EXTERIOR SURVEY FINDINGS**  
**ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA**  
**LA VISTA, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Industrial	<u>0</u>	<u>7</u>	<u>1</u>	<u>0</u>	<u>8</u>	<u>8</u>
Totals	<b>0</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>8</b>
Percent	0.0%	87.5%	12.5%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.

**(2) Age or Obsolescence.**

As per the results of the **Survey** and by confirmation from the Sarpy County Assessor’s Office, an estimated six, or 75 percent of the total eight structures in **Redevelopment Area**, are 40+ years of age (built in or prior to 1981). The estimated average age of structures in the **Area** is 44 years.

**Conclusion.**

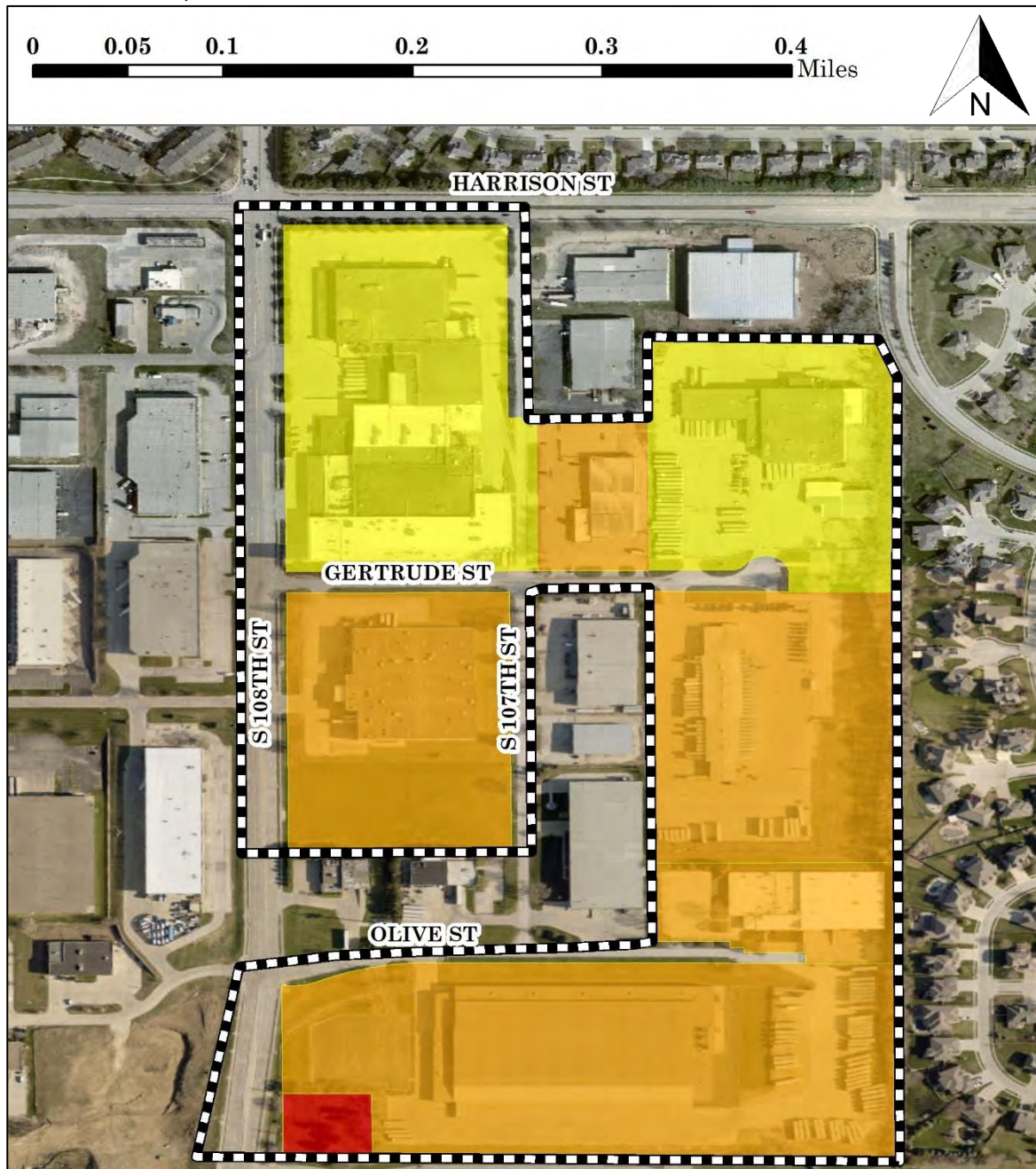
**The age and obsolescence of structures is a strong presence throughout the Rotella’s Italian Bakery Redevelopment Area.**



# AGE OF STRUCTURES MAP – ILLUSTRATION 5

## ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

- 20-40 YEARS OLD
- 40-100 YEARS OLD
- 100+ YEARS OLD

REDEVELOPMENT AREA BOUNDARY

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### **(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in the **Rotella's Italian Bakery Redevelopment Area**.

As per the results of the **Survey**, all structures in the **Area** were rated as deteriorating with minor or major defects. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in **Redevelopment Area** revealed that three parcels, or 37.5 percent of the eight parcels, were found to be in a "fair" condition. Factors related to these conditions included structures deteriorating with minor and major defects and site features such as parking lots, driveways, yard and landscaping conditions that are noticeably deteriorating. Additionally, seven parcels, or 87.5 percent of the eight total parcels had parking surface conditions deteriorated to a minor extent or worse.

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water mains within **Redevelopment Area** are, in general, appropriately sized by current standards and in "good" or "fair" condition. Water mains in the **Redevelopment Area** are approximately 50 years of age or newer. The water distribution system in the **Area** is constructed of ductile-iron pipes. A majority of the system was built in 1972, but three segments were constructed in 2002, 2015, and 2018. No water main replacements are currently planned in the **Area**. As the system continues to age, replacements may be needed in the next five to 10 years.

A majority of sanitary sewer mains are approximately 50 years of age and composed of clay tile. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

To support redevelopment activities in the **Redevelopment Area**, including rehabilitation of deteriorating industrial buildings and the addition of new structures, the installation of new water and sanitary sewer mains meeting current standards will be required.

### **Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in the Rotella's Italian Bakery Redevelopment Area is a reasonable presence and constitutes a Substandard Factor.**

4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a reasonable presence of deterioration among structures within the **Redevelopment Area**. One of the eight total structures was recorded as deteriorating with major defects. An additional seven structures were found to be deteriorating with minor defects. **Combined, these structures total eight buildings, or 100 percent of all structures within the Area, as being deteriorated or dilapidated.** These structures may require some level of rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of six, or 75 percent of the eight total structures were built in or prior to 1981, thus are 40+ years of age. The average age of buildings in the **Area** is estimated to be **44 years**.

3. **Aging Utilities.**

City of La Vista and Metropolitan Utilities District Staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in “good” or “fair” condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next five to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

4. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of **three parcels, or 37.5 percent** of the parcels to be in a “fair” or condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

**Conclusion.**

**The combination of factors that are detrimental to the public health, safety, morals or welfare are a reasonable presence throughout Redevelopment Area.**



# OVERALL SITE CONDITIONS MAP – ILLUSTRATION 6

## ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

REDEVELOPMENT AREA BOUNDARY

GOOD CONDITION

FAIR CONDITION

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

La Vista, Nebraska  
 Blight & Substandard Determination Study  
 Rotella's Italian Bakery Redevelopment Area

## ***BLIGHT FACTORS***

### **(1) Dilapidation/Deterioration of Structures.**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Rotella's Italian Bakery Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **eight existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structures/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components).** These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

#### **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

## 2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

## 3. **Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### **4. Survey Conclusions.**

The condition of the total **eight buildings** within **Redevelopment Area** were determined based on the findings of the exterior **Survey**. The **Survey** results indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- Seven (7) structures were classified as **deteriorating** with **minor** defects.
- One (1) structures was classified as **deteriorating** with **major** defects; and
- Zero (0) of the structures were classified as **dilapidated.**

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. All eight existing structures were identified as deteriorating with either minor or major defects. Additional details on structural deterioration are presented within the Appendix. **Illustration 4, Page 21**, identifies the **Overall Structure Conditions** in the **Redevelopment Area**.



## Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a reasonable presence throughout the Rotella's Italian Redevelopment Area.

Table 5, below, identifies the results of the structural rating process per building type.

**TABLE 5  
EXTERIOR SURVEY FINDINGS  
LA VISTA REDVELOPMENT AREA  
LA VISTA, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Industrial	<u>0</u>	<u>7</u>	<u>1</u>	<u>0</u>	<u>8</u>	<u>8</u>
Totals	<b>0</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>8</b>
Percent	0.0%	87.5%	12.5%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.



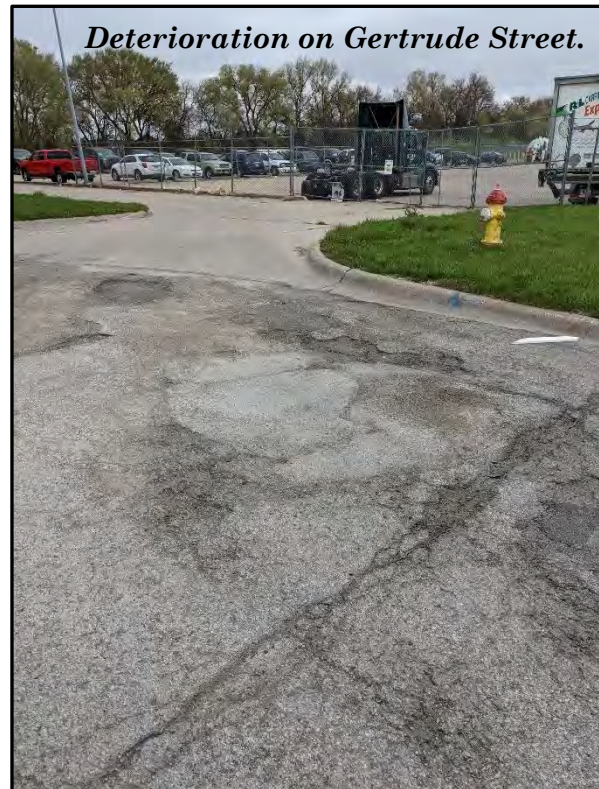
(2) **Existence of Defective or Inadequate Street Layout.**

Streets and roads within the **Rotella's Italian Bakery Redevelopment Area** are primarily situated in north/south and east/west grid, adjusted to serve large industrial structures. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. **Condition of Streets and Parking Surfaces.**

Street conditions within the **Redevelopment Area** were, generally, found to be in "good" or "fair" condition. This includes five public streets. Of the eight total parcels, four (50 percent) were found to front streets in "fair" condition. Seven of the parcels had parking surfaces rated deteriorated to a minor extent, or worse. The installation of modern infrastructure and utility systems may be required to attract new development and support redevelopment opportunities throughout the **Redevelopment Area**.

**Illustration 7, Page 32,** identifies **Street Conditions** in the **Redevelopment Area**.



2. **Lack of Through Streets.**

The interior of the proposed Redevelopment Area lacks east-west through streets, resulting in dead ends and hindering ingress and egress accessibility.

**Conclusion.**

The existence of defective or inadequate street layout is a strong presence in the Rotella's Italian Bakery Redevelopment Area.



# STREET CONDITIONS MAP – ILLUSTRATION 7

## ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

REDEVELOPMENT AREA BOUNDARY

GOOD CONDITION

FAIR CONDITION

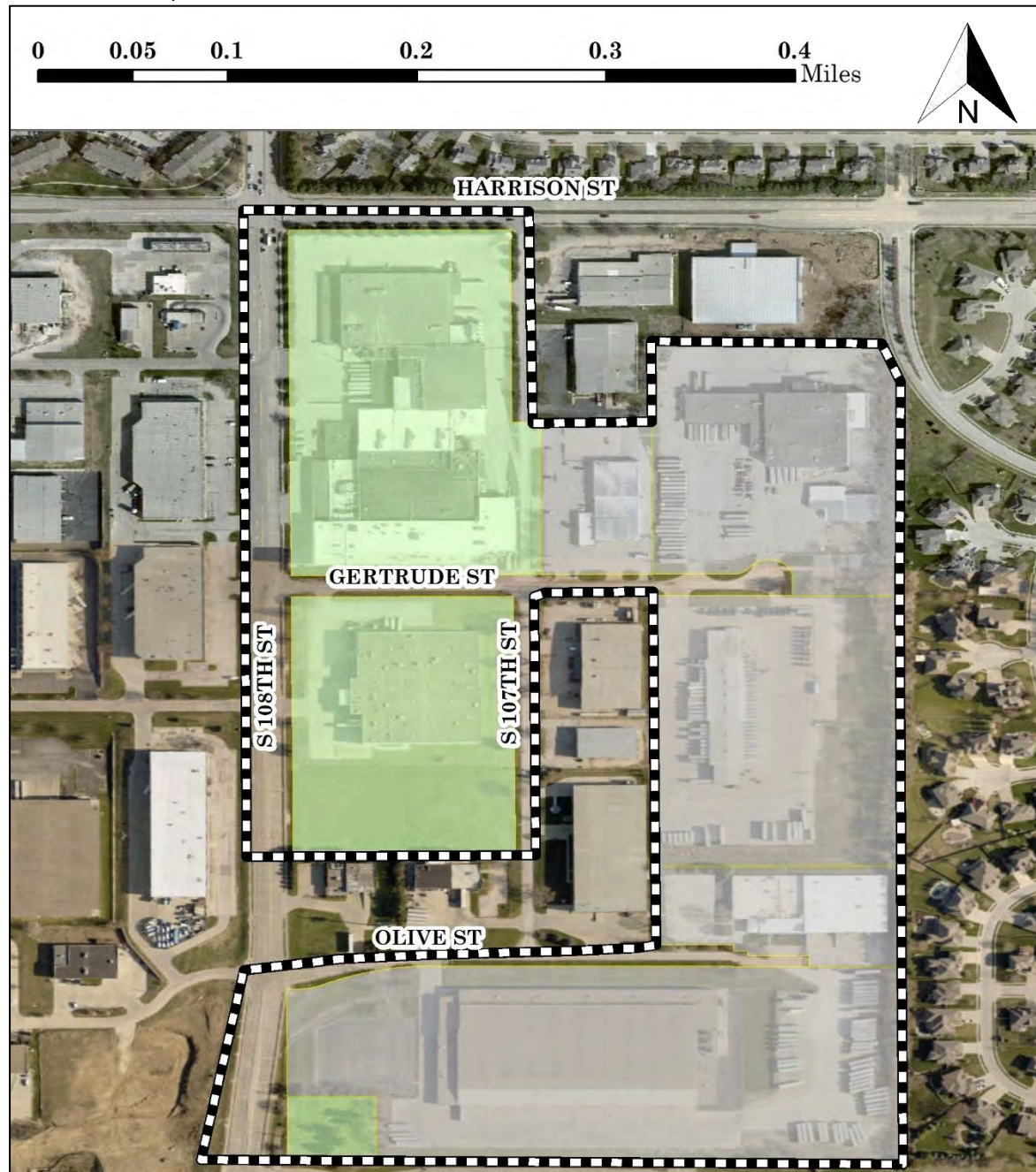
**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

# SIDEWALK CONDITIONS MAP – ILLUSTRATION 8

## ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

REDEVELOPMENT AREA BOUNDARY

NO PUBLIC SIDEWALKS

GOOD CONDITION

**HANNA:KEELAN ASSOCIATES, P.C.**  
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3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout the **Rotella's Italian Bakery Redevelopment Area**.

1. **Lot Size and Adequacy Issues.**

Irregular tracts of land exist within the **Redevelopment Area**, which may need to be subdivided and re-platted to support modern redevelopment activities. As the **Area** is already developed and consists of the Rotella's Italian Bakery facilities, additional expansions or redevelopment projects may require subdividing or re-patting existing lots.

2. **Accessibility or Usefulness.**

Irregular tracts of land are considered to be **both functionally and economically obsolete** and may need to be subdivided, as per direction of the ***City of La Vista Subdivision Regulations***, and provided with modern infrastructure prior to supporting future growth consistent with the **Land Use Plan** associated with the ***La Vista Comprehensive Plan***.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area.**

#### **(4) Insanitary and Unsafe Conditions.**

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of La Vista Staff, provided the basis for the identification of insanitary and unsafe conditions within the **Rotella's Italian Bakery Redevelopment Area**.

##### **1. Age of Structures.**

The analysis of all eight structures in **Redevelopment Area** identified 75 percent, or six of the eight total structures as being 40+ years of age or built in or prior to 1981. Additionally, the estimated average age of all buildings is 44 years. The advanced age of structures results in deteriorating buildings and structures with deferred maintenance and thus, creates insanitary and unsafe conditions.

##### **2. Deteriorating/Dilapidated Buildings and Sites.**

All of the existing structures in the **Redevelopment Area** were determined to be deteriorating with either minor or major defects. Structures in these conditions, in combination with "fair" or "poor" overall site conditions, as well as the storage of materials and debris on some parcels, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

##### **3. Lack of Adequate Utilities & Infrastructure.**

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in "good" or "fair" condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next five to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

A total of 62.5 percent of the eight parcels surveyed lacked access to a public sidewalk. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

#### **Conclusion.**

**Insanitary and unsafe conditions are a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area.**

**(5) Deterioration of Site or Other Improvements.**

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **Rotella's Italian Bakery Redevelopment Area**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issue in the **Rotella's Italian Bakery Redevelopment Area** is the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions concluded that approximately 37.5 percent, or three of the total eight parcels in the **Area** were in "fair" condition.
2. A total of 62.5 percent, or five of the eight total parcels, have no public sidewalks.
3. All structures were identified as deteriorating with either minor or major defects. These structures are candidates for moderate to substantial rehabilitation. Many of these associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements and/or include minor debris.

**Conclusion.**

**Deterioration of site improvements is a reasonable presence in the Rotella's Italian Bakery Redevelopment Area.**



**(6) Diversity of Ownership.**

A total of **five individuals** or **ownership groups** own property within the **Rotella's Italian Bakery Redevelopment Area**. Approximately half of the **Redevelopment Area** is owned by Rotella's Italian Bakery. The Portal Cemetery, a public/quasi-public use, and associated public streets and right-of-ways, are also located throughout the **Area**. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention. **Illustration 9, Page 38**, identifies the **Diversity of Ownership** in the **Redevelopment Area**.

**Conclusion.**

**The Factor diversity of ownership is of little to no presence in the Rotella's Italian Bakery Redevelopment Area.**

**(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

An examination of public records was conducted to determine the status of taxation for properties located within the **Rotella's Italian Bakery Redevelopment Area**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

**1. Real Estate Values.**

The tax values within **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation of the **Area** is **\$33,193,388**.

**2. Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **zero** parcels within **Area** were classified as delinquent by the Sarpy County Treasurer's Office.

**3. Tax Exempt.**

Information gathered from the Sarpy County Assessor's and Treasurer's Offices identified **one** property within the **Redevelopment Area** as having full exemption from property taxes. This exempt property is the Portal Cemetery.

**Conclusion.**

**Taxes or special assessments delinquency have little or no presence in the Rotella's Italian Bakery Redevelopment Area.**



# DIVERSITY OF OWNERSHIP MAP – ILLUSTRATION 9

## ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA

### LA VISTA, NEBRASKA



#### LEGEND

#### FIVE DISTINCT OWNERS/OWNERSHIP GROUPS

REDEVELOPMENT AREA BOUNDARY

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**COMMUNITY PLANNING & RESEARCH**

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 Rotella's Italian Bakery Redevelopment Area

**(8) Defective or Unusual Condition of Title.**

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

**Conclusion.**

**Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the Rotella's Italian Bakery Redevelopment Area.**

**(9) Improper Subdivision or Obsolete Platting.**

An analysis of the subdivision conditions in the **Rotella's Italian Bakery Redevelopment Area** revealed that improper subdivision and obsolete platting is present in the **Area**. Several individual lots and parcels within the **Area** have a range of sizes. Several parcels included in **Redevelopment Area** were incrementally split off from a larger tract of land in a variety of sizes and shapes necessary to support the existing development. Tracts of land exist throughout the **Area** may need to be re-platted for future development. A number of the lots in the area were created with deed splits, which is not an allowed method of property division as per the City of La Vista Subdivision Regulations. Hence, they are legally non-conforming.

Large lots could be targeted for additional industrial developments, using unoccupied or under-utilized sections of the **Area**. The installation of new water and sanitary sewer mains and public streets improvements may be required to support future industrial development.

Overall, the redevelopment/development of any properties considered **functionally** and **economically obsolete** may require re-platting and the provision of modern infrastructure to the properties.

**Conclusion.**

**A reasonable presence of the Factor Improper Subdivision or Obsolete Platting exists in the Rotella's Italian Bakery Redevelopment Area.**

10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Age of Utilities.**

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in “good” or “fair” condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next five to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public. Aging or deteriorated pipes can create fire flow issues due inadequate water pressures.

2. **Advanced Age of Structures.**

A total of six, or 75 percent of the total structures (with age of construction records available) were built in or prior to 1981, thus are 40+ years of age. The average age of all structures is estimated to be 44 years. Many of these buildings are in need of moderate to substantial rehabilitation, plus adequate fire protection innovation.

3. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of three (37.5 percent) parcels as being in a “fair” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. Additionally, 87.5 percent, or seven of the eight total structures had parking area conditions deteriorated to at least a minor extent.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a reasonable presence of Factor throughout the Rotella’s Italian Bakery Redevelopment Area.**

### **(11) Other Environmental and Blighting Factors.**

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the marketplace. These two definitions are interrelated and complement each other.

**Functional and economic obsolescence** is apparent in several properties within the **Redevelopment Area**. The average age of all buildings in the **Area** is **44 years**. Due to the age and lack of adequate maintenance and upkeep, several of these structures are deteriorating and in need of rehabilitation. These parcels are considered **underdeveloped** and **underutilized** with the potential to support more valuable development than current uses.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public financial assistance programs can remedy. These include the improvement of some of the oldest segments of the sanitary sewer and water distribution systems, the resurfacing of road and parking areas, and the rehabilitation of deteriorating buildings/structures.

### **Conclusion.**

**Other Environmental Blighting Factors** are a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area, containing functionally and economically obsolete parcels.





**(12) Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

**One of the aforementioned criteria is prevalent throughout the designated blighted areas.**

The average age of both residential or commercial units in the area is at least forty (40) years.

Based upon the results of the Field Survey and confirmed by the analysis of Sarpy County Assessor's Office records, the estimated average age of **all structures in Redevelopment Area** is **44 years**. No residential structures are present in the **Area**. Additionally, 75 percent, or six of the eight structures are 40+ years of age.

**Conclusion.**

**The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence throughout Rotella's Italian Bakery Redevelopment Area.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

The **Rotella's Italian Bakery Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area**." All **four Factors** that constitute the **Area** as substandard are present to a strong or reasonable extent. Of the 12 possible **Factors** that can constitute the **Area blighted**, **nine** have either a reasonable or strong presence in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

### **Substandard Factors**

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

### **Blight Factors**

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Faulty lot layout.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Improper subdivision or obsolete planning.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **Rotella's Italian Bakery Redevelopment Area**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and presence of functionally and economically obsolete buildings and land uses are a sufficient basis for designation of the **Area** as **blighted** and **substandard**. The extent of **Blight** and **Substandard Factors** in **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 5 and 7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of La Vista and support a variety of new developments.

# City of La Vista, Nebraska.

## Rotella's Italian Bakery Redevelopment Area.

### Appendix

May, 2021.



**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_

**Section I: EXISTING LAND USE.**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mobile Home
2. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
3. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public
4. Mixed Use \_\_\_\_\_
5. Occupied \_\_\_\_\_ Vacant \_\_\_\_\_

**Section II: STRUCTURAL COMPONENTS.**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_\_ Sound \_\_\_\_\_ Deficient-Minor \_\_\_\_\_ Deficient-Major \_\_\_\_\_ Dilapidated  
**Built Within:** \_\_\_\_\_ 1 year \_\_\_\_\_ 1-5 years \_\_\_\_\_ 5-10 years  
 \_\_\_\_\_ 10-20 years \_\_\_\_\_ 20-40 years \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

**Section III: PARCEL/SITE COMPONENTS**

1. Street Surface Type: \_\_\_\_\_
2. Street Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
3. Sidewalk Condition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
4. Parking (Off-Street): \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P  
 \_\_\_\_\_ # of Spaces \_\_\_\_\_ Surface
5. Railroad Track/Right-of Way Composition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
6. Existence of Debris: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
7. Overall Site Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P



## Rotella's Bakery Redevelopment Area - Site and Structural Conditions.

<b>Overall Site Conditions</b>	Total	Percent	Industrial	Public/Quasi Public
Excellent	0	0.0%	0	0
Good	5	62.5%	4	1
Fair	3	37.5%	3	0
Poor	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

<b>Occupancy</b>	Total	Percent	Industrial	Public/Quasi Public
No Structure	1	12.5%	1	0
Occupied	7	87.5%	6	1
Vacant	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

<b>Street Type (Streets)</b>	Total	Percent
None	0	0.0%
Concrete	2	40.0%
Asphalt	3	60.0%
Gravel	0	0.0%
Brick	0	0.0%
<b>Total</b>	5	100.0%

<b>Street Type (Parcels)</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Concrete	5	62.5%	3	1
Asphalt	3	37.5%	4	0
Gravel	0	0.0%	0	0
Brick	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

<b>Street Condition (Streets)</b>	Total	Percent
None	0	0.0%
Excellent	0	0.0%
Good	2	60.0%
Fair	3	40.0%
Poor	0	0.0%
<b>Total</b>	5	100.0%

<b>Street Condition (Parcels)</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Excellent	0	0.0%	0	0
Good	4	50.0%	3	1
Fair	4	50.0%	4	0
Poor	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

<b>Sidewalk Condition</b>	Total	Percent	Industrial	Public/Quasi Public
None	5	62.5%	5	0
Excellent	0	0.0%	0	0
Good	3	37.5%	2	1
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

**Debris**

	Total	Percent	Industrial	Public/Quasi Public
None	5	62.5%	5	0
Minor	3	37.5%	2	1
Major	0	0.0%	0	0
<b>Total</b>	8	100.0%	7	1

**Age of Construction**

	Total	Percent	Industrial	Public/Quasi Public
No Age Available	0	0.0%	0	0
1-5 Years	0	0.0%	0	0
5-10 Years	0	0.0%	0	0
10-20 Years	0	0.0%	0	0
20-40 Years	2	25.0%	2	0
40-100 Years	5	62.5%	5	0
100+ Years	1	12.5%	0	1
<b>Total</b>	8	100.0%	7	1

**Final Structure Rating**

	Total	Percent	Industrial	Public/Quasi Public
Sound	0	0.0%	0	0
Deteriorating - Minor	7	87.5%	7	0
Deteriorating - Major	1	12.5%	1	0
Dilapidated	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Doors**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	7	87.5%	7	0
Minor	1	12.5%	1	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Windows**

	Total	Percent	Industrial	Public/Quasi Public
None	2	25.0%	2	0
Sound	5	62.5%	5	0
Minor	1	12.5%	1	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Porches and Steps**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	0	0.0%	0	0
Minor	8	100.0%	8	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Paint**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	1	12.5%	1	0
Minor	7	87.5%	7	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Driveway and Site**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	1	12.5%	1	0
Minor	7	87.5%	7	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Roof Structure**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	1	12.5%	1	0
Minor	7	87.5%	7	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Wall Foundation**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	3	37.5%	3	0
Minor	5	62.5%	5	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Foundation**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	8	100.0%	8	0
Minor	0	0.0%	0	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Foundation Type**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Concrete	8	100.0%	8	0
Stone	0	0.0%	0	0
Rolled Asphalt	0	0.0%	0	0
Brick	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

**Roof Surface**

	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	2	25.0%	2	0
Minor	6	75.0%	6	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

<b>Roof Type</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Asphalt Shingles	0	0.0%	0	0
Rolled Asphalt	4	50.0%	4	0
Cedar	0	0.0%	0	0
Combination	0	0.0%	0	0
Metal	4	50.0%	4	0
<b>Total</b>	8	100.0%	8	0

<b>Chimney</b>	Total	Percent	Industrial	Public/Quasi Public
None	8	100.0%	8	0
Sound	0	0.0%	0	0
Minor	0	0.0%	0	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

<b>Gutters, Downspouts</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	6	75.0%	6	0
Minor	2	25.0%	2	0
Substandard	0	0.0%	0	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

<b>Wall Surface</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Sound	0	0.0%	0	0
Minor	7	87.5%	7	0
Substandard	1	12.5%	1	0
Critical	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

<b>Wall Surface Type</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Wood	0	0.0%	0	0
Masonry	5	62.5%	5	0
Siding	0	0.0%	0	0
Combination	1	12.5%	1	0
Stucco	0	0.0%	0	0
Metal	2	25.0%	2	0
<b>Total</b>	8	100.0%	8	0

<b>Parking Surface</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
Concrete	5	62.5%	5	0
Asphalt	3	37.5%	3	0
Gravel	0	0.0%	0	0
Dirt/Grass	0	0.0%	0	0
Brick	0	0.0%	0	0
<b>Total</b>	8	100.0%	8	0

<b>Parking Spaces</b>	Total	Percent	Industrial	Public/Quasi Public
None	0	0.0%	0	0
1 to 2	0	0.0%	0	0
3 to 5	0	0.0%	0	0
6 to 10	0	0.0%	0	0
11 to 20	1	12.5%	1	0
21 or more	7	87.5%	7	0
<b>Total</b>	8	100.0%	8	0

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

Subject:	Type:	Submitted By:
AMENDING FY21 - FY22 BIENNIAL BUDGET	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CINDY MISEREZ FINANCE DIRECTOR

**SYNOPSIS**

A second reading of the Appropriations Ordinance has been scheduled to consider the proposed amendment to the FY21 – FY22 biennial budget. Only the second reading of the budget ordinance is requested at this time as the final assessed property valuation of the City will not be received from Sarpy County until August 20, 2021.

**FISCAL IMPACT**

The recommended amended budget for FY21 is \$47,281,594 in all funds, an increase of \$124,542. The recommended amended budget for FY22 is \$66,364,245 in all funds, an increase of \$12,453,221. The total proposed preliminary property tax request for FY22 is for \$10,993,437 which requires a property tax levy of \$0.55 per \$100 dollars of assessed valuation.

In FY22, the owner of a home valued at \$165,000 will pay \$880 in property taxes, or \$73 per month at no increase over the prior fiscal year. The proposed budget has no increase in the property tax levy.

**RECOMMENDATION**

Approval of second reading of the Appropriations Ordinance.

**BACKGROUND**

The recommended budget is based on the FY21 – FY22 Biennial Budget provided to the Mayor and Council prior to the Budget Work Session held by the City Council on July 20, 2021. The Special Budget Hearing was held August 3, 2021.

Attached are an itemized list of the proposed budget amendments and the Budget Summaries.

The complete proposed FY22 Mid-Biennium Budget Amendment document is available at the following link:  
<http://www.cityoflavista.org/DocumentCenter/View/19864/Proposed-FY22-Mid-Biennium-Budget-Amendment>

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

AN ORDINANCE TO AMEND ORDINANCE NO. 1395 AND THE BIENNIAL BUDGET APPROPRIATING THE SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL OF THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2021 AND ENDING ON SEPTEMBER 30, 2022, AND TO AMEND AMOUNTS APPROPRIATED FOR THE FIRST AND SECOND YEARS OF SUCH BIENNIAL BUDGET FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2020 AND ENDING ON SEPTEMBER 30, 2021; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT TO BE APPROPRIATED FOR EACH OBJECT OR PURPOSE; SPECIFYING THE AMOUNT TO BE RAISED BY TAX LEVY; PROVIDING FOR THE FILING AND CERTIFICATION OF THE BUDGET AND TAX LEVY HEREIN SENT TO THE STATE AUDITOR AND COUNTY CLERK OF SARPY COUNTY; TO REPEAL INCONSISTENT OR CONFLICTING ORDINANCES OR RESOLUTIONS AS ORIGINALLY ENACTED; AND PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

Section 1. That (i) the Mayor and City Council find and determine that there are circumstances which could not reasonably have been anticipated at the time the budget for the biennial period was adopted, and proposed revisions to the previously adopted budget statement have been presented and are hereby ratified and affirmed, and (ii) after publication of notice and conducting a public hearing in accordance with applicable requirements, the Mayor and City Council desire to approve the proposed revised budget.

Section 2. That Section 1 of Ordinance No.1395 is hereby amended to revise amounts of the current biennial budget specified for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021; and the Fiscal Year beginning October 1, 2021 and ending September 30, 2022 as follows:

“Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statements, as amended and on file with the City Clerk, is hereby approved as The Annual Appropriation Bill for the fiscal year beginning October 1, 2020, through September 30, 2021 and the fiscal year beginning October 1, 2021, through September 30, 2022, including summaries and supporting documentation. All sums of money contained in the revised budget statement are hereby appropriated for the necessary expenses and liabilities of the City of La Vista. The following amounts appropriated shall be raised primarily as follows. A copy of the budget document, as amended, shall be forwarded as provided by law to the Auditor of Public Accounts, State Capital, Lincoln, Nebraska, and to the County Clerk of Sarpy County, Nebraska for use by the levying authority.

<b>Fund</b>	<b>Proposed Budget of Disbursements and Transfers FY21</b>	<b>Proposed Budget of Disbursements and Transfers FY22</b>	<b>Amount to be Raised by Property Tax Levy FY21</b>	<b>Amount to be Raised by Property Tax Levy FY22</b>
General Fund	20,247,696.00	23,202,705.00	8,775,537.00	9,994,034.00
Sewer Fund	4,664,908.00	9,595,878.00	0.00	0.00
Sewer Reserve	350,000.00	1,100,100.00	0.00	0.00
Debt Service Fund	4,517,764.00	8,801,170.00	877,554.00	999,403.00
Capital Fund	6,979,445.00	2,971,000.00	0.00	0.00
Lottery Fund	1,103,596.00	1,600,010.00	0.00	0.00
Economic				
Development	1,082,510.00	467,168.00	0.00	0.00
Off-Street Parking	1,198,065.00	10,265,821.00	0.00	0.00
Redevelopment				
Fund	6,234,498.00	9,846,866.00	0.00	0.00
TIF – City Centre				
Phase 1	786,500.00	1,321,269.00	0.00	0.00
Qualified Sinking				
Fund	0.00	0.00	0.00	0.00
Police Academy				
Fund	116,612.00	192,358.00	0.00	0.00
<b>Total All Funds</b>	<b>47,281,594.00</b>	<b>66,364,245.00</b>	<b>9,653,091.00</b>	<b>10,993,437.00</b>

Section 3. Section 1 of Ordinance No. 1395, and any other ordinance or resolution of the City, or part of any such ordinance or resolution of the City, as previously enacted that is inconsistent or in conflict with this Ordinance is hereby repealed to the extent of the conflict or inconsistency.

Section 4. This ordinance shall take effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**FY21 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Lottery Fund</b>	Other Charges	51C Quarterly Taxes	124,542

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>General Fund</b>	Salaries & Benefits	Engineering Assistant	44,000
	Salaries & Benefits	Eliminate Intern	(13,933)
	Salaries & Benefits	Comunications Specialist	83,033
	Salaries & Benefits	Eliminate Intern	(18,431)
	Salaries & Benefits	Building Superintendent	101,982
	Salaries & Benefits	Compensation Study and New Benefit Plan Choices	127,607
	Commodities	Chairs for Senior Center	6,500
	Commodities	Computer Equipment	7,000
	Contractual Services	Fire Contract	12,058
	Contractual Services	Department Travel & Training	9,700
	Contractual Services	Organizational Training	25,000
	Contractual Services	IT Services	6,500
	Other Charges	Workiva Year 2 & Implementation of Budget Book	84,800
	Capital Outlay	Security Cameras	95,000
	Capital Outlay	Police Cruisers & Radios	7,200
	Capital Outlay	Tandem Axel Dump Truck	255,000
	Capital Outlay	F-550 w/Plow & Sander	95,000
	Capital Outlay	Stand on Spreader	10,000
	Capital Outlay	Remove Wide Area Mower	(65,000)
	Transfers	GF to Economic Development Program Fund	591,437
	Transfers	GF to Off-Street Parking Fund	21,104
	Transfers	GF to Debt Service Fund	25,584
	Transfers	GF to Capital Fund	265,000
	Contractual Services	Cleaning to Wearing Apparel	(3,500)
	Commodities	Wearing Apparel	3,500
	Other Charges	To Account 216	(50,000)
	Commodities	From Account 505	50,000
<b>General Fund</b>		<b>Itemized Total</b>	<b>1,776,141</b>

<b>General Fund</b>	Salaries & Benefits		324,258
	Commodities		67,000
	Contractual Services		49,758
	Maintenance		-
	Other Charges		34,800
	Capital Outlay		397,200
	Transfers		903,125
<b>General Fund</b>		<b>Summary Total</b>	<b>1,776,141</b>

#### **FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Sewer Fund</b>	Salaries & Benefits	Engineering Assistant	44,000
	Salaries & Benefits	Eliminate Intern	(13,933)
	Salaries & Benefits	Compensation Study and New Benefit Plan Choices	24,588
	Debt Service	Updated Bond Schedule	(53,833)
	Capital Improvement	Move Project to Capital Fund	(50,000)
	Capital Outlay	Hotsy Pressure Washer	(15,000)
	Capital Outlay	Pole Camera	(15,000)
	Capital Outlay	Enclosed Trailer	(10,000)
	Capital Outlay	Sewer Jet Truck	250,000
<b>Sewer Fund</b>		<b>Total</b>	<b>160,822</b>

#### **FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Sewer Reserve Fund</b>	Transfers	SRF to Sewer Fund	250,000
<b>Sewer Reserve Fund</b>		<b>Total</b>	<b>250,000</b>

#### **FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Debt Service Fund</b>	Debt Service	Refinance Bonds	(15,109)
	Debt Payment - PFD	MFO Fire Debt Service Payment	98,104
	Transfers	DSF to Capital Fund	456,000
	Transfers	DSF to Off-Street Parking	419,573
<b>Debt Service Fund</b>		<b>Total</b>	<b>958,568</b>

#### **FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Capital Fund</b>	Capital Improvements	CIP Plan	1,440,000
<b>Capital Fund</b>		<b>Total</b>	<b>1,440,000</b>

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Lottery Fund</b>	Professional Services	Business Continuity Plan	50,000
	Other Charges	51C Taxes	35,826
	Transfers	LF to General Fund - Communication	194,195
	Transfers	LF to Capital Fund	275,000
<b>Lottery Fund</b>		<b>Total</b>	<b>555,021</b>

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Economic Development Program Fund</b>		This will be updated in 3rd Reading.	(1,772,385)
<b>Economic Development Program Fund</b>		<b>Total</b>	<b>(1,772,385)</b>

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Off-Street Parking Fund</b>	Debt Service	Refinance Bond	(12,500)
	Capital Improvement	CIP Plan	7,000,000
<b>Off-Street Parking Fund</b>		<b>Total</b>	<b>6,987,500</b>

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Redevelopment Fund</b>	Debt Service	Updated Bond Price-out	(322,934)
	Debt Service	Financial Fee	35,000
	Capital Improvement	CIP Plan	2,750,000
	Transfers	RDF to Off-Street Parking	(432,073)
<b>Redevelopment Fund</b>		<b>Total</b>	<b>2,029,993</b>

**FY22 Recommended Amendment**

<b>Fund</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>
<b>Police Academy Fund</b>	Salaries & Benefits	Instructor	67,561
<b>Police Academy Fund</b>		<b>Total</b>	<b>67,561</b>

		Grand Total All Funds - FY21	124,542
		Grand Total All Funds - FY22	12,453,221

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>ALL FUNDS SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7	<b>Revenues</b>									
8	Property Tax	9,522,779	10,284,360	10,324,875	10,322,949	11,659,659	12,037,139	12,386,780	12,746,768	13,110,158
9	Sales Tax	8,220,235	7,774,155	10,056,839	8,072,561	9,520,515	10,192,136	10,660,830	11,150,047	11,779,572
10	Payments in Lieu of Taxes	341,771	391,989	214,639	401,789	216,784	218,952	221,142	223,353	225,586
11	State Revenue	1,853,126	1,739,301	2,057,977	1,809,262	2,118,812	2,254,894	2,277,443	2,300,218	2,300,218
12	Occupation and Franchise Taxes	847,652	1,005,257	862,013	1,082,665	898,647	976,177	1,152,767	1,185,104	1,201,270
13	Hotel Occupation Tax	659,528	363,215	516,522	570,000	730,361	895,736	1,011,128	1,074,988	1,085,738
14	Licenses and Permits	465,760	436,113	442,612	433,186	433,186	470,762	466,261	481,213	481,213
15	Interest Income	193,025	236,288	187,894	245,872	202,642	171,343	142,585	137,714	146,438
16	Recreation Fees	77,776	171,782	108,304	171,782	171,782	171,782	171,882	171,983	171,983
17	Special Services	20,500	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
18	Grant Income	1,120,060	151,710	1,692,956	120,260	1,640,733	248,910	140,762	393,821	103,821
19	Restaurant Tax	765,323	700,000	840,000	700,000	700,000	700,000	700,000	700,000	700,000
20	Miscellaneous	740,640	815,835	862,193	936,701	936,701	864,389	757,283	755,022	758,997
21	Bond Proceeds	0	19,105,000	16,389,827	14,610,000	31,567,000	5,244,000	0	1,500,000	0
22	Sewer Charges	4,218,532	4,459,566	4,459,571	4,676,939	4,676,939	4,906,102	5,146,251	5,398,406	5,398,406
23	Special Assessments - Principal	610	0	4,350	0	0	0	0	0	0
24	Special Assessments - Interest	823	0	304	0	0	0	0	0	0
25	Grantee Payments	0	0	0	0	143,570	143,570	143,570	143,570	143,570
26	Community Betterment	1,070,995	645,147	1,100,000	780,000	1,000,000	900,000	900,000	900,000	900,000
27	Taxes - Form 51	318,980	258,067	382,609	312,000	347,826	313,043	313,043	313,043	313,043
29	Police Academy	102,405	148,000	142,804	148,000	172,000	204,500	204,500	232,000	232,000
30	Tax Increment Financing	126,498	723,884	723,884	1,321,269	1,321,269	1,321,269	1,407,053	1,471,523	1,644,161
31	Parking Garage Fees	11,782	23,000	20,000	29,000	29,000	35,000	285,000	535,000	535,000
32										
33	<b>Total Revenue</b>	<b>30,678,800</b>	<b>49,456,669</b>	<b>51,414,173</b>	<b>46,768,235</b>	<b>68,511,426</b>	<b>42,293,704</b>	<b>38,512,280</b>	<b>41,837,773</b>	<b>41,255,174</b>
37		0	0	0	0	0	0	0	0	0

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>ALL FUNDS SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
38	<b>Expenditures</b>									
39	Salary & Benefits	10,884,067	12,436,804	12,088,143	13,388,105	13,834,579	14,145,756	14,994,754	15,576,033	16,156,166
40	Commodities	389,250	592,060	586,495	590,324	657,324	612,593	619,235	623,877	623,877
41	Contractual Services	7,948,843	9,134,000	8,913,011	9,548,835	9,648,593	9,913,337	10,435,587	10,869,161	11,135,561
42	Maintenance	601,544	928,948	938,148	838,612	838,612	841,508	825,297	832,120	832,120
43	Other Charges	680,386	1,894,321	9,588,985	2,762,030	867,656	810,243	894,194	924,765	1,068,210
44	Debt Service	5,214,825	6,468,287	5,821,300	7,792,217	7,713,560	8,977,477	8,546,964	8,570,128	8,039,455
45	Capital Improvement	4,820,476	11,890,445	8,879,816	14,417,000	25,557,000	11,934,000	5,933,000	3,982,000	650,000
46										
47	<b>Total Expenditures</b>	<b>30,539,391</b>	<b>43,344,865</b>	<b>46,815,898</b>	<b>49,337,123</b>	<b>59,117,324</b>	<b>47,234,914</b>	<b>42,249,031</b>	<b>41,378,084</b>	<b>38,505,389</b>
50										
51	<b>Total Capital Items</b>	<b>492,416</b>	<b>798,469</b>	<b>586,761</b>	<b>407,757</b>	<b>1,014,957</b>	<b>513,600</b>	<b>487,000</b>	<b>673,000</b>	<b>673,000</b>
53										
54	<b>Total Expenditures &amp; Capital</b>	<b>31,031,807</b>	<b>44,143,334</b>	<b>47,402,659</b>	<b>49,744,880</b>	<b>60,132,281</b>	<b>47,748,514</b>	<b>42,736,031</b>	<b>42,051,084</b>	<b>39,178,389</b>
55		0	0	0	0	0	0	0	0	0
56										
57	<b>Other Financing Sources (Uses)</b>									
58	Transfers In	4,888,863	3,013,718	3,278,376	4,166,144	6,231,964	5,968,844	5,073,669	4,827,430	4,508,468
59	Transfers Out	(4,888,863)	(3,013,718)	(3,278,376)	(4,166,144)	(6,231,964)	(5,968,844)	(5,073,669)	(4,827,430)	(4,508,468)
60	Fund 03 & SID	-	-	-	-	-	-	-	-	-
61										
62	<b>Total Other Uses of Funds (SID Trf)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
63										
64	<b>Prior Year Fund Balance</b>	<b>23,615,581</b>	<b>21,314,319</b>	<b>23,262,429</b>	<b>26,627,654</b>	<b>27,273,943</b>	<b>35,653,088</b>	<b>30,198,278</b>	<b>25,974,527</b>	<b>25,761,216</b>
65	<b>Net Change</b>	<b>(353,152)</b>	<b>5,313,335</b>	<b>4,011,514</b>	<b>(2,976,645)</b>	<b>8,379,145</b>	<b>(5,454,810)</b>	<b>(4,223,751)</b>	<b>(213,311)</b>	<b>2,076,785</b>
66	<b>Ending Fund Balance</b>	<b>23,262,429</b>	<b>26,627,654</b>	<b>27,273,943</b>	<b>23,651,009</b>	<b>35,653,088</b>	<b>30,198,278</b>	<b>25,974,527</b>	<b>25,761,216</b>	<b>27,838,001</b>
68		0	0	0	0	0	0	0	0	0
69										
70	<b>Sales Tax Incentive Refund Reserve</b>									
71	Beginning Balance	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173
72	Contribution to Reserve	1,601,036	1,500,000	1,500,000	1,500,000	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000
73	Reserve Used	(1,601,036)	(1,500,000)	(1,500,000)	(1,500,000)	(2,000,000)	(2,000,000)	(1,500,000)	(1,500,000)	(1,500,000)
74	Ending Balance	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173	3,469,173

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2		7	8	10	12	13	14	15	16	17
3	<b>OPERATING &amp; CAPITAL EXPENDITURE SUMMARY BY DEPARTMENT</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7	<b>General Fund Expenditures</b>									
8	Administrative Services	514,184	582,929	555,641	620,100	614,909	622,405	646,969	667,051	687,009
9	Mayor and Council	203,394	220,064	220,064	238,921	238,921	229,670	251,091	233,121	233,121
10	Adv. Boards and Commissions	3,539	6,335	5,135	6,335	6,335	7,243	7,261	7,281	7,281
11	Building Maintenance	477,460	635,049	624,856	644,553	862,360	771,954	786,713	812,005	824,214
12	Administration	746,615	689,538	653,733	733,047	739,120	741,697	764,245	787,702	810,575
13	Police	5,211,179	5,383,014	5,454,384	5,856,107	5,816,546	5,966,528	6,405,214	6,694,193	6,920,312
14	Animal Control	51,406	54,300	54,300	56,165	56,165	58,096	60,094	62,162	62,162
15	Fire	2,164,826	2,412,062	2,312,456	2,656,232	2,668,290	2,880,112	3,108,848	3,355,865	3,622,265
16	Community Development	587,220	675,426	684,662	732,011	744,224	729,777	753,872	778,902	803,022
17	Street Admin.	340,858	361,521	360,267	395,619	466,919	467,928	485,492	501,551	518,912
18	Streets Operating	1,945,214	2,645,227	2,467,512	2,388,876	2,794,627	2,678,991	2,507,872	2,797,397	2,859,317
19	Parks	890,491	1,157,250	1,080,679	1,242,863	1,217,013	1,280,179	1,413,716	1,445,062	1,489,435
20	Recreation	584,007	722,397	707,326	797,096	798,109	803,121	830,073	856,362	881,230
21	Sports Complex	348,954	405,311	359,603	430,921	431,465	426,639	559,157	504,035	517,759
22	Library	783,332	948,460	946,339	1,049,182	1,081,281	1,150,889	1,189,641	1,229,076	1,262,777
23	Information Technology	289,459	447,386	443,678	442,505	464,117	449,415	451,989	465,329	470,054
24	Swimming Pool	2,293	138,335	138,377	141,040	141,040	142,105	144,915	147,787	150,416
25	Human Resources	876,970	1,001,387	962,654	1,092,340	1,103,082	1,142,905	1,197,985	1,278,147	1,287,695
26	Public Transportation	5,180	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400
27	Senior Bus	75,809	120,798	156,686	108,752	107,475	107,264	128,686	113,952	117,220
28	Finance	461,747	475,544	475,544	509,536	594,606	559,014	577,523	600,645	585,587
29	Communication	-	216,020	215,671	238,170	306,783	312,467	321,962	331,805	340,411
30										
31	<b>Total General Fund</b>	<b>16,564,137</b>	<b>19,306,753</b>	<b>18,887,967</b>	<b>20,388,771</b>	<b>21,261,787</b>	<b>21,536,799</b>	<b>22,601,718</b>	<b>23,677,830</b>	<b>24,459,174</b>
35										
36	<b>Sewer Fund Expenditures</b>									
39	Expenditures	3,342,669	3,979,823	3,715,649	3,868,543	4,133,198	3,972,160	4,092,699	4,217,115	4,244,104
40	Storm Water Management	40,373	55,085	55,085	58,180	58,180	58,180	58,762	59,349	59,349
41										
42	<b>Total Sewer Fund</b>	<b>3,383,042</b>	<b>4,034,908</b>	<b>3,770,734</b>	<b>3,926,723</b>	<b>4,191,378</b>	<b>4,030,340</b>	<b>4,151,461</b>	<b>4,276,464</b>	<b>4,303,453</b>
45										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA      FY22 MID-BIENNIAL BUDGET</b>									
2		7	8	10	12	13	14	15	16	17
3	<b>OPERATING &amp; CAPITAL EXPENDITURE SUMMARY BY DEPARTMENT</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
46	<b>Police Academy Expenditures</b>									
47	Police Academy	97,275	116,612	116,552	124,797	192,358	196,014	224,656	233,284	242,290
48										
49	<b>Total Police Academy Fund</b>	97,275	116,612	116,552	124,797	192,358	196,014	224,656	233,284	242,290



	A	D	E	F	G	H	I	J	K	L
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>GENERAL FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7	<b>Revenues</b>									
8	Property Tax	8,535,988	9,393,170	9,425,606	9,431,759	10,650,256	10,993,867	11,312,233	11,640,010	11,970,365
9	Sales Tax	4,110,118	3,887,077	4,840,931	4,036,279	4,566,703	5,076,412	5,334,886	5,605,805	5,889,786
10	Payments in Lieu of Taxes	304,487	356,710	195,126	365,628	197,077	199,048	201,039	203,049	205,079
11	State Revenue	1,853,126	1,739,301	2,057,977	1,809,262	2,118,812	2,254,894	2,277,443	2,300,218	2,300,218
12	Occupation and Franchise Taxes	847,652	970,600	861,913	898,547	898,547	911,976	925,371	939,142	939,142
13	Hotel Occupation Tax	659,528	363,215	516,522	570,000	730,361	895,736	1,011,128	1,074,988	1,085,738
14	Licenses and Permits	465,760	436,113	442,612	433,186	433,186	470,762	466,261	481,213	481,213
15	Interest Income	54,576	67,207	59,899	48,361	56,398	53,167	43,175	32,641	21,207
16	Recreation Fees	77,776	171,782	108,304	171,782	171,782	171,782	171,882	171,983	171,983
17	Special Services	20,500	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
18	Grant Income	1,120,060	151,710	1,692,956	120,260	1,640,733	134,910	120,762	103,821	103,821
19	Restaurant Tax	765,323	700,000	840,000	700,000	700,000	700,000	700,000	700,000	700,000
20	Miscellaneous	223,477	312,121	356,879	432,184	432,184	360,051	363,358	366,822	366,822
21										
22	<b>Total Revenue</b>	<b>19,038,371</b>	<b>18,573,006</b>	<b>21,422,725</b>	<b>19,041,248</b>	<b>22,620,039</b>	<b>22,246,605</b>	<b>22,951,538</b>	<b>23,643,692</b>	<b>24,259,374</b>
23										
24	<b>Expenditures</b>									
25	Salary & Benefits	10,287,470	11,789,923	11,457,971	12,688,732	13,012,990	13,319,729	14,114,292	14,660,093	15,204,231
26	Commodities	358,271	543,554	543,594	541,818	608,818	563,587	569,877	573,660	573,660
27	Contractual Services	4,619,383	5,280,659	5,161,321	5,682,099	5,731,857	5,995,307	6,303,751	6,623,781	6,890,181
28	Maintenance	533,189	826,985	824,235	753,528	753,528	755,329	738,342	743,369	743,369
29	Other Charges	298,575	357,163	354,085	354,837	389,637	389,247	388,456	403,927	374,733
30										
31	<b>Total Expenditures</b>	<b>16,096,888</b>	<b>18,798,284</b>	<b>18,341,206</b>	<b>20,021,014</b>	<b>20,496,830</b>	<b>21,023,199</b>	<b>22,114,718</b>	<b>23,004,830</b>	<b>23,786,174</b>
32										
33	<b>Total Capital Items</b>	<b>467,249</b>	<b>508,469</b>	<b>546,761</b>	<b>367,757</b>	<b>764,957</b>	<b>513,600</b>	<b>487,000</b>	<b>673,000</b>	<b>673,000</b>
35										

	A	D	E	F	G	H	I	J	K	L
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>GENERAL FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
36	<b>Total Expenditures &amp; Capital</b>	16,564,137	19,306,753	18,887,967	20,388,771	21,261,787	21,536,799	22,601,718	23,677,830	24,459,174
37										
38	<b>Other Financing Sources (Uses)</b>									
39	<b>Transfers In</b>									
40	Transfer from Lottery	65,843	193,867	193,867	212,688	406,883	317,667	327,262	337,205	345,911
41	Transfer from QSF	-	-	-	-	-	225,000	-	225,000	225,000
42	Transfer from SID	-	-	-	-	-	-	-	-	-
43	<b>Total Tranfers in</b>	65,843	193,867	193,867	212,688	406,883	542,667	327,262	562,205	570,911
44										
45	<b>Transfers Out</b>									
46	Transfer to EDP	-	(82,510)	(231,210)	(239,553)	(830,990)	(288,121)	(1,012,203)	(1,008,890)	(1,004,615)
47	Transfer to OSP	(436,334)	(280,602)	(280,602)	(119,069)	(140,173)	(154,893)	(135,986)	-	-
48	Transfer to DSF	(188,130)	(577,831)	(577,831)	(604,171)	(629,755)	(565,175)	(572,525)	(574,625)	(665,250)
49	Transfer to CIP	-	-	-	-	(265,000)	(320,000)	(48,000)	(98,000)	-
50	Transfer to QSF	(200,000)	-	-	(75,000)	(75,000)	(150,000)	(150,000)	(175,000)	(175,000)
51	<b>Total Transfers Out</b>	(824,464)	(940,943)	(1,089,643)	(1,037,793)	(1,940,918)	(1,478,189)	(1,918,714)	(1,856,515)	(1,844,865)
52										
53										
54	<b>Total Other Uses of Funds</b>	(758,621)	(747,076)	(895,776)	(825,105)	(1,534,035)	(935,522)	(1,591,452)	(1,294,310)	(1,273,954)
55										
56	<b>Prior Year Fund Balance</b>	6,880,593	7,544,671	8,596,206	6,063,848	10,235,188	10,059,405	9,833,689	8,592,057	7,263,609
57	<b>Net Change</b>	1,715,613	(1,480,823)	1,638,982	(2,172,628)	(175,783)	(225,716)	(1,241,632)	(1,328,448)	(1,473,754)
58	<b>Ending Fund Balance</b>	8,596,206	6,063,848	10,235,188	3,891,220	10,059,405	9,833,689	8,592,057	7,263,609	5,789,855
59										
60	<b>Operating Reserve %</b>	53%	32%	56%	19%	49%	47%	39%	32%	24%
61	<b>Target Operating Reserve %</b>	25%	25%	25%	25%	25%	25%	25%	25%	25%
62	<b>Over (Under) Target</b>	28%	7%	31%	-6%	24%	22%	14%	7%	-1%
63										
64	<b>General Fund Sales Tax Incentive</b>									
65	<b>Reserve Balance</b>	1,734,587	1,734,587	1,734,587	1,734,587	1,734,587	1,734,587	1,734,587	1,734,587	1,734,587
66	<b>Reserve Excluding Sls Tx Rsve</b>	6,861,620	4,329,262	8,500,602	2,156,634	8,324,819	8,099,103	6,857,471	5,529,023	4,055,269
67	<b>Reserve % Excluding Sales Tax R</b>	43%	23%	46%	11%	41%	39%	31%	24%	17%
73	<b>Impact of Sls Tx Reserve</b>	10%	9%	10%	8%	8%	8%	8%	8%	7%

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>SEWER FUND SUMMARY</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
7										
8	<b>REVENUES</b>									
9	Sewer Service Charges	21,397	19,950	19,950	20,498	20,498	21,995	23,095	24,249	24,249
10	Sewer User Fees	4,083,095	4,336,482	4,336,482	4,553,306	4,553,306	4,780,971	5,020,020	5,271,021	5,271,021
11	Sales Tax Collection Fee	53	19	24	20	20	21	21	21	21
12	Sewer Hookup Fee	113,987	103,115	103,115	103,115	103,115	103,115	103,115	103,115	103,115
13	Interest Income	13,984	9,697	9,451	10,880	10,033	6,021	6,195	6,378	6,405
15	Bond Proceeds	-	-	-	4,000,000	4,000,000	-	-	-	-
17										
18	<b>Total Revenue</b>	<b>4,232,516</b>	<b>4,469,263</b>	<b>4,469,022</b>	<b>8,687,819</b>	<b>8,686,972</b>	<b>4,912,123</b>	<b>5,152,446</b>	<b>5,404,784</b>	<b>5,404,811</b>
19										
20	<b>EXPENDITURES</b>									
21	Salary & Benefits	518,171	549,189	534,240	593,496	648,151	648,933	674,726	701,576	728,565
22	Commodities	24,417	35,356	35,501	35,356	35,356	35,356	35,708	36,067	36,067
23	Contractual Services	2,752,058	3,079,225	3,079,855	3,173,507	3,173,507	3,261,687	3,355,815	3,452,761	3,452,761
24	Maintenance	50,946	69,687	69,687	69,384	69,384	69,384	70,079	70,779	70,779
25	Other Charges	12,283	11,451	11,451	14,980	14,980	14,980	15,133	15,281	15,281
26	Debt Service	-	-	-	158,333	104,500	215,500	212,875	215,250	212,450
27	Capital Improvement Program	38,002	630,000	630,000	5,350,000	5,300,000	-	100,000	350,000	-
28										
29	<b>Total Expenditures</b>	<b>3,395,877</b>	<b>4,374,908</b>	<b>4,360,734</b>	<b>9,395,056</b>	<b>9,345,878</b>	<b>4,245,840</b>	<b>4,464,336</b>	<b>4,841,714</b>	<b>4,515,903</b>
30										
31	<b>Total Capital Items</b>	<b>25,167</b>	<b>290,000</b>	<b>40,000</b>	<b>40,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
32										
33	<b>Total Expenditures &amp; Capital</b>	<b>3,421,044</b>	<b>4,664,908</b>	<b>4,400,734</b>	<b>9,435,056</b>	<b>9,595,878</b>	<b>4,245,840</b>	<b>4,464,336</b>	<b>4,841,714</b>	<b>4,515,903</b>
34										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>SEWER FUND SUMMARY</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
7										
35	<b>Other Financing Sources (Uses)</b>									
36	<b>Transfer In</b>									
37	Transfer from Lottery	-	-	-	150	150	300	300	300	300
38	Transfer from Sewer Reserve	-	350,000	350,000	850,000	1,100,000	-	-	-	-
39										
40	<b>Transfer Out</b>									
41	Transfer to Sewer Reserve	(740,000)	-	-	-	-	(1,434,975)	(658,130)	(540,337)	(889,292)
42										
43	<b>Total Other Uses of Funds</b>	<b>(740,000)</b>	<b>350,000</b>	<b>350,000</b>	<b>850,150</b>	<b>1,100,150</b>	<b>(1,434,675)</b>	<b>(657,830)</b>	<b>(540,037)</b>	<b>(888,992)</b>
44										
45	<b>Prior Year Fund Balance</b>	<b>1,094,287</b>	<b>910,334</b>	<b>1,165,614</b>	<b>1,064,689</b>	<b>1,583,902</b>	<b>1,775,146</b>	<b>1,006,754</b>	<b>1,037,034</b>	<b>1,060,067</b>
46	<b>Net Change</b>	<b>71,327</b>	<b>154,355</b>	<b>418,288</b>	<b>102,913</b>	<b>191,244</b>	<b>(768,392)</b>	<b>30,280</b>	<b>23,033</b>	<b>(84)</b>
47	<b>Ending Fund Balance</b>	<b>1,165,614</b>	<b>1,064,689</b>	<b>1,583,902</b>	<b>1,167,602</b>	<b>1,775,146</b>	<b>1,006,754</b>	<b>1,037,034</b>	<b>1,060,067</b>	<b>1,059,983</b>
48										
49	<b>Operating Reserve %</b>	<b>35%</b>	<b>28%</b>	<b>42%</b>	<b>30%</b>	<b>45%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>
50	<b>Target Operating Reserve %</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>
51	<b>Over (Under) Target</b>	<b>10%</b>	<b>3%</b>	<b>17%</b>	<b>5%</b>	<b>20%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
52										
53	<b>Sewer Reserve Fund Balance</b>	<b>1,957,259</b>	<b>1,625,006</b>	<b>1,616,903</b>	<b>778,650</b>	<b>521,504</b>	<b>1,969,220</b>	<b>2,644,171</b>	<b>3,204,678</b>	<b>4,119,602</b>

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>SEWER RESERVE FUND</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	Interest Income	7,525	17,747	9,644	11,747	4,601	12,741	16,821	20,170	25,632
10										
11	<b>Total Revenue</b>	<b>7,525</b>	<b>17,747</b>	<b>9,644</b>	<b>11,747</b>	<b>4,601</b>	<b>12,741</b>	<b>16,821</b>	<b>20,170</b>	<b>25,632</b>
12										
13	<b>EXPENDITURES</b>									
14		-	-	-	-	-	-	-	-	-
15	Other Charges	-	-	-	-	-	-	-	-	-
16										
17	<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
18										
19	<b>Other Financing Sources (Uses)</b>									
20	Transfer from Sewer Fund	740,000	-	-	-	-	1,434,975	658,130	540,337	889,292
21	Transfer to Sewer Fund	-	(350,000)	(350,000)	(850,000)	(1,100,000)	-	-	-	-
22										
23	<b>Total Other Uses of Funds</b>	<b>740,000</b>	<b>(350,000)</b>	<b>(350,000)</b>	<b>(850,000)</b>	<b>(1,100,000)</b>	<b>1,434,975</b>	<b>658,130</b>	<b>540,337</b>	<b>889,292</b>
24										
25	<b>Prior Year Fund Balance</b>	<b>1,209,734</b>	<b>1,955,934</b>	<b>1,957,259</b>	<b>1,623,681</b>	<b>1,616,903</b>	<b>521,504</b>	<b>1,969,220</b>	<b>2,644,171</b>	<b>3,204,678</b>
26	<b>Net Change</b>	<b>747,525</b>	<b>(332,253)</b>	<b>(340,356)</b>	<b>(838,253)</b>	<b>(1,095,399)</b>	<b>1,447,716</b>	<b>674,951</b>	<b>560,507</b>	<b>914,924</b>
27	<b>Ending Fund Balance</b>	<b>1,957,259</b>	<b>1,623,681</b>	<b>1,616,903</b>	<b>785,428</b>	<b>521,504</b>	<b>1,969,220</b>	<b>2,644,171</b>	<b>3,204,678</b>	<b>4,119,602</b>

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>DEBT SERVICE FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7	<b>REVENUES</b>									
8	Property Tax	986,791	891,190	899,269	891,190	1,009,403	1,043,272	1,074,547	1,106,758	1,139,793
9	Sales Tax	2,055,058	1,943,539	2,607,954	2,018,141	2,476,906	2,557,862	2,662,972	2,772,121	2,944,893
10	Special Assessments - Principal	610	-	4,350	-	-	-	-	-	-
11	Special Assessments - Interest	823	-	304	-	-	-	-	-	-
12	Interest Income	26,898	27,767	22,351	20,994	15,191	12,586	15,138	19,909	30,286
13	Other	543,954	538,993	523,227	540,678	524,224	524,242	414,028	408,504	412,682
14										
15	<b>Total Revenue</b>	<b>3,614,134</b>	<b>3,401,489</b>	<b>4,057,455</b>	<b>3,471,003</b>	<b>4,025,724</b>	<b>4,137,962</b>	<b>4,166,685</b>	<b>4,307,292</b>	<b>4,527,654</b>
16										
17	<b>EXPENDITURES</b>									
18	<b>Operating - Other</b>									
19	Debt Service - Bond Principal	2,605,000	2,645,000	2,440,000	2,720,000	2,740,000	2,050,000	1,565,000	1,585,000	1,620,000
20	Debt Service - Bond Interest	377,627	468,302	370,954	509,771	474,662	464,838	508,473	499,963	491,766
23	County Treasurer Fees	9,171	8,821	8,821	8,796	8,796	10,681	10,987	11,469	11,469
24	Debt Payment - PFD	120,096	122,906	213,528	129,220	227,324	234,144	241,168	248,403	255,855
25	Financial/Legal Fees	27,729	89,750	159,750	16,375	16,375	61,250	8,250	9,250	9,250
26										
27	<b>Total Expenditures</b>	<b>3,139,623</b>	<b>3,334,779</b>	<b>3,193,053</b>	<b>3,384,162</b>	<b>3,467,157</b>	<b>2,820,913</b>	<b>2,333,878</b>	<b>2,354,085</b>	<b>2,388,340</b>
29										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>DEBT SERVICE FUND SUMMARY</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
30	<b>Other Financing Sources (Uses)</b>									
31	<b>Transfers In</b>									
32	Transfer from General Fund	188,130	577,831	577,831	604,171	629,755	565,175	572,525	574,625	665,250
33	Transfer from CIP	253,322	-	-	-	-	-	-	-	-
34	Transfer from Lottery	-	-	-	-	-	-	-	-	-
35	Transfer from SID	-	-	-	-	-	-	-	-	-
36	<b>Total Tranfers In</b>	<b>441,452</b>	<b>577,831</b>	<b>577,831</b>	<b>604,171</b>	<b>629,755</b>	<b>565,175</b>	<b>572,525</b>	<b>574,625</b>	<b>665,250</b>
37										
38	<b>Transfers Out</b>									
39	Transfer to CIP (construction)	(717,442)	(434,445)	(550,403)	(800,000)	(1,256,000)	(600,000)	(250,000)	(110,000)	-
40	Transfer to OSP (debt service)	(552,003)	(748,540)	(748,540)	(658,440)	(1,078,013)	(1,662,713)	(1,669,263)	(1,558,073)	(1,003,100)
41	<b>Total Transfers Out</b>	<b>(1,269,445)</b>	<b>(1,182,985)</b>	<b>(1,298,943)</b>	<b>(1,458,440)</b>	<b>(2,334,013)</b>	<b>(2,262,713)</b>	<b>(1,919,263)</b>	<b>(1,668,073)</b>	<b>(1,003,100)</b>
42										
43										
44	<b>Total Other Sources/Uses of Funds</b>	<b>(827,993)</b>	<b>(605,154)</b>	<b>(721,112)</b>	<b>(854,269)</b>	<b>(1,704,258)</b>	<b>(1,697,538)</b>	<b>(1,346,738)</b>	<b>(1,093,448)</b>	<b>(337,850)</b>
45										
46	<b>Prior Year Fund Balance</b>	<b>3,792,183</b>	<b>3,084,851</b>	<b>3,438,701</b>	<b>2,546,407</b>	<b>3,581,991</b>	<b>2,436,300</b>	<b>2,055,811</b>	<b>2,541,880</b>	<b>3,401,639</b>
47	<b>Net Change</b>	<b>(353,482)</b>	<b>(538,444)</b>	<b>143,290</b>	<b>(767,428)</b>	<b>(1,145,691)</b>	<b>(380,489)</b>	<b>486,069</b>	<b>859,759</b>	<b>1,801,464</b>
48	<b>Ending Fund Balance</b>	<b>3,438,701</b>	<b>2,546,407</b>	<b>3,581,991</b>	<b>1,778,979</b>	<b>2,436,300</b>	<b>2,055,811</b>	<b>2,541,880</b>	<b>3,401,639</b>	<b>5,203,103</b>
49										
50	<b>Debt Service Coverage Ratio</b>	<b>1.11</b>	<b>1.00</b>	<b>1.23</b>	<b>1.01</b>	<b>1.03</b>	<b>1.07</b>	<b>1.19</b>	<b>1.25</b>	<b>1.54</b>
51	<b>Target DSCR</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
52	<b>Over (Under) Target</b>	<b>0.11</b>	<b>-</b>	<b>0.23</b>	<b>0.01</b>	<b>0.03</b>	<b>0.07</b>	<b>0.19</b>	<b>0.25</b>	<b>0.54</b>
53										
54	<b>Sales Tax Incentive Refund Reserve</b>									
55	Beginning Balance	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293
56	Contribution to Reserve	400,259	375,000	375,000	500,000	500,000	375,000	375,000	375,000	375,000
57	Reserve Used	(400,259)	(375,000)	(375,000)	(500,000)	(500,000)	(375,000)	(375,000)	(375,000)	(375,000)
58	Ending Balance	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293



	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>CAPITAL FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7	<b>REVENUES</b>									
8	GRANTS - _____	0	0	0	0	0	114,000	20,000	290,000	0
10	INTEREST INCOME & GAIN/LOSS	248	387	9,397	382	3,153	24,736	16,484	7,679	4,725
11	BOND PROCEEDS	-	6,490,000	7,888,461	610,000	-	5,244,000	-	1,500,000	-
12										
13	<b>Total Revenue</b>	<b>248</b>	<b>6,490,387</b>	<b>7,897,858</b>	<b>610,382</b>	<b>3,153</b>	<b>5,382,736</b>	<b>36,484</b>	<b>1,797,679</b>	<b>4,725</b>
14										
15	<b>EXPENDITURES - Capital Improvement Program</b>									
16	Administration	24,683	-	-	75,000	300,000	150,000	150,000	100,000	100,000
17	Buildings and Grounds	294,654	100,000	126,000	-	-	600,000	-	-	-
18	Community Development	-	-	-	-	40,000	210,000	-	-	-
19	Information Technology	-	-	-	-	225,000	170,000	48,000	98,000	-
20	Parks	366,011	300,000	300,000	700,000	750,000	104,000	70,000	340,000	50,000
21	Sewer	-	-	-	-	-	-	-	-	-
22	Sports Complex	-	-	-	-	-	-	-	-	-
23	Streets	243,468	6,579,445	6,281,798	756,000	1,656,000	1,650,000	1,650,000	3,094,000	500,000
24										
25	<b>Total Expenditures</b>	<b>928,816</b>	<b>6,979,445</b>	<b>6,707,798</b>	<b>1,531,000</b>	<b>2,971,000</b>	<b>2,884,000</b>	<b>1,918,000</b>	<b>3,632,000</b>	<b>650,000</b>
26										
27	<b>Other Financing Sources (Uses)</b>									
28	Transfer from GF	-	-	-	-	265,000	320,000	48,000	98,000	-
29	Transfer from DSF	717,442	434,445	550,403	800,000	1,256,000	600,000	250,000	110,000	-
30	Transfers from RDF	-	-	-	-	-	-	-	-	-
31	Transfer from Lottery Fund	401,756	50,000	50,000	125,000	400,000	200,000	200,000	150,000	150,000
32	<b>Total Transfers In</b>	<b>1,119,198</b>	<b>484,445</b>	<b>600,403</b>	<b>925,000</b>	<b>1,921,000</b>	<b>1,120,000</b>	<b>498,000</b>	<b>358,000</b>	<b>150,000</b>
33										
34	Transfer to DSF	(253,322)	-	-	-	-	-	-	-	-
35										
36	<b>Total Other Sources/Uses of Funds</b>	<b>865,876</b>	<b>484,445</b>	<b>600,403</b>	<b>925,000</b>	<b>1,921,000</b>	<b>1,120,000</b>	<b>498,000</b>	<b>358,000</b>	<b>150,000</b>
37										
38	<b>Prior Year Fund Balance</b>	<b>24,186</b>	<b>41,535</b>	<b>(38,506)</b>	<b>36,922</b>	<b>1,751,957</b>	<b>705,110</b>	<b>4,323,846</b>	<b>2,940,330</b>	<b>1,464,009</b>
39	<b>Net Change</b>	<b>(62,692)</b>	<b>(4,613)</b>	<b>1,790,463</b>	<b>4,382</b>	<b>(1,046,847)</b>	<b>3,618,736</b>	<b>(1,383,516)</b>	<b>(1,476,321)</b>	<b>(495,275)</b>
40	<b>Ending Fund Balance</b>	<b>(38,506)</b>	<b>36,922</b>	<b>1,751,957</b>	<b>41,304</b>	<b>705,110</b>	<b>4,323,846</b>	<b>2,940,330</b>	<b>1,464,009</b>	<b>968,734</b>

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>LOTTERY FUND SUMMARY</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
7										
8	<b>REVENUES</b>									
9	Community Betterment	1,070,995	645,147	1,100,000	780,000	1,000,000	900,000	900,000	900,000	900,000
10	Interest Income	28,953	37,731	24,109	37,587	22,015	21,607	21,207	20,953	20,646
11	Taxes - Form 51	318,980	258,067	382,609	312,000	347,826	313,043	313,043	313,043	313,043
14										
15	<b>Total Revenue</b>	<b>1,429,421</b>	<b>940,945</b>	<b>1,508,318</b>	<b>1,129,587</b>	<b>1,369,841</b>	<b>1,234,650</b>	<b>1,234,250</b>	<b>1,233,996</b>	<b>1,233,689</b>
16										
17	<b>EXPENDITURES - Contractual Services</b>									
18	Professional Services	110,523	215,135	155,000	115,840	165,840	89,580	76,820	91,070	91,070
19	Events Marketing	28,103	30,000	17,000	31,545	31,545	32,491	32,816	33,145	33,145
20	Concerts & Movie Nights	158	10,900	6,000	11,000	11,000	11,150	11,250	11,375	11,375
21	Recreation Events	-	1,518	-	1,564	1,564	1,611	1,627	1,643	1,643
22	Community Events	52,634	29,840	25,150	31,924	31,924	32,705	33,321	34,027	34,027
23	Salute to Summer	2,400	130,127	76,387	130,178	130,178	130,235	130,301	130,342	130,342
24	Other Contractual Services	28,557	9,600	51,200	23,100	23,100	9,500	9,800	9,905	9,905
25	Other Charges (Taxes)	318,980	258,067	382,609	312,000	347,826	313,043	313,042	313,042	313,043
26										
27	<b>Total Expenditures</b>	<b>541,355</b>	<b>685,187</b>	<b>713,346</b>	<b>657,151</b>	<b>742,977</b>	<b>620,315</b>	<b>608,977</b>	<b>624,549</b>	<b>624,550</b>
28										
29	<b>Total Capital</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
30										
31	<b>Total Expenditures &amp; Capital</b>	<b>541,355</b>	<b>685,187</b>	<b>713,346</b>	<b>657,151</b>	<b>742,977</b>	<b>620,315</b>	<b>608,977</b>	<b>624,549</b>	<b>624,550</b>
32										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>LOTTERY FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
33	<b>Other Financing Sources (Uses)</b>									
34	<b>Transfers Out</b>									
35	Transfer to General Fund	(65,843)	(193,867)	(193,867)	(212,688)	(406,883)	(317,667)	(327,262)	(337,205)	(345,911)
36	Transfer to Sewer Fund	-	-	-	(150)	(150)	(300)	(300)	(300)	(300)
37	Transfers to DSF	-	-	-	-	-	-	-	-	-
38	Transfer to CIP	(401,756)	(50,000)	(50,000)	(125,000)	(400,000)	(200,000)	(200,000)	(150,000)	(150,000)
39	Transfer to RDF	-	-	-	-	-	-	-	-	-
40	Transfer to QSF	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
41										
42	<b>Total Other Uses of Funds</b>	<b>(517,599)</b>	<b>(293,867)</b>	<b>(293,867)</b>	<b>(387,838)</b>	<b>(857,033)</b>	<b>(567,967)</b>	<b>(577,562)</b>	<b>(537,505)</b>	<b>(546,211)</b>
43										
44	<b>Prior Year Fund Balance</b>	<b>3,510,997</b>	<b>3,851,992</b>	<b>3,881,464</b>	<b>3,813,883</b>	<b>4,382,569</b>	<b>4,152,400</b>	<b>4,198,768</b>	<b>4,246,479</b>	<b>4,318,421</b>
45	<b>Net Change</b>	<b>370,467</b>	<b>(38,109)</b>	<b>501,105</b>	<b>84,598</b>	<b>(230,169)</b>	<b>46,368</b>	<b>47,711</b>	<b>71,942</b>	<b>62,928</b>
46	<b>Ending Fund Balance</b>	<b>3,881,464</b>	<b>3,813,883</b>	<b>4,382,569</b>	<b>3,898,481</b>	<b>4,152,400</b>	<b>4,198,768</b>	<b>4,246,479</b>	<b>4,318,421</b>	<b>4,381,349</b>

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>ECONOMIC DEVELOPMENT FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
11	Bond Proceeds	-	3,000,000	8,500,000	-	-	-	-	-	-
12	Grantee Payments	-	-	-	-	143,570	143,570	143,570	143,570	143,570
13	Interest Income	26	10,070	29,835	10,070	131	129	127	125	123
14										
15	<b>Total Revenue</b>	26	3,010,070	8,529,835	10,070	143,701	143,699	143,697	143,695	143,693
16										
17	<b>EXPENDITURES</b>									
20	Debt Service - Bond Principal	-	-	-	195,000	346,363	1,034,545	1,047,727	1,055,909	1,065,090
21	Debt Service - Bond Interest	-	48,010	-	44,053	120,305	118,596	108,022	96,146	82,348
22	Grants	-	1,000,000	8,500,000	2,000,000	-	-	-	-	-
23	Financial Fees	-	34,500	34,500	500	500	500	500	500	500
24										
25	<b>Total Expenditures</b>	-	1,082,510	8,534,500	2,239,553	467,168	1,153,641	1,156,249	1,152,555	1,147,938
26										
27	<b>Other Financing Sources (Uses)</b>									
28	<b>Transfers In</b>									
29	Transfer from General Fund	-	82,510	231,210	239,553	830,990	288,121	1,012,203	1,008,890	1,004,615
33										
34	<b>Total Other Uses of Funds</b>	-	82,510	231,210	239,553	830,990	288,121	1,012,203	1,008,890	1,004,615
35										
36	<b>Prior Year Fund Balance</b>	7,042	7,068	7,068	2,017,138	233,613	741,136	19,315	18,966	18,996
37	<b>Net Change</b>	26	2,010,070	226,545	(1,989,930)	507,523	(721,821)	(349)	30	370
38	<b>Ending Fund Balance</b>	7,068	2,017,138	233,613	27,208	741,136	19,315	18,966	18,996	19,366
39										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>OFF-STREET PARKING FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	Interest Income	3,422	1,111	668	41,412	18,635	503	506	509	512
10	Bond Proceeds	0	0	0	10,000,000	12,000,000	0	0	0	0
11	Parking Garage Fees	11,782	23,000	20,000	29,000	29,000	35,000	285,000	535,000	535,000
12										
13	<b>Total Revenue</b>	<b>15,204</b>	<b>24,111</b>	<b>20,668</b>	<b>10,070,412</b>	<b>12,047,635</b>	<b>35,503</b>	<b>285,506</b>	<b>535,509</b>	<b>535,512</b>
14										
15	<b>EXPENDITURES</b>									
16	Commodities	5,323	11,000	4,700	11,000	11,000	11,500	11,500	12,000	12,000
17	Contractual Services	149,067	160,326	156,478	161,108	161,108	162,101	393,116	394,142	394,142
18	Maintenance	17,409	32,276	44,226	15,700	15,700	16,795	16,876	17,972	17,972
19	Debt Service - Bond Principal	685,000	695,000	695,000	710,000	710,000	1,195,000	1,230,000	1,260,000	730,000
20	Debt Service - Bond Interest	210,911	198,683	198,683	345,233	332,733	466,433	437,983	408,188	383,218
21	Land/Construction	555,374	100,000	100,000	2,000,000	9,000,000	3,000,000	0	0	0
22	Financial Fees	1,185	780	780	35,280	35,280	1,280	1,280	1,280	1,280
23										
24	<b>Total Expenditures</b>	<b>1,624,269</b>	<b>1,198,065</b>	<b>1,199,867</b>	<b>3,278,321</b>	<b>10,265,821</b>	<b>4,853,109</b>	<b>2,090,755</b>	<b>2,093,582</b>	<b>1,538,612</b>
25										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>OFF-STREET PARKING FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
26	<b>Other Financing Sources (Uses)</b>									
27	<b>Transfers In</b>									
28	Transfer from General Fund	436,334	280,602	280,602	119,069	140,173	154,893	135,986	0	0
29	Transfer from DSF	552,003	748,540	748,540	658,440	1,078,013	1,662,713	1,669,263	1,558,073	1,003,100
30	Transfer from RDF	343,923	245,923	245,923	432,073	0	0	0	0	0
31	<b>Total Transfers In</b>	<b>1,332,260</b>	<b>1,275,065</b>	<b>1,275,065</b>	<b>1,209,582</b>	<b>1,218,186</b>	<b>1,817,606</b>	<b>1,805,249</b>	<b>1,558,073</b>	<b>1,003,100</b>
32										
33	<b>Transfers Out</b>									
34	Transfer to RDF	(940,110)	0	0	0	0	0	0	0	0
35	<b>Total Transfers Out</b>	<b>(940,110)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
36										
37	<b>Total Other Uses of Funds</b>	<b>392,150</b>	<b>1,275,065</b>	<b>1,275,065</b>	<b>1,209,582</b>	<b>1,218,186</b>	<b>1,817,606</b>	<b>1,805,249</b>	<b>1,558,073</b>	<b>1,003,100</b>
38										
39	<b>Prior Year Fund Balance</b>	<b>1,232,062</b>	<b>64,459</b>	<b>15,147</b>	<b>165,570</b>	<b>111,013</b>	<b>3,111,013</b>	<b>111,013</b>	<b>111,013</b>	<b>111,013</b>
40	<b>Net Change</b>	<b>(1,216,915)</b>	<b>101,111</b>	<b>95,866</b>	<b>8,001,673</b>	<b>3,000,000</b>	<b>(3,000,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>
41	<b>Ending Fund Balance</b>	<b>15,147</b>	<b>165,570</b>	<b>111,013</b>	<b>8,167,243</b>	<b>3,111,013</b>	<b>111,013</b>	<b>111,013</b>	<b>111,013</b>	<b>111,013</b>
42										
43										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>REDEVELOPMENT FUND SUMMARY</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	Sales Tax	2,055,059	1,943,539	2,607,954	2,018,141	2,476,906	2,557,862	2,662,972	2,772,121	2,944,893
10	GBOT - Retail Sales	-	34,657	100	109,218	100	34,657	109,218	125,421	139,176
11	GBOT - Event Sales	-	-	-	74,900	-	29,544	118,178	120,541	122,952
12	Bond Proceeds	-	9,615,000	1,366	-	15,567,000	-	-	-	-
13	State Grants	-	-	-	-	-	-	-	-	-
14	Interest Income	56,379	60,391	19,797	59,111	69,098	36,545	18,524	24,924	32,511
15										
16	<b>Total Revenue</b>	<b>2,111,438</b>	<b>11,653,587</b>	<b>2,629,217</b>	<b>2,261,370</b>	<b>18,113,104</b>	<b>2,658,608</b>	<b>2,908,892</b>	<b>3,043,007</b>	<b>3,239,532</b>
17										
18	<b>EXPENDITURES</b>									
19	Contract - Professional Services	198,708	174,700	174,700	175,000	175,000	175,000	75,000	75,000	75,000
20	Other:									
21	Debt Service - Bond Principal	505,000	750,000	645,000	800,000	705,000	1,040,000	1,050,000	1,070,000	1,085,000
22	Debt Service - Bond Interest	630,688	761,125	478,874	872,550	644,616	850,364	837,659	823,212	805,671
23	Land/Construction	3,298,284	4,181,000	1,442,018	5,536,000	8,286,000	6,050,000	3,915,000	-	-
24	Financial/Legal Fees	840	121,750	121,750	1,250	36,250	1,250	52,750	1,750	1,750
25										
26	<b>Total Expenditures</b>	<b>4,633,520</b>	<b>5,988,575</b>	<b>2,862,342</b>	<b>7,384,800</b>	<b>9,846,866</b>	<b>8,116,614</b>	<b>5,930,409</b>	<b>1,969,962</b>	<b>1,967,421</b>
27										

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>REDEVELOPMENT FUND SUMMARY</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
7										
28	<b>Other Financing Sources (Uses)</b>									
29	<b>Transfers In</b>									
30	Transfer from GF	-	-	-	-	-	-	-	-	-
31	Transfer from Lottery Fund	-	-	-	-	-	-	-	-	-
32	Transfer from OSP	940,110	-	-	-	-	-	-	-	-
33										
34	<b>Total Transfers In</b>	940,110	-	-	-	-	-	-	-	-
35										
36	<b>Transfers Out</b>									
37	Transfer to CIP	-	-	-	-	-	-	-	-	-
38	Transfer to TIF	-	-	-	-	-	-	-	-	-
39	Transfer to OSP	(343,923)	(245,923)	(245,923)	(432,073)	-	-	-	-	-
40	<b>Total Transfers Out</b>	(343,923)	(245,923)	(245,923)	(432,073)	-	-	-	-	-
41										
42	<b>Total Other Uses of Funds</b>	596,187	(245,923)	(245,923)	(432,073)	0	0	0	-	-
43										
44	<b>Prior Year Fund Balance</b>	5,719,508	3,412,746	3,793,613	8,831,835	3,314,565	11,580,803	6,122,797	3,101,280	4,174,325
45	<b>Net Change</b>	(1,925,895)	5,419,089	(479,048)	(5,555,503)	8,266,238	(5,458,006)	(3,021,517)	1,073,045	1,272,111
46	<b>Ending Fund Balance</b>	3,793,613	8,831,835	3,314,565	3,276,332	11,580,803	6,122,797	3,101,280	4,174,325	5,446,436
47										
48	<b>Debt Service Coverage Ratio</b>	2.06	1.16	1.92	1.07	1.89	1.41	1.54	1.61	1.71
49	<b>Target DSCR</b>	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	<b>Over (Under) Target</b>	1.06	0.16	0.92	0.07	0.89	0.41	0.54	0.61	0.71
51										
52	<b>RDF Sales Tax Incentive Reserve</b>									
53	<b>Balance</b>	867,293	867,293	867,293	976,201	867,293	867,293	867,293	867,293	867,293
54										
55	<b>Sales Tax Incentive Refund Reserve</b>									
56	<b>Beginning Balance</b>	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293
57	<b>Contribution to Reserve</b>	400,259	375,000	375,000	500,000	500,000	375,000	375,000	375,000	375,000
58	<b>Reserve Used</b>	(400,259)	(375,000)	(375,000)	(500,000)	(500,000)	(375,000)	(375,000)	(375,000)	(375,000)
59	<b>Ending Balance</b>	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293	867,293
60	<b>diff</b>	0	0	0	0	0	0	0	0	0
61										
62										
63										
64										
65										



	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>POLICE ACADEMY FUND</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	Agency Contribution	102,205	130,000	130,000	130,000	154,000	162,500	162,500	190,000	190,000
10	Tuition		18,000	10,500	18,000	18,000	42,000	42,000	42,000	42,000
11	Interest Income	258	423	334	696	214	266	147	140	79
12	Miscellaneous	200	-	2,304	-	-	-	-	-	-
13										
14	<b>Total Revenue</b>	<b>102,663</b>	<b>148,423</b>	<b>143,138</b>	<b>148,696</b>	<b>172,214</b>	<b>204,766</b>	<b>204,647</b>	<b>232,140</b>	<b>232,079</b>
15										
16	<b>EXPENDITURES</b>									
17	Personnel Services	78,426	97,692	95,932	105,877	173,438	177,094	205,736	214,364	223,370
18	Commodities	1,239	2,150	2,700	2,150	2,150	2,150	2,150	2,150	2,150
19	Contractual Services	7,252	11,970	9,920	11,970	11,970	11,970	11,970	11,970	11,970
20	Maintenance	-	-	-	-	-	-	-	-	-
21	Other Charges	10,358	4,800	8,000	4,800	4,800	4,800	4,800	4,800	4,800
22										
23	<b>Total Expenditures</b>	<b>97,275</b>	<b>116,612</b>	<b>116,552</b>	<b>124,797</b>	<b>192,358</b>	<b>196,014</b>	<b>224,656</b>	<b>233,284</b>	<b>242,290</b>
24										
25	<b>Other Financing Sources (Uses)</b>									
26	Transfer from General Fund	-	-	-	-	-	-	-	-	-
27										
28	<b>Total Other Uses of Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
29										
30	<b>Prior Year Fund Balance</b>	<b>26,387</b>	<b>26,872</b>	<b>31,775</b>	<b>58,683</b>	<b>58,361</b>	<b>38,217</b>	<b>46,969</b>	<b>26,960</b>	<b>25,816</b>
31	<b>Net Change</b>	<b>5,388</b>	<b>31,811</b>	<b>26,586</b>	<b>23,899</b>	<b>(20,144)</b>	<b>8,752</b>	<b>(20,009)</b>	<b>(1,144)</b>	<b>(10,211)</b>
32	<b>Ending Fund Balance</b>	<b>31,775</b>	<b>58,683</b>	<b>58,361</b>	<b>82,582</b>	<b>38,217</b>	<b>46,969</b>	<b>26,960</b>	<b>25,816</b>	<b>15,605</b>

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>TIF CITY CENTRE PHASE 1A</b>									
4										
5		<b>FY20</b>	<b>FY21</b>	<b>FY21</b>	<b>FY22</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>
6		<b>Actual</b>	<b>Budget</b>	<b>YE Estimate</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
7										
8	<b>REVENUES</b>									
9	TIF Revenue	95,628	305,081	305,081	514,534	514,534	514,534	514,534	514,534	514,534
10	Interest Income	-	-	-	-	-	-	-	-	-
11										
12	<b>Total Revenue</b>	<b>95,628</b>	<b>305,081</b>	<b>305,081</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>
13										
14	<b>EXPENDITURES - Other</b>									
15	Debt Service	65,222	349,366	349,366	509,389	509,389	509,389	509,389	509,389	509,389
16	Other Charges	956	3,051	3,051	5,145	5,145	5,145	5,145	5,145	5,145
17										
18	<b>Total Expenditures</b>	<b>66,178</b>	<b>352,417</b>	<b>352,417</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>	<b>514,534</b>
19										
20	<b>Other Financing Sources (Uses)</b>									
21	Transfer	-	-	-	-	-	-	-	-	-
22										
23	<b>Total Other Uses of Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
24										
25	<b>Prior Year Fund Balance</b>	<b>17,886</b>	<b>47,336</b>	<b>47,336</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
26	<b>Net Change</b>	<b>29,450</b>	<b>(47,336)</b>	<b>(47,336)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
27	<b>Ending Fund Balance</b>	<b>47,336</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
28										
29	<b>Debt Service Coverage Ratio</b>	<b>1.47</b>	<b>0.87</b>	<b>0.87</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>
30	<b>Target DSCR</b>				1.00	1.00	1.00	1.00	1.00	1.00
31	<b>Over (Under) Target</b>				0.01	0.01	0.01	0.01	0.01	0.01

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>TIF CITY CENTRE PHASE 1B</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	TIF Revenue	30,870	418,803	418,803	806,735	806,735	806,735	806,735	806,735	806,735
10	Interest Income	-	-	-	-	-	-	-	-	-
11										
12	<b>Total Revenue</b>	<b>30,870</b>	<b>418,803</b>	<b>418,803</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>
13										
14	<b>EXPENDITURES - Other</b>									
15	Debt Service	15,281	429,895	429,895	798,668	798,668	798,668	798,668	798,668	798,668
16	Other Charges	309	4,188	4,188	8,067	8,067	8,067	8,067	8,067	8,067
17										
18	<b>Total Expenditures</b>	<b>15,590</b>	<b>434,083</b>	<b>434,083</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>	<b>806,735</b>
19										
20	<b>Other Financing Sources (Uses)</b>									
21	Transfer	-	-	-	-	-	-	-	-	-
22										
23	<b>Total Other Uses of Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
24										
25	<b>Prior Year Fund Balance</b>	<b>-</b>	<b>15,280</b>	<b>15,280</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
26	<b>Net Change</b>	<b>15,280</b>	<b>(15,280)</b>	<b>(15,280)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
27	<b>Ending Fund Balance</b>	<b>15,280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
28										
29	<b>Debt Service Coverage Ratio</b>	<b>2.02</b>	<b>0.97</b>	<b>0.97</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>	<b>1.01</b>
30	<b>Target DSCR</b>				1.00	1.00	1.00	1.00	1.00	1.00
31	<b>Over (Under) Target</b>				0.01	0.01	0.01	0.01	0.01	0.01

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>TIF CITY CENTRE PHASE 2</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	TIF Revenue	-	-	-	-	-	-	85,784	85,784	85,784
10	Interest Income	-	-	-	-	-	-	-	-	-
11										
12	<b>Total Revenue</b>	-	-	-	-	-	-	85,784	85,784	85,784
13										
14	<b>EXPENDITURES - Other</b>									
15	Debt Service	-	-	-	-	-	-	84,926	84,926	84,926
16	Other Charges	-	-	-	-	-	-	858	858	858
17										
18	<b>Total Expenditures</b>	-	-	-	-	-	-	85,784	85,784	85,784
19										
20	<b>Other Financing Sources (Uses)</b>									
21	Transfer	-	-	-	-	-	-	-	-	-
22										
23	<b>Total Other Uses of Funds</b>	-	-	-	-	-	-	-	-	-
24										
25	<b>Prior Year Fund Balance</b>	-	-	-	-	-	-	-	-	-
26	<b>Net Change</b>	-	-	-	-	-	-	-	-	-
27	<b>Ending Fund Balance</b>	0	0	0	0	0	0	0	0	0
28										
29	<b>Debt Service Coverage Ratio</b>	0.00	0.00	0.00	0.00	0.00	0.00	1.01	1.01	1.01
30	<b>Target DSCR</b>							1.00	1.00	1.00
31	<b>Over (Under) Target</b>							0.01	0.01	0.01

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>TIF CITY CENTRE PHASE 3</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	TIF Revenue	-	-	-	-	-	-	-	64,470	237,108
10	Interest Income	-	-	-	-	-	-	-	-	-
11										
12	<b>Total Revenue</b>	-	-	-	-	-	-	-	64,470	237,108
13										
14	<b>EXPENDITURES - Other</b>									
15	Debt Service	-	-	-	-	-	-	-	63,825	234,737
16	Other Charges	-	-	-	-	-	-	-	645	2,371
17										
18	<b>Total Expenditures</b>	-	-	-	-	-	-	-	64,470	237,108
19										
20	<b>Other Financing Sources (Uses)</b>									
21	Transfer	-	-	-	-	-	-	-	-	-
22										
23	<b>Total Other Uses of Funds</b>	-	-	-	-	-	-	-	-	-
24										
25	<b>Prior Year Fund Balance</b>	-	-	-	-	-	-	-	-	-
26	<b>Net Change</b>	-	-	-	-	-	-	-	-	-
27	<b>Ending Fund Balance</b>	0	0	0	0	0	0	0	0	0
28										
29	<b>Debt Service Coverage Ratio</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.01	1.01
30	<b>Target DSCR</b>								1.00	1.00
31	<b>Over (Under) Target</b>								0.01	0.01

	A	B	C	D	E	F	G	H	I	J
1	<b>CITY OF LA VISTA FY22 MID-BIENNIAL BUDGET</b>									
2										
3	<b>QUALIFIED SINKING FUND</b>									
4										
5		FY20	FY21	FY21	FY22	FY22	FY23	FY24	FY25	FY26
6		Actual	Budget	YE Estimate	Adopted	Proposed	Projected	Projected	Projected	Projected
7										
8	<b>REVENUES</b>									
9	Interest Income	756	3,757	2,409	4,632	3,173	3,042	4,261	4,286	4,312
10										
11	<b>Total Revenue</b>	756	3,757	2,409	4,632	3,173	3,042	4,261	4,286	4,312
12										
19	<b>Other Financing Sources (Uses)</b>									
20	<b>Transfers In</b>									
21	Transfer from General Fund	200,000	-	-	75,000	75,000	150,000	150,000	175,000	175,000
22	Transfer from Lottery Fund	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
23	<b>Total Transfers In</b>	250,000	50,000	50,000	125,000	125,000	200,000	200,000	225,000	225,000
24										
25	<b>Transfer Out</b>									
26	Transfer to General Fund	-	-	-	-	-	(225,000)	-	(225,000)	(225,000)
27	Transfer to Lottery Fund	-	-	-	-	-	-	-	-	-
28										
29	<b>Total Other Uses of Funds</b>	250,000	50,000	50,000	125,000	125,000	(25,000)	200,000	-	-
30										
31	<b>Prior Year Fund Balance</b>	100,716	351,241	351,472	404,998	403,881	532,054	510,096	714,357	718,643
32	<b>Net Change</b>	250,756	53,757	52,409	129,632	128,173	(21,958)	204,261	4,286	4,312
33	<b>Ending Fund Balance</b>	351,472	404,998	403,881	534,630	532,054	510,096	714,357	718,643	722,955
34										
35	<b>Earmark Balances</b>									
36	General Fund - Capital Items	250,000	250,000	250,000	325,000	325,000	250,000	400,000	350,000	300,000
37	Lottery Fund - Holiday Lights	100,000	150,000	150,000	200,000	200,000	250,000	300,000	350,000	400,000
38	Other Revenue - Accumulated Interest	1,472	4,998	3,881	9,630	7,054	10,096	14,357	18,643	22,955
39	<b>Total</b>	351,472	404,998	403,881	534,630	532,054	510,096	714,357	718,643	722,955
40	<b>Difference</b>	-	-	-	-	-	-	-	-	-

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
UNITED CITIES OF SARPY COUNTY — LOBBYING AGREEMENT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	BRENDA S. GUNN CITY ADMINISTRATOR

**SYNOPSIS**

A resolution has been prepared to jointly authorize a lobbying agreement with Kissel, Kohout, ES Associates L.L.C. for lobbying services on behalf of the United Cities of Sarpy County along with the cities of Bellevue, Gretna, La Vista, Papillion, and Springfield.

**FISCAL IMPACT**

The cost for La Vista's participation will be:

- FY22 — \$9,903.00
- FY23 — \$10,200.00
- FY24 — \$10,506.20
- FY25 — \$10,821.40
- FY26 — \$11,146.00

**RECOMMENDATION**

Approval.

**BACKGROUND**

As a participant in the United Cities of Sarpy County, the City's approved budget includes funding for a lobbyist. Our collaboration with the other cities has been successful as it has allowed us to pursue issues of common interest and stay informed during the session regarding any emerging initiatives or issues that could impact our municipalities.

The Mayors of the United Cities have determined that much of the success has been related to our lobbyist and as a result, they are recommending a new five-year contract with Joe Kohout from Kissel, Kohout, ES Associates L.L.C. to continue to represent the cities. The contract for year one is \$49,515, which is a 3% increase for from FY21. The proposal also includes subsequent increases of 3% for years two, three, four, and five of the agreement.

The need to be informed and proactive on legislative issues remains a priority of the Mayor and Council and is included in the City's Strategic Plan.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE MAYOR TO EXECUTE A LOBBYING AGREEMENT BETWEEN THE UNITED CITIES OF SARPY COUNTY AND KISSEL, KOHOUT, ES ASSOCIATES L.L.C. FOR LOBBYING SERVICES BEFORE THE NEBRASKA STATE LEGISLATURE AND GOVERNOR.

WHEREAS, the cities of Bellevue, Gretna, La Vista, Papillion and Springfield (UNITED CITIES OF SARPY COUNTY) desire to promote the common legislative interest of the five cities which make up the "United Cities of Sarpy County" and

WHEREAS, the cities have agreed that it is in their best interest to hire a joint lobbyist to lobby the Nebraska legislative and executive branches with regard to Nebraska legislation; and

WHEREAS, the Mayor and City Council have identified the need for a lobbyist as a strategic initiative and did appropriate funds in the FY21/FY22 biennial municipal budget for the hiring of a lobbyist; and

WHEREAS, the mayors of the United Cities of Sarpy County have recommended Joe Kohout with Kissel, Kohout, ES Associates L.L.C. to continue serve as their joint lobbyist.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska, that the Mayor is hereby authorized to execute a lobbying agreement between the United Cities of Sarpy County and Kissel, Kohout, ES Associates L.L.C. for lobbying services before the Nebraska State Legislature and Governor.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST, 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PAPIO-MISSOURI RIVER NRD HAZARD MITIGATION PLAN UPDATE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared to approve the City of La Vista's participation by the City of La Vista in the Papio-Missouri River Natural Resource District Multi-Hazard Mitigation Plan.

**FISCAL IMPACT**

There are no costs, other than staff time to participate in the plan update. In the future, if mitigation projects are identified and brought forward, there may be cost considerations at that time. No specific projects or funding contributions have been identified at this time.

**RECOMMENDATION**

Approval

**BACKGROUND**

This resolution is a result of a request from Papio-Missouri River Natural Resources District to participate in the update of the Multi-Hazard Mitigation Plan that was last updated in 2016. The plan is required to be updated every five (5) years by FEMA and the Disaster Mitigation Act of 2000 in order to maintain eligibility for receiving federal funding for hazard mitigation projects. The purpose of the updated plan is to identify actions that would reduce or eliminate long-term risk to people and property from natural or other hazards and to ensure that each participating community is eligible to receive federal funding under the Hazard Mitigation Grant Program (MGP), Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance Program (FMA).

Participation in the plan is a prerequisite for the eligibility to receive federal funding for mitigation projects. Funding sources have been utilized by the City over the years for Thompson Creek projects.

The Planning Commission held a meeting on August 5, 2021 and voted unanimously to recommended approval of the Papio-Missouri River NRD Hazard Mitigation Plan with minor corrections as discussed, as the request is consistent with La Vista's Comprehensive Plan.

The Plan is available on-line at <https://papiomitigation.org/> for those that wish to review the entire document.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ADOPTING THE PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT MULTI-HAZARD MITIGATION PLAN.

WHEREAS, a Multi-Hazard Mitigation Plan identifies the vulnerability of public bodies to natural hazards and the projects that can be implemented to reduce or eliminate vulnerability exposure; and

WHEREAS, FEMA now requires that a public entity must have a current Multi-Hazard Mitigation Plan in place before they are eligible for Federal funding for hazard mitigation projects and mitigation efforts resulting from natural disasters; and

WHEREAS, the Papio-Missouri River Natural Resource District coordinated and developed its first All-Hazards Mitigation Plan in 2006; and

WHEREAS, the Papio-Missouri River Natural Resource served as the coordinating agency for the development of a multi-jurisdictional Multi-Hazard Mitigation Plan to serve as the update to the 2006 All-Hazards Mitigation Plan for a six-county area including all of Sarpy, Douglas, Washington, and Dakota Counties as well as parts of Burt and Thurston Counties and all associated local governmental entities; and

WHEREAS, the planning process afforded the local units of government and its citizens the opportunity to comment and provide input in the plan and actions recommended in the plan; and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the Papio-Missouri River Natural Resources District in the form of this resolution and further requesting approval of the plan at the Federal Level;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, hereby adopts the Papio-Missouri River Natural Resources District Multi-Hazard Mitigation Plan in its entirety, resolves to execute the plan as proposed and requests approval of the plan by the Federal Emergency Management Agency.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2011.

CITY OF LA VISTA

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

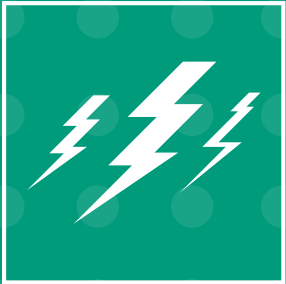
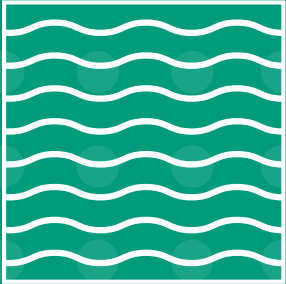
ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**PAPIO-MISSOURI RIVER**  
NATURAL RESOURCES DISTRICT

## 2021 Papio-Missouri River Natural Resources District



# MULTI-HAZARD MITIGATION PLAN



**JEO CONSULTING GROUP**

## Hazard Mitigation Plan Regional Planning Team

NAME	TITLE	JURISDICTION
<b>Aaron Alward</b>	Emergency Management Specialist	Douglas County EMA
<b>Ann Chytka</b>	Highway Superintendent	Burt County
<b>Bryon Miller</b>	Meteorologist	NWS
<b>Dan Douglas</b>	Emergency Manager	Washington County
<b>David Pearson</b>	Senior Hydrologist	NWS
<b>David Six</b>	Emergency Manager, Floodplain Administrator	Burt County
<b>Deanna Hagberg</b>	Emergency Manager	Dakota County
<b>Dirk Petersen</b>	Meteorologist	NWS
<b>Doug Cook</b>	Planning and Zoning Administrator, Floodplain Administrator	Douglas Cook
<b>Jessica Sharf</b>	Hazard Mitigation Specialist	NEMA
<b>Jim Thieler</b>	Public Works Assistant Director	City of Omaha
<b>John Cook</b>	Hazard mitigation Planning Specialist	NEMA
<b>Joseph Green</b>	Recovery Planning Specialist	NEMA
<b>Josie Oliver</b>	Emergency Manager, Floodplain Administrator	Burt County
<b>Lori Laster</b>	Stormwater Management Engineer	P-MRNRD
<b>Lynn Marshall</b>	Emergency Manager	Sarpy County
<b>Mark Stursma</b>	Director of Planning, Floodplain Administrator	City of Papillion
<b>Michael Burns</b>	Zoning Administrator, Floodplain Administrator	City of Valley
<b>Noma Borde</b>	Civil Engineer	City of Omaha
<b>Stacy Gillman</b>	Stormwater Assistant/Deputy Emergency Manager	Douglas County
<b>Rynn Kerkhove</b>	City Planner	City of Omaha
<b>Tom Perez</b>	Emergency Manager	Thurston County
<b>Travis Gibbons</b>	Assistant Planning Director	City of Papillion
<b>Becky Appleford*</b>	Project Manager	JEO Consulting Group
<b>Brooke Seachord*</b>	Project Planner	JEO Consulting Group
<b>Mary Baker*</b>	Resiliency Strategist	JEO Consulting Group

*\*served in an advisory consultant role*

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# COMMUNITY PROFILE

## **CITY OF LA VISTA**

Papio-Missouri River NRD  
Multi-Jurisdictional Hazard Mitigation Plan Update

2021



## Local Planning Team

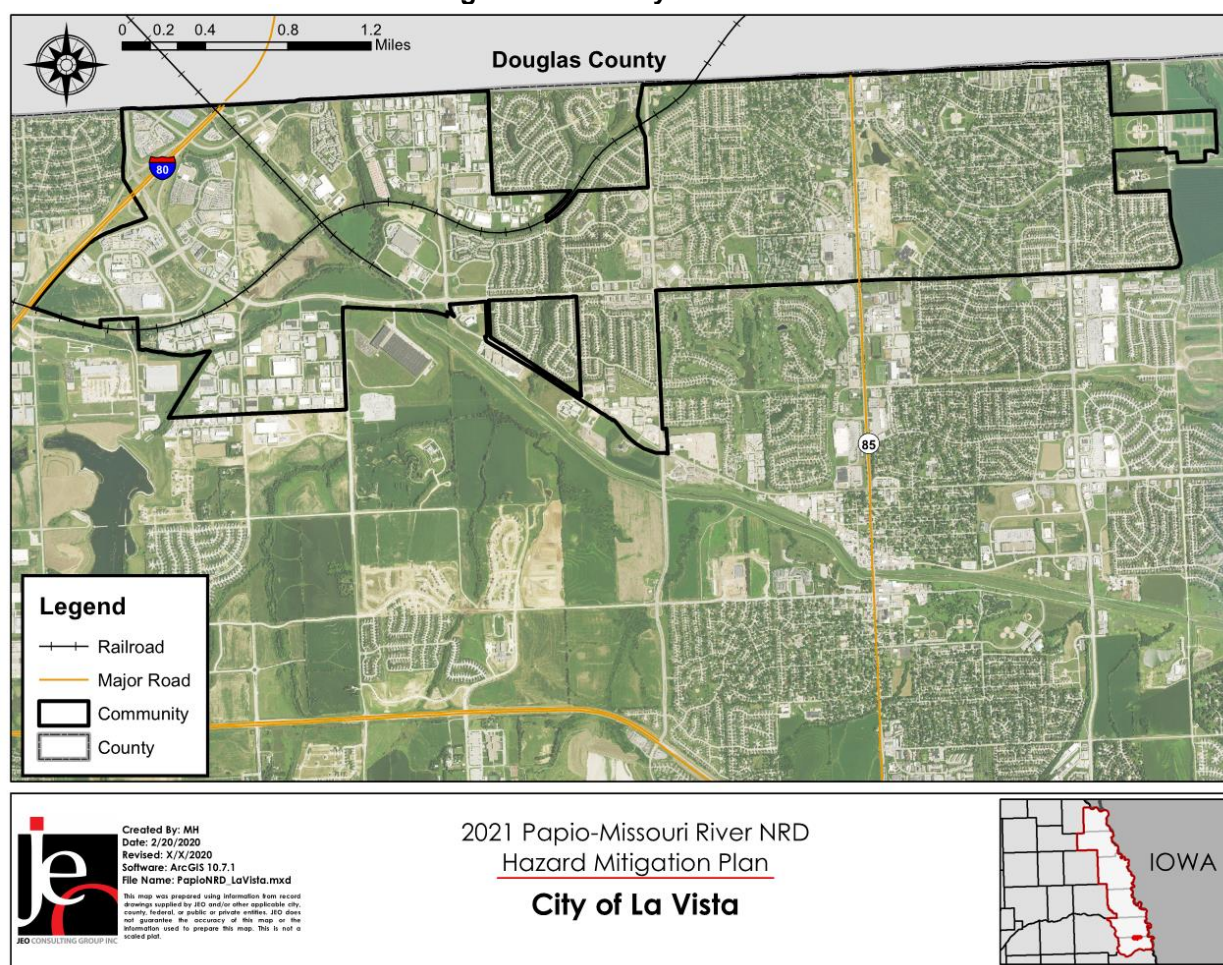
**Table LVA.1: La Vista Local Planning Team**

NAME	TITLE	JURISDICTION
PAT DOWSE	City Engineer	City of La Vista

## Location and Geography

The City of La Vista is located in the northern portion of Sarpy County and covers an area of 5.45 square miles. Major waterways in the area include the Big Papillion Creek, West Papillion Creek, South Papillion Creek, Hell Creek, Thompson Creek, and Applewood Creek.

**Figure LVA.1: City of La Vista**



## Transportation

La Vista's major transportation corridors include 84<sup>th</sup> Street/Highway 85 and Interstate 80. 84<sup>th</sup> Street has 24,535 vehicles on average per day, with 980 of those being heavy commercial vehicles. Interstate 80 on the west side of La Vista has 60,535 vehicles on average per day, 9,105 of which are heavy commercial vehicles. Giles Road near Interstate 80 is also of concern for the city due to its location within an industrial area. The road averages 17,140 vehicles a day, with 1,230 being heavy trucks. The local planning team noted that industrial uses are mixed in the area and it is possible some chemical delivery/distribution occurs at certain facilities. Two rail lines go through La Vista – the Burlington Northern Santa Fe railroad and Amtrak. Both are located on

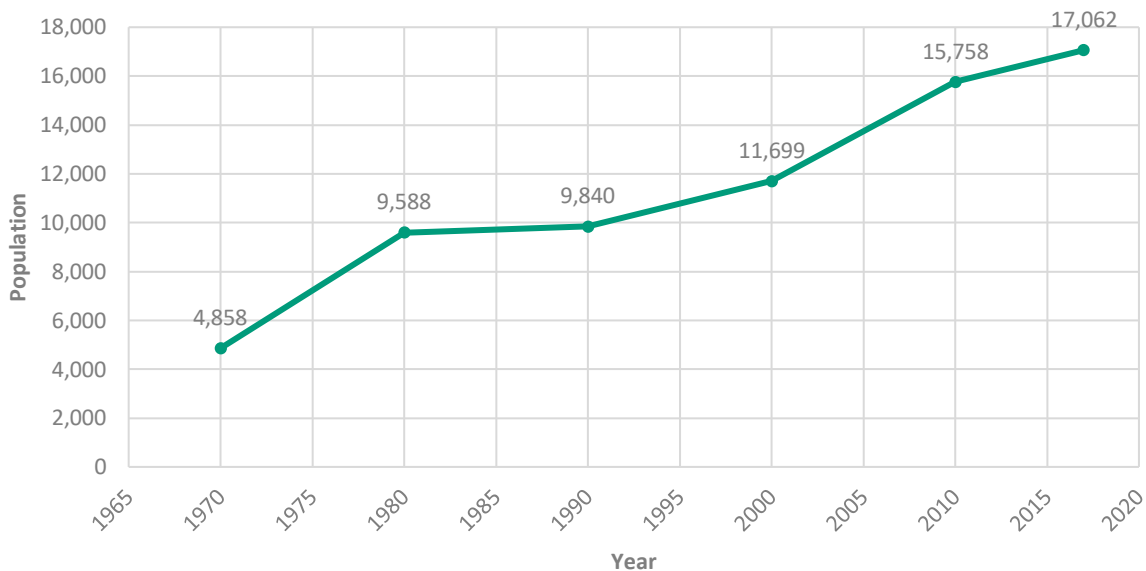


the west side of the city. Transportation information is important to hazard mitigation plans because it suggests possible evacuation corridors in the community, as well as areas more at risk to transportation incidents.

## Demographics

Historical populations for La Vista are only available since 1970. Since that point La Vista's population has increased steadily. The current estimated population in 2017 was 17,062. Increasing populations are associated with increased hazard mitigation and emergency planning requirements for development. Increasing populations can also contribute to increasing tax revenues, allowing communities to pursue additional mitigation projects. La Vista's population accounted for approximately 10% percent of Sarpy County's population in 2017.<sup>1</sup>

**Figure LVA.2: Estimated Population 1890 – 2017**



Source: U.S. Census Bureau<sup>2</sup>

The young, elderly, minorities, and poor may be more vulnerable to certain hazards than other groups. In comparison to the county, La Vista's population was:

- **Older.** The median age of La Vista was 34.8 years old in 2017, compared with the county average of 34.2 years. La Vista's population has grown older since 2010, when the median age was 30.1 years old. La Vista had a smaller proportion of people under 20 years old (28.1%) than the county (30.2%).<sup>3</sup>
- **Less ethnically diverse.** Since 2010, La Vista had a relatively stable diversity. In 2010, 3% of La Vista's population was Black or African American, 3% was Asian, 2% was other races, and 3% were two or more races. By 2017, about 3.5% of La Vista's population was Black or African American, 1.9% was Asian, 2% was other races, and 2.6% were two or more races. During that time, Sarpy County had: 4% (Black or African American), grew 2% to 3% (Asian), and 3% (two or more races) from 2010 to 2017 respectively.<sup>4</sup>

<sup>1</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>2</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>3</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>4</sup> United States Census Bureau. "2017 American Fact Finder: DP05: ACS Demographic and Housing Estimates." [database file]. <https://factfinder.census.gov/>.

- **Equally likely to be at the federal poverty line.** The poverty rate of all persons in La Vista and Sarpy County was 5.3% in 2017.<sup>5</sup>

## Employment and Economics

The city's economic base is a mixture of industries. In comparison to Sarpy County, La Vista's economy had:

- **Similar mix of industries.** Employment sectors accounting for 10% or more of employment in La Vista included Retail Trade and Educational Services 2017. In comparison Sarpy County's included Retail, Professional and Scientific jobs, and Educational Services.<sup>6</sup>
- **Lower household income.** La Vista's median household income in 2017 (\$63,034) was about \$12,700 lower than the county (\$75,752).<sup>7</sup>
- **Fewer long-distance commuters.** About 34.6% percent of workers in La Vista commuted for fewer than 15 minutes, compared with about 28.3% of workers in Sarpy County. About 14.6% of workers in La Vista commute 30 minutes or more to work, compared to about 21.8% of the county workers.<sup>8</sup>

## Major Employers

Major employers for the community include PayPal, Papillion-La Vista Public Schools, Offutt Air Force Base, and Embassy Suites. A large percentage of residents commute to other areas in the Omaha metro for work.

## Housing

In comparison to Sarpy County, La Vista's housing stock was:

- **Less owner occupied.** About 56.3% of occupied housing units in La Vista are owner occupied compared with 69.6% of occupied housing in Sarpy County in 2017.<sup>9</sup>
- **Smaller share of aged housing stock.** La Vista has fewer houses built prior to 1970 than the county (18.4% compared to 19.8%).<sup>10</sup>
- **More multi-family homes.** The predominant housing type in the city is single family detached and La Vista contains more multifamily housing with five or more units per structure than the county (36.0% compared to 17.9%). About 59.8% of housing in La Vista was single-family detached, compared with 74.2% of the county's housing. La Vista has a smaller share of mobile and manufactured housing (0.1%) compared to the county (0.8%).<sup>11</sup> The planning team expressed concern that some single-family homes do not have basements for sheltering in the event of a tornado.

This housing information is relevant to hazard mitigation insofar as the age of housing may indicate which housing units were built prior to state building codes being developed. Further, unoccupied housing may suggest that future development may be less likely to occur. Finally, communities with a substantial number of mobile homes may be more vulnerable to the impacts of high winds, tornadoes, and severe winter storms.

<sup>5</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>6</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>7</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>8</sup> United States Census Bureau. "2017 American Fact Finder: S0802: Means of Transportation to Work by Selected Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>9</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>10</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

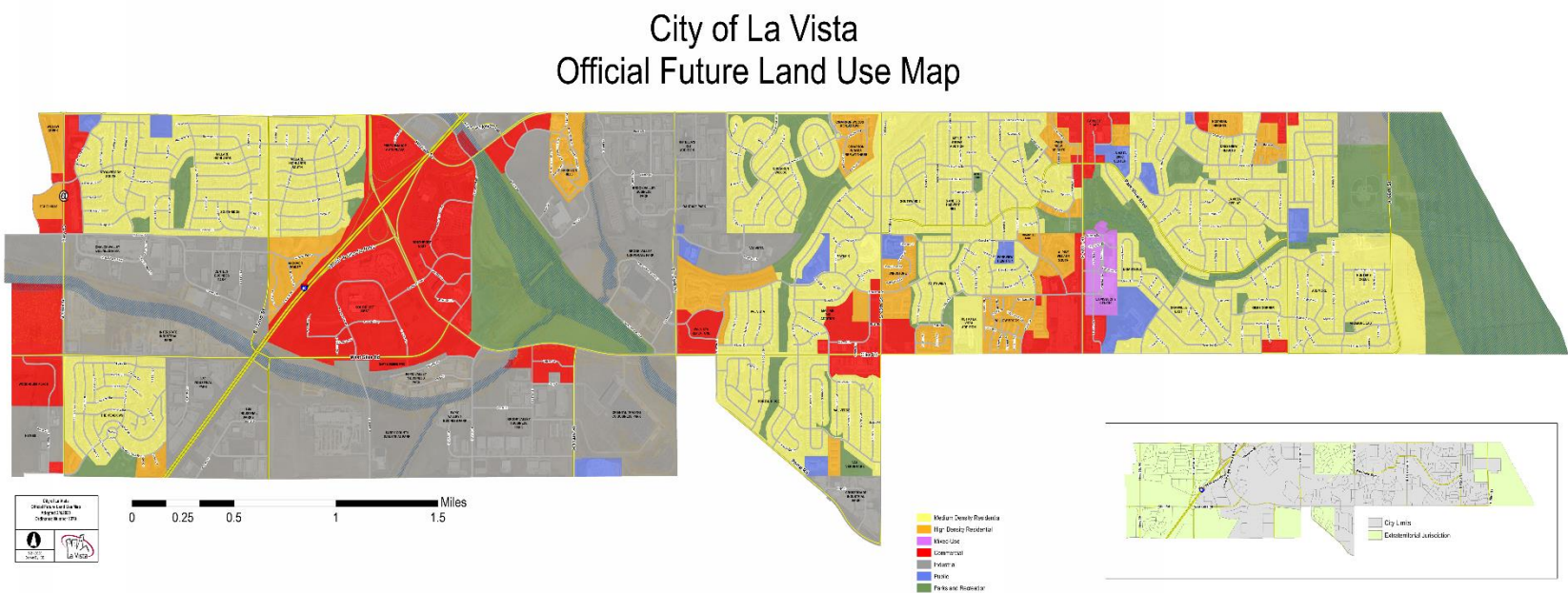
<sup>11</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

## Future Development Trends

A moderate amount of residential and commercial development has taken place over the last five years in La Vista. The planning team indicated that although most of the single-family home lots had already been developed, there has been apartment and multi-family developments occurring in recent years. A redevelopment project near 84<sup>th</sup> Street and Civic Center Park has been in development and continues to add multi-family housing, office space, and other commercial uses. This area had been made up of blighted and potentially hazard prone commercial properties, but redevelopment may reduce such vulnerability to hazards. There has also been residential, commercial and some industrial development on the western edge of La Vista and in the city's extraterritorial jurisdiction near the Interstate. Most of the residential development is apartment and multi-family housing. The city has a floodplain ordinance to ensure that the floodplain, creek setbacks, and other hazardous areas are taken into account as new developments are proposed.

According to census data, La Vista's population has been growing over the past few decades. The planning team attributes this growth to the city's central location within the Omaha metro area, the short commute times, and the small town feel that tends to attract residents.

Figure LVA.3: Future Land Use Map



## Structural Inventory and Valuation

The planning team requested GIS parcel data from the County Assessor as of December 2019. This data allowed the planning team to analyze the location, number, and value of property improvements at the parcel level. The data did not contain the number of structures on each parcel. A summary of the results of this analysis is provided in the following table. Several structures in Jackson have been removed from the floodplain via LOMA. A summary of LOMAs identified for Jackson can be found in the table below.

