

MINUTE RECORD

A-2

No. 729 — REDFIELD DIRECT E2105195KV

LA VISTA CITY COUNCIL MEETING January 21, 2025

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on January 21, 2025. Present were Councilmembers: Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, City Administrator Ramirez, City Clerk Carl, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Community Development Director Fountain, Library Director Barcal, Finance Director Harris, Human Resources Director Lowery, Recreation Director Buller and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on January 8, 2024. Notice was simultaneously given to Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Acting Mayor Thomas called the meeting to order and made the announcements.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE JANUARY 7, 2025 CITY COUNCIL MEETING
3. APPROVAL OF THE MINUTES OF THE JANUARY 9, 2025 LIBRARY ADVISORY BOARD MEETING
4. APPROVAL OF THE MINUTES OF THE NOVEMBER 11, 2024 ANNUAL CONDO BOARD MEETING
5. MONTHLY FINANCIAL REPORTS – DECEMBER 2024
6. REQUEST FOR PAYMENT – ALVINE AND ASSOCIATES, INC. – PROFESSIONAL SERVICES – CENTRAL PARK LIGHTING – \$1,500.00
7. REQUEST FOR PAYMENT – RDG – PROFESSIONAL SERVICES – WAYFINDING SIGNS – \$4,950.00
8. REQUEST FOR PAYMENT – WESTERN ENGINEERING CO. – PROFESSIONAL SERVICES – 2024 OVERLAY PROJECT – GRANVILLE EAST – \$39,236.68
9. REQUEST FOR PAYMENT – TITLECORE NATIONAL – PROFESSIONAL SERVICES – 84TH STREET TRAIL – \$2,200.00
10. REQUEST FOR PAYMENT – HGM ASSOCIATES INC. – PROFESSIONAL SERVICES – EAST LA VISTA SEWER AND PAVEMENT REHABILITATION – \$48,506.68

11. APPROVAL OF CLAIMS

A & L HYDRAULICS, maint	71.28
ABM, services	14,855.61
ACTIVE NETWORK, services	227.65
ADP, payroll & taxes	1,116,593.14
ALFRED BENESCH, services	1,044.00
AMAZON, supplies	1,460.21
AMERICAN LEGAL PUB, supplies	399.00
AMERICA'S FENCE, bldg & grnds	24.44
ANNE BREMER, services	100.00
ARNOLD MOTOR, maint	1,985.49
BAKER & TAYLOR, books	44.40
BARCO, bldg & grnds	315.39
BGNE, maint	1,853.79
BISHOP BUS EQUIP, services	227.04
BIZCO, supplies	107.41
BLACK HILLS ENERGY, utilities	8,005.99
BOK FINANCIAL, services	188,480.83
BSN SPORTS, supplies	699.00
CANOYER GARDEN CTR, supplies	271.67
CENTER MASS, services	1,019.00
CENTER POINT, books	290.04

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CENTURY LINK/LUMEN, phones	698.74
CINTAS, apparel	1,527.11
CITY OF OMAHA, services	89.24
CITY OF PAPILLION, services	32,336.42
CLEARVIEW PET CARE, services	251.80
CNA SURETY, services	82.16
CORNHUSKER SIGN, services	2,523.14
COX, phones	467.15
CULLIGAN, services	28.25
DEMCO, supplies	249.60
DULTMEIER, maint	35.20
EDGEWEAR SCREEN PRINT, services	1,963.00
EMBLEM, supplies	1,052.91
ESSENTIAL SCREENS, services	89.20
FACTORY MOTOR PARTS, maint	1,603.44
FEDEX, services	71.12
FIRST RESP OUTFITTERS, apparel	132.20
FOSTER, T, training	109.00
FOP, dues	4,430.00
FUN EXPRESS, supplies	100.37
G I CLEANERS, services	312.40
GALE, books	214.42
GARY BOSANEK, events	1,975.00
GENUINE PARTS/NAPA, supplies	210.19
GRAINGER, bldg & grnds	94.07
GRAYBAR ELECTRIC, bldg & grnds	248.81
GREATAMERICA FIN, services	2,156.73
GREGG YOUNG CHEVY, maint	166.07
HOME DEPOT, supplies	1,698.91
HONEYMAN RENT-ALL, services	272.50
INGRAM LIBRARY SRVS, books	2,057.16
J RETZ LANDSCAPE, services	4,754.00
KANOPI, media	172.90
KEYMASTERS, services	27.50
KRIHA FLUID POWER, maint	10.26
LV MONORAIL, services	23.75
LEXIS NEXIS, books	479.61
LOGAN CONTRACT SPLY, maint	4.31
LORI WILLENBORG, refund	50.00
LOVELAND GRASS PAD, supplies	68.95
MACKIE CONSTRUCTION, services	160,832.51
MARCO, services	153.87
MENARDS, supplies	1,442.94
METRO CHIEFS ASSOC, dues	85.00
METRO COMM COLLEGE, services	18,395.61
MUD, utilities	2,786.64
MICHAEL TODD, maint	3,335.31
MID-AMERICAN BENEFITS, services	5,662.90
MIDWEST PETRO EQUIP, services	200.00
MIDWEST TAPE, media	26.24
MIDWEST TURF, bldg & grnds	2,248.06
MISSIONSQUARE RETIRE, services	206,761.22
MUSCO SPORTS, lighting	130,567.20
MYSTAFF, services	950.40
NE DEPT OF REV, sales tax	56.74

