

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**OCTOBER 15, 2024 AGENDA**

| <b>Subject:</b>  | <b>Type:</b>                              | <b>Submitted By:</b>  |
|--|---|---|
| COMPREHENSIVE PLAN AMENDMENT –<br>ANNEXATION SECTION – CHAPTER 3 | ◆ RESOLUTION<br>ORDINANCE<br>RECEIVE/FILE | CHRISTOPHER SOLBERG<br>DEPUTY COMMUNITY<br>DEVELOPMENT DIRECTOR |

### **SYNOPSIS**

A public hearing has been scheduled and an Ordinance has been prepared to approve an amendment to the Comprehensive Development Plan (“Comprehensive Plan”) to amend the Annexation section of Chapter 3 of the Comprehensive Plan.

### **FISCAL IMPACT**

N/A.

### **RECOMMENDATION**

Approval.

### **BACKGROUND**

A public hearing was held and the Planning Commission recommended the proposed amendments to the Annexation Section of Chapter 3 of the La Vista Comprehensive Plan for approval, as presented with this agenda item.

The City’s Annexation Plan was reviewed as part of the long-range financial planning process.

During the review of the Annexation Plan, the need for modifications were identified. Subsequent changes to the fiscal analysis worksheets were completed and resulted in the following update recommendations:

- Update of the City Limits to reflect annexations finalized in 2020 (OTC).
- Designation of the following areas for consideration in the 5-10 year timeline:
  - Cimarron Woods
  - Portal Ridge
  - Andover Pointe
- Designation of the following areas for consideration in the 15+ year timeline:
  - Millard Highlands South
  - Millard Highlands South II
  - Southridge
  - Stoneybrook South
  - Meadows
  - Lakeview South II
  -

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

AN ORDINANCE TO AMEND SECTION 1 OF ORDINANCE NO. 1510 CODIFIED IN LA VISTA MUNICIPAL CODE SECTIONS 151.01 AND 151.02 TO UPDATE AND AMEND THE COMPREHENSIVE DEVELOPMENT PLAN; TO REPEAL SECTION 1 OF ORDINANCE NO. 1510 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY OTHER CONFLICTING ORDINANCES OR PARTS THEREOF AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY AND TO PROVIDE FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

WHEREAS, Ordinance No. 1510 dated March 19, 2024 amended, repealed and replaced Section 1 of Ordinance No. 1502, codified in La Vista Municipal Code Sections 151.01 and 151.02 and incorporating the La Vista Comprehensive Plan, Updated December 2018, as amended November 21, 2023, in its entirety with, and adopted, revised Sections 151.01 and 151.02 and thereby the La Vista Comprehensive Plan, Updated December 2018, as amended March 19, 2024 ("Comprehensive Plan") including and incorporating therein without limitation the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 3 to the Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area as Appendices D, E- 1, E-2 and E-3, respectively, in addition to other specified Appendices; and

WHEREAS, an amended comprehensive development plan, titled "La Vista Comprehensive Plan, Updated December 2018", as amended October 15, 2024, and incorporating therein the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D, E- 1, E- 2 and E- 3, respectively, in addition to other specified Appendices, is presented with this Ordinance and incorporated herein by this reference;

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1510 and the Comprehensive Plan, and adopt the La Vista Comprehensive Plan, Updated December 2018, as amended October 15, 2024, including without limitation all Appendices.

NOW THEREFORE, the following are approved:

SECTION 1. Amendment of Section 1 of Ordinance No. 1510 codified in Municipal Code Sections 151.01 and 151.02. Section 1 of Ordinance No. 1510, codified in Municipal Code Sections 151.01 and 151.02, is hereby amended, repealed and replaced in its entirety with the following:

**§ 151.01      COMPREHENSIVE PLAN ADOPTED.** In order to accommodate anticipated long-range future growth, the La Vista Comprehensive Plan, Updated December 2018, as amended October 15, 2024, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment

Area, Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D, E-1, E-2 and E-3, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, G, H, I and J, as presented and on file with the City Clerk and as may from time to time be amended, is adopted as and shall constitute the comprehensive development plan of the City of La Vista and general plan for development of the City as a whole. Three copies of the adopted plan and any amendments thereto shall be kept with enacting or amending ordinances on file with the City Clerk and available for inspection by any member of the public during office hours.

**§ 151.02      ADOPTION OF OFFICIAL LA VISTA COMPREHENSIVE PLAN**

**UPDATE.** The La Vista Comprehensive Plan, Updated December 2018, as amended October 15, 2024, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No, 2 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No, 3 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1, E-2 and E-3, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, G, H, I and J, as presented and on file with the City Clerk and as may from time to time be amended, is hereby adopted and shall constitute the official governing comprehensive development plan of the City, general plan for development of the city as a whole, and the successor and replacement of the La Vista Comprehensive Plan, Updated December 2018, as amended March 19, 2024, or any other previously adopted comprehensive development plan or amendment thereto."

**SECTION 2. Recitals.** Recitals at the beginning of this Ordinance and all documents, exhibits and appendices referenced in this Ordinance are incorporated into this Ordinance by such reference as if fully set forth herein.

**SECTION 3. Repeal.** Section 1 of Ordinance No. 1510 codified in Municipal Code Sections 151.01 and 151.02, and all other ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

**SECTION 4. Severability Clause.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

**SECTION 5. Effective Date.** This ordinance shall be in full force and effect from and after passage, approval and publication by the City Clerk or any designee of the City Clerk in a legal newspaper in or of general circulation within the City, or in book or pamphlet form or otherwise in accordance with applicable law.

PASSED AND APPROVED THIS 15TH DAY OF OCTOBER 2024.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, MMC  
City Clerk

# ANNEXATION PLAN

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Annexation is a ~~means of~~ process by which a municipality expands its boundaries by bringing unincorporated property into the ~~city's~~ corporate limits ~~of the city and thus~~ extending municipal services, regulations, voting privileges and taxing authority to new territory. It ~~supports is also a tool for~~ growth management by establishing more ~~practical~~ ~~sensible~~ jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development. ~~Annexation is also a means of ensuring that residents and businesses outside the city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services.~~

In Nebraska, a city ~~can~~ only has the authority to annex land within its extra-territorial jurisdiction (ETJ). The ETJ of a city ~~includes is~~ the ~~contiguous~~ unincorporated land ~~adjacent~~ ~~contiguous~~ to its corporate limits ~~that which~~ is not within another city's ETJ. The size of a city's ETJ varies ~~according to~~ ~~based on~~ population, ranging from one mile for communities with less than 5,000 ~~persons~~ ~~residents~~, to three miles for cities ~~greater than~~ ~~with over~~ 100,000 ~~inhabitants~~. La Vista currently ~~has~~ ~~possesses~~ a two-mile ETJ authority.

~~From an annexation perspective, a city's~~ The ETJ of a city serves two functions. First, it prevents ~~another other~~ municipalities from annexing ~~into another's~~ within the city's ETJ, giving the opportunity to potentially annex the land itself. ~~This provides a city with land that it alone can potentially annex.~~ Second, cities have the authority ~~are authorized~~ to enforce ~~their~~ subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to ~~be a means of ensuring~~ that cities will not have to ~~take on~~ ~~assume~~ maintenance responsibilities for substandard infrastructure upon annexation. ~~This h~~However, ~~may not hold true for~~ it's important to note that areas within La Vista's current ETJ and future growth area, which have been developed while under the county's control, ~~may not fully adhere to these regulations.~~

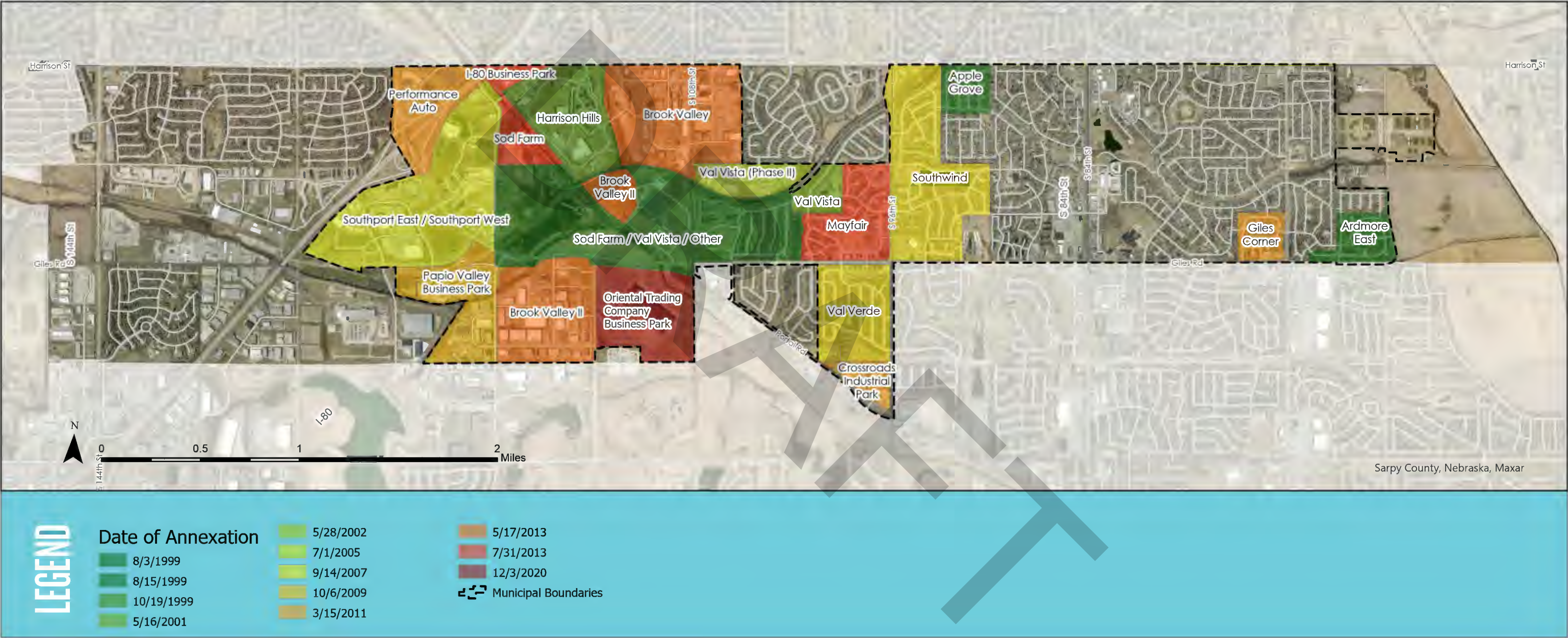
Annexation ~~plays a crucial role in ensuring is critical to~~ the long-term growth and success ~~well being~~ of La Vista. This ~~document~~ section of the Comprehensive Plan ~~details many of~~ provides an overview of the considerations for annexation, highlighting compliance ~~including conformity~~ with Nebraska law, ~~as well as a list of~~ outlining general policies, and ~~finally it identifies~~ identifying areas for further exploration over different time horizons ~~study based on a one to five year, five to ten year, and ten plus year schedule.~~

## ANNEXATION POLICIES

- The City will review the annexation plan ~~as part of the long range financial forecast and~~ during the Biennial Budget process.
- The City will pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- The City will pursue an annexation program that promotes orderly growth and the provision of municipal services and preserves the city's fiscal position.
- The City will consider annexation of an area to increase the quality of life, upgrade public facilities, and provide the necessary services to meet the needs of the residents of the area.
- Upon annexation, the City will consider the extension of its ETJ as a means of managing growth and providing zoning and building controls.



# Annexation History



- The City will oppose the extension of another municipality's jurisdiction or the creation of a special purpose district within the city's ETJ unless the city determines it cannot provide the necessary services. The City will acknowledge interlocal cooperation agreements regarding growth boundaries created in corporation with other municipalities.
- Ensure that annexations are processed in accordance with State annexation laws in a timely and efficient manner.
- Evaluation of proposed annexations shall be based on: ~~The guidelines for the prioritization of annexation should include consideration of the following major issues:~~
  - ~~• Ability to meet State contiguity requirements.~~
  - ~~• Exploration of the cost/benefit ratio through a detailed fiscal plan.~~
  - ~~• Infrastructure capacities and feasibility of provision of services.~~
  - ~~• Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.~~
  - ~~• Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.~~
  1. Public infrastructure capacity and the ability of the city to provide public services at the city's adopted levels of service.
  2. Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.
  3. Exploration of the cost/benefit ratio through a detailed fiscal plan.
  4. Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.
  5. Ability to meet State contiguity requirements.

## ANNEXATION PLAN CONTENTS

The City's Annexation Plan ~~for La Vista~~ identifies annexations that include Sanitary and Improvement Districts (SIDs) and other major tracts of land; miscellaneous lots and other tracts of land and rights-of-way may not be identified until a detailed annexation study is performed. The details of the provision of services and other provisions of State law which must be followed in annexing properties will also be identified in a detailed annexation study.

~~Attached to~~ Included in this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by ~~an~~ a tentative annexation timeframe; and a map of the City's corporate limits, ETJ and future growth area which graphically identifies the annexation boundaries by timeframe.

## ANNEXATION STUDY PROCESS

The City must satisfy applicable requirements of State Statutes, including without limitation Neb. Rev. Stat. § 16-117 through 16-130. Applicable Statutes in effect at the time of a proposed annexation will be reviewed and satisfied. ~~(Per R.S. 495 and R.S. 1943, § 16-117, Annexation; powers; procedure; hearing.)~~

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

- ~~—— a. The estimated cost impact of providing the services;~~
- ~~—— b. The estimated method by which the city plans to finance the extension of services ——— and how any services already provided will be maintained;~~
- ~~—— c. A timetable for extending the services;~~



~~\_\_\_\_\_ d. A map drawn to scale delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after annexation, and the general land use pattern in the land proposed for annexation.~~

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

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

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

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

~~This mailing must include:~~

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

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

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

~~(5) The Planning Commission reviews the proposed annexation plan and forwards a recommendation to the City Council.~~

~~(6) A copy of the resolution providing for the public hearing shall be published in the newspaper at least once not less than 10 days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution.~~

~~(7) A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for~~



annexation.

~~(8) The City must provide written notice of City Council public hearing by regular mail to owners of property within the area proposed for annexation postmarked at least 10 working days prior to hearing. The notice must include:~~

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

~~(9) The City Council introduces the annexation ordinance (first reading).~~

~~(10) The City Council holds the public hearing on the proposed annexation within 60 days following the adoption of the resolution (the City Council may recess the hearing, for good cause, to a time and date specified at the hearing). The City Council considers the second reading of the annexation ordinance.~~

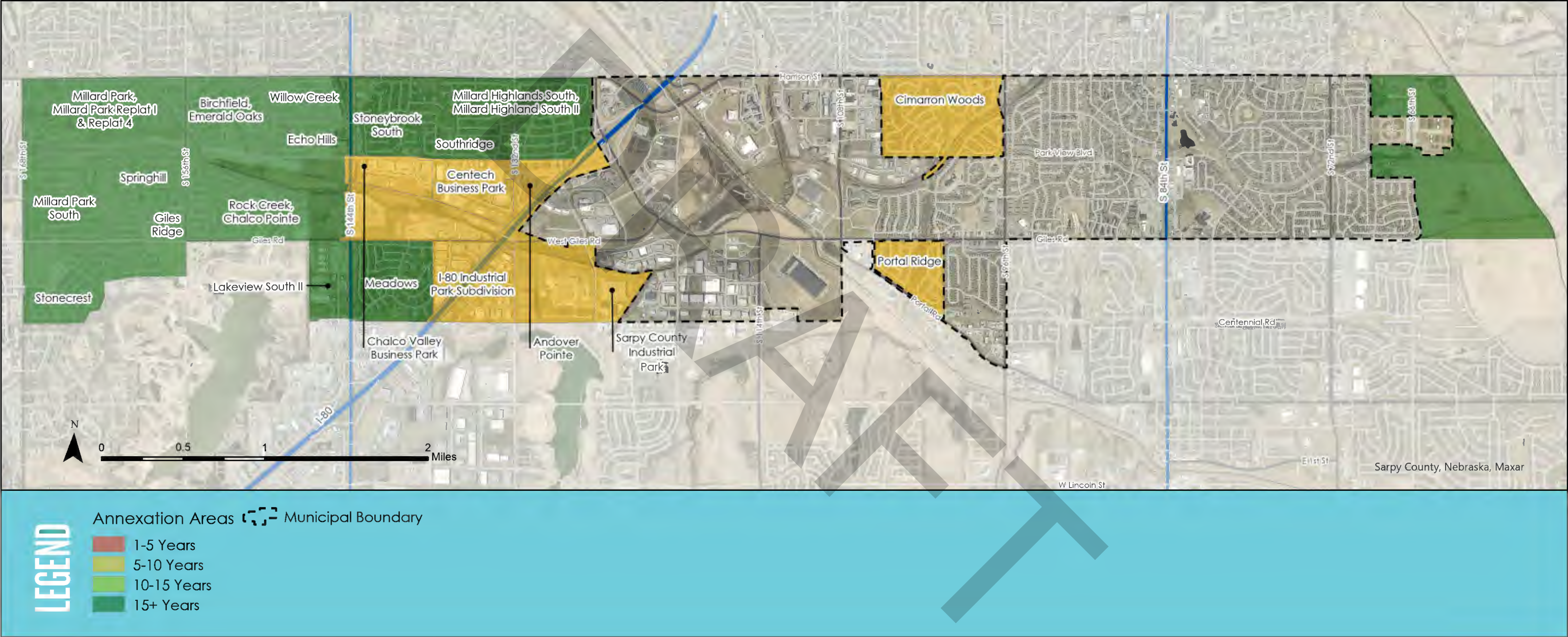
~~(11) The City Council considers the third and final reading of the annexation ordinance.~~

~~(12) The City Clerk publishes the annexation ordinance and it becomes effective 15 days after passage.~~

## CONCLUSION

~~This document~~The Annexation Plan has been prepared to assist with developed to facilitate the process of annexation decision-making. The provided information provided is intended to ensure compliance with state law and assist the city aid in making complete and well-informed thought out decisions regarding by the city about future annexations. The City's objective goal is to evaluate the above-mentioned policies to minimize the adverse impacts of annexation on the City and it's residents, while readily identifying and applying ensure that the policies stated above are evaluated in order for annexation to have the least negative impact on the city and its residents and that the positive aspects attributes and reasons for annexation may be more easily identified and applied to future decisions concerning regarding city growth.

# Annexation





| General Description | Jurisdiction | Year Platted | SID # | Tax Levy/ \$100 | Fire Levy | Comparison Levy | 2023/24 Valuation |
|---------------------|--------------|--------------|-------|-----------------|-----------|-----------------|-------------------|
|---------------------|--------------|--------------|-------|-----------------|-----------|-----------------|-------------------|

La Vista

0.540000

0.540000

2,284,893,092

### 5-10 Year

|                    |                               |           |     |          |           |          |             |
|--------------------|-------------------------------|-----------|-----|----------|-----------|----------|-------------|
| 96th & Harrison    | Cimarron Woods                | 2004      | 237 | 0.560000 | 0.1380000 | 0.688000 | 197,805,650 |
| 100th & Giles      | Portal Ridge                  | 2006      | 276 | 0.540012 | 0.1380000 | 0.678012 | 87,159,427  |
| 132nd & Chandler   | Andover Pointe                |           |     |          |           |          | 47,137,215  |
| 126th & West Giles | Sarpy Industrial Park         | 2013      |     |          |           |          | 21,532,408  |
| 132nd & Giles      | Claas                         | Unplatted |     |          |           |          | 12,343,017  |
| 126th & West Giles | Sarpy Industrial Park-Phase 2 | 1998      |     |          |           |          | 125,184     |
| 136th & Chandler   | Centech Business Park         | 1995      | 172 | 0.142810 | 0.103500  | 0.246310 | 83,756,408  |
| 136th & Chandler   | Centech NON-SID               | 1995      |     |          |           |          | 143,966     |
| 144th & Chandler   | Chalco Valley Business Park   | 1991      |     |          |           |          | 18,376,563  |
| 136th & Giles      | Interstate Industrial Park    | 1990      |     |          |           |          | 14,155,000  |
| I-80 & Giles       | I-80 Industrial Park          | 1993      | 163 | 0.023700 | 0.103500  | 0.127200 | 96,632,102  |

579,166,940

### 15+ Years

|                        |                              |      |     |          |          |          |             |
|------------------------|------------------------------|------|-----|----------|----------|----------|-------------|
| 66th Street            | All Purpose UT               |      |     |          |          |          | 1,736,885   |
| SE 132nd & Harrison    | Millard Highlands South      | 1976 | 104 | 0.250000 | 0.103500 | 0.353500 | 205,599,450 |
| SE 138th & Harrison    | Southridge                   | 1985 | 133 | 0.545000 | 0.103500 | 0.648500 | 63,027,850  |
| SE Hwy 50 & Harrison   | Stonybrook South             | 1977 | 111 | 0.270000 | 0.103500 | 0.373500 | 101,192,946 |
| E of Hwy 50 S of Giles | The Meadows                  | 1972 | 65  | 0.613000 | 0.103500 | 0.716500 | 103,043,273 |
| 144th & Giles          | Lakeview South II            |      |     |          |          |          | 10,148,548  |
| 144th & Giles          | Woodhouse Place Lots 1&2     | 2018 |     |          |          |          | 18,810,000  |
| Hwy 50 & Harrison      | Willow Creek                 | 1974 | 96  | 0.126962 | 0.103500 | 0.230462 | 63,522,858  |
| SW 144th & Harrison    | Echo Hills                   | 1975 | 68  | 0.230000 | 0.103500 | 0.333500 | 76,084,102  |
| 156th & Harrison       | Emerald Oaks/Birchfield      | 1992 | 156 | 0.430000 | 0.103500 | 0.533500 | 104,690,033 |
| Kearny Ave&Chandler    | Chalco Industrial Park/Other | 1887 |     |          |          |          | 4,663,843   |
| NE 156th & Giles       | Rock Creek                   | 1974 | 92  | 0.148683 | 0.101350 | 0.250033 | 51,097,303  |
| NE 156th & Giles       | Rock Creek Non-SID           | 2000 |     |          |          |          | 56,195,156  |
| 156th & Giles          | Chalco Point                 | 1994 | 165 | 0.560000 | 0.101350 | 0.661350 | 30,154,184  |
| 156th & Giles          | Giles Ridge                  | 2001 | 225 | 0.400001 | 0.101350 | 0.501351 | 53,832,928  |
| 159th & Giles          | Springhill                   | 2003 | 233 | 0.460000 | 0.101350 | 0.561350 | 139,651,344 |
| 159th & Giles          | Springhill Ridge NON-SID     | 2003 |     |          |          |          | 31,525,000  |
| SW 156th & Harrison    | Millard Park                 | 1994 | 162 | 0.500000 | 0.101350 | 0.601350 | 219,826,799 |
| SE 168th & Harrison    | Millard Park South           | 2000 | 216 | 0.370000 | 0.101350 | 0.471350 | 162,112,223 |
| 168th & Giles          | Stonecrest/Meridian Park     | 2004 | 257 | 0.560000 | 0.101350 | 0.661350 | 159,972,795 |
| 168th & Giles          | Meridian Marketplace         | 2007 |     |          |          |          | 3,197,950   |

1,660,085,470

### Total Valuation

4,524,145,502

| General Description | Jurisdiction | Tax Revenue<br>Generated | Long-Term<br>Debt FY23<br>Audit Principal<br>Only | Debt to<br>Valuation<br>Ratio | Tax Revenue<br>at COLV Levy | Current<br>Population | Build-Out<br>Population | Cash On-<br>Hand |
|---------------------|--------------|--------------------------|---|-------------------------------|-----------------------------|-----------------------|-------------------------|------------------|
|---------------------|--------------|--------------------------|---|-------------------------------|-----------------------------|-----------------------|-------------------------|------------------|

|          |            |            |       |            |        |        |
|----------|------------|------------|-------|------------|--------|--------|
| La Vista | 12,338,423 | 87,280,000 | 3.82% | 12,338,423 | 17,883 | 20,000 |
|----------|------------|------------|-------|------------|--------|--------|

### 5-10 Year

|                    |                               |           |           |       |                  |      |      |         |
|--------------------|-------------------------------|-----------|-----------|-------|------------------|------|------|---------|
| 96th & Harrison    | Cimarron Woods                | 1,087,931 | 2,172,960 | 1.10% | 1,068,151        | 1473 | 1754 | 709,000 |
| 100th & Giles      | Portal Ridge                  | 470,671   | 1,540,000 | 1.77% | 470,661          | 670  | 670  | 375,819 |
| 132nd & Chandler   | Andover Pointe                |           |           |       | 254,541          |      |      |         |
| 126th & West Giles | Sarpy Industrial Park         |           |           |       | 10,849           |      |      |         |
| 132nd & Giles      | Claas                         |           |           |       | 66,652           |      |      |         |
| 126th & West Giles | Sarpy Industrial Park-Phase 2 |           |           |       | 676              |      |      |         |
| 136th & Chandler   | Centech Business Park         | 119,613   | 93,452    | 0.11% | 452,285          |      |      | 67,864  |
| 136th & Chandler   | Centech NON-SID               |           |           |       | 777              |      |      |         |
| 144th & Chandler   | Chalco Valley Business Park   |           |           |       | 99,233           |      |      |         |
| 136th & Giles      | Interstate Industrial Park    |           |           |       | 76,437           |      |      |         |
| I-80 & Giles       | I-80 Industrial Park          | 22,902    | 190,000   | 0.20% | 521,813          |      |      | 161     |
|                    |                               |           |           |       | <b>1,228,722</b> |      |      |         |

### 15+ Years

|                        |                              |           |           |       |                  |      |      |         |
|------------------------|------------------------------|-----------|-----------|-------|------------------|------|------|---------|
| 66th Street            | All Purpose UT               |           |           |       | 9,379            |      |      |         |
| SE 132nd & Harrison    | Millard Highland South       | 513,999   | 0         | 0.00% | 1,110,237        | 2690 | 2690 | 170,883 |
| SE 138th & Harrison    | Southridge                   | 343,502   | 765,000   | 1.21% | 340,350          | 792  | 792  | 5,230   |
| SE Hwy 50 & Harrison   | Stonybrook South             | 273,221   | 713214    | 0.70% | 546,442          | 920  | 920  | 106,144 |
| E of Hwy 50 S of Giles | The Meadows                  | 631,655   | 3435000   | 3.33% | 556,434          | 1585 | 1585 | 100,221 |
| 144th & Giles          | Lakeview South II            |           |           |       | 54,802           |      |      |         |
| 144th & Giles          | Woodhouse Place              |           |           |       | 101,574          |      |      |         |
| Hwy 50 & Harrison      | Willow Creek                 | 80,650    | 0         | 0.00% | 343,023          | 1039 | 1039 | 49,684  |
| SW 144th & Harrison    | Echo Hills                   | 174,993   | 565,000   | 0.74% | 410,854          | 579  | 579  | 39,636  |
| 156th & Harrison       | Emerald Oaks/Birchfield      | 450,167   | 2,500,000 | 2.39% | 565,326          | 1097 | 1097 | 205,926 |
| Kearny Ave&Chandler    | Chalco Industrial Park/Other |           |           |       | 25,185           | 50   | 50   |         |
| NE 156th & Giles       | Rock Creek                   | 75,973    | 0         | 0.00% | 275,925          | 651  | 651  | 78,269  |
| NE 156th & Giles       | Rock Creek Non-SID           |           |           |       | 303,454          | 1123 | 1123 |         |
| 156th & Giles          | Chalco Point                 | 168,863   | 860,000   | 2.85% | 162,833          | 366  | 366  | 78,883  |
| 156th & Giles          | Giles Ridge                  | 215,332   | 1,505,000 | 2.80% | 290,698          | 482  | 488  | 205,070 |
| 159th & Giles          | Springhill Ridge             | 642,396   | 3,400,000 | 2.43% | 754,117          | 1698 | 1698 | 297,025 |
| 159th & Giles          | Springhill Ridge NON-SID     |           |           |       | 170,235          | 2821 | 2821 |         |
| SW 156th & Harrison    | Millard Park                 | 1,099,134 | 2,935,000 | 1.34% | 1,187,065        | 1914 | 1914 | 664,715 |
| SE 168th & Harrison    | Millard Park South           | 599,815   | 3,350,000 | 2.07% | 875,406          | 1377 | 1499 | 603,677 |
| 168th & Giles          | Stonecrest                   | 895,848   | 8,085,000 | 5.05% | 863,853          | 1413 | 1449 | 288,230 |
| 168th & Giles          | Meridian Park                |           |           |       | 17,269           |      |      |         |
|                        |                              |           |           |       | <b>8,964,462</b> |      |      |         |

Total Debt in SID's

32,109,626

Total Revenue at La Vista's Levy

22,531,606

Total Population

40,623

43,185

# ANNEXATION PLAN

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Annexation is a process by which a municipality expands its boundaries by bringing unincorporated property into the city's corporate limits, thus extending municipal services, regulations, voting privileges and taxing authority to new territory. It supports growth management by establishing more practical jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development.

In Nebraska, a city only has the authority to annex land within its extra-territorial jurisdiction (ETJ). The ETJ of a city includes the unincorporated land contiguous to its corporate limits which is not within another city's ETJ. The size of a city's ETJ varies based on population, ranging from one mile for communities with less than 5,000 residents, to three miles for cities with over 100,000 inhabitants. La Vista currently possesses a two-mile ETJ authority.

The ETJ of a city serves two functions. First, it prevents other municipalities from annexing within the city's ETJ, giving the opportunity to potentially annex the land itself. Second, cities have the authority to enforce their subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to ensure that cities will not have to take on maintenance responsibilities for substandard infrastructure upon annexation. However, it's important to note that areas within La Vista's current ETJ and future growth area, which have been developed while under the county's control, may not fully adhere to these regulations.

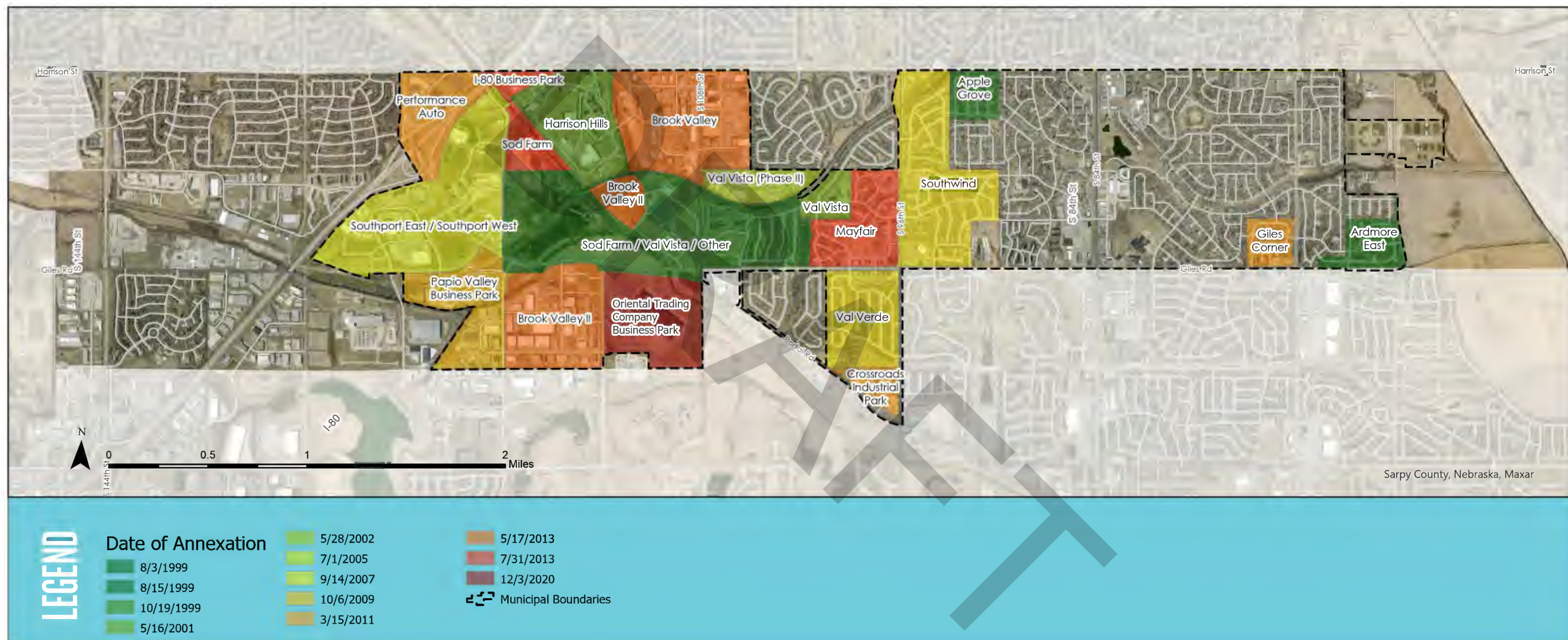
Annexation plays a crucial role in ensuring the long-term growth and success of La Vista. This section of the Comprehensive Plan provides an overview of the considerations for annexation, highlighting compliance with Nebraska law, outlining general policies, and identifying areas for further exploration over different time horizons.

## ANNEXATION POLICIES

- The City will review the annexation plan as part of the long range financial forecast and during the Biennial Budget process.
- The City will pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- The City will pursue an annexation program that promotes orderly growth and the provision of municipal services and preserves the city's fiscal position.
- The City will consider annexation of an area to increase the quality of life, upgrade public facilities, and provide the necessary services to meet the needs of the residents of the area.
- Upon annexation, the City will consider the extension of its ETJ as a means of managing growth and providing zoning and building controls.
- The City will oppose the extension of another municipality's jurisdiction or the creation of a special purpose district within the city's ETJ unless the city determines it cannot provide the necessary services. The City will acknowledge interlocal cooperation agreements regarding growth boundaries created in corporation with other municipalities.



# Annexation History



- Ensure that annexations are processed in accordance with State annexation laws in a timely and efficient manner.
- Evaluation of proposed annexations shall be based on:
  1. Public infrastructure capacity and the ability of the city to provide public services at the city's adopted levels of service.
  2. Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.
  3. Exploration of the cost/benefit ratio through a detailed fiscal plan.
  4. Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.
  5. Ability to meet State contiguity requirements.

## ANNEXATION PLAN CONTENTS

The City's Annexation Plan identifies annexations that include Sanitary and Improvement Districts (SIDs) and other major tracts of land; miscellaneous lots and other tracts of land and rights-of-way may not be identified until a detailed annexation study is performed. The details of the provision of services and other provisions of State law which must be followed in annexing properties will also be identified in a detailed annexation study.

Included in this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by a tentative annexation timeframe; and a map of the City's corporate limits, ETJ and future growth area which graphically identifies the annexation boundaries by timeframe.

## ANNEXATION STUDY PROCESS

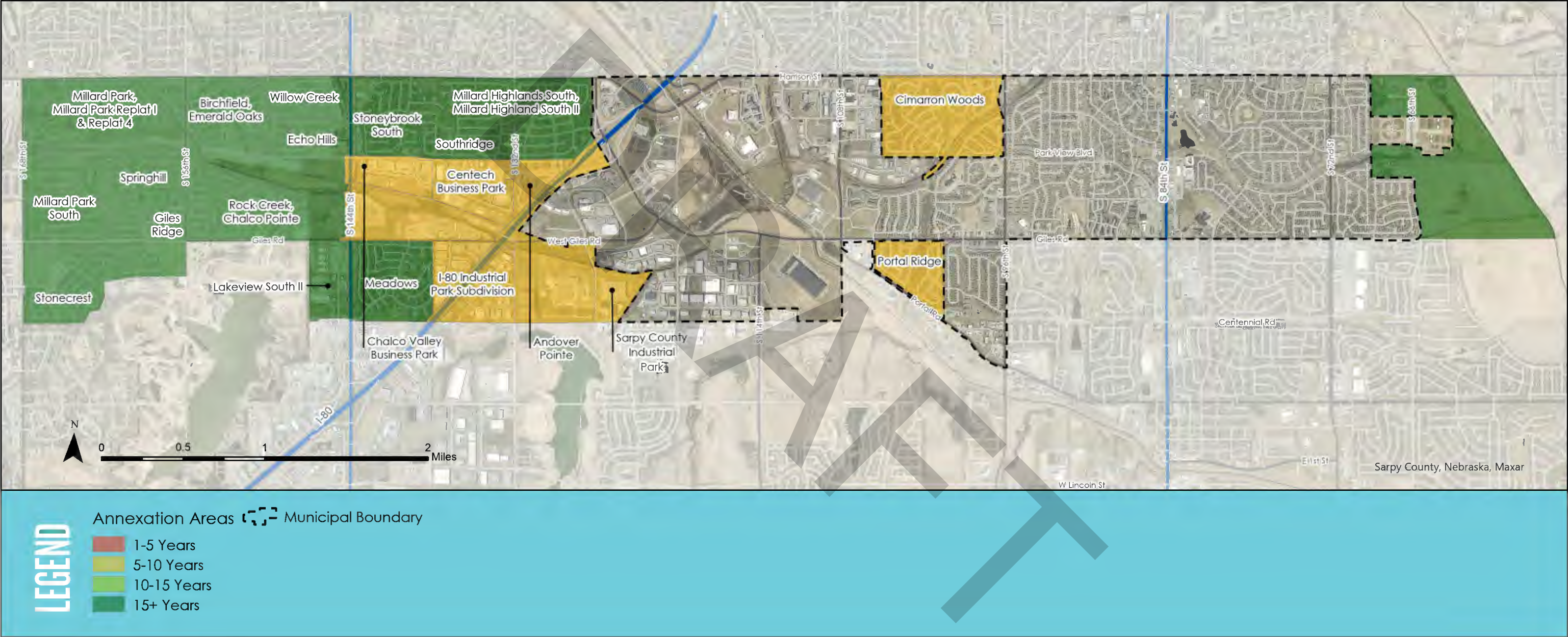
The City must satisfy applicable requirements of State Statutes, including without limitation Neb. Rev. Stat. § 16-117 through 16-130. Applicable Statutes in effect at the time of a proposed annexation will be reviewed and satisfied.

## CONCLUSION

The Annexation Plan has been developed to facilitate the process of annexation decision-making. The provided information is intended to ensure compliance with state law and assist the city in making well-informed decisions regarding future annexations. The City's objective goal is to evaluate the above-mentioned policies to minimize the adverse impacts of annexation on the City and its residents, while readily identifying and applying the positive aspects and reasons for annexation may be more easily identified and applied to future decisions concerning city growth.



# Annexation



| General Description    | Jurisdiction                  | Year Platted | SID # | SID Tax Levy/<br>\$100 | Other Levies | Total Levy | 2023/24 Valuation    |
|------------------------|-------------------------------|--------------|-------|------------------------|--------------|------------|----------------------|
| La Vista               |                               |              |       | 0.540000               | 1.592820     | 2.132820   | 2,284,893,092        |
| <b>5-10 Year</b>       |                               |              |       |                        |              |            |                      |
| 96th & Harrison        | Cimarron Woods                | 2004         | 237   | 0.550023               | 1.730820     | 2.280843   | 197,805,650          |
| 100th & Giles          | Portal Ridge                  | 2006         | 276   | 0.540012               | 1.730820     | 2.270832   | 87,159,427           |
| 132nd & Chandler       | Andover Pointe                |              |       |                        | 1.696320     | 1.696320   | 47,137,215           |
| 126th & West Giles     | Sarpy Industrial Park         | 2013         |       |                        | 1.696320     | 1.696320   | 21,532,408           |
| 132nd & Giles          | Claas                         | Unplatted    |       |                        | 1.696320     | 1.696320   | 12,343,017           |
| 126th & West Giles     | Sarpy Industrial Park-Phase 2 | 1998         |       |                        | 1.696320     | 1.696320   | 125,184              |
| 136th & Chandler       | Centech Business Park         | 1995         | 172   | 0.142810               | 1.644482     | 1.787292   | 83,756,408           |
| 136th & Chandler       | Centech NON-SID               | 1995         |       |                        | 1.644482     | 1.644482   | 143,966              |
| 144th & Chandler       | Chalco Valley Business Park   | 1991         |       |                        | 1.644482     | 1.644482   | 18,376,563           |
| 136th & Giles          | Interstate Industrial Park    | 1990         |       |                        | 1.644482     | 1.644482   | 14,155,000           |
| I-80 & Giles           | I-80 Industrial Park          | 1993         | 163   | 0.023695               | 1.644482     | 1.668177   | 96,632,102           |
|                        |                               |              |       |                        |              |            | <b>579,166,940</b>   |
| <b>15+ Years</b>       |                               |              |       |                        |              |            |                      |
| 66th Street            | All Purpose UT                |              |       |                        | 1.730820     | 1.730820   | 1,736,885            |
| SE 132nd & Harrison    | Millard Highlands South       | 1976         | 104   | 0.250000               | 1.644482     | 1.894482   | 205,599,450          |
| SE 138th & Harrison    | Southridge                    | 1985         | 133   | 0.545000               | 1.644482     | 2.189482   | 63,027,850           |
| SE Hwy 50 & Harrison   | Stonybrook South              | 1977         | 111   | 0.270000               | 1.644482     | 1.914482   | 101,192,946          |
| E of Hwy 50 S of Giles | The Meadows                   | 1972         | 65    | 0.613000               | 1.644482     | 2.257482   | 103,043,273          |
| 144th & Giles          | Lakeview South II             |              |       |                        | 1.644482     | 1.644482   | 10,148,548           |
| 144th & Giles          | Woodhouse Place Lots 1&2      | 2018         |       |                        | 1.644482     | 1.644482   | 18,810,000           |
| Hwy 50 & Harrison      | Willow Creek                  | 1974         | 96    | 0.126962               | 1.644482     | 1.771444   | 63,522,858           |
| SW 144th & Harrison    | Echo Hills                    | 1975         | 68    | 0.182075               | 1.644482     | 1.826557   | 76,084,102           |
| 156th & Harrison       | Emerald Oaks/Birchfield       | 1992         | 156   | 0.430000               | 1.644482     | 2.074482   | 104,690,033          |
| Kearny Ave&Chandler    | Chalco Industrial Park/Other  | 1887         |       |                        | 1.644482     | 1.644482   | 4,663,843            |
| NE 156th & Giles       | Rock Creek                    | 1974         | 92    | 0.148683               | 1.644482     | 1.793165   | 51,097,303           |
| NE 156th & Giles       | Rock Creek Non-SID            | 2000         |       |                        | 1.644482     | 1.644482   | 56,195,156           |
| 156th & Giles          | Chalco Point                  | 1994         | 165   | 0.560000               | 1.644482     | 2.204482   | 30,154,184           |
| 156th & Giles          | Giles Ridge                   | 2001         | 225   | 0.400000               | 1.644482     | 2.044482   | 53,832,928           |
| 159th & Giles          | Springhill                    | 2003         | 233   | 0.460000               | 1.644482     | 2.104482   | 139,651,344          |
| 159th & Giles          | Springhill Ridge NON-SID      | 2003         |       |                        | 1.644482     | 1.644482   | 31,525,000           |
| SW 156th & Harrison    | Millard Park                  | 1994         | 162   | 0.500000               | 1.644482     | 2.144482   | 219,826,799          |
| SE 168th & Harrison    | Millard Park South            | 2000         | 216   | 0.370000               | 1.644482     | 2.014482   | 162,112,223          |
| 168th & Giles          | Stonecrest/Meridian Park      | 2004         | 257   | 0.560000               | 1.644482     | 2.204482   | 159,972,795          |
| 168th & Giles          | Meridian Marketplace          | 2007         |       |                        | 1.644482     | 1.644482   | 3,197,950            |
|                        |                               |              |       |                        |              |            | <b>1,660,085,470</b> |
| <b>Total Valuation</b> |                               |              |       |                        |              |            | <b>4,524,145,502</b> |



| General Description | Jurisdiction | Tax Revenue<br>Generated | SID Operating<br>Expenses (5-<br>10 yr only) | Long-Term<br>Debt FY23<br>Audit Principal<br>Only | Debt to<br>Valuation<br>Ratio | Tax Revenue<br>at COLV Levy | Current<br>Population | Build-Out<br>Population | Cash On-<br>Hand |
|---------------------|--------------|--------------------------|--|---|-------------------------------|-----------------------------|-----------------------|-------------------------|------------------|
|---------------------|--------------|--------------------------|--|---|-------------------------------|-----------------------------|-----------------------|-------------------------|------------------|

|          |            |            |       |            |        |        |
|----------|------------|------------|-------|------------|--------|--------|
| La Vista | 12,338,423 | 87,280,000 | 3.82% | 12,338,423 | 17,883 | 20,000 |
|----------|------------|------------|-------|------------|--------|--------|

### 5-10 Year

|                    |                            |           |           |           |       |                  |      |      |         |
|--------------------|----------------------------|-----------|-----------|-----------|-------|------------------|------|------|---------|
| 96th & Harrison    | Cimarron Woods             | 1,087,931 | 1,438,183 | 2,172,960 | 1.10% | 1,068,151        | 1473 | 1754 | 709,000 |
| 100th & Giles      | Portal Ridge               | 470,671   | 427,144   | 1,540,000 | 1.77% | 470,661          | 670  | 670  | 375,819 |
| 132nd & Chandler   | Andover Pointe             |           |           |           |       | 254,541          |      |      |         |
| 126th & West Giles | Sarpy Industrial Park      |           |           |           |       | 10,849           |      |      |         |
| 132nd & Giles      | Claas                      |           |           |           |       | 66,652           |      |      |         |
| 126th & West Giles | Sarpy Industrial Park-Ph 2 |           |           |           |       | 676              |      |      |         |
| 136th & Chandler   | Centech Business Park      | 119,613   | 212,180   | 93,452    | 0.11% | 452,285          |      |      | 67,864  |
| 136th & Chandler   | Centech NON-SID            |           |           |           |       | 777              |      |      |         |
| 144th & Chandler   | Chalco Valley Bus. Park    |           |           |           |       | 99,233           |      |      |         |
| 136th & Giles      | Interstate Industrial Park |           |           |           |       | 76,437           |      |      |         |
| I-80 & Giles       | I-80 Industrial Park       | 22,902    | 25,450    | 190,000   | 0.20% | 521,813          |      |      | 161     |
|                    |                            |           |           |           |       | <b>1,228,722</b> |      |      |         |

### 15+ Years

|                        |                          |           |  |           |       |                  |      |      |         |
|------------------------|--------------------------|-----------|--|-----------|-------|------------------|------|------|---------|
| 66th Street            | All Purpose UT           |           |  |           |       | 9,379            |      |      |         |
| SE 132nd & Harrison    | Millard Highland South   | 513,999   |  | 0         | 0.00% | 1,110,237        | 2690 | 2690 | 170,883 |
| SE 138th & Harrison    | Southridge               | 343,502   |  | 765,000   | 1.21% | 340,350          | 792  | 792  | 5,230   |
| SE Hwy 50 & Harrison   | Stonybrook South         | 273,221   |  | 713214    | 0.70% | 546,442          | 920  | 920  | 106,144 |
| E of Hwy 50 S of Giles | The Meadows              | 631,655   |  | 3435000   | 3.33% | 556,434          | 1585 | 1585 | 100,221 |
| 144th & Giles          | Lakeview South II        |           |  |           |       | 54,802           |      |      |         |
| 144th & Giles          | Woodhouse Place          |           |  |           |       | 101,574          |      |      |         |
| Hwy 50 & Harrison      | Willow Creek             | 80,650    |  | 0         | 0.00% | 343,023          | 1039 | 1039 | 49,684  |
| SW 144th & Harrison    | Echo Hills               | 174,993   |  | 565,000   | 0.74% | 410,854          | 579  | 579  | 39,636  |
| 156th & Harrison       | Emerald Oaks/Birchfield  | 450,167   |  | 2,500,000 | 2.39% | 565,326          | 1097 | 1097 | 205,926 |
| Kearny Ave&Chandler    | Chalco Ind. Park/Other   |           |  |           |       | 25,185           | 50   | 50   |         |
| NE 156th & Giles       | Rock Creek               | 75,973    |  | 0         | 0.00% | 275,925          | 651  | 651  | 78,269  |
| NE 156th & Giles       | Rock Creek Non-SID       |           |  |           |       | 303,454          | 1123 | 1123 |         |
| 156th & Giles          | Chalco Point             | 168,863   |  | 860,000   | 2.85% | 162,833          | 366  | 366  | 78,883  |
| 156th & Giles          | Giles Ridge              | 215,332   |  | 1,505,000 | 2.80% | 290,698          | 482  | 488  | 205,070 |
| 159th & Giles          | Springhill Ridge         | 642,396   |  | 3,400,000 | 2.43% | 754,117          | 1698 | 1698 | 297,025 |
| 159th & Giles          | Springhill Ridge NON-SID |           |  |           |       | 170,235          | 2821 | 2821 |         |
| SW 156th & Harrison    | Millard Park             | 1,099,134 |  | 2,935,000 | 1.34% | 1,187,065        | 1914 | 1914 | 664,715 |
| SE 168th & Harrison    | Millard Park South       | 599,815   |  | 3,350,000 | 2.07% | 875,406          | 1377 | 1499 | 603,677 |
| 168th & Giles          | Stonecrest               | 895,848   |  | 8,085,000 | 5.05% | 863,853          | 1413 | 1449 | 288,230 |
| 168th & Giles          | Meridian Park            |           |  |           |       | 17,269           |      |      |         |
|                        |                          |           |  |           |       | <b>8,964,462</b> |      |      |         |

Total Debt in SID's

Total Revenue at La Vista's Levy

Total Population

32,109,626

22,531,606

40,623

43,185