**Table LVA.2: La Vista Parcel Valuation**

NUMBER OF PARCELS	NUMBER OF IMPROVEMENTS	TOTAL IMPROVEMENT VALUE	NUMBER OF IMPROVEMENTS IN FLOODPLAIN	VALUE OF IMPROVEMENTS IN FLOODPLAIN	PERCENT OF IMPROVEMENTS IN FLOODPLAIN
4,831	4,622	\$1,390,757,240	100	\$105,309,266	2%

Source: County Assessor

**Table LVA.3: La Vista Flood Map Products**

TYPE OF PRODUCT	PRODUCT ID	EFFECTIVE DATE	DETAILS
LOMA	12-07-0970A-310192	1/24/2012	Structure removed from SFHA
LOMA	11-07-0265A-310192	10/29/2010	Structure removed from SFHA
LOMA	19-07-0502A-310192	1/22/2019	Structure removed from SFHA
LOMA	16-07-1099A-31092	6/8/2016	Structure removed from SFHA
LOMA	11-07-2472A-310192	10/20/2011	Structure (garage) removed from SFHA
LOMA			Structure (building A) removed from SFHA
	10-07-1206A-310192	6/24/2010	
LOMA	11-07-0030A-310192	10/29/2010	Property removed from SFHA
LOMA	11-07-0684A-310192	12/20/2010	Property removed from SFHA
LOMA			Structure (north bldg.) removed from SFHA
	11-07-1629A-310192	5/19/2011	

Source: FEMA Flood Map Service Center

## Critical Infrastructure/Key Resources

### Chemical Storage Fixed Sites

According to the Tier II System reports submitted to the Nebraska Department of Environment and Energy, there are 12 chemical storage sites in La Vista that contain hazardous chemicals.

**Table LVA.4: Chemical Storage Fixed Sites**

FACILITY NAME	ADDRESS	LOCATED IN FLOODPLAIN?
R & L CARRIERS	10611 Gertrude St	N
UNITED STATES COLD STORAGE INC	10711 Olive St	N
CENTURYLINK	8401 Harrison St	N
OPPD SUBSTATION NO 1255 3455	8905 S 114th St	N
OPPD SUBSTATION NO 928	7717 S 72nd St	N
SHAMROCK CONCRETE CO	9305 S 97th St	N
SALONCENTRIC	11720 Peel Cir	N
	10917 Harry Watanabe Pkwy	N
YAHOO INC NE1		
NATUREWORKS LLC	11906 Centennial Rd	N
REPUBLIC NATIONAL DISTRIBUTING	8648 S 117th St	N
ENERSYS INC	6944 S 108th St	N
COSTCO WHOLESALE 1237	12515 Portside Pkwy	N

Source: Nebraska Department of Environment and Energy<sup>12</sup>

<sup>12</sup> Nebraska Department of Environment and Energy. "Search Tier II Data." Accessed February 2020. <https://deg-iis.ne.gov/tier2/search.faces>.

There have been no reported fixed site chemical spills in La Vista, according to the U.S. Coast Guard National Response Center. The planning team expressed some concern about chemical spills due to the various industrial uses in the city. Such spills could impact nearby waterways, facilities, residences, and transportation corridors.

### Critical Facilities

Each participating jurisdiction identified critical facilities vital for disaster response, providing shelter to the public, and essential for returning the jurisdiction's functions to normal during and after a disaster per the FEMA Community Lifelines guidance. Critical facilities were identified during the original planning process and updated by the local planning team as a part of this plan update.

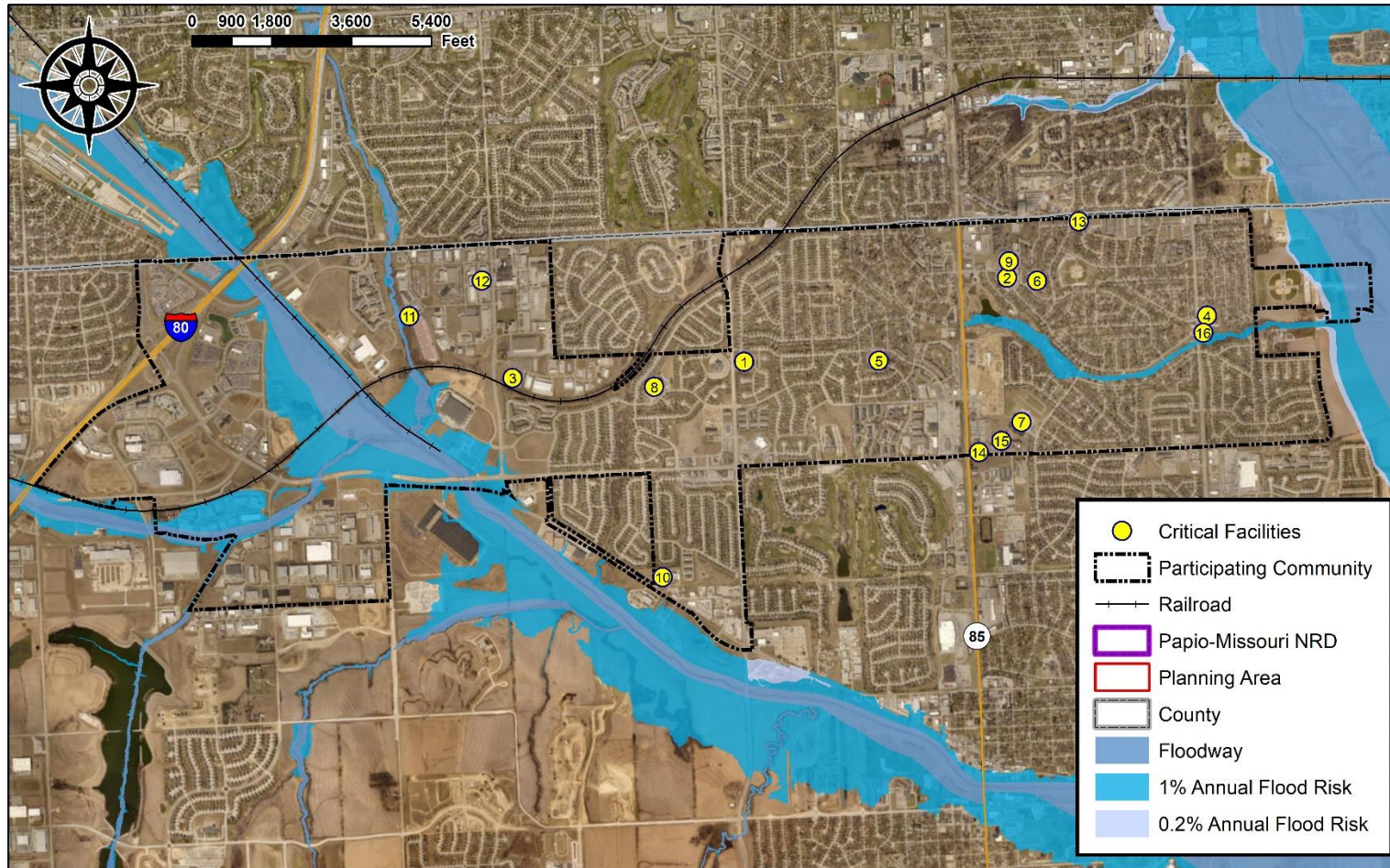
The following table and figure provide a summary of the critical facilities for the jurisdiction.

**Table LVA.5: Critical Facilities**

CF #	TYPE	NAME	SHORT-TERM SHELTER (Y/N)	GENERATOR (Y/N)	FLOODPLAIN (Y/N)
1	Safety and Security	La Vista Police Department	N	Y	N
2	Safety and Security	Papillion Fire 4	N	N	N
3	Safety and Security	Papillion Fire 1	N	Y	N
4	Food, Water, and Shelter	G Stanley Hall Elementary	N	N	N
5	Food, Water, and Shelter	Parkview Heights Elementary	Y	Y	N
6	Food, Water, and Shelter	La Vista West Elementary	Y	N	N
7	Food, Water, and Shelter	La Vista Junior High	Y	N	N
8	Food, Water, and Shelter	Portal Elementary	N	N	N
9	Food, Water, and Shelter	La Vista City Hall and Community Center	Y	Y	N
10	Safety and Security	La Vista Public Works	N	Y	N
11	Food, Water, and Shelter	Brook Valley School South	N	N	N
12	Food, Water, and Shelter	Brook Valley School North	N	N	N
13	Food, Water, and Shelter	MUD Pumping Station	N/A	Unknown	N
14	School Facility	Plps Transportation/Distribution	N	N	N
15	School Facility	Plps Buildings And Grounds	N	N	N
16	Substation	OPPD Substation 928	N/A	N/A	N



Figure LVA.4: Critical Facilities



Created By: MW  
Date: 11/13/2020  
Software: ArcGIS 10.7.1  
File Name: PapioNRD\_LaVistaCF.mxd

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2021 Papio-Missouri River NRD  
Hazard Mitigation Plan

**City of La Vista  
Critical Facilities**



## Historical Occurrences

See the Sarpy County community profile for historical hazard events.

## Hazard Prioritization

For an in-depth discussion regarding area wide hazards, please see Section Four: Risk Assessment. The hazards discussed in detail below were either identified in the previous HMP and determined to still be of top concern or were added by the local planning team based on the identification of hazards of greatest concern, hazard history, and the jurisdiction's capabilities.

### Chemical Transportation

The local planning team identified chemical transportation as a hazard of top concern. According to the Pipeline and Hazardous Materials Safety Administration, there have been 33 chemical spills during transportation in the city. Fifteen of these spills caused damages ranging from \$700 to \$14,000. None of these spills resulted in injuries or evacuations. The planning team noted a spill in September 2013 that released toxic liquids and caused \$2,000 in damages. This spill was caused by a pallet in the bed of the truck puncturing the drum while in transit. The spill was primarily contained within the truck. According to the local planning team, the transportation routes of most concern are Interstate 80, Giles Road, 84<sup>th</sup> Street/Highway 85, and 72<sup>nd</sup> Street. The fire station, city hall, and substation are all located near main transportation routes. The local concern also relates to the proximity of residents to potential chemical spills as well as the quantity and security of these chemicals.

The planning team indicated that continued monitoring and hazmat training for first responders is currently planned to improve the city's response to this hazard. Improvements to the city planning process as it relates to new developments and potential chemical transportation issues are also being planned. The team noted that ongoing monitoring and safe shipping/handling are needed in the future.

### Dam Failure

Although dam failure was not a top concern for the city, there is some risk and vulnerability from high hazard dams in the area. There are two high hazard dams in or near La Vista: Thompson Creek and Prairie Queen. The city has an evacuation plan in place for both dams, and emergency housing is available for displaced residents. If one of these high hazard dams were to fail, there would likely be loss of life and housing.

**Table LVA.6: High Hazard Dams in La Vista**

NIDID	DAM NAME	LOCATION	STREAM NAME	OWNER
NE02217	Thompson Creek Dam	La Vista	Thompson Creek	CITY OF LA VISTA
NE05082	Prairie Queen Main Dam	Papillion	Trib. To South Papillion Creek	P-MRNRD

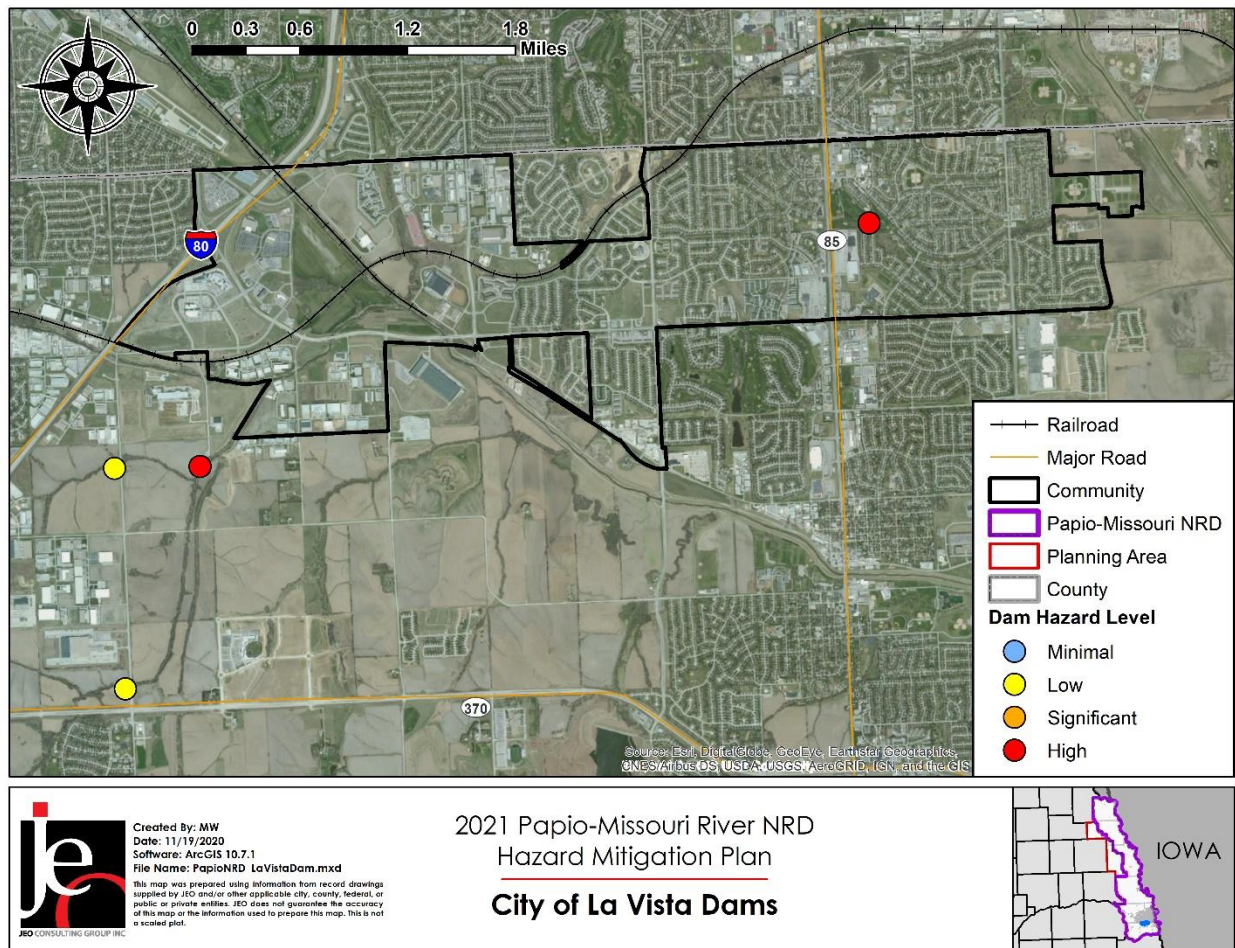
Source: NID

The Papio-Missouri River NRD is currently constructing two dams (WP-6 and WP-7) south of the city on Schram Creek and a tributary to West Papillion Creek. The planning team indicated that the impacts to the City of La Vista appear to be minimal due to their location. The team also indicated that Thompson Creek Rehabilitation Project is in its final phase of design. The project is located downstream from the dam until Edgewood Boulevard and will reshape the banks for floodplain restoration and provide for water quality features. Construction is anticipated within the next five years. Although no other projects were identified by the planning team as being needed



in the future, continued maintenance and inspections are crucial to understanding new needs as they come up.

**Figure LVA.5: Dams in La Vista**



## Flooding

The local planning team identified flooding as a hazard of top concern due to increasing development, which leads to greater runoff. The team was also concerned with flooding as it relates to dam failure. According to NCEI data, there have been no reported flood events from 1996 to November 2019. However, the local planning team noted that low-level neighborhoods can flood during heavy rains. Erosion from heavy rains events have also caused damage to infrastructure. The city continues to monitor and plan for scour issues related to heavy rain events and provides a budgetary item to address minor issues should they arise. The Civic Centre Park Transformation Project was completed recently to transform the city golf course into a city park. The water surface area was increased, and water quality basins were added to treat stormwater runoff from the 84<sup>th</sup> Street redevelopment area.

The planning team identified two areas of concern for poor stormwater drainage in the city, both along the railroad in central La Vista. Damage to two bridges above Hell Creek, one at Olive Street and the other at Harrison Street, also occurred as a result of flood waters. A sanitary sewer siphon was damaged as well. The planning team noted that the city was spared from most flood-related issues during the 2019 floods. The City of La Vista participates in the NFIP and has 36

policies in-force for \$10,248,000. There are no repetitive flood loss properties in the city. Sarpy County has a Flood Insurance Study dated May 3, 2010 which includes Bellevue, Gretna, La Vista, Papillion, and Springfield. The study notes principal flood problems include heavy rainfall, snowmelt, or combinations on the Missouri River, Platte River, and the Elkhorn River. Flooding along Big Papillion Creek, Buffalo Creek, Papillion Creek, South Branch Papillion Creek, Springfield Creek, and West Papillion Creek normally occurs from heavy rainfall. The Missouri River historically was a major flood problem for Sarpy County. This, however, has changed considerably since the construction of six dams and reservoirs on the Missouri River in the Dakotas and Montana. The completion of Missouri River Levee Unit R-616 in May 1979 (Reference 13) protects from flooding that part of Sarpy County located downstream from the City of Bellevue extraterritorial zoning limits to Papillion Creek. Missouri River Levee Unit R-613 is located between Papillion Creek and the Platte River. These flood control structures eliminated the threat of a 0.2-percent-annual-chance flood from the Missouri River for those areas of Sarpy County and the City of Bellevue landward of these levee systems. However, due mainly to tributary inflow downstream from the main stem dams and ice conditions, those areas of Sarpy County and Bellevue riverward of the levee system are subject to flooding. These areas include agricultural areas, recreational areas, residential areas, and barge terminals. The Platte River has also historically been a major flood problem for Sarpy County. Unfortunately, unlike the Missouri River, few flood control measures exist along the Platte River that reduce flood damages. Ice conditions on the Missouri River, Platte River, and Elkhorn River can also have a significant effect on both the degree of flooding and frequency of flooding in Sarpy County. Flood protection measures primarily include dams, reservoirs, and levees along major waterways. The Papio-Missouri River NRD has had a continuing program since 1968 to construct channel and levee improvements along Papillion Creek and Big Papillion Creek. These improvements are complete from Capehart Road in Bellevue, Nebraska, upstream through Sarpy County except for tie-back levees along Mud Creek, and a short portion on the right bank upstream from the West Papillion Creek confluence. Channel straightening by local interests has occurred on Papillion Creek, Big Papillion Creek, and West Papillion Creek, and on portions of Buffalo Creek, Springfield Creek, Mud Creek, Betz Road Ditch, and Squaw Creek. Tieback levees have been constructed along the downstream portions of Mud Creek, Betz Road Ditch, and Squaw Creek, also by local interests.

Additionally, La Vista is included in the Big Papillion-Mosquito Watershed Flood Risk Report (9/12/2016). The report utilized HAZUS to estimate potential losses for flood event scenarios. For the City of Bennington the inventory estimated value was \$4,327,200,000.

The city has multiple projects planned to improve its response to flooding and reduce its risk of impacts. A project to upsize a culvert crossing at one railroad crossing is currently being planned as well as a project to address drainage issues at the other railroad crossing. A stream degradation study is being completed by the U.S. Army Corps of Engineers, with contributions from the PCWP to analyze and identify potential solutions related to scour and erosion from heavy rain events. The city is also planning to replace a sewer siphon in the coming years to address a scour concern on the east side of the community. Stream stabilization projects within the Hell Creek watershed and the South Papillion Creek watershed were identified by the planning team as being needed in the future.

### **High Winds and Tornadoes**

Tornadoes and high winds are common within the planning area and have the potential to cause significant damages, economic impacts, and loss of life. According to the NCEI, there have been 19 high wind events and seven tornadoes in Sarpy County from 1996 to 2019; however, no recorded tornadoes have hit La Vista. The planning team noted that a high wind event in 2017

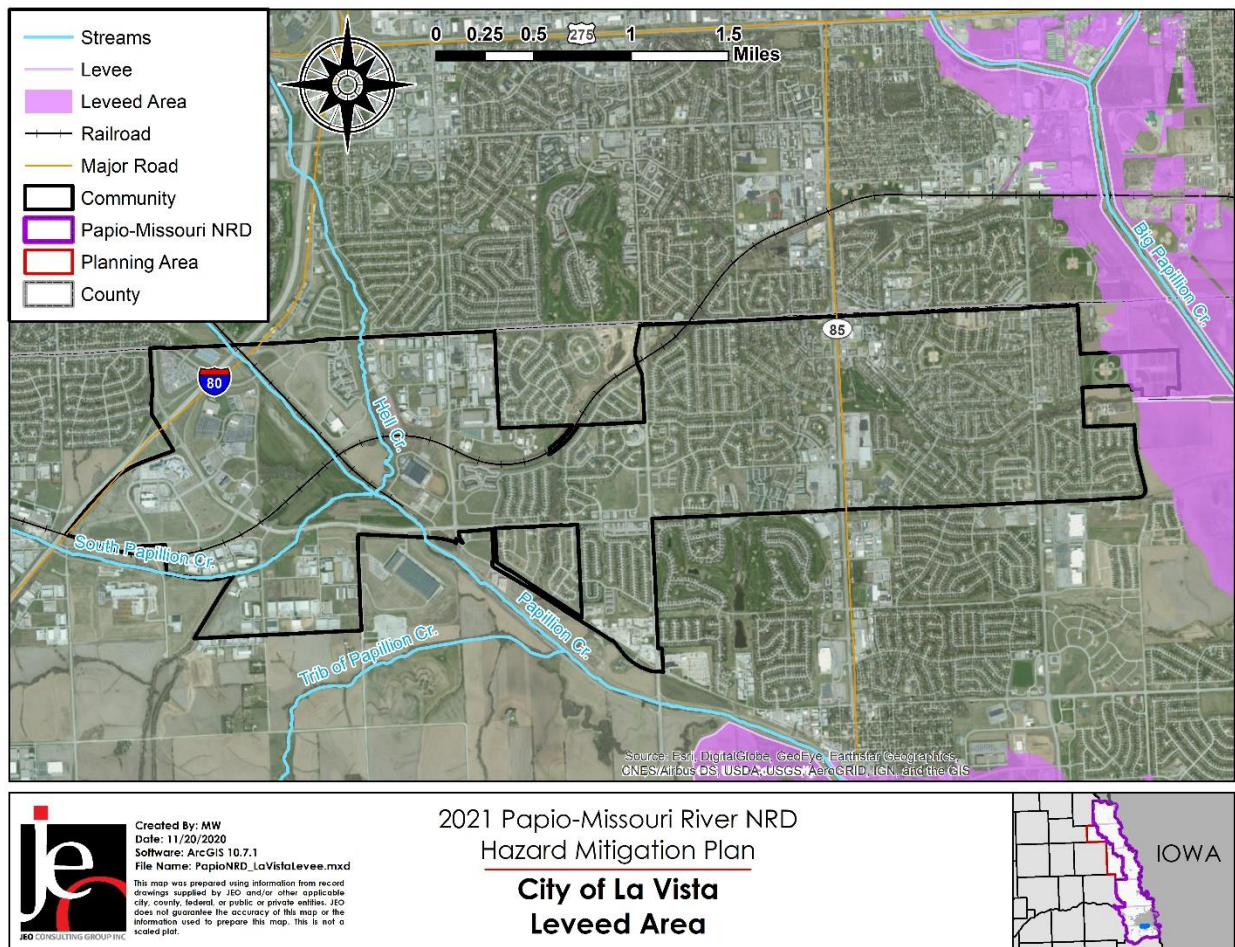


caused significant tree damage in the city. The damage was extensive enough that a drop-off site was set up for residents to take downed branches and limbs. La Vista Public Works was able to provide mutual aid to the City of Papillion to assist in their storm cleanup efforts as well. The city does not have a community safe room, but the planning team indicated that the city could benefit from such storm shelters and that future city and parks planning efforts should incorporate shelter projects. The need for a regional warning system for cell phones was also expressed. The community backs up municipal records and performs tornado drills regularly. A severe weather notification project was completed by the city in 2014.

### Levee Failure

Although the local planning team did not identify levee failure as a top concern for La Vista, there are levee protected areas within the city. The area protected by a levee is contained to the far eastern portion of the jurisdiction. The levees near La Vista are FEMA certified and owned by the Papio-Missouri River NRD. The levees provide 1 percent annual flood risk protection. If a levee was to fail, there would likely be utility and recreation impacts.

**Figure LVA.5: Levee Map**



### Public Health Emergency

Public health emergency is a new hazard of top concern for this plan update. Concerns for public health emergencies stemmed from the development and spread of the novel coronavirus (COVID-19), beginning in 2020. Sarpy County has seen numerous confirmed cases of the virus and

monitors the virus at the county level. According to the planning team, city policies and plans regarding the pandemic have been updated, reviewed, or are currently being modified. Emergency Declarations have closed many city facilities to the public and nearly all public events have been cancelled. As Directed Health Measures from the state or Sarpy/Cass Health Department are updated, city officials will continue to restrict use or implement policies for public facilities as needed. It is unknown if the current health emergency is a long-term concern, but current issues may have longer term effects on operations and/or policies. No other major disease outbreaks have impacted the city.

### **Severe Thunderstorms**

The local planning team identified severe thunderstorms as a top concern for the city. Severe thunderstorms occur frequently in the planning area and can include heavy rain, strong winds, lightning strikes, and hail. According to NCEI data, 13 severe thunderstorm events were recorded in La Vista from 1996 to November 2019. One storm in June 2014 caused seven and a half inches of rain to fall on the city, resulting in flooding in six residential basements. Hail during these events is also common. The main concern for hail is the cost to repair damaged property, as critical facilities have been damaged in the past. The planning team noted that municipal facilities have been insured for hail. Critical municipal records are stored electronically and protected with surge protectors. A new generator was purchased for Fire Station #4 in 2017; however, other critical facilities such as City Hall are still needing backup power. Weather radios are available in critical facilities. Other projects that reduced risk are the ongoing effort to bury power lines (30 percent complete) and identification of hazardous trees (east of 84<sup>th</sup> Street). The planning team indicated that continued tree maintenance and ordinance enforcement are needed to minimize tree-related damage.

### **Social Media Engagement**

The Papio-Missouri River NRD launched a “Would You Rather” themed social media campaign during the 2021 HMP update to garner local input on hazard priorities, residential capabilities, and action items residents would like to see the community take in the future to reduce potential impacts from hazard events.

The City of La Vista had 13 reported respondents in the campaign (based upon general zip code analysis). According to those respondents the top hazards of concern for them included: High Winds and Tornadoes, Severe Thunderstorms, and Severe Winter Storms. Some ways residents have indicated they had reduced their personal risk to hazard events included: signed up for emergency alert texts, attended safety related trainings or certifications, and identified safe places in home and work environments for hazard events.

The local respondents noted text alerts are the #1 preferred method of notification for major events, with social media and community website updates are secondary methods. Protecting people and critical facilities, prevent development in hazardous areas, increasing cooperation between emergency response agencies, improving emergency notifications, and emergency are the most important priorities for identifying hazard mitigation projects. Noted actions to improve hazard mitigation in the community included improving the timeliness and volume of emergency alerts and sirens, avoiding development in the floodplain, having one specific resource for emergency notifications/information, and developing a registry of vulnerable adults who may require assistance during hazard events to assist emergency responders or neighbors check in on them.

## Governance

A community's governance indicates the number of boards or offices that may be available to help implement hazard mitigation actions. La Vista has a number of offices or departments that may be involved in implementing hazard mitigation initiatives. The city has a mayor, an eight-member council, and the following offices.

- City Clerk
- City Administration
- Police Department
- Public Works
- Library
- Parks and Recreation
- Building Department
- Planning Department
- Finance Department
- Human Resources

## Capability Assessment

The capability assessment consisted of a Capability Assessment Survey completed by the jurisdiction and a review of local existing policies, regulations, plans, and the programs. The survey is used to gather information regarding the jurisdiction's planning and regulatory capability; administrative and technical capability; fiscal capability; and educational and outreach capability.

**Table LVA.7: Capability Assessment**

SURVEY COMPONENTS/SUBCOMPONENTS		YES/NO
<b>PLANNING &amp; REGULATORY CAPABILITY</b>	Comprehensive Plan	Yes (2019)
	Capital Improvements Plan	Yes (2019)
	Economic Development Plan	No
	Emergency Operational Plan	Yes (2017)
	Floodplain Management Plan	Yes (2005)
	Storm Water Management Plan	Yes (2019)
	Zoning Ordinance	Yes (2020)
	Subdivision Regulation/Ordinance	Yes (2014)
	Floodplain Ordinance	Yes (2015)
	Building Codes	Yes (2016)
	National Flood Insurance Program	Yes
	Community Rating System	No
	Other (if any)	
<b>ADMINISTRATIVE &amp; TECHNICAL CAPABILITY</b>	Planning Commission	Yes
	Floodplain Administration	Yes
	GIS Capabilities	Yes
	Chief Building Official	Yes
	Civil Engineering	Yes
	Local Staff Who Can Assess Community's Vulnerability to Hazards	Yes

SURVEY COMPONENTS/SUBCOMPONENTS		Yes/No
	Grant Manager	No
	Mutual Aid Agreement	Yes
	Other (if any)	
<b>FISCAL CAPABILITY</b>	Capital Improvement Plan/ 1 & 6 Year plan	Yes
	Applied for grants in the past	Yes
	Awarded a grant in the past	Yes
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	Yes
	Gas/Electric Service Fees	No
	Storm Water Service Fees	No
	Water/Sewer Service Fees	Yes
	Development Impact Fees	Yes
	General Obligation Revenue or Special Tax Bonds	Yes
	Other (if any)	
<b>EDUCATION &amp; OUTREACH CAPABILITY</b>	Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc. Ex. CERT Teams, Red Cross, etc.	No
	Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Yes
	Natural Disaster or Safety related school programs	No
	StormReady Certification	No
	Firewise Communities Certification	No
	Tree City USA	Yes
	Other (if any)	

OVERALL CAPABILITY	LIMITED/MODERATE/HIGH
<b>FINANCIAL RESOURCES NEED TO IMPLEMENT MITIGATION PROJECTS</b>	Limited
<b>STAFF/EXPERTISE TO IMPLEMENT PROJECTS</b>	Limited
<b>COMMUNITY SUPPORT TO IMPLEMENT PROJECTS</b>	Moderate
<b>TIME TO DEVOTE TO HAZARD MITIGATION</b>	Limited

## Plan Integration

The Local Emergency Operations Plan (LEOP) for La Vista, which was last updated in 2016, is an annex of Sarpy County's LEOP. The LEOP is anticipated to be updated in 2021. It is an all hazards plan that does not address specific natural and man-made disasters. It provides a clear assignment of responsibility in case of an emergency.

According to the planning team, plans and mechanisms that currently incorporate hazards and mitigation include planning and zoning ordinances, subdivision regulations, and building permits. The city will need to continue best practices for city planning, code enforcement, and operations to ensure hazard mitigation is incorporated.

The City's Comprehensive Plan was last updated in 2019. The plan does not discuss natural hazards; however does encourage smart growth, annexation, and future land use designation. The Capital Improvements Plan is updated annually and, as of winter 2020, identified the last phase of Thompson Creek Rehabilitation project programmed. The city's zoning and subdivision ordinances are updated on an as needed basis and limit development in hazardous areas such as the floodplain or near chemical storage sites. The city has adopted the 2012 IBC edition.

## Plan Maintenance

Hazard Mitigation Plans should be living documents and updated regularly to reflect changes in hazard events, priorities, and mitigation actions. These updates are encouraged to occur after every major disaster event, alongside community planning documents (i.e. annual budgets and Capital Improvement Plans), during the fall before the HMA grant cycle begins, and/or prior to other funding opportunity cycles begin including CDBG, Water Sustainability Fund, Revolving State Fund, or other identified funding mechanisms.

The local planning team is responsible for reviewing and updating this community profile as changes occur or after a major event. The local planning team will include the City Engineer and City Council. The profile was last updated in 2020 after the past City Engineer retired. The Capability Assessment was also updated to reflect changes to Planning and Regulatory Capabilities. The local planning team will review the plan no less than annually and will include the public in the review and revision process by: updating the city website, social media posts, and sharing information at city council meetings open to the public.

## Mitigation Strategy

### Continued Mitigation Actions

MITIGATION ACTION		BACKUP POWER GENERATOR
DESCRIPTION	Obtain back up power generation for critical facilities especially for the La Vista Community Center	
HAZARD(S)	All hazards	
ESTIMATED COST	\$500,000	
FUNDING	HMGP, BRIC	
TIMELINE	2-5 years	
PRIORITY	High	
LEAD AGENCY	Public Works	
STATUS	Fire Station #4 was outfitted with a generator in 2017 but other critical facilities still lack backup power capabilities. Facilities plans and needs studies are programmed for the future and could indicate the need for more generators.	



MITIGATION ACTION		BURY POWER LINES
DESCRIPTION		Work with local public power district to bury power lines where feasible
HAZARD(S)		High Winds and Tornadoes, Severe Thunderstorms, Severe Winter Storms
ESTIMATED COST		\$10,000,000
FUNDING		HMGP, BRIC
TIMELINE		5+ years
PRIORITY		Low
LEAD AGENCY		Public Works
STATUS		Although some power lines have been buried where feasible, a city-wide effort has not started due to lack of funding. Coordination with the power utility continues as development projects occur.

MITIGATION ACTION		CHANNEL MAINTENANCE AND BANK STABILIZATION
DESCRIPTION		Channel maintenance and bank stabilization for Thompson Creek from 72 <sup>nd</sup> to 78 <sup>th</sup> Streets. Hell Creek is prioritized next for maintenance and stabilization.
HAZARD(S)		Flooding
ESTIMATED COST		\$3,000,000 (Thompson Creek); \$6,000,000 (Hell Creek)
FUNDING		NET Grant, P-MRNRD Funds, City sales tax revenue
TIMELINE		2-5 years
PRIORITY		High
LEAD AGENCY		Public Works
STATUS		The Thompson Creek project is entering its final phase and will be completed over the next five years. The next phase of the Hell Creek stabilization project has been discussed but is not currently in the CIP.

MITIGATION ACTION		DEVELOP AN URBAN TREE MANAGEMENT PROGRAM
DESCRIPTION		Develop an urban tree management program especially along city right of ways and parks.
HAZARD(S)		Drought and Extreme Heat, High Winds and Tornadoes, Severe Thunderstorms, Severe Winter Storms
ESTIMATED COST		\$50,000
FUNDING		Sales or property tax if available
TIMELINE		5+ years
PRIORITY		Low
LEAD AGENCY		Public Works
STATUS		The parks department is currently working on a 1 & 5 year tree program to identify tree maintenance and plantings within city-owned property.



MITIGATION ACTION		STORM SHELTERS/SAFE ROOMS
DESCRIPTION		Identify, designate, and publicize tornado shelter
HAZARD(S)		High Winds and Tornadoes
ESTIMATED COST		\$50,000
FUNDING		HMPG, BRIC
TIMELINE		2-5 years
PRIORITY		Medium
LEAD AGENCY		Community Services
STATUS		This project has not yet started; however, as public areas are redeveloped or rehabilitated, discussions continue.

MITIGATION ACTION		STORMWATER SYSTEM AND DRAINAGE IMPROVEMENTS
DESCRIPTION		Reduce impacts of stormwater at various locations at major culverts and drainage ditches.
HAZARD(S)		Flooding, Severe Thunderstorms
ESTIMATED COST		\$1,000,000
FUNDING		P-MRNRD Funds, Sales tax if sufficient funds are available
TIMELINE		5+ years
PRIORITY		Medium
LEAD AGENCY		Public Works
STATUS		The city continues to work on minor stabilization projects as they become apparent and works with other agencies on potential stabilization opportunities. Some sanitary and improvement districts (SIDs) within the city's zoning jurisdiction continue to embark on channel stabilization projects.

MITIGATION ACTION		UPGRADE PROBLEM BRIDGES AND CULVERTS
DESCRIPTION		Upgrade problem bridges and culverts. Two bridges on Hell Creek have been identified for upgrades.
HAZARD(S)		Flooding
ESTIMATED COST		\$2,000,000
FUNDING		Sales tax, Bonds, P-MRNRD funds
TIMELINE		2-5 years
PRIORITY		Medium
LEAD AGENCY		Public Works
STATUS		The improvement project near Harrison Street bridge has been completed. The next phase near the Olive Street bridge is being discussed but is not currently in the CIP.

**Removed Mitigation Actions:**

MITIGATION ACTION		MAINTAIN GOOD STANDING IN THE NFIP
DESCRIPTION		Maintain good standing with National Flood Insurance Program (NFIP) including floodplain management practices/ requirements and regulation enforcements and updates.
HAZARD(S)		Flood
REASON FOR REMOVAL		While the community will continue to participate in the NFIP, this project can be removed as it is considered an ongoing effort.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF THE ADDITION TO THE LIQUOR LICENSE FOR LUCKY BUCKET BREWING COMPANY IN LA VISTA, NEBRASKA.

WHEREAS, Lucky Bucket Brewing Company, 11941 Centennial Road, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for an addition to their Liquor License; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of the addition to the Liquor License submitted by Lucky Bucket Brewing Company, 11941 Centennial Road, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



## LA VISTA POLICE DEPARTMENT INTER-DEPARTMENT MEMO

---

**TO:** Pam Buethe, City Clerk

**FROM:** Robert S. Lausten, Police Chief

**DATE:** 8-2-2021

**RE:** Nebraska Liquor Control Commission  
Request for Addition to Indoor Area - Lucky Bucket

**CC:**

---

The La Vista Police Department received notice from the La Vista City Clerk regarding the application from Lucky Bucket to the Nebraska Liquor Control Commission for an Addition to their space.

As a condition of approval, I would require the applicant strictly conform to Nebraska Liquor Control Commission rules and regulations under the Nebraska Liquor Control Act.

**APPLICATION FOR ADDITION  
TO LIQUOR LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

Office Use

**RECEIVED**

SEP 14 2020

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**Application:**

- Must include processing fee of \$45.00 check made payable to the Nebraska Liquor Control Commission or you may pay online at [www.nc.gov/go/NLCCpayport](http://www.nc.gov/go/NLCCpayport)
- Must include a copy of the lease or deed showing ownership of area to be added. This is still required even if it's the same as on file with original application
- Must include simple hand drawn sketch showing existing licensed area and area to be added, must include outside dimensions in feet (not square feet), show direction north.  
**NO BLUE PRINTS**
- May include approval from the local governing body; no addition shall be approved unless endorsed by the local governing body
- Check with your local governing body for any additional requirements that may be necessary in making this request for addition

106684 L  
LIQUOR LICENSE # \_\_\_\_\_ CLASS TYPE \_\_\_\_\_  
Quaff, LLC  
LICENSEE NAME \_\_\_\_\_  
Lucky Bucket Brewing Company  
TRADE NAME \_\_\_\_\_  
11941 Centennial Road  
PREMISE ADDRESS \_\_\_\_\_  
La Vista 68128 Sarpy  
CITY \_\_\_\_\_ ZIP CODE \_\_\_\_\_ COUNTY \_\_\_\_\_  
Jason Payne  
CONTACT PERSON \_\_\_\_\_  
402-763-8868  
PHONE NUMBER OF CONTACT PERSON \_\_\_\_\_  
jason@luckybucketbrewing.com  
EMAIL ADDRESS OF CONTACT PERSON \_\_\_\_\_



2000009031

Reg 12-4 4/15cc

1. What is being added?

Explain the type of addition that is being requested, i.e. beer garden, adding to building  
Beer garden

2. Will this addition cause the location to be within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

☐

YES

☒

NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1).

Must include supplemental Form 134 found at this link: <http://www.lcc.ne.gov/formsddiv.html>

If proposed location is within 300 feet of a campus, the Commission may waive this restriction upon written approval from the governing body of the college or university. (Rev. Stat. 53-177)(1).

Must include supplemental Form 135 found at this link: <http://www.lcc.ne.gov/formsddiv.html>

3. Include a sketch of the area to be added showing:

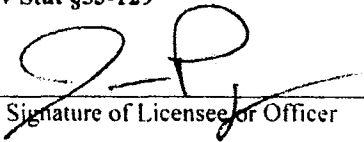
- ✓ existing licensed area with length & width in feet
- ✓ area to be added with length & width in feet
- ✓ direction north

4. If adding an outdoor area explain:

- ✓ type of fencing
- ✓ height of fence
- ✓ length & width of outdoor area in feet

*12.07 Outdoor area shall mean an outdoor area included in licensed premises, which is used for the service and consumption of alcoholic liquors and which is contained by a permanent fence, wall or other barrier approved by the Commission and shall be in compliance with all building and fire, or other applicable local ordinances. Rule Chapter 2-012.07*

I acknowledge under oath that the premises as added to comply in all respects with the requirements of the act. Neb Rev Stat §53-129

  
Signature of Licensee or Officer

State of Nebraska

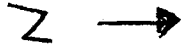
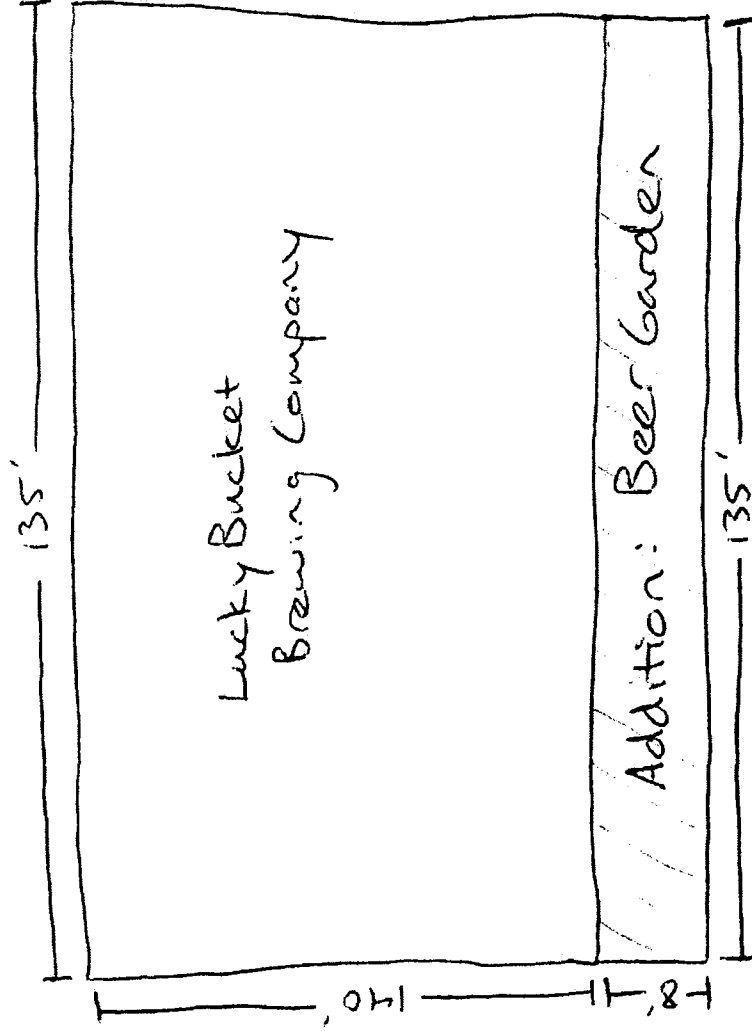
County of \_\_\_\_\_ The foregoing instrument was acknowledged before me this

\_\_\_\_\_ by \_\_\_\_\_  
Date

name of person acknowledged (individual(s) signing document)

Notary Public signature \_\_\_\_\_  
Affix Seal

3.



- 4.
- The beer garden will be fenced with Aluminum railing standing 36 inches in height.
  - The area of the beer garden will span 8ft x 135ft.

# PAYPORT

NEBRASKA.GOV

## PURCHASE RECEIPT

**Nebraska Liquor Control Commission**

P.O. Box 95046  
Lincoln NE 68509-5046  
(402)471-4881  
jackie.matulka@nebraska.gov  
OTC Local Ref ID: 50885826  
9/14/2020 11:51 AM

Status: **APPROVED**  
Customer Name: Jason Payne  
Type: Visa  
Credit Card Number: \*\*\*\* \* 2478

Items	Quantity	TPE Order ID	Total Amount
Addition to Premises	1	56297970	\$45.00
License #: <b>106684</b>			
Licensee Name:: <b>Lucky Bucket Brewing, LLC</b>			
Trade Name (DBA): <b>Lucky Bucket Brewing Company</b>			
Phone Number:: <b>402-763-8868</b>			
Total remitted to the Nebraska Liquor Control Commission			\$45.00
Total Amount Charged			\$46.12



**Lease Renewal**

**By and Between**

**Char-Deb Properties, LLC, as Landlord**

**And**

**Quaff, LLC, as Tenant**

Tenant and Landlord agree to the following Fourth Modification to said lease effective June 1, 2016.

1. **Size:** Effective upon the full execution of this Fourth Modification, Tenant shall have control over Bays 1, 2 and 3. This brings Tenant's total space to 18,374 square feet or 50% of the building.
2. **Base Rent:** See chart below, for new Base Rent Schedule. This is subject to changes in the Operator Expenses as set forth in paragraph 4(b) of the Original Lease dated March 9, 2009.

Time Frame - June 1, 2016 through May 31, 2021

# of Months - 60

Total Sq. Ft. = 18,374

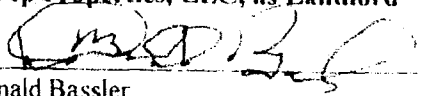
Monthly Base Rent - \$8,421.42

Base Rent \$/SF = \$5.50

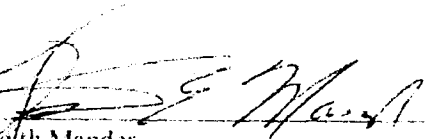
Terms and conditions of the Original Lease dated March 9, 2009 will remain in full force and effect and unchanged with the exception that Brian Magee is removed from the Personal Guarantee.

Agreed and Accepted on this date by the following.

**Char-Dep Properties, LLC, as Landlord**

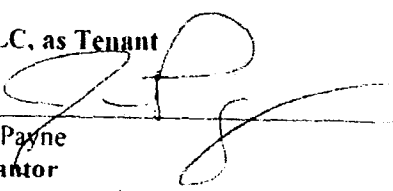
By:   
Donald Bassler

Date: 4-13-16

By:   
Keith Mander

Date: 4/14/16

**Quaff, LLC, as Tenant**

By:   
Jason Payne  
Guarantor

Date: 4/13/16

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE PURCHASE V-BOX SPREADER	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JEFF CALENTINE DEPUTY DIRECTOR OF PUBLIC WORKS

**SYNOPSIS**

A resolution has been prepared authorizing the purchase of one (1) Swenson stainless steel V-Box spreader, from Midwest Service and Sales Co., Schuyler, NE in an amount not to exceed \$12,000.00.

**FISCAL IMPACT**

The FY21/FY22 Biennial Budget provides funding for this proposed purchase.

**RECOMMENDATION**

Approval

**BACKGROUND**

The single axle dump truck #1127 in the streets division has a dump body that has rusted out and is beyond repair. The plan is to remove the dump box and mount the v-box spreader directly to the frame, so this truck can be used in snow removal operations for the upcoming winter season. When this truck is replaced, the spreader will be transferred to the replacement truck. This purchase will be made from savings in the FY21 winter operations line item from the streets division.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF ONE (1) SWENSON STAINLESS STEEL V-BOX SPREADER FROM MIDWEST SERVICE AND SALES CO., SCHUYLER, NEBRASKA IN AN AMOUNT NOT TO EXCEED \$12,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of a V-Box Spreader necessary; and

WHEREAS, The FY21/FY22 Biennial Budget provides funding for this proposed purchase.

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secure council approval prior to authorizing any purchases over \$5,000;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska authorize the purchase of one (1) V-Box Spreader from Midwest Service and Sales Co., Schuyler, Nebraska in an amount not to exceed \$12,000.00.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



OMAHA BRANCH LOCATION: 11475 South 153rd St., Omaha, Ne 68138 - Phone: (402) 894-9300 - Fax: (402) 894-9302 - Website: www.aspenequipment.com

Cust Name: **City Of La Vista**

Quote Number:

Quote Date:

6/23/2021

Contact:

CITY OF LA VISTA-98-HEN-44370-16-15-v1

Phone: 402-331-7827

Fax: 402-331-4375

E-Mail:

Dealership:

Contact:

***Aspen Equipment is pleased to offer the following quotation for your consideration***

<u>Qty</u>	<u>Part/Spec Number</u>	<u>Description</u>	<u>Carryout</u>
1	Henderson FSH-II	Henderson 10' Hopper Length Slide-In Salt/Sand Spreader Hopper Material - 201 Stainless Steel - 10 GA Sides/Ends 7GA Sills/Floor Capacity - 56" (6.9 Cubic Yards) w/Formed Chain Shields Single 7" Diameter Auger with 3.6:1 Planetary Gearcase Standard Dump Over Chute - 201 Stainless - W/Stainless Spinner Disk Vanes Inverted Vee, 201 Stainless - Factory Installed Standard Top Grate Screens - Factory Installed Includes Dump Body Kit w/Ratchet Straps Trunnion Latch for Tailgate, Mild Channel	\$21,000.00

Current Lead Time - Sept/Oct

Installation Not Included

Tax Note:

Applicable sales tax and/or FET estimates will be confirmed and added to the final invoice

Quote Sub Total: \$21,000.00

Submitted by,

Estimated Sales Tax: \$0.00

**David Phillips**

402-578-8340

**Total: \$21,000.00**

- F.O.B.: Omaha, NE (Unless otherwise specified)
- Equipment Specifications subject to change
- Quote valid for 30 days from date of quotation

\* Chassis modifications including, but not limited to alterations or relocation of components related to fuel tanks, air tanks, brakes, exhaust systems, battery boxes, protrusions above and below the frame rails, shortening or lengthening frame rails and the like will be added to the selling price. \*\*Mfg's Surcharges may be added to this quotation.

**Exhaust Systems:** With the new EPA mandated diesel exhaust systems for 2007 and newer many changes are taking place. Manufacturers are often unable to depict accurately how the exhaust systems are configured and have difficulty stipulating whether certain components (I.e. PTOs and pumps) may fit in the confined spaces beneath the truck. 2007 EPA COMPLIANT DIESEL EXHAUST SYSTEMS CANNOT BE MODIFIED, RELOCATED OR REPLACED BY ASPEN EQUIPMENT. Due to evolving designs, Aspen Equipment can not maintain expertise on every chassis/engine/transmission/exhaust configuration possible, regardless of who orders or specifies it. Nor can Aspen Equipment guarantee that a chassis ordered today will not change in design prior to delivery from the factory. Therefore, Aspen Equipment does not warrant that quoted products can be installed on a chassis without modifications to the chassis or products installed. As such, Aspen Equipment will not be responsible for the cost of modifications due to exhaust systems conflicting with the installation of quoted products. Aspen Equipment will make every reasonable effort to ensure that installations are completed without additional charges to the customer.

Emergency Lights  
Snow Equipment  
Plows & Blowers  
Bridge Materials  
Grader Blades  
Street Signs  
Culverts  
Chains



602 Road 5  
Schuyler, NE  
68661

402-352-5630

FAX 402-352-5142

WATS 800-642-8302

[www.midwestserviceandsales.com](http://www.midwestserviceandsales.com)  
[sales@midwestserviceandsales.com](mailto:sales@midwestserviceandsales.com)

June 28, 2021

City of LaVista

Stainless Steel Swenson V-Body Spreader

Ray:

Here is the pricing on a new Swenson Single Auger Spreader

1 pc Swenson single auger v-body stainless steel spreader with front mounted hydraulic pump 10' long 56 inches high 82 inches wide.

List Price \$14,824.95

Selling Price \$11,775.00

Price is FOB LaVista NE in approximately 165 days.

If you have any questions please call Steve 402-615-1970 or the office at 800-642-8302.

Thank You



Terry Scheuneman

Midwest Service and Sales Co.



## TYPICAL CONFIGURATIONS\*

Model	Material	Spinner Disk	Gearbox	Sprockets	Drive Shaft/Idler	Cross Bars	Motor Mount
STOCK V-BOX	material 1/2" or smaller	18" carbon	25:1	6	1-1/2" drive shaft 1-1/4" idler	3/8" thick	bottom
EV-100	material 1/2" or smaller	18" carbon	25:1	6	1-1/2" drive shaft 1/4" idler	1/4" thick	bottom
EV-150	material 1/2" or smaller	20" carbon	50:1	8	2" drive shaft 2" idler	3/8" thick	top
EV-200	dry material 1/2" or smaller	20" polyurethane	6:1	8	2" drive shaft 1-1/2" idler	3/8" thick	top

\* EV-100, EV-150 and EV-200 are build to order

**STOCK BOX**

THE STANDARD V-BOX



We stock standard EV-100s in 9', 10', 12', 13', and 14' Carbon

Steel and Stainless Steel.

**EV-100**

THE WORKHORSE V-BOX

Perfect for general spreading and the standard at many municipalities.

**EV-150**

THE ROBUST V-BOX

Ideal for the demanding municipality looking for the ultimate V-Box.

**EV-200**

THE HIGH VOLUME V-BOX

Designed for the municipality that puts down high volumes of either sand, salt or sand and salt combination.

## V-BOX AUGER SPREADERS

**EVA-100™**

Auger shown without guard cover

The EVA-100 Series incorporates all of the reliability and performance features of the EV-100 hopper-type spreader. However, the EVA-100 is equipped with a 7" diameter hard surfaced auger, which allows even unloading of materials from front to back as well as highly efficient and

smooth spread patterns. The unit's powerful 18 H.P. direct drive hydraulic motor eliminates chain related problems for reduced maintenance and improved productivity.

## GENERAL SPECIFICATIONS

Width:	82 inches (78,80,84 inches available)
Depth:	8 - 15 feet
Height:	48 - 60 inches
Weight:	2,000 to 3,400 lbs.*
Capacity:	4.4 - 11.5 cubic yards

\*Depending on size

## SPREADERS FOR RUNWAYS

**AIRPORT™**

The Airport Spreader is an enhanced EV-200 Select Spreader with the ability to handle the safety requirements and performance demands dictated by airport runway ice control. This powerful unit incorporates two dedicated spinners, which provide the spreading capability (up to 60 feet) and rugged reliability required to keep runways operational year round.

## GENERAL SPECIFICATIONS

Width:	82 inches (78,80,84 inches available)
Depth:	8 - 22 feet
Height:	46 - 72 inches
Weight:	2,300 to 6,000 lbs.*
Capacity:	4.3 - 15 cubic yards

\*Depending on size



**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZE PURCHASE – HOLIDAY POLE LIGHTS DECORATIONS	◆ RESOLUTIONS ORDINANCE RECEIVE/FILE	MITCH BEAUMONT COMMUNITY RELATIONS COORDINATOR

**SYNOPSIS**

A resolution has been prepared authorizing the purchase 51 holiday pole decorations. The vendor and purchase price need to be determined by the City Council

**FISCAL IMPACT**

Funds will be included in the FY22 Lottery Budget.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The holiday pole decorations along 84<sup>th</sup> Street are reaching the end of their useful life and are in need of replacement. At the April 20, 2021, City Council meeting, staff presented options for custom pole décor and Mayor and Council asked for additional information pertaining to comparable holiday pole décor options. At the June 15, 2021, City Council meeting, staff was directed to obtain samples of holiday pole decoration options. Samples will be placed in the City Hall parking lot by Monday, August 16, 2021 for City Council.

	Bronners Commercial	Temple Display	Brite Ideas	Artistic Holiday Designs	Artistic Holiday Designs
<b>Proposed Order</b>	17 of each type	17 of each type	26 trees & 25 Reindeer	26 trees & 25 Giftboxes	51 Snowflakes
<b>Cost (w/shipping)</b>	\$ 64,305	\$ 43,888	\$ 29,477	\$ 131,196	\$ 108,324
<b>Options/Costs</b>	Bow w/ blue ornament \$1365 Bow w/ Green ornament \$1080 Bell w/ Holly \$1220	Stocking \$688 Tree \$838 Scroll w/ tree \$938	Tree \$618 Reindeer \$537	Logo Tree \$2514 Logo Gift Box \$2634	Logo Snowflake \$2124
<b>Estimated shipping</b>	\$ 2,000	\$ 2,000	Included	Included	Included
<b>Distinct</b>				X	X
<b>Off-the Shelf</b>	X	X	X		
<b>Traditional design-based</b>	X	X	X	X	X
<b>More traditional design</b>	X	X	X		
<b>No snowflakes</b>	X	X	X	X	
<b>Day/Night</b>	X	X		X	X
<b>Size ~ 4'x 10'</b>	4.5' x 7' 5' x 8'	4.5' x 8'	6'8" x 4'2" 6'9" x 4'1"	3.28' x 9.8" 3.6" x 10.5"	3.28' x 9.8'
<b>Weight ~ 30 lbs</b>	X	X	X	X	X
<b>Slide on/off</b>	X	X	X	X	X
<b>LED</b>	X	X	X	X	X
<b>Warranty</b>	5 Year	6 Years on Decoration & 3 years on lamps	1 Year	2 Years and Discounted refurbishment program	2 Years and Discounted refurbishment program



**RESOLUTION NO. 21\_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF 51 HOLIDAY POLE DECORATIONS FOR THE 84<sup>th</sup> STREET CORRIDOR FROM \_\_\_\_\_ OF \_\_\_\_\_, IN AN AMOUNT NOT TO EXCEED \_\_\_\_\_.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of decorations for the 84<sup>th</sup> Street Corridor is necessary; and

WHEREAS, the FY21 Lottery Budget provides funding for the proposed purchase; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, do hereby authorize the purchase of 51 holiday pole decorations for the 84<sup>th</sup> Street corridor from \_\_\_\_\_ of \_\_\_\_\_ in an amount not to exceed \_\_\_\_\_.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 17, 2021 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
LAND ACQUISITION 120 <sup>TH</sup> AND OLD GILES ROAD	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared to authorize the execution of a purchase agreement to acquire a 1.41 acre parcel generally located at 120<sup>th</sup> Street and Old Giles Road for an amount not to exceed \$260,000.

**FISCAL IMPACT**

The FY21/FY22 Biennial Budget provides funding for this proposed acquisition.

**RECOMMENDATION**

Approval

**BACKGROUND**

Staff has determined that property acquisition is necessary to complete work on the 120<sup>th</sup> and Giles Drainage Improvements project anticipated to be bid in FY 2022 as well as for future phases of Giles Road.

Public Works has in final design the 120<sup>th</sup> and Giles Road Drainage Improvements project to address drainage concerns from the eastern portion of Southport West affecting Old Giles Road and the northern edge of Papio Valley 1 Business Park. These improvements will reduce flooding problems in the affected areas and will also provide a source for soil fill material and a portion of the Right of Way necessary for the contemplated future widening of Giles Road within the vicinity of this parcel. The property has been surveyed, and an appraisal has been completed on the parcel. The purchase agreement is attached for review.

The resolution was tabled at the August 3, 2021 City Council meeting.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AUTHORIZE AND APPROVE THE PURCHASE OF REAL PROPERTY, PURCHASE AGREEMENT AND FURTHER ACTIONS.

WHEREAS, the owner of a parcel of land at 120<sup>th</sup> and Old Giles Road ("Property") desires to sell the Property to the City, and the City desires to purchase the Property from the owner.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council find and determine that:

- (i) A purchase agreement for the Property has been presented in form and content attached hereto as Exhibit A and incorporated herein by this reference ("Purchase Agreement"); and
- (ii) The Purchase Agreement provides for a purchase price of \$260,000 for approximately 1.41 acres of land, in addition to other terms and conditions; and
- (iii) Nebraska Statutes, among other provisions, requires that the City Council, before purchasing an interest in real property, authorize the acquisition by action at a public meeting after notice and public hearing; and
- (iv) The City published notice of public hearing on the proposed purchase of the Property, which was held during the regular City Council meeting on August 3, 2021; which notice is hereby approved, and public hearing was held and completed before consideration of this Resolution; and
- (v) All applicable statutory requirements related to the proposed purchase have been satisfied.

BE IT FURTHER RESOLVED, that, in consideration of the foregoing, the Mayor and City Council hereby adopt and approve the Purchase Agreement, subject to any modifications the City Administrator from time to time determines necessary or appropriate, and authorize and approve the purchase of the Property for the amount and on such other terms and conditions as set forth in said Purchase Agreement. Without limiting the foregoing, authorization to purchase the Property shall be subject to timely satisfaction of any conditions set forth in the Purchase Agreement, to the satisfaction of the City Administrator or her designee.

BE IT FURTHER RESOLVED, that the Mayor or City Administrator, or his or her designee, is hereby authorized to take all actions he or she determines necessary or appropriate to perform the Purchase Agreement or carry out the Resolution approved herein.

PASSED AND APPROVED THIS 17TH DAY OF AUGUST 2021.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

STATE OF NEBRASKA  
LOCAL POLITICAL SUBDIVISION  
TOTAL ACQUISITION CONTRACT

Copies to:

1. [N/A]
2. Owner
3. Buyer

Project No.: 120th and Giles Total Acquisition  
Control No: N/A  
Tract No.: 1

THIS CONTRACT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by and between, GILES 120, LLC, a Nebraska limited liability company  
Address: 2211 Thurston Circle, Bellevue, Nebraska 68005  
hereinafter called the OWNER, and the CITY OF LA VISTA, a municipal  
corporation in the State of Nebraska, hereinafter called the BUYER.

**TOTAL ACQUISITION**

1. In consideration of the payment or payments specified below, the OWNER hereby agrees to execute and deliver to the BUYER a warranty deed which will be prepared and furnished by the BUYER for fee simple title to certain real estate described in:

**SEE ATTACHED EXHIBIT "A" (the "Property")**

2. As the entire consideration for the above described Property, the BUYER agrees to pay to the OWNER the sum of **TWO HUNDRED SIXTY THOUSAND and NO/100 DOLLARS (\$260,000.00)** upon receipt of a deed from the OWNER and from such sum said OWNER authorizes the BUYER to withhold, deduct and pay on behalf of the OWNER those amounts due and owing for taxes, claims of record, and judgments to claimant, county or city. That the OWNER agrees that payment of the above sum by the BUYER to the OWNER shall relieve the BUYER of all further obligations of claims on this Property and account and any further claims arising shall be the responsibility of the OWNER and the BUYER shall be held harmless by the OWNER on any future claims, taxes or judgments on this Property.

3. The date of execution of this contract shall be the date when the same is signed on behalf of the BUYER as set out below. The closing of the transaction contemplated by this contract shall occur on such date and time as mutually agreed upon by both OWNER and BUYER, which shall be on or before ten (10) days after satisfaction or waiver of each item upon which this contract by its terms is contingent or conditioned (the "Closing" or the "Closing Date"). OWNER shall deliver possession of the Property to BUYER on the Closing Date, at which time the OWNER shall not refuse the BUYER entry or in any way hinder the BUYER from entering. OWNER and BUYER acknowledge and understand that, at Buyer's option, the Closing may be an escrow closing handled by Nebraska Title Company or such other title company or agent selected by BUYER ("Title Company/Escrow Agent").

a. If any other party shall hold any encumbrance against the aforementioned Property at the time of delivery of the deed, such payments as are due under this contract shall be made to the OWNER jointly with the party or parties holding such encumbrance, unless said party or parties holding such encumbrances shall in writing waived his/her right to receive such payment. The OWNER agrees not to further encumber the Property in any manner, nor create any other interests therein, except that OWNER may transfer ownership of the Property to a Nominee to carry out a "like-kind exchange" as described in Section 10 below, or Owner may divide, separate and transfer ownership of the Property by properly recorded deed to one or more members of, or other persons or entities related to, OWNER ("Transferee"), prior to closing if desired (any such transfer pursuant to this subsection 3(a) shall be referred to in this Agreement as a "Permitted Transfer"), and upon notice of such occurrence Buyer will pay the purchase price to each Nominee or Transferee holding title to the Property at closing pursuant to a properly recorded deed; provided, however, if the Property is transferred to more than one Nominee or Transferee, the purchase price will be divided and paid to each such Nominee or Transferee pro rata in proportion to each Nominee's or Transferee's respective ownership interest in the Property. It is expressly understood that time is of the essence in this contract.

b. Rental agreements, modification or extensions of time pertaining to entry or to possession, if any, shall be made by separate written contract and the time and terms of entry or for taking possessions set forth in such separate contract shall prevail. Notwithstanding anything in this contract to the contrary, OWNER represents to BUYER that the Property is not subject to any rental agreements, modifications or extensions, or any other encumbrances or liens that are not of record, which representation shall survive and continue in effect through Closing.

4. This contract shall be conditioned upon the happening of each of the following events, which if any of the same have not occurred within the time(s) stated, this contract shall be null and void, and any deposit shall be returned to BUYER.

a. Due Diligence: BUYER will have sixty (60) days after OWNER's acceptance of this offer (the "Inspection Period") to inspect the Property and complete any surveys, engineering, environmental, and such other studies as BUYER in its discretion requires. If BUYER, in BUYER's sole discretion, determines the Property is unsuitable, BUYER may terminate this offer by giving OWNER written notice during the Inspection Period and any deposit thereupon shall be refunded to BUYER. During the Inspection Period, BUYER or BUYER's agents shall have the right to enter upon the Property at reasonable times to perform such surveys, investigations and inspections as BUYER deems necessary or appropriate. BUYER will promptly repair any damages to the Property caused by such investigations and inspections. BUYER will not permit any liens or encumbrances to arise against the Property in connection with such investigations and inspections, and BUYER shall indemnify, defend and hold OWNER harmless from and against any and all loss, liability and costs relating to BUYER's (or BUYER's agents', employees' or representatives') entries, investigations, and inspections of the Property.

b. Board Approval: This contract is contingent upon BUYER providing statutory notice, conducting a public hearing and obtaining approval of this contract by the La Vista City Council within sixty (60) days following OWNER's acceptance below. If the La Vista City Council does not approve this contract, BUYER will provide notice of same to OWNER in writing and this contract thereupon shall become null and void and BUYER shall receive a refund of any deposit.

5. BUYER intends to procure a current owner's title insurance commitment as soon as practicable to insure – in the full amount of the purchase price – that OWNER has marketable title to the Property. Within the latest of fourteen (14) calendar days after receipt of such commitment, fourteen (14) calendar days after receipt of an updated commitment after a Permitted Transfer pursuant to subsection 3(a) above, or fourteen (14) calendar days after BUYER and OWNER both have accepted and signed this contract, BUYER shall notify OWNER in writing of defects, if any, in the title. BUYER agrees that should any title defect(s) exist, OWNER shall have a reasonable time to correct the defect(s), not to exceed 30 days from the date of the notice by BUYER to OWNER of the defect(s). If the title defect(s) is/are not cured within such time period, BUYER at its option may declare this contract null and void and any cash deposit shall be returned to BUYER.

OWNER represents that OWNER has, and that any transferee of the Property pursuant to a Permitted Transfer described in subsection 3(a) shall have, good, valid and marketable title to the Property, in fee simple, and OWNER agrees to convey, and that any transferee shall convey, marketable title to the Property in fee simple to BUYER by warranty deed free and clear of all liens, encumbrances, encroachments and special taxes levied or assessed (except those easements, building and use restrictions, and covenants now of record accepted by BUYER), which representation shall survive and continue in effect through Closing. The cost of the owner's policy of title insurance shall be paid in full by BUYER. OWNER shall cooperate with BUYER and the title insurance company by providing and executing any documents that such insurer reasonably may require for the issuance of such title insurance.

6. Until the BUYER shall take possession and the OWNER or tenant continues to occupy the Property during such period, the OWNER agrees: to keep the Property free of liens, damage and waste during such period; to assign the policy of insurance in force on this Property to the BUYER; to notify such insurance carrier of such assignment.

7. The BUYER agrees to pay all expenses for abstracts of title and other Closing cost, if required, for this Property.

8. This contract shall be binding on both parties, and on their respective successors and assigns, as soon as it is signed by both parties and, in signing this contract, the OWNER places no reliance upon any promises, verbal agreements or understanding except as set forth in this contract. OWNER, prior to Closing and in connection with any Permitted Transfer, may assign this contract to any Nominee or Transferee holding title to the Property at Closing, as indicated by one or more properly recorded deed, in which case each such Nominee or Transferee shall carry out the duties of OWNER and convey the Property to BUYER at Closing.

9. This contract may be executed in more than one copy, each copy of which, however, shall serve as an original for all purposes, but all copies shall constitute but one and the same contract.

10. OWNER's 1031 Exchange. A material part of the consideration to OWNER for selling the Property is that OWNER shall have the option to elect to qualify the transaction as part of a "like-kind exchange" pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. To affect such an exchange, OWNER may assign this Agreement to a nominee or qualified

intermediary of OWNER's choice ("Nominee"). Such an assignment shall be made in writing. Buyer shall receive notice of such assignment and agrees to accept assignment and to reasonably cooperate with OWNER and/or the Nominee in connection with qualifying the transaction as part of a "like-kind exchange" pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended; provided, however, that Buyer shall not be required to accept title to any other or additional property or to incur any additional costs, expenses, liability or obligation with respect to such a 1031 exchange. Nothing stated herein shall be deemed to amend, change or modify either party's rights or obligations under this Agreement other than to accept performance by such Nominee that complies with the requirements hereof. The parties agree that OWNER shall be solely responsible for determining and carrying out proper tax treatment of transactions in connection with this Agreement in accordance with applicable state or federal laws, regulations, or other guidance; the enforceability of this Agreement by either party is not contingent upon qualification for a "like-kind exchange" pursuant to Section 1031 of the Internal Revenue Code of 1986, amended; and that OWNER unconditionally guarantees to the full and timely performance by its Nominee of each and every obligation under this Agreement to be performed by such Nominee, which guarantee along with any agreement to indemnify, defend, or hold harmless shall survive any closing.



**REMARKS**

**THIS IS A LEGAL AND BINDING CONTRACT - READ IT.**

The representative of the BUYER, in presenting this contract has given me a copy and explained all its provisions. A complete understanding and explanation has been given of the terminology, phrases, and statements contained in this contract. It is understood that no promises, verbal agreements or understanding, except as set forth in this contract, will be honored by the BUYER.

OWNER: Giles 120, LLC  
A Nebraska Limited Liability Company

**Martin Giff**

Digitally signed by Martin Giff  
DN: cn=Martin Giff, o, ou,  
email=mgiff@giffps.com, c=US  
Date: 2021.07.12 09:29:36 -0600

BY: \_\_\_\_\_  
Martin Giff, Managing Partner

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a General Notary Public duly commissioned and qualified, came **Martin Giff, Managing Partner of Giles 120, LLC, a Nebraska Limited Liability Company**, to me personally known to be the respective officer of said Limited Liability Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed as such officer and the voluntary act and deed of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year above written.  
( S E A L )

\_\_\_\_\_  
NOTARY PUBLIC

BUYER: City of La Vista,  
A Municipal Corporation in the State of Nebraska

BY: \_\_\_\_\_  
Douglas D. Kindig, Mayor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a General Notary Public, duly commissioned and qualified, personally came **Douglas D. Kindig, Mayor of the City of La Vista, a Municipal Corporation in the State of Nebraska**, to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as buyer(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.  
( S E A L )

\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION EIGHTEEN (18), THENCE SOUTH 87 DEGREES 15 MINUTES 02 SECONDS WEST (ASSUMED BEARING) FOR 32.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE1/4) OF SAID SECTION EIGHTEEN (18); THENCE NORTH 02 DEGREES 44 MINUTES 58 SECONDS WEST FOR 33.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 15 MINUTES 02 SECONDS WEST FOR 511.92 FEET ALONG A LINE 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE QUARTER (SE1/4); THENCE EASTERLY ALONG A 4,759.24 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 114.13 FEET (CHORD BEARING NORTH 61 DEGREES 53 MINUTES 36 SECONDS EAST, 114.13 FEET); THENCE EASTERLY ALONG A 5,760.54 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 306.72 FEET (CHORD BEARING NORTH 59 DEGREES 39 MINUTES 36 SECONDS EAST, 306.68 FEET); THENCE SOUTH 60 DEGREES 00 MINUTES 26 SECONDS EAST FOR 163.23 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 16 SECONDS EAST FOR 102.64 FEET ALONG A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ONE QUARTER (SE1/4) TO THE POINT OF BEGINNING, ALSO KNOWN AS TAX LOT 15.

AND TOGETHER WITH A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWELVE (12) EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION EIGHTEEN (18), THENCE SOUTH 87 DEGREES 15 MINUTES 02 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SECTION EIGHTEEN (18) FOR 44.68 FEET; THENCE NORTH 78 DEGREES 41 MINUTES 51 SECONDS WEST 45.57 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 733.00 FEET, AN ARC LENGTH OF 179.77 FEET, AND A LONG CHORD BEARING NORTH 85 DEGREES 43 MINUTES 24 SECONDS WEST FOR 179.32 FEET TO A POINT ON ROAD RIGHT-OF-WAY BEING 33.00 FEET NORTHERLY OF THE SOUTH LINE OF SECTION EIGHTEEN (18); THENCE ALONG ROAD RIGHT-OF-WAY ON THE FOLLOWING TWO (2) COURSES: (1) NORTH 87 DEGREES 15 MINUTES 02 SECONDS EAST 233.97 FEET; (2) THENCE NORTH 02 DEGREES 34 MINUTES 16 SECONDS WEST ALONG A LINE 33.00 FEET WESTERLY OF THE EAST LINE OF SECTION EIGHTEEN (18) FOR 102.64 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 26 SECONDS EAST 39.15 FEET TO THE EAST LINE OF SECTION EIGHTEEN (18); THENCE SOUTH 02 DEGREES 34 MINUTES 16 SECONDS EAST 114.46 FEET TO THE POINT OF BEGINNING.



Sarpy County, Nebraska | Esri, Inc., Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois

0 100 200  
ft

Map Scale 1: 1592

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes