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NE DEPT OF REV, motor fuel tax	708.00
NE LIBRARY COMMISSION, media	394.06
NEWSBANK, media	4,129.00
NL & L CONCRETE, services	132,789.00
NMC, maint	3,831.56
N AM RESCUE, maint	1,026.20
OCLC, media	75.42
OFFICE DEPOT, supplies	401.53
OPPD, utilities	48,354.98
OMAHA WINNELSON, bldg & grnds	1,230.32
OMAHA WORLD-HERALD, services	3,922.19
ON THE SPOT PROD, services	2,500.00
ONE CALL CONCEPTS, services	255.14
O'REILLY AUTO, supplies	1,688.15
PAPILLION SANITATION, services	2749.32
PATIO-MISS RIVER NRD, fees	20,706.84
PERU STATE COLLEGE, services	50.00
PLUTA, D, training	109.00
POLICE & FIREMEN'S INS, services	632.58
POLICE CHIEFS ASSN NE, dues	200.00
RAINBOW GLASS, maint	403.00
REGAL AWARDS, supplies	20.00
RICHARD RULE, fees	12.00
ROB MCCLARY, services	16,000.00
ROOTED TREE SPEC, services	1,495.00
RTG BLDG SRVS, services	6,765.00
SADLER ELECTRIC, services	7,893.53
SARPY CO FISCAL ADMIN, services	10,868.70
SCHLEGEL, J, training	109.00
SCHMIDT, C, training	109.00
SECURITY EQUIP, bldg & gmnds	225.00
SEWING CONCEPTS, bldg & grnds	775.00
SIGN IT, services	1,350.50
SPRINGSHARE, supplies	509.00
STRADA OCC HEALTH, services	1,140.00
SUBURBAN NEWSPAPERS, services	315.79
THE CHILD'S WORLD, books	1,675.55
THE FILTER SHOP, maint	86.20
THE SCHEMMER ASSOC, services	825.00
THE STEPPE CENTER, services	1,769.00
TITLECORE NATIONAL, services	825.00
TORNADO WASH, services	217.00
TRANS UNION RISK, services	75.00
TURFWERKS, equip	64,415.00
ULEMAN ENT, bldg & gmnds	1,662.30
UBT, services	50.00
UNITE PRIVATE NETWORKS, services	4,950.00
UNMC, services	977.00
US BANK NATL ASSOC, supplies	30,784.16
VALLEY CORP, services	117,570.54
VERIZON, phones	18.02
VIXEN CONSTRUCTION, maint	13,305.50
VOIANCE LANGUAGE, services	25.00
WALMART, supplies	1,212.14
WELDON PARTS, maint	15.72

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WESTLAKE HARDWARE, supplies	1,173.26
WHITE CAP, maint	51.00
WOODHOUSE CHEVY, maint	1,106.36

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

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Communications Manager Beaumont reported on the Bands and Brews event at the Astro on March 22, 2025.

Recreation Director Buller reported on the annual ENOA inspection and other Recreation activities.

Library Director Barcal reported on SID 237 library card numbers.

Park Superintendent Allen reported on a future park survey and all park projects completed in 2024.

B. PRESENTATION – LIBRARY SPACE NEEDS STUDY

Library Director Barcal introduced Charlsi Kratina from BCDM who gave a brief presentation on the Library Space Needs Study. Discussion was held.

C. PRESENTATION – MUNICIPAL CAMPUS PLANNING

City Clerk Carl introduced Brue Niedermeyer with RDG who gave a presentation on the Municipal Campus Planning. Discussion was held.

D. APPROVAL OF CLASS C LIQUOR LICENSE APPLICATION – MAMA'S PIZZA OF OMAHA, INC. DBA MAMA'S PIZZA

1. PUBLIC HEARING

At 6:54 p.m. Acting Mayor Thomas opened the public hearing and stated the floor was now open for comment on the Approval of Class C Liquor License Application – Mama's Pizza of Omaha, Inc. dba Mama's Pizza.

At 6:57 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Frederick. Motion carried.

2. RESOLUTION

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-014 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF A CLASS C LIQUOR LICENSE FOR MAMA'S PIZZA OF OMAHA, INC DBA MAMA'S PIZZA IN LA VISTA, NEBRASKA.

WHEREAS, Mama's Pizza of Omaha, Inc dba Mama's Pizza, 8146 S. 96th Street, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class C Liquor License; and

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

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

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

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NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of a Class C Liquor License submitted by Mama's Pizza of Omaha, Inc dba Mama's Pizza, 8146 S3 96th Street, La Vista, Sarpy County, Nebraska.

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

E. ORDINANCE -- AMEND MASTER FEE ORDINANCE

Councilmember Hale introduced Ordinance No. 1533 entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 1529, AN ORDINANCE TO ESTABLISH THE AMOUNT OF CERTAIN FEES AND TAXES CHARGED BY THE CITY OF LA VISTA FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO BUILDING AND USE, ZONING, OCCUPATION, PUBLIC RECORDS, ALARMS, EMERGENCY SERVICES, RECREATION, LIBRARY, AND PET LICENSING; SEWER AND DRAINAGE SYSTEMS AND FACILITIES OF THE CITY FOR RESIDENTIAL USERS AND COMMERCIAL USERS (INCLUDING INDUSTRIAL USERS) OF THE CITY OF LA VISTA AND TO GRANDFATHER EXISTING STRUCTURES AND TO PROVIDE FOR TRACT PRECONNECTION PAYMENTS AND CREDITS; REGULATING THE MUNICIPAL SEWER DEPARTMENT AND RATES OF SEWER SERVICE CHARGES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

Councilmember Sell moved that the statutory rule requiring reading on three different days be suspended. Councilmember Hale seconded the motion to suspend the rules and roll call vote on the motion. Councilmembers voting aye: Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Frederick. Motion carried.

Councilmember Sheehan made a motion to approve final reading and adopt Ordinance 1533. Councilmember Sell seconded the motion. Upon roll call vote the following Councilmembers voted aye: Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Frederick. Motion carried.

The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Acting Mayor declared the ordinance adopted and the Acting Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

F. 84TH STREET REDEVELOPMENT AREA TAX INCREMENT FINANCING RESOLUTION AMENDMENT – PART OF MIXED USE REDEVELOPMENT PROJECT (ACTION ON THIS ITEM WILL BE TAKEN BY THE LA VISTA COMMUNITY DEVELOPMENT AGENCY)

1. RESOLUTION – AMEND RESOLUTION NO. 25-008 AUTHORIZING TAX INCREMENT REVENUE NOTE (LA VISTA CITY CENTRE HOTEL PROJECT) SERIES 2025

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-015 entitled: A RESOLUTION AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE NOTE (LA VISTA CITY CENTRE HOTEL PROJECT), SERIES 2025, OF THE LA VISTA COMMUNITY DEVELOPMENT AGENCY, FOR THE PURPOSE OF PAYING CERTAIN PROJECT COSTS IN CONNECTION WITH A REDEVELOPMENT PROJECT; PRESCRIBING THE FORM AND DETAILS OF SUCH NOTE AND THE COVENANTS AND AGREEMENTS MADE BY THE AGENCY TO FACILITATE AND PROTECT THE PAYMENT THEREOF; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

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

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G. RESOLUTION – RENEWAL OF INTERLOCAL AGREEMENT – LAW ENFORCEMENT TRAINING ACADEMY

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-016 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE RENEWAL OF THE INTERLOCAL COOPERATION AGREEMENT WITH BELLEVUE, PAPILLION, DOUGLAS COUNTY, SARPY COUNTY AND METROPOLITAN COMMUNITY COLLEGE FOR THE LAW ENFORCEMENT TRAINING ACADEMY.

WHEREAS, the cities of La Vista, Sarpy County, Nebraska; Bellevue, Sarpy County, Nebraska; Papillion, Sarpy County, Nebraska; and Sarpy County, Nebraska, Douglas County, Nebraska and Metropolitan Community College on behalf of the law enforcement agency of each Party; herein collectively referred to as "Participating Agencies" or "Agencies", wish to improve and otherwise provide for the training of law enforcement officers of each of the Participating Agencies by renewing the interlocal cooperation agreement for the law enforcement training academy; and,

WHEREAS, the Participating Agencies have not only common goals, staffing needs, training needs and other needs in common in the area of law enforcement, but also overlapping demands for Police responses; and,

WHEREAS, each of the Participating Agencies have expressed a desire to enhance local control and a more consistent training availability schedule; and,

WHEREAS, the Participating Agencies have long recognized that mutual aid and law enforcement training can be enhanced and made more flexible and effective by cooperation; and,

WHEREAS, the Participating Agencies wish to enter this Agreement for such purposes pursuant to the Interlocal Cooperation Act of the State of Nebraska, Neb. Rev Stat § 13-801 et. Seq. as amended (herein "Interlocal Cooperation Act")

WHEREAS, the Participants desire to enter into an Interlocal Cooperation Agreement and have agreed to the terms setting forth the rights and responsibilities of the Participating Agencies in renewing the interlocal cooperation agreement for the law enforcement training academy.

NOW THEREFORE BE IT RESOLVED that the City Council of La Vista, Nebraska, hereby authorize the execution of an Interlocal Cooperation Agreement renewal with Bellevue, Papillion, Douglas County, Sarpy County and Metropolitan Community College for the law enforcement training academy.

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

H. RESOLUTION – AMEND CITY PERSONNEL POLICY AND PROCEDURES MANUAL

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-017 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AMENDING SECTION 13 OF THE CITY PERSONNEL POLICY AND PROCEDURES MANUAL REGARDING THE EDUCATIONAL ASSISTANCE PROGRAM.

WHEREAS, the Mayor and City Council of the City of La Vista, Nebraska, has determined that a need exists to make changes to the existing La Vista City Personnel Policy and Procedures Manual as adopted on December 20, 2005; and

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WHEREAS, it is being proposed that Section 13 in the manual regarding the educational assistance program be amended to raise the maximum reimbursement; and

WHEREAS, it is the desire of the City Council to amend Section 13 of the Personnel Policy and Procedures Manual to incorporate the changes to the above-mentioned areas.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska, that the existing La Vista City Personnel Policy and Procedures Manual adopted on December 20, 2005, is hereby amended to reflect the proposed change to Section 13 as submitted at the City Council meeting.

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

I. RESOLUTION – AUTHORIZE PURCHASE – VEHICLE LOCATOR SOFTWARE LICENSE

Councilmember Quick introduced and moved for the adoption of Resolution No. 25-018 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF A VEHICLE LOCATOR SOFTWARE LICENSE FROM SAMSARA, INC., SAN FRANCISCO, CA IN AN AMOUNT NOT TO EXCEED \$7,840.00 PER YEAR.

WHEREAS, the City Council of the City of La Vista has determined the purchase of a vehicle locator software license is necessary, and

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

WHEREAS, Subsection (c) of Section 31.23 of the La Vista Municipal Code requires 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, do hereby authorize the purchase of a vehicle locator software license from Samsara, Inc., San Francisco, CA in an amount not to exceed \$7,840.00 per year.

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

J. RESOLUTION – AUTHORIZE PURCHASE – BALLISTIC SHIELDS

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-019 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF THREE (3) BLUERIDGE ARMOR BALLISTIC SHIELDS FROM BLUERIDGE ARMOR LLC, SPINDALE, NC IN AN AMOUNT NOT TO EXCEED \$7,821.00.

WHEREAS, the City Council of the City of La Vista has determined the purchase of three (3) ballistic shields is necessary, and

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

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

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NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of three (3) BlueRidge Armor ballistic shields from BlueRidge Armor LLC, Spindale, NC in an amount not to exceed \$7,821.00.

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

K. RESOLUTION – DECLARE EQUIPMENT SURPLUS

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-020 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA DECLARING PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE.

WHEREAS, City Staff has recognized the following equipment: 1 Vinyl gym floor covering system, 2 Adaptive Pottery Wheels, 2 Billiards Tables, 1 Desk and 1 Choir Riser to be surplus; and

WHEREAS, the City Administrator and Recreation Director recommend that the above mentioned items be declared surplus and sold.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council that the following equipment: 1 Vinyl gym floor covering system, 2 Adaptive Pottery Wheels, 2 Billiards Tables, 1 Desk and 1 Choir Riser be declared surplus property and sold.

AND BE IT FURTHER RESOLVED that the General fund will receive the revenue from the sale.

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

COMMENTS FROM THE FLOOR

There were no comments from the floor.

COMMENTS FROM MAYOR AND COUNCIL

There were no comments from Mayor and Council.

At 7:14 p.m. Councilmember Hale made a motion to adjourn the meeting. Seconded by Councilmember Sell. Councilmembers voting aye: Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: Frederick. Motion carried.

PASSED AND APPROVED THIS 4TH DAY OF FEBRUARY 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk