

## LA VISTA CITY COUNCIL MEETING AGENDA

September 16, 2025

6:00 PM

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 September 2, 2025 City Council Meeting**
3. **Monthly Financial Reports – August 2025**
4. **Request for Payment – Spencer Management LLC – Professional Services – On-Call Pavement Repairs – \$310,418.50**
5. **Request for Payment – Thompson Dreessen & Dorner, Inc. – Professional Services – Reflection Plaza – \$4,390.20**
6. **Approval of Claims**

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

### **B. Approval of Class C Liquor License Application – LIF LA Vista LLC dba Let It Fly Sports Bar**

1. **Public Hearing**
2. **Resolution**

### **C. Approval of Class D Liquor License Application – Dhanadayae LLC dba Dual Stope-84<sup>th</sup> Street**

1. **Public Hearing**
2. **Resolution**

### **D. Insurance Broker Agreement and Insurance Renewal**

1. **Resolution – Insurance Broker Agreement – Addendum Six**
2. **Receive & File – Insurance Renewal – Property, Liability and Workers Compensation**

### **E. Ordinance – Amend Master Fee Ordinance**

### **F. Resolution – Amend Keno Operator Agreement**

### **G. Resolution – Award Bid – 84<sup>th</sup> Street Trail – Giles to Harrison**

### **H. Resolution – Amend Council Policy Statement 116 – Capital Improvement Program**

- **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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## LA VISTA CITY COUNCIL MEETING September 2, 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 September 2, 2025. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, City Administrator Ramirez, City Clerk Carl, Director of Administrative Services Pokorny, Police Captain Armbrust, Fire Chief Gottsch, Director of Public Works Soucie, Community Development Director Fountain, Library Director Barcal, Finance Director Harris and Recreation Director Buller.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on August 20, 2025. 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.

Mayor Kindig called the meeting to order and made the announcements.

### APPOINTMENT – CITIZEN REVIEW COMMITTEE – APPOINT CHRISTINE PLEISS – FILL VACANCY – 5 YEAR TERM

Mayor Kindig stated, with the approval of the City Council, he would like to appoint Christine Pleiss to the Citizen Review Committee. Councilmember Thomas motioned the approval, seconded by Councilmember Sheehan. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried.

### A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF THE MINUTES OF THE AUGUST 19, 2025 CITY COUNCIL MEETING
3. APPROVAL OF THE MINUTES OF THE AUGUST 11, 2025 CONDO BOARD MEETING
4. APPROVAL OF THE MINUTES OF THE AUGUST 25, 2025 SPECIAL CITY COUNCIL MEETING
5. SALES & USE TAX REPORT – JULY 2025
6. REQUEST FOR PAYMENT – PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT – STORMWATER MANAGEMENT FEES – \$147,681.56
7. REQUEST FOR PAYMENT – NEBRASKA DEPARTMENT OF TRANSPORTATION – CONSTRUCTION SERVICES – 84<sup>TH</sup> STREET TRAIL ROW – \$204,967.09
8. REQUEST FOR PAYMENT – FELSBURG, HOLT & ULLEVIG – PROFESSIONAL SERVICES – 99<sup>TH</sup> & GILES ROAD SIGNAL IMPROVEMENTS – \$3,765.00
9. REQUEST FOR PAYMENT – NL & L CONCRETE, INC – CONSTRUCTION SERVICES – 72<sup>ND</sup> STREET STORM SEWER REHABILITATION – \$53,441.64

### 10. APPROVAL OF CLAIMS

4 SEASONS AWARDS, services	12.00
A VITALSIGNS, services	61,750.00
ABM, services	20,452.76
ABRAHAMS KASLOW, services	3,235.00
ACTION BATTERIES, supplies	104.60
ACTIVE NETWORK, services	111.23
ADP, payroll & taxes	466,798.02
AKRS EQUIP, maint	399.00
AMAZON, supplies	680.92
AM HERITAGE LIFE INS, benefits	314.56
AM FENCE STORE, maint	239.01
ANTHONY PERSON, services	800.00
APPLIED CONCEPTS, equip	4,962.00

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AM P W ASSN, services	4,094.54
ARNOLD MOTOR, maint	1,973.40
BAKER & TAYLOR, books	924.63
BATTERIES PLUS, supplies	83.20
BISHOP BUS EQUIP, services	924.94
CENTER POINT, books	246.90
CENTRAL SALT, maint	7,972.72
CENTURY LINK/LUMEN, services	245.22
CINTAS, uniforms	518.29
CITY OF PAPILLION, services	246,596.00
COLONIAL LIFE INS, benefits	2,120.06
COLUMN SOFTWARE, services	671.97
CONCRETE SUPPLY, maint	7,289.63
CORE BANK, services	361,156.58
COX, services	1,040.68
CULLIGAN, services	13.50
DARICE CLARK-TATE, services	50.00
DEARBORN NAT'L LIFE INS, benefits	9,006.41
DOUGLAS CO SHER OFC, services	2,255.00
EAKES OFFICE SOL, equip	36,415.20
FERGUSON, maint	145.95
FIRST RESP OUTFITTERS, apparel	1,522.89
FOP, dues	2,225.00
FUN SERVICES, events	635.00
GALE, books	281.15
GI CLEANERS, services	462.00
GRASS PAD, supplies	132.03
GREAT PLAINS COMM, services	1,087.79
GREATAM FINANCIAL, services	1,744.49
HANEY SHOE STORE, apparel	131.99
HARM'S CONCRETE, maint	727.88
HEARTLAND NATURAL GAS, utilities	538.03
HONEYMAN RENT-ALL, events	373.50
INGRAM LIBRARY SRVS. books	2,543.62
ISLAND SPRINKLER, maint	184.92
JAMS GOAT YOGA, events	1,000.00
JORDAN BINDER, reimb	14.99
KACIE IN YOUR FACIE, events	450.00
KANOPY, media	104.50
KIMBALL MIDWEST, maint	87.30
KRIHA FLUID PWR, maint	17.96
LARSEN SPLY, maint	176.30
LEAGUE OF NE MUNI, dues	57,212.00
LEGION LED TRUCKS, events	1,800.00
LINCOLN NAT'L LIFE INS, benefits	7,958.47
LOGAN CONT, maint	206.69
MACKIE CONST, maint	67,675.32
MARCO, services	165.77
MENARDS, supplies	140.72
METLIFE, benefits	1,159.94
METRO AREA TRANSIT, services	890.00
METRO COMM COLLEGE, services	35,144.46
MGT IMPACT SOL, services	10,026.50
MICHAEL TODD CO, maint	1,944.06
MICROFILM IMAGING SYS, services	4,200.00
MIDWEST TURF, supplies	458.98
MILLARD METAL, maint	425.00
MISSIONSQUARE RETIRE, benefits	72,149.16
MR. PICNIC, events	2,188.08
MSC INDUST'L, maint	282.80
NE BANK/FARMERS, services	33,677.74

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NE DEPT OF REV, sales tax	136.85
NORM'S DOOR, maint	2,754.20
OCLC, books	98.01
OFFICE DEPOT, supplies	336.59
OMNI ENG, maint	951.12
ON THE SPOT PROD, services	2,000.00
O'REILLY AUTO, supplies	1,594.86
PAPILLION SANITATION, services	4,193.35
PER MAR SECURITY, services	227.13
PETROS PACE FINANCE, services	42,104.15
POINT C HEALTH, benefits	10,208.04
POLICE/FIREMEN'S INS, benefits	293.13
POWERDMS, services	11,574.63
PRIMA DIST, supplies	87.18
PRINTCO GRAPHICS, services	8,949.95
RDG, services	5,900.73
READY MIX, maint	491.02
SARPY CO COURTHOUSE, services	4,582.00
SARPY STRONG JUNK REMOVAL, services	650.00
SECURITY EQUIP, bldg & grnds	198.00
SHI INTERNAT'L, services	16,087.16
SIMPLE GRANTS, services	4,620.00
SPENCER MGMT, maint	390,970.35
SUBURBAN NEWS, services	132.08
SUMMIT FIRE, services	262.50
SUN VALLEY LANDSCAP, services	210.00
SWANK MOTION PIC, events	795.00
SYNCQUIP, bldg & grnds	29,657.00
TED'S MOWER, maint	384.80
THE COLONIAL PRESS, services	158.01
THE WALDINGER CORP, bldg & grnds	1,223.00
TRUCK CENTER, supplies	862.65
UMR, benefits	173,946.75
US BANK NAT'L ASSOC, supplies	33,532.21
USI ED/GOV SALES, supplies	90.70
VIERREGGER ELEC, bldg & grnds	1,821.92
WESTLAKE HARDWARE, supplies	1,543.19
WHITE CAP, maint	78.48

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

## REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Recreation Director Buller reported on expanding recreation programing.

### B. FISCAL YEARS 25 & 26 BIENNIAL BUDGET

#### 1. APPROPRIATIONS ORDINANCE — AMEND FY25 & FY26 BIENNIAL BUDGET — FINAL READING

Councilmember Frederick introduced Ordinance No. 1554 entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 1516 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, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026, AND TO AMEND AMOUNTS APPROPRIATED FOR THE FIRST AND SECOND YEARS OF SUCH BIENNIAL BUDGET FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2024

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AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, 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.

Councilmember Sell made a motion to approve final reading and adopt Ordinance 1554. Councilmember Frederick seconded the motion. The Mayor then stated the question, "Shall Ordinance No. 1554 be passed and adopted?" Upon roll call vote the following Councilmembers voted aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the 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.

## **C. AMENDING THE COMPENSATION ORDINANCE AND SETTING RATES OF AUTO AND PHONE ALLOWANCE**

### **1. ORDINANCE - AMEND THE COMPENSATION ORDINANCE**

Councilmember Hale introduced Ordinance No. 1556 entitled: AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE CITY OF LA VISTA; TO PROVIDE FOR THE REPEAL OF ALL PRIOR ORDINANCES IN CONFLICT HERewith; ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE THE EFFECTIVE DATE HEREOF.

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

Said ordinance was then read by title, and thereafter Councilmember Sheehan moved for final passage of the ordinance including changes which motion was seconded by Councilmember Hale. The Mayor then stated the question, "Shall Ordinance No. 1556 be passed and adopted?" Upon roll call vote the following Councilmembers voted aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the 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.

### **2. RESOLUTION - SETTING RATES OF AUTO AND PHONE ALLOWANCE**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-109 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING MONTHLY VEHICLE AND MOBILE PHONE ALLOWANCES FOR SPECIFIC OFFICERS AND EMPLOYEES OF THE CITY.

WHEREAS, the Mayor and City Council establish by ordinance the compensation for officers and employees of the City of La Vista and said ordinance establishes that the Mayor and Council may additionally fix by resolution such vehicle and other allowances as may from time to time be fixed in the municipal budget; and

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WHEREAS, the FY26 municipal amended budget establish funds for vehicle and mobile phone allowances for various officers, employees and volunteers of the City and are recommended by the Director of Administrative Services and City Administrator.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the following vehicle and cellular phone allowances:

<u>Tier</u>	<u>Monthly Vehicle Allowance</u>	<u>Tier</u>	<u>Monthly Phone Allowance</u>
Tier 1	\$30	Tier 1	\$30
Tier 2	\$50	Tier 2	\$60
Tier 3	\$100	Tier 3	\$90
Tier 4	\$150		
Tier 5	\$300		

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

## **D. ORDINANCE -- MOBILE FOOD VENDORS**

Councilmember Frederick introduced Ordinance No. 1557 entitled: AN ORDINANCE AMENDING ORDINANCE NO. 1396 AUTHORIZING MOBILE FOOD VENDORS; TO PROVIDE RULES AND REGULATIONS GOVERNING MOBILE FOOD VENDORS; TO PROVIDE FOR THE ISSUANCE OF LICENSES FOR MOBILE FOOD VENDORS; TO PROVIDE FOR FEES FOR THE ISSUANCE OF LICENSES FOR MOBILE FOOD VENDORS AND FOR THE COLLECTION THEREOF; TO PROVIDE FOR PENALTIES FOR VIOLATION OF THE PROVISIONS HEREOF.

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

Said ordinance was then read by title, and thereafter Councilmember Sheehan moved for final passage of the ordinance including changes which motion was seconded by Councilmember Frederick. The Mayor then stated the question, "Shall Ordinance No. 1557 be passed and adopted?" Upon roll call vote the following Councilmembers voted aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the 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.

## **E. SPECIAL ASSESSMENT**

### **1. PUBLIC HEARING**

At 6:23 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the Special Assessment.

At 6:23 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried.

### **2. RESOLUTION**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-110 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY

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OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of 13814 Virginia Street \$350.00 were notified that the property needed the garbage and rubbish removed, as they were in violation of the City Municipal Code, Section 50.03, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the garbage and rubbish removed from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they have not been paid, and

WHEREAS, the City may file a Special Assessment for Improvements against property for which a City bill for services has not been paid.

NOW THEREFORE BE IT RESOLVED, that the La Vista City Clerk is hereby authorized to file with the Sarpy County Treasurer Special Assessments for Improvements in the amount and against the property specified above, located within Sarpy County, La Vista, Nebraska.

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

## **F. RESOLUTION — INTERLOCAL AGREEMENT RENEWAL — CRIME SCENE INVESTIGATION SERVICES**

Councilmember Wetuski introduced and moved for the adoption of Resolution No. 25-111 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 DOUGLAS COUNTY FOR CRIME SCENE INVESTIGATION SERVICES.

WHEREAS, pursuant to the authority granted under Neb. Rev. Statute 13-801, et. Seq. Reissue 1997, the Mayor and City Council determine that it is in the best interest of the City to renew an interlocal cooperation agreement for the purpose of providing crime scene investigation services in an efficient and effective manner; and

WHEREAS, the La Vista Police Department has a need for crime scene investigation services; and

WHEREAS, Douglas County, Nebraska is qualified to provide such services as described in the attached Interlocal Cooperation Agreement.

WHEREAS, Douglas County, Nebraska entered into an Interlocal Cooperation Agreement with the City of La Vista for crime scene investigation services in November of 2009 and the City of La Vista has been satisfied with the services provided.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of La Vista, Nebraska, hereby authorize the Mayor to execute the renewal of the Interlocal Cooperation Agreement with Douglas County for crime scene investigation services.

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



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## **G. RESOLUTION — INTERLOCAL COOPERATION AGREEMENTS — I.T. SERVICES, GIS & PUBLIC SAFETY SOFTWARE**

Councilmember Frederick introduced and moved for the adoption of Resolution No. 25-112 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF INTERLOCAL COOPERATION AGREEMENTS WITH SARPY COUNTY FOR INFORMATION TECHNOLOGY SERVICES, GIS AND PUBLIC SAFETY SOFTWARE.

WHEREAS, the City has been operating under an Interlocal Agreement with Sarpy Information Systems for the provision of Information Technology services, GIS and Public Safety Software; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, approve the interlocal agreements between Sarpy County and the City of La Vista regarding Information Technology Services, GIS and Public Safety Software.

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

## **H. RESOLUTION — APPROVE CONTRACT — COUNCIL CHAMBERS TECHNOLOGY UPDATE**

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-113 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING THE EXECUTION OF A CONTRACT WITH THEATRICAL MEDIA SERVICES FOR PROFESSIONAL SERVICES TO UPDATE THE TECHNOLOGY OF THE HAROLD "ANDY" ANDERSON COUNCIL CHAMBERS IN AN AMOUNT NOT TO EXCEED \$150,500.00.

WHEREAS, the Mayor and City Council of the City of La Vista have determined that the updating of the technology in the Harold "Andy" Anderson Council Chambers is necessary; and

WHEREAS, the FY256 Lottery Fund Budget provides funding for the proposed project; and

WHEREAS, Theatrical Media Services (TMS) is the sole-source bidder; 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 expenditure over \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of La Vista, Nebraska, hereby approves the execution of a contract with Theatrical Media Services (TMS) for professional services to update the technology of the Harold "Andy" Anderson Council Chambers in an amount not to exceed \$150,500.00.

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

## **I. RESOLUTION — AUTHORIZE MFO PURCHASE — 1 MEDIC UNIT**

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-114 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PAPILLION FIRE PROTECTION MUTUAL FINANCE ORGANIZATION'S PURCHASE OF ONE (1) OSAGE AMBULANCE J3638 IN THE AMOUNT OF \$459,843.

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WHEREAS, the City of La Vista, the City of Papillion, and the Papillion Rural Fire Protection District, all of Sarpy County Nebraska (collectively, the "Participants"), entered into an Interlocal Cooperation Agreement effective on October 1, 2013, to set forth the rights and responsibilities of the Participants in creating a single fire department and emergency medical service ("EMS") for the entire geographic area encompassed within their respective boundaries as said boundaries might be adjusted from time to time, pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-804 et seq. (the "Fire Interlocal Agreement"); and

WHEREAS, as part of such Fire Interlocal Agreement, the Participants created a mutual finance organization, known as the Papillion Fire Protection Mutual Finance Organization ("MFO"), as authorized by the Nebraska Municipal Finance Assistance Act, Neb. Rev. Stat. § 35-1201 et. Seq., naming the Papillion Finance Director as the MFO Fiscal Agent ("Fiscal Agent") to coordinate all financial matters contemplated by the Fire Interlocal Agreement; and

WHEREAS, any budgeted or nonbudgeted expenditure, or series of related expenditures, by purchase, lease or any other method totaling \$50,000 or more of which the related costs or expenses are to be allocable among and shared by the Participants shall be subject to prior approval of the governing body of each Party of the Fire Interlocal Agreement; and

WHEREAS, the MFO has determined that the purchase of one (1) Osage ambulance J3638 is necessary; and

WHEREAS, the MFO'S FY26 budget provides funding for the proposed purchase;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby approve the Papillion Fire Protection Mutual Finance Organization's purchase of one (1) Osage ambulance J3638 in the amount of \$459,843.

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

Councilmember Hale motioned to move Comments from the Floor up on the agenda ahead of Item J. Executive Session – Contract Negotiations; Personnel. Seconded by Councilmember Frederick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried.

## COMMENTS FROM THE FLOOR

There were no comments from the floor.

## J. EXECUTIVE SESSION – CONTRACT NEGOTIATIONS; PERSONNEL

At 6:37 p.m. Councilmember Sell made a motion to go into executive session for protection of the public interest for contract negotiations and for the protection of the reputation of an individual to discuss personnel matters. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 6:53 p.m. the Council came out of executive session. Councilmember Thomas made a motion to reconvene in open and public session. Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried.

# MINUTE RECORD

September 2, 2025

No. 729 -- REDFIELD DIRECT E2106195KV

## COMMENTS FROM MAYOR AND COUNCIL

Mayor commented on upcoming legislative session.

At 6:54 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: Quick. Motion carried.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



City of La Vista Nebraska  
Month Ended August 31, 2025

### Monthly Statement of Revenue and Expenditure

August

	General Fund	Debt Service Fund	Capital Improvement Fund	Lottery Fund	Redevelopment Fund	Total Nonmajor Funds <sup>1</sup>	Total Governmental Funds	Sewer Fund	Total Proprietary Fund
<b>Revenue</b>									
Property Tax	3,968,471	317,457	-	-	-	437,515	4,723,443	-	-
Sales and use taxes	651,552	325,776	-	-	325,776	-	1,303,104	-	-
Other Taxes <sup>2</sup>	272,824	-	-	-	33,137	-	305,961	-	-
Licenses and Permits	26,287	-	-	-	-	-	26,287	-	-
Intergovernmental Revenues <sup>3</sup>	177,619	-	-	-	-	-	177,619	-	-
Charges for Services	75,450	-	-	-	-	-	75,450	-	-
Grant income	1,576	-	-	-	-	-	1,576	-	-
Lottery Proceeds	-	-	-	90,427	-	-	90,427	-	-
Interest Income	63,256	4,546	14,459	20,074	24,891	7,479	134,705	21,297	21,297
Sewer Fees	-	-	-	-	-	-	-	7,610	7,610
Other Revenues <sup>4</sup>	1,237	32,350	-	-	-	-	33,587	4	4
Bonds	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>5,238,271</b>	<b>680,129</b>	<b>14,459</b>	<b>110,501</b>	<b>383,803</b>	<b>444,994</b>	<b>6,872,157</b>	<b>28,911</b>	<b>28,911</b>
<b>Expenditures</b>									
CIP/Capital Outlay	5,067	-	583,503	-	204,967	-	793,537	(200)	(200)
Debt Service: Principal Expense	-	-	-	-	-	-	-	-	-
Debt Service: Interest Expense	-	-	-	-	-	-	-	-	-
Debt Service: Bond Issue Expense	-	-	-	-	-	-	-	-	-
General Government Expenses	603,948	16,702	-	1,128	-	440,099	1,061,877	1,423	1,423
Public Works	235,641	-	-	-	-	-	235,641	-	-
Public Safety	1,024,978	-	-	-	-	22,418	1,047,396	-	-
Culture and Recreation	343,489	-	-	-	-	-	343,489	-	-
Public Library	107,859	-	-	-	-	-	107,859	-	-
Community Betterment	-	-	-	48,252	-	-	48,252	-	-
Community Development	94,026	-	-	-	-	-	94,026	-	-
Sewer	-	-	-	-	-	-	-	402,006	402,006
<b>Total Expenditures</b>	<b>2,415,008</b>	<b>16,702</b>	<b>583,503</b>	<b>49,380</b>	<b>204,967</b>	<b>462,517</b>	<b>3,732,077</b>	<b>403,229</b>	<b>403,229</b>
<b>Transfers In</b>	-	-	-	-	-	-	-	-	-
<b>Transfers Out</b>	-	-	-	-	-	-	-	-	-
<b>Change in Net Position</b>	<b>2,823,263</b>	<b>663,427</b>	<b>(569,044)</b>	<b>61,121</b>	<b>178,836</b>	<b>(17,524)</b>	<b>3,140,080</b>	<b>(374,318)</b>	<b>(374,318)</b>

### Key Trends

#### Revenue

\$4.7M in Property Tax

#### Expenditures

3 payroll cycles in August

<sup>1</sup>Nonmajor Funds (EDF, OSP, PAF,QSF,TIF)

<sup>2</sup>Other tax - OCC, Hotel, Rest

<sup>3</sup>Intergovernmental Rev - rev for state, county, other municipality

<sup>4</sup>Other rev - parking, library, other misc.



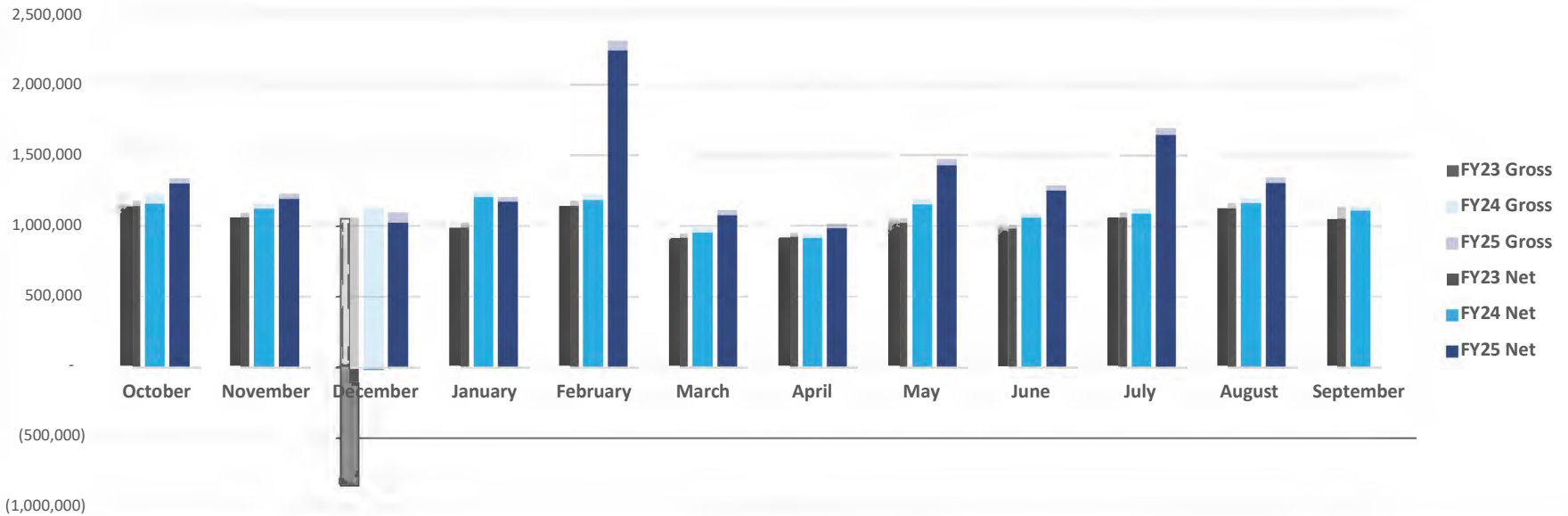
City of La Vista NE  
Monthly Treasurer Report  
August FY25

Types	Institution	Balance	Interest Rate	Interest Earned	Accrued Interest	Maturity Date
CD	American National Bank	\$ 1,643,167	4.2%		\$ 5,683	1/17/2026
	Dayspring Bank	\$ -	0.6%		\$ -	
	<b>Total CD's</b>	<b>\$ 1,643,167</b>				
Money Market	Access Bank	\$ 1,462,736	1.0%	\$ 1,692		
	Dayspring Bank	\$ 6,119,539	4.4%	\$ 22,780		
	NPAIT	\$ 34,415,469	4.2%	\$ 130,324		
	Nebraska Class	\$ -	4.3%	\$ -		
	NFIT	\$ -				
	<b>Total Money Market</b>	<b>\$ 41,997,744</b>				
Checking	Access Bank	\$ 1,928,192	1.0%	\$ 876		
Checking	Dayspring Bank-FSA	\$ 17,607	4.5%	\$ 48		
Savings	Access Bank	\$ 323,358	1.0%	\$ 281		\$ -
Checking	Access Bank-Health Ins	\$ 81,761	1.0%	\$ 86		
	<b>Total Portfolio</b>	<b>\$ 45,991,829</b>		<b>\$ 156,087</b>	<b>\$ 5,683</b>	

### Key Trends

- Unrestricted cash of \$18M
- Nebraska Class and Npait consolidated. All funds in Nebraska Class were trasfrered to Npait at the beginning of June
- Restricted Funds for Redevelopment projects, Sewer, Lottery, CIP projects,Police Academy
- Interest Rates are starting to decline as the Fed lowers rates

**Sales & Use Tax  
Gross Earned & Net Received  
Month over Month Comparison  
FY23 FY24 FY25**



**Note: Includes Sales Tax, Consumer Use Tax, and Motor Vehicle Tax**

Business Month	Receipt Month	Gross Sales & Use Tax			Net Sales & Use Tax		
		FY23 Gross	FY24 Gross	FY25 Gross	FY23 Net	FY24 Net	FY25 Net
August	October	1,172,852	1,219,327	1,333,594	1,136,379	1,150,506	1,293,323
September	November	1,092,622	1,156,387	1,225,484	1,059,015	1,119,894	1,188,719
October	December	1,055,895	1,123,464	1,091,092	(842,053)	(13,627)	1,016,967
November	January	1,023,417	1,237,079	1,203,358	988,470	1,199,959	1,167,226
December	February	1,174,489	1,220,426	2,303,111	1,139,254	1,180,130	2,233,912
January	March	941,197	986,988	1,107,266	912,475	948,815	1,073,978
February	April	947,568	937,872	1,011,425	919,141	909,599	978,972
March	May	1,050,699	1,190,808	1,471,055	1,018,971	1,149,334	1,424,575
April	June	1,006,047	1,088,179	1,283,943	975,860	1,055,305	1,243,865
May	July	1,094,248	1,121,424	1,692,010	1,061,094	1,087,465	1,641,040
June	August	1,159,853	1,197,098	1,343,405	1,123,754	1,160,289	1,303,103
July	September	1,133,236	1,137,341	-	1,045,798	1,103,167	-
<b>FY Total</b>		<b>12,852,123</b>	<b>13,616,393</b>	<b>15,065,743</b>	<b>10,538,161</b>	<b>12,050,836</b>	<b>14,565,680</b>
		<b>Budget</b>		<b>14,014,538</b>	<b>Budget</b>		<b>12,139,103</b>

Note: February 2025 includes a settlement resulting from a multiyear state audit.

**SPENCERMANAGEMENT LLC**

P.O. BOX 111623  
OMAHA, NEBRASKA 68111  
402.201.8246 (24/7)  
Email: jmoore@spencermanagement.org

OWNER: CITY OF LAVISTA  
JEFF CALENTINE  
9900 PORTAL RD.  
LAVISTA, NE 68128

**INVOICE-VISTA-<sup>A-4</sup>**~~005~~

008

DATE: 9/5/2025

WORK PERFORMED: 8/12 - 8/20  
CITY OF LAVISTA 2025 ON-CALL CITY  
CITY WIDE PAVING REPAIRS

LINE #	DESCRIPTION	QUANTITY	PRICE / UOM	UOM	TOTAL
1	5" SIDEWALKS		\$6.50	SF	\$0.00
2	SIDEWALKS REMOVALS		\$1.50	SF	\$0.00
3	8" PAVEMENT / BROOM FINISH		\$85.00	SY	\$0.00
8	CONSTRUCT CURB & GUTTER		\$32.00	LF	\$0.00
9	CURB RAMP		\$15.00	SF	\$0.00
10	DWP		\$30.00	SF	\$0.00
11	ADJ		\$750.00	EA	\$0.00
12	REPLACE INLET TOP	6	\$4,200.00	EA	\$25,200.00
13	REPLACE INLET BOX		\$9,000.00	EA	\$0.00
24	REMOVE CURB & GUTTER		\$15.00	LF	\$0.00
7	10" PAVEMENT	3,002	\$95.00	SY	\$285,218.50
38	6" STAMPED		\$75.00	SY	\$0.00
16	CONVERT CURB INLET TO SADDLE CREEK		\$5,000.00	EA	\$0.00
17					\$0.00
18					\$0.00
19					
20					
21					
22					
23					
TOTAL INVOICE					\$310,418.50

OK to pay  
Line # 12 - 05.71.0918.000 - START 19001  
Line # 7 - 05.71.0917.000 - START 25005  
J.C.



## INVOICE



Thompson, Dreessen & Dorner, Inc.  
Consulting Engineers & Land Surveyors

Please remit to:  
TD2 Nebraska Office  
10836 Old Mill Road, Omaha, NE 68154  
Office: 402/330-8860 Fax: 402/330-5866

TD2 South Dakota Office  
5000 S. Minnesota Ave., Unit 312, Sioux Falls, SD 57108  
Office: 605/951-0886

CITY OF LA VISTA  
PAT DOWSE  
9900 PORTAL ROAD  
LA VISTA, NE 68128

Invoice number 171358  
Date 08/15/2025

Project 0171-400 CITY OF LA VISTA -  
MISCELLANEOUS SERVICES 2012-  
CURRENT, CIVIL

Professional Services from July 10, 2025 through July 31, 2025

PART OF TAX LOTS J, K AND L IN THE NW 1/4 OF SECTION 13-14-12, SARPY COUNTY, NEBRASKA.

Description	Current Billed
Construction Staking - Reflections Plaza	4,390.20
See Back for Details	
Total	4,390.20

Invoice total 4,390.20

Terms Net 30 Days. A Finance Charge of 1 1/2% Per Month (18% per Annum) Will Be Charged on Past Due Accounts. Also Liable for all Legal and Collection Fees. Invoices not paid within 90 days of the invoice date will be subject to possible lien filings.

05.71.0917.000 - PARK22001

OK to Pay

G. Delgado 9/8/25



Construction Staking during July 2025  
City of LaVista  
Reflections Plaza  
TD2 #0171-400

**\$4,390.20**

## ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
13	09/16/2025	UMR INC	74334.99	N
14	09/16/2025	UMR INC	36721.20	N
19	09/16/2025	POINT C HEALTH	5058.89	N
40	09/16/2025	1-800 RADIATOR	.00	N
41	09/16/2025	DIAMOND VOGEL PAINTS	.00	N
42	09/16/2025	GRAINGER	.00	N
43	09/16/2025	MENARDS-RALSTON	.00	N
145756	09/03/2025	EDGEWEAR SCREEN PRINTING	1057.00	N
145757	09/03/2025	FELSBURG HOLT & ULLEVIG INC	3765.00	N
145758	09/03/2025	NE DEPT OF TRANSPORTATION	204967.09	N
145759	09/03/2025	NL & L CONCRETE	53441.64	N
145760	09/03/2025	PAPIO-MISSOURI RIVER NRD	147354.54	N
145761	09/16/2025	AA WHEEL & TRUCK SUPPLY INC	17.54	N
145762	09/16/2025	ACTION BATTERIES UNLTD INC	143.55	N
145763	09/16/2025	AKRS EQUIPMENT SOLUTIONS, INC.	637.70	N
145764	09/16/2025	AMAZON CAPITAL SERVICES, INC.	5190.98	N
145765	09/16/2025	VOID	.00	Y
145766	09/16/2025	ARNOLD MOTOR SUPPLY	606.02	N
145767	09/16/2025	BACON LETTUCE CREATIVE	3230.00	N
145768	09/16/2025	BAKER & TAYLOR LLC	149.86	N
145769	09/16/2025	BGNE	1331.76	N
145770	09/16/2025	BISHOP BUSINESS EQUIPMENT COMPANY	29.24	N
145771	09/16/2025	BIZCO, INC.	41791.64	N
145772	09/16/2025	BOOKPAGE	420.00	N
145773	09/16/2025	BUILDERS SUPPLY CO INC	709.32	N
145774	09/16/2025	CENTER POINT, INC.	247.50	N
145775	09/16/2025	CENTRAL SALT LLC	20455.94	N
145776	09/16/2025	CINTAS CORPORATION NO. 2	181.32	N
145777	09/16/2025	CONCRETE SUPPLY, INC.	5796.75	N
145778	09/16/2025	CONNER PSYCHOLOGICAL SERVICES, PC	275.00	N
145779	09/16/2025	CULLIGAN OF OMAHA	35.75	N
145780	09/16/2025	D & K PRODUCTS	1492.50	N
145781	09/16/2025	DAIGLE LAW GROUP, LLC	1320.00	N
145782	09/16/2025	DELL MARKETING LP.	1913.34	N
145783	09/16/2025	DEMCO INCORPORATED	245.39	N
145784	09/16/2025	EAKES OFFICE SOLUTIONS	89.43	N
145785	09/16/2025	EDGEWEAR SCREEN PRINTING	190.00	N
145786	09/16/2025	FASTENAL COMPANY	452.53	N
145787	09/16/2025	FEDERAL SIGNAL CORPORATION	11834.00	N
145788	09/16/2025	FERGUSON US HOLDINGS INC	192.90	N
145789	09/16/2025	FIKES COMMERCIAL HYGIENE LLC	90.00	N
145790	09/16/2025	FIRST RESPONDER OUTFITTERS, INC	420.84	N
145791	09/16/2025	FITZGERALD SCHORR BARMETTLER	19344.90	N
145792	09/16/2025	GLENN LEWIS	500.00	N
145793	09/16/2025	GREAT PLAINS UNIFORMS	1148.96	N
145794	09/16/2025	GREGG YOUNG CHEVROLET INC	3115.42	N
145795	09/16/2025	GUARDIAN ALLIANCE TECHNOLOGIES INC	864.00	N
145796	09/16/2025	HANEY SHOE STORE	197.99	N
145797	09/16/2025	HARM'S CONCRETE INC	363.57	N
145798	09/16/2025	HEARTLAND PNEUMATIC	698.00	N
145799	09/16/2025	INGRAM LIBRARY SERVICES LLC	2125.36	N
145800	09/16/2025	J & J SMALL ENGINE SERVICE	306.15	N

# ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145801	09/16/2025	KANOPY, INC.	158.65	N
145802	09/16/2025	KRIHA FLUID POWER CO INC	16.77	N
145803	09/16/2025	LEFTA SYSTEMS	6835.50	N
145804	09/16/2025	MAGNET FORENSICS LLC	4420.00	N
145805	09/16/2025	MARCO INCORPORATED	165.77	N
145806	09/16/2025	MARTIN ASPHALT - MONARCH OIL	276.00	N
145807	09/16/2025	MATHESON TRI-GAS INC	287.18	N
145808	09/16/2025	MICHAEL TODD AND COMPANY INC	207.87	N
145809	09/16/2025	MICROFILM IMAGING SYSTEMS, INC.	845.00	N
145810	09/16/2025	MIDWEST TURF & IRRIGATION	120.20	N
145811	09/16/2025	MNJ TECHNOLOGIES DIRECT INC	2112.00	N
145812	09/16/2025	MOBOTREX, INC.	45.00	N
145813	09/16/2025	NEBRASKA STATE FIRE MARSHAL	72.00	N
145814	09/16/2025	NMC GROUP INC	489.94	N
145815	09/16/2025	NORM'S DOOR SERVICE	740.80	N
145816	09/16/2025	O'REILLY AUTO PARTS	1199.36	N
145817	09/16/2025	OCLC INC	99.75	N
145818	09/16/2025	OFFICE DEPOT INC	294.65	N
145819	09/16/2025	OMAHA PUBLIC POWER DISTRICT	4470.81	N
145820	09/16/2025	OMAHA TACTICAL LLC	753.00	N
145821	09/16/2025	OMAHA WORLD HERALD/NOTICES	25.60	N
145822	09/16/2025	OMNI ENGINEERING	863.07	N
145823	09/16/2025	ONE CALL CONCEPTS INC	527.09	N
145824	09/16/2025	OVERHEAD DOOR COMPANY OF OMAHA	123.00	N
145825	09/16/2025	PAPILLION SANITATION	751.16	N
145826	09/16/2025	PEPPERBALL	5850.00	N
145827	09/16/2025	POMP'S TIRE SERVICE, INC	1613.24	N
145828	09/16/2025	PORT-A-JOHNS	410.00	N
145829	09/16/2025	PRECISION RACE RESULTS LLC	1240.00	N
145830	09/16/2025	PRINTCO GRAPHICS INC	9780.57	N
145831	09/16/2025	RAINBOW GLASS & SUPPLY INC	495.00	N
145832	09/16/2025	RESOURCE RENTAL CENTER INC	1068.20	N
145833	09/16/2025	RTG BUILDING SERVICES INC	7330.89	N
145834	09/16/2025	SARPY COUNTY CHAMBER OF COMMERCE	300.00	N
145835	09/16/2025	SEILER INSTRUMENT & MFG	446.50	N
145836	09/16/2025	SIGN IT	370.00	N
145837	09/16/2025	SPIRIT FOOTBALL LEAGUE OF PAPILLION	1850.00	N
145838	09/16/2025	STEVEN LINDEMAN	200.00	N
145839	09/16/2025	STRADA OCCUPATIONAL HEALTH	275.00	N
145840	09/16/2025	STRAIGHT-LINE STRIPING	1820.00	N
145841	09/16/2025	SUBURBAN NEWSPAPERS INC	132.08	N
145842	09/16/2025	THE COLONIAL PRESS, INC	158.01	N
145843	09/16/2025	THE SCHEMMER ASSOCIATES INC	1762.50	N
145844	09/16/2025	TIMOTHY S VANDALL	597.26	N
145845	09/16/2025	TORNADO WASH LLC	588.00	N
145846	09/16/2025	TRANS UNION RISK AND ALT. DATA SOL.	75.00	N
145847	09/16/2025	TRUCK CENTER COMPANIES	305.41	N
145848	09/16/2025	ULEMAN ENTERPRISES, INC	607.65	N
145849	09/16/2025	UNITE PRIVATE NETWORKS LLC	4976.00	N
145850	09/16/2025	VERIZON WIRELESS	54.06	N
145851	09/16/2025	VEST VISUALS	1600.00	N
145852	09/16/2025	VOIANCE LANGUAGE SERVICES, LLC	157.46	N

# ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145853	09/16/2025	WESTLAKE HARDWARE INC NE-022	935.63	N
145854	09/16/2025	VOID	.00	Y
145855	09/16/2025	WM CORPORATE SERVICES	218.47	N
145856	09/16/2025	WOODHOUSE FORD-BLAIR	1384.01	N
1262466	09/16/2025	ACTIVE NETWORK LLC	421.15	N
1262467	09/16/2025	ADP INC	449018.37	N
1262468	09/16/2025	BLACK HILLS ENERGY	1106.79	N
1262469	09/16/2025	BOK FINANCIAL	2791220.00	N
1262470	09/16/2025	CENTURY LINK/LUMEN	561.80	N
1262471	09/16/2025	CENTURY LINK/LUMEN	111.96	N
1262472	09/16/2025	COX COMMUNICATIONS, INC.	750.00	N
1262473	09/16/2025	ESSENTIAL SCREENS	305.10	N
1262474	09/16/2025	FNIC	6729.75	N
1262475	09/16/2025	MISSIONSQUARE RETIREMENT	73310.13	N
1262476	09/16/2025	PITNEY BOWES-EFT POSTAGE	1210.41	N
1262477	09/16/2025	U.S. CELLULAR	6441.88	N
1262478	09/16/2025	UNITED PARCEL SERVICE	14.60	N
1262479	09/16/2025	VERIZON CONNECT FLEET USA	671.80	N
1262480	09/16/2025	ZOOM VIDEO COMMUNICATIONS	2300.00	N
1262481	09/16/2025	FRATERNAL ORDER OF POLICE	2225.00	N
1262482	09/16/2025	POLICE & FIREMEN'S INSURANCE	293.13	N
1262483	09/16/2025	SHI INTERNATIONAL CORP.	4951.49	N
TOTAL: \$4,068,999.97				

APPROVED BY COUNCIL MEMBERS ON:

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

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

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

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

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

**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 A CLASS C LIQUOR LICENSE FOR LIF LA VISTA, LLC DBA LET IT FLY IN LA VISTA, NEBRASKA.

WHEREAS, LIF La Vista, LLC dba Let It Fly, 7861 Main Street, Suite J, 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;

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 LIF La Vista, LLC dba Let It Fly, 7861 Main Street, Suite J, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



# Nebraska Liquor Control

301 Centennial Mall  
South - 1st Floor PO  
Box 95046 Lincoln  
NE 68508

## Application Copy

File Number: 116664

LICENSE TYPE

Class C Beer, Wine, Spirits On  
and Off Sale

APPLICATION DATE RECEIVED

2025-08-04

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

LIF LaVsta LLC

LICENSEE TYPE

Corporation

DOING BUSINESS AS

CORPORATE NUMBER

2506272582

INCORPORATION DATE

2025-06-06

CORRESPONDENCE ADDRESS

7861 Main Street, Suite J, LaVista, NE 68128

MAILING ADDRESS

7861 Main Street, Suite J, LaVista, NE 68128

PHYSICAL ADDRESS

7861 Main Street, Suite J, LaVista, NE 68128

CONTACT NAME

Michael Alan Beene

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

[REDACTED]

ALTERNATE PHONE

FAX

EMAIL

[REDACTED]

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Michael Alan Beene	President		100

ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 125855 (Active) - Class C Beer, Wine, Spirits On and Off Sale (Nov 01, 2024 - Oct 31, 2025)  
CITY PUB (CITY PUB LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Bar/Lounge (on prem)

PREMISES NAME

LaVista City Centre

OPERATOR

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2035-08-01

PHYSICAL ADDRESS

7861 Main Street, Suite J  
Omaha, NE 68128

MAILING ADDRESS

7861 Main St, La Vista, Nebraska, 68128

CONTACT NAME

Michael Alan Beene

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

ALTERNATE PHONE

FAX

EMAIL

PREMISES MANAGER

Michael Alan Beene

PREMISES MANAGER EMAIL

QUESTIONS

### **Class C Beer, Wine, Spirits On a**

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY  
§53-125(5)

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) \*Not square feet\*  
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)  
L105, W78



3. Is there an outdoor area?

\*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Yes

L15, W45

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

2 floors, 1st and 2nd both included in the liquor license

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

Yes

(document uploaded)

9. What date do you intend to open for business?

August 14, 2025

10 What are the anticipated hours of operation?

Monday 11AM-12AM

Tuesday 11AM-12AM

Wednesday 11AM-12AM

Thursday 11AM-12AM

Friday 11AM-1AM

Saturday 11AM-1AM

Sunday 11AM-12AM

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

Yes

Minority investors are expected in the future, none have been brought in yet

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

First National Bank of Omaha. Only Michael Alan Beene is authorized to write checks/make withdrawals.

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Michael Alan Beene owns and operates two other restaurants in the Omaha area (Let It Fly).

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

Yes

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

19 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

Let It Fly Nebraska LLC, Nebraska, 125357

Let If Fly Nebraska LLC, Nebraska, 126191

20 Has the premises location been previously licensed within the last 2 years?

Yes

21 Are you applying for a Temporary Operating Permit?

Yes

(document uploaded)

22 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

23 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

24 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Michael Alan Beene

25 What is the manager's address?

[REDACTED]

26 What is the manager's phone number?

[REDACTED]

27 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Sarpy County

28 What is the manager's email address? An email will be sent to them to obtain their personal information.

michael.alan@mrlmusicgroup.com

29 Is the manager married?

No

## DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	Lease for City Centre LaVista - signed (003).pdf	
Business Plan	Business Plan.pdf	
Premises Description & Diagram	LVCC DPG By AMPD TI - REV1 - ADDENDUM A.pdf	More detailed version
Alcohol Inventory	LIF LAVISTA LLC - ALCOHOL INVENTORY - JULY 172025 (002).pdf	
Premises Description & Diagram	Premises Diagram.pdf	Simpler version from lease exhibit
Temporary Operating Permit (TOP)	LIF LAVISTA LLC -TOP with ALCOHOL INVENTORY - JULY 172025 (002).pdf	Includes alcohol inventory, which is also attached separately
Privacy Act Statement	Privacy Act Statement.pdf	

## APPLICANT

Michael Alan

## DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

**Applicant Notification and Record Challenge:** An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

**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 A CLASS D LIQUOR LICENSE FOR DHANADAYAE, LLC DBA DUAL STOPE-84TH STREET IN LA VISTA, NEBRASKA.

WHEREAS, Dhanadayae, LLC dba Dual Stope-84<sup>th</sup> Street, 8307 Park View Blvd, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class D 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 a Class D Liquor License submitted by Dhanadayae, LLC dba Dual Stope-84<sup>th</sup> Street, 8307 Park View Blvd, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
Deputy City Clerk





# Nebraska Liquor Control

301 Centennial Mall  
South - 1st Floor PO  
Box 95046 Lincoln  
NE 68508

## Application Copy

File Number: 121099

LICENSE TYPE Class D Beer, Wine, Spirits Off Sale Only	APPLICATION DATE RECEIVED 2025-08-21
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME DHANADAYAE LLC	LICENSEE TYPE Corporation
DOING BUSINESS AS DUAL STOPE-84TH STREET	CORPORATE NUMBER
INCORPORATION DATE 2025-06-10	
CORRESPONDENCE ADDRESS 10708 M ST, OMAHA, NE 68127	
MAILING ADDRESS 10708 M ST, OMAHA, NE 68127	
PHYSICAL ADDRESS [REDACTED]	
CONTACT NAME Niraj Patel	PREFERRED CONTACT METHOD Email
CONTACT PHONE [REDACTED]	ALTERNATE PHONE
FAX	EMAIL [REDACTED]

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
NIRAJ PATEL	PRESIDENT		50
JIGNASU PATEL	VP		50

ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 110675 (Active) - Class D Beer, Wine, Spirits Off Sale Only (May 01, 2025 - Apr 30, 2026)  
DUAL STOP FOOD & FUEL (SHAKTI FUELS LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Convenience with Gas

PREMISES NAME

DUAL STOPE-84TH STREET

OPERATOR

NIRAJ PATEL

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2030-09-14

PHYSICAL ADDRESS

8307 PARK VIEW BLVD, LA VISTA, NE 68128

MAILING ADDRESS

CONTACT NAME

Niraj Patel

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

ALTERNATE PHONE

FAX

EMAIL

PREMISES MANAGER

PREMISES MANAGER EMAIL

NIRAJ PATEL

QUESTIONS

### **Class D Beer, Wine, Spirits Off S**

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY  
§53-125(5)

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) \*Not square feet\*  
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L37, W27

3. Will a basement be used for alcoholic storage or sale?

No

4. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

ONE

5. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

6. Is premises to be licensed within 300 feet of a college campus or university?

No

7. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

No

8. What date do you intend to open for business?

09/15/2025- OR AFTER T.O.P IS ISSUED

9. What are the anticipated hours of operation?

6 AM-12 AM

10 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

Yes

WESTSIDE STATE BANK

11 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

12 Is anyone listed on this application a law enforcement officer?

No

13 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

WEST GATE BANK  
NIRAJ PATEL  
JIGNASU PATEL

14 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

SEVERAL YEARS IN MANAGING GAS STATIONS AND LIQUOR STORES SINCE 1996

15 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

16 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

17 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

NONE

18 Has the premises location been previously licensed within the last 2 years?

Yes

19 Are you applying for a Temporary Operating Permit?

Yes

(document uploaded)

20 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

21 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

22 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

NIRAJ PATEL

23 What is the manager's address?

[REDACTED]

24 What is the manager's phone number?

[REDACTED]

25 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

DOUGLAS

26 What is the manager's email address? An email will be sent to them to obtain their personal information.

[REDACTED]

27 Is the manager married?

Yes

JIGNASU PATEL- JANAMPAYMENT@GMAIL.COM

#### DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Business Plan	Business_Plan_8307_Park_View_Bldg.docx	
Premises Description & Diagram	20250821_142638.jpg	
Temporary Operating Permit (TOP)	app for t.o.p.pdf	
Privacy Act Statement	privacy act.pdf	
Lease / Deed / Purchase Agreement	PA & Lease.pdf	

#### APPLICANT

Niraj Patel



## DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.



If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

**Applicant Notification and Record Challenge:** An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
INSURANCE BROKER AGREEMENT – ADDENDUM SIX	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RACHEL CARL CITY CLERK

**SYNOPSIS**

A resolution has been prepared approving Addendum Six to the agreement with FNIC (The Harry A. Koch Co.) to extend the term for insurance agency/broker services for property, casualty, liability, and workers compensation insurance coverages to September 30, 2026.

**FISCAL IMPACT**

The FY25/FY26 Biennial Budget provides funding for these services.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In June of 2019, the Council approved a one-year agreement with The Harry A. Koch Company for insurance agency/broker services with the option to renew annually.

The agreement provides for an annual broker fee to be paid to FNIC, which is split pro rata among the Cities in the Insurance Service Group (ISG) which are party to the Agreement. La Vista's pro rata share is \$26,903.

Addendum Six will extend the agreement with FNIC to September 30, 2026.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING ADDENDUM SIX TO THE AGREEMENT WITH FIRST INSURANCE GROUP LLC DBA FNIC TO EXTEND THE EXPIRATION DATE OF THE INSURANCE BROKER SERVICES AGREEMENT THROUGH SEPTEMBER 30, 2026.

WHEREAS, The City of La Vista and FNIC entered into an Agreement dated June 5, 2019 ("Agreement"); and

WHEREAS, the original term of the Agreement was for October 1, 2019 through September 30, 2020 and an addendum has been approved each year to continue service; and

WHEREAS, The City of La Vista and FNIC wish to execute Addendum Six to extend the expiration date of the Agreement to September 30, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, hereby approve Addendum Six to the agreement with FNIC to extend the expiration date of the Agreement to September 30, 2026 and authorize the Mayor to execute said addendum.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk

## ADDENDUM SIX TO

### AGREEMENT FOR INSURANCE AGENCY/BROKER SERVICES

This Addendum 6 ("Addendum Six") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of La Vista, Nebraska (hereinafter referred to as "City") and First Insurance Group LLC d/b/a FNIC (formerly The Harry A. Koch Company, hereinafter referred to as "Broker").

WHEREAS, City and Broker entered into an Agreement dated June 5, 2019 ("Agreement"), which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the term of the Agreement was for October 1, 2019, through September 30, 2020; and

WHEREAS, City and Broker modified the initial term to begin on or about July 12, 2019, and

WHEREAS, City and Broker entered into Addendum Two in order to extend the term of the Agreement to September 30, 2022, as allowed by Article 1 of the attached Agreement, and to ratify the Agreement to be effective from July 12, 2019, through the present, and

WHEREAS, City and Broker entered into Addendum Three on September 20, 2022, in order to extend the term of the Agreement to September 30, 2023; and

WHEREAS, City and Broker entered into Addendum Four on September 20, 2023, in order to extend the term of the Agreement to September 30, 2024; and

WHEREAS, City and Broker entered into Addendum Five on September 17, 2024, in order to extend the term of the Agreement to September 30, 2025; and

WHEREAS, City and Broker wish to enter into Addendum Six in order to extend the term of the Agreement to September 30, 2026. All other terms and conditions of the Agreement shall remain in full force and effect.

NOW THEREFORE, in consideration of the promises contained herein, the parties hereto agree to extend the term of the Agreement to September 30, 2026, and to ratify the Agreement to be effective from July 12, 2019 through the present.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

**City:**

City of LA VISTA, NEBRASKA,  
A Nebraska Municipal Corporation

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

Attest:

\_\_\_\_\_  
Rachel D. Carl, CMC, City Clerk

( S E A L )

**BROKER:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) ss

On \_\_\_\_\_, 2024, before me, Notary, personally appeared \_\_\_\_\_ personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity on behalf of First Insurance Group LLC d/b/a FNIC and that by his/her signature on the instrument executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
INSURANCE RENEWAL – PROPERTY, LIABILITY AND WORKERS COMPENSATION	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	RACHEL CARL CITY CLERK

### **SYNOPSIS**

A renewal has been negotiated for the property, liability and workers' compensation insurance program offered by Travelers at an annual premium cost of \$805,310.

### **FISCAL IMPACT**

The FY25/FY26 Biennial Budget provides funding for property, liability and workers' compensation insurance premiums.

### **RECOMMENDATION**

Receive and File

### **BACKGROUND**

The City has had its property, liability and workers compensation insurance coverage with Traveler's since 2014. Each year our broker, FNIC., works with us at renewal time to review coverage limits, deductibles, rates, etc. Over the years we have received very reasonable rate increases without significant changes in the plan from Travelers and consequently have continued our relationship with them.

There are still no other carriers that offer the Municipal Sales Tax Revenue coverage the City has with Travelers. This coverage would replace sales tax revenues up to \$1.9 million in the event a natural disaster left The Embassy Suites and/or Marriott hotels without revenue for a period of time. It was determined this revenue protection coverage is an important component of our insurance package that needs to be maintained.

The year-over-year premium is up 8%. As noted in the attached letter from our broker, the total percentage change in premium is the result of higher exposure base in terms of higher property values, police officers, and autos. Without the increases in exposures, the pure overall rate increase from Travelers is 5%.

The increase in premium of 8% is reasonable and falls within our budgeted number. We have received excellent service from Travelers over the years and have good working relationships with their representatives. Coverages will continue to be reviewed with our broker each year to ensure the best coverage possible for the City at the best premiums.

September 10, 2025

Rachel Carl  
City Clerk  
City of LaVista  
8116 Park View Blvd  
LaVista, NE 68128

Re: City of LaVista 10/1/2025-26 Property and Casualty Insurance Renewal

Dear Rachel,

Enclosed is a summary of premiums for the property casualty insurance renewal for the City of La Vista effective 10/1/2025. Year-over-year premiums are up about 8%. This is similar to the total percentage increase seen in 2024. However, the total percentage change in premium is more the result of higher exposure base in terms of higher property values, police officers, and autos. When factoring out the increases exposures, the pure overall rate increase from Travelers is 5%.

Most of the conversation surrounding the premium increase for this year revolves, not surprisingly, around the property coverage. The property line had the largest single amount of increase once again this year. However, the level of increase was about half as much as last year's renewal. The greater influence on the property numbers is the 14% bump in value of the insured property. The actual change in property rate was 12%. This rate increase is 9 points lower than the 21% rate increase in 2024. Our expectation is that we will see continued slowing in property rate increases in 2026. Current trajectory might indicate flat rate in 2026. Weather events will continue to play a part in those projections.

Outside of property, the only other line that is experiencing any notable increase is the auto line at just over 8%. Again, much like the property, more than half of this amount is due to an increase in the number of autos insured. Pure rate increase for autos is 3%. Very much in line with market for accounts with good loss experience.

The brightest spot in 2025 is once again the Workers Compensation line. Premium decreased by over 8% on slightly lower payrolls. The NCCI experience mod dropped to .90 effective 10/1/2025. This drop in mod was the most significant factor in pushing the rate for workers' compensation down. Congrats to all those in the city that contribute to keeping the workplace safer and healthier for LaVista employees. Their work is paying off in reduced costs for workers compensation.

Thanks again for your continued trust and confidence in your team at FNIC.

Best Regards,

Mark Frantz ARM, CIC, CRM  
Senior Vice President  
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Senior Vice President  
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## Premium Summary



	Annualized Expiring	RENEWAL	
COVERAGE	2024-2025	2025-2026	Difference
PROPERTY	\$205,615	\$265,689	\$60,074
INLAND MARINE	\$9,212	\$9,449	\$237
GENERAL LIABILITY / EMPLOYEE BENEFIT LIABILITY	\$48,879	\$52,945	\$4,066
LAW ENFORCEMENT LIABILITY	\$40,986	\$46,382	\$5,396
PUBLIC ENTITY MANAGEMENT LIABILITY	\$9,139	\$9,449	\$310
EMPLOYMENT PRACTICES LIABILITY	\$7,863	\$7,852	-\$11
CRIME - ERISA BOND (8/5/2025-2026)	\$1,855	\$1,855	\$0
AUTOMOBILE	\$98,602	\$107,095	\$8,493
UMBRELLA	\$31,042	\$34,467	\$3,425
WORKERS' COMPENSATION	\$238,956	\$218,946	-\$20,010
CYBER /CRIME	\$21,274	\$24,278	\$3,004
FNIC Fee	\$26,903	\$26,903	\$0
ANNUAL PREMIUM	\$740,326	\$805,310	\$64,984



**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AMENDMENT – MASTER FEE ORDINANCE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	KEVIN L. POKORNY DIRECTOR OF ADMINISTRATIVE SERVICES

**SYNOPSIS**

An ordinance has been prepared to amend the Master Fee Ordinance.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

On June 3, 2025, the City Council passed Ordinance No. 1553, setting the Master Fee Ordinance. Staff is recommending the following amendments to Master Fee Ordinance No. 1553:

- Updates to public records request to comply with State Statute
- Provide a Golf Car registration fee
- Provide for a Fire Lift Assist fee
- Provide for a Kennel or Cattery License fee as stated in the City Ordinance §95.17
- Provide fees for renting vendor space for City Special Events

ORDINANCE NO.

AN ORDINANCE TO AMEND ORDINANCE NO. ~~1554~~1553, 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.

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

Section 1. General Fee Schedule. The fees and taxes charged by the City of La Vista for various services, facilities, and occupations shall be, and the same hereby are, fixed in accordance with the following schedule; no modifier shall be used, and such fees and taxes charged shall be in accordance with such rules as the City Council may establish:

**BUILDING & USE FEES**  
**(Apply inside City limits and within the Extra-territorial zoning jurisdiction)**

Building Permit  
(Building valuation is determined by the most current issue of the ICC Building Valuation Data)

General	\$30 Base fee + see building fee schedule
Commercial/Industrial	\$30 Base fee + see building fee schedule

Plan Review Fee (collected at the time of permit application submittal)	
Commercial (non-refundable)	\$100 or 10% of building permit fee (whichever is greater)

External Review of Plans by Qualified Consultants (as deemed necessary by Community Development and/or Public Works Departments - collected at the time of permit application submittal)	Actual Fee Incurred
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Design Review (non-refundable)	
Tenant Bay Façade Renovation	\$500 (min. fee or actual fee incurred)
Bldgs. 24,999 sq. ft. or less	\$1,500 (min. fee) (or actual fee Incurred)
Bldgs. 25,000 – 49,999 sq. ft.	\$2,000 (min. fee) (or actual fee Incurred)
Bldgs. 50,000 -99,999 sq. ft.	\$3,000 (min. fee) (or actual fee Incurred)
Bldgs. 100,000 + sq. ft.	\$4,000 (min. fee) (or actual fee Incurred)

Replacement Plan Review Fee	\$100 + Request for records fees
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Engineer’s Review	\$500
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Building Re-Inspection Fee	\$100
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Rental Inspection Program  
License Fees:

Multi-family Dwellings	\$6.00 per unit
Single-family Dwellings	\$50.00 per property
Duplex Dwellings	\$50.00 per unit
Additional Administrative Processing Fee	\$100.00

(late fee or no-show fee)	
Inspection Fees:	
Primary Inspection	No charge
Class B Property Inspection	
(after primary inspection):	
Violation corrected	No charge
Violation not corrected	\$100.00 per unit
Re-inspection Fee	\$100.00 per unit
(no show or additional follow up inspection)	
Vacant Property Registration Fee	
	\$250 Original Registration Fee
	\$500 First Renewal
	\$1,000 Second Renewal
	\$2,000 Third Renewal
	\$2,500 Fourth Renewal
	\$2,500 Fifth and Subsequent Renewals
Penalty Fee (working without a permit)	3x Regular permit fee
Refund Policy	75% will be refunded when the project is cancelled or not complete within one year. No refund will be given after one year. (Sewer Hook-up Fee is 100% refunded)
Certificate of Occupancy	\$ 50
Temporary Certificate of Occupancy	\$750
Pre-occupancy fee (Occupancy without C.O.)	\$750
Change of Occupancy Permit Fee	\$100
Temporary Use Permit	\$ 50 plus \$10/day
(includes tents, greenhouses, event structures)	
Sign Permit	\$150/sign
Identification Sign, Incidental Sign	\$75/sign
Master Sign Plan (more than 1 sign)	\$150
Common Sign Plan	\$150
Temporary Sign Permit:	
Non-profit or tax exempt organization	\$0
All other temporary signs	\$ 30/year
Cell Tower Development Permit	\$8,500(min fee) (or actual fee incurred)
Co-locates – Cell Towers	\$5,000(min fee) (or actual fee incurred)
Small Wireless Facilities	\$500 per application for up to five small wireless facilities
Support Structure for Small Wireless Facilities	\$250 per structure
Eligible Facilities Permit	\$250 per application (or actual fee incurred)
Tarp Permit (valid for 6 months)	\$ 30
Solar Panel Permit	\$ 30
Satellite Dish Permit	\$ 30
Wading/Swimming Pools at residence	\$ 30
Dedicated Electrical circuit for pumps	\$ 30
Mechanical Permits	\$30 Base fee + See mechanical fee schedule
Plumbing Permits	\$30 Base fee + See plumbing fee schedule
Sewer Repair Permit	\$30
Backflow protector permit	\$ 30 (\$22 permit & \$8 backflow)
Underground Sprinklers	\$ 30 (\$22 issue fee & \$8 fixture)
Electrical Permits	\$30 Base Fee + See electrical fee

City Professional License (Plumbers; Mech. Contractors)	\$ 15 and a \$1,000,000 Liability, and a \$500,000 bodily injury insurance Certificate per each occurrence Also a \$5,000 Bond is required, naming the City as the recipient.
Demolition of building	\$250 plus Insurance Certificate
Moving Permit (buildings 120 square feet or greater)	\$250 plus Insurance Certificate
Sheds and Fences	\$ 30.00
Sidewalks	\$ 30.00
Driveway Replacement	\$ 30.00
Driveway Approach w/o curb cut or grinding With curb requiring cut plus the 4' apron on each side)	\$ 30.00
Contractor (Contractor performs curb cut or grind)	\$ 30.00 plus \$1.00/ft.
City Charge (if City performs curb cuts)	\$50 + \$5/ft. (\$40 set up fee; \$10 permit fee)
City charge (if City performs curb grinds)	\$50 + \$6/ft. (\$40 set up fee; \$10 permit fee)
Utility Cut Permit	\$ 30.00
Appeal Fee Regarding Issuance or Denial of Curb Cut/Driveway Approach Construction Permit	\$250
Street Paving, Surfacing, Resurfacing, Repairing, Sealing or Resealing Permit	\$ 30.00/Yearly
Appeal Fee Regarding Issuance or Denial of Street Paving, Resurfacing, etc. Permit	\$250

**RIGHT-OF-WAY PERMIT FEES**

The following are one-time permit fees for structures occupying the public right-of-way:

Canopy or Awning	\$50 for the first 25 ft. + \$10 each additional foot
Balcony	\$75 each
Bicycle Rack	\$50
Light Fixture	\$75 for the first + \$10 each additional light fixture
Marquee	\$50 for the first 25 ft. + \$10 each additional ft.
Sidewalk Café	\$100
Sign	\$100 each (if less than 25 sq. ft.) \$300 each (if 25 sq. ft. or larger)
Windscreen	\$400 each
Planter	\$50
Combination of Awning/Canopy/Sign /Light	\$500
Skywalk	\$500
String Lights	\$150
Temporary Structures/Fencing/etc related to Events	\$50/day
Other structures as approved by the City Administrator	\$300

Provided, however, notwithstanding anything in this Ordinance to the contrary, all property, or parts thereof or improvements thereon, with respect to which legal title is or will be held by or for the benefit of the City of La Vista, La Vista Community Development Agency, City of La Vista Facilities Corporation, La Vista/Metropolitan Community College Condominium Owners Association, Inc., or any other entity directly or indirectly controlled by the City of La Vista as determined by the City Administrator, for a public purpose, and all owners of such property, parts, or improvements, shall be exempt from the Building and Use Fees and/or any other fees in this ordinance. The City of La Vista pursuant to a policy of the City Council also may provide for waiver of any or all such Building and Use

Fees, or any other fees under this Ordinance that are payable to the City, with respect any political subdivisions that levy property taxes within the corporate limits of the City, or any entity controlled by any such political subdivision.

**FIRE INSPECTION FEES**

**Plan Review Fees**

Commercial Building	10% of building permit fee with a maximum of \$1,000
Fire Sprinkler Plan Review	
1-20 devices	\$100.00
21-50 devices	\$200.00
51-100 devices	\$300.00
101-200 devices	\$400.00
201-500 devices	\$500.00
Over 500 devices	\$500.00 plus \$1.00 per device over 500
Fire Alarm Plan Review	\$50.00
<b><u>Child Care Facilities:</u></b>	
0 – 8 Children	\$50.00
9 – 12 Children	\$55.00
13 or more children	\$60.00
Inspection	<b><u>Foster Care Homes:</u></b> \$25.00

**Liquor Establishments:**

Non-consumption establishments	\$60.00
Consumption establishments	\$85.00

**Nursing Homes:**

50 beds or less	\$55.00
51to 100 beds	\$110.00
101 or more beds	\$160.00

**Fire Alarm Inspection:**

Four year license (Test)	\$100.00
NICET	\$25.00 per year NICET certification last
Annual test (witnessed)	\$30.00

**Sprinkler Contractor Certificate:**

Annual	\$100.00
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**Fuels Division:**

Above ground Hazardous Substance Storage Tanks (Title 158)	
Registration	\$25.00 per tank
Re-registration	\$25.00 per tank (Required whenever change is made to tank or contents)
Above ground Petroleum Storage Tanks (Title 153, Chapter 17)	
Inspection Fee	\$50.00 (Per installation regardless of the number of tanks)
Underground Storage Tanks (Title 159, Chapter 2)	
Farm, residential and heating oil tanks (tanks with a capacity of 1100gallons or less)	\$10.00 one-time registration fee
All other tanks	\$30.00 per tank, annually
Petroleum Release Remedial Action Fund	\$90.00 per tank, annually
Tank installation	\$60.00 per tank
Piping only installation	\$60.00

**GRADING PERMIT FEES**

5 acres or less	\$ 500
More than 5 acres	\$1,000

**TAX INCREMENT FINANCING (TIF) APPLICATION FEES**

Application Fee	\$3,000
Administrative Fee	1.5% on TIF Principal up to \$2,000,000

	1% on TIF Principal amount above \$2,000,000 thru \$4,000,000
	No additional administrative fee for TIF Principal above \$4,000,000
Bond Related Fee	Actual Fees, Costs & Expenses Incurred by the City
<b><u>PACE PROGRAM</u></b>	
Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500
<b><u>ZONING FEES</u></b>	
Comprehensive Plan Amendment	\$500
Zoning Map Amendment (rezoning)	\$500
Zoning Text Amendment	\$500
Zoning Verification Letter	\$50
Subdivision Text Amendment	\$500
Conditional Use Permit (1 acre or less)	\$300
Conditional Use Permit (more than 1 acre)	\$500
Conditional Use Permit Amendment	\$200
Flood Plain Development Permit	\$500
Administrative Plat – Lot Split, Lot Consolidation or Boundary Adjustment	\$750+ additional fee of \$250 for review of revised drawings
Preliminary Platting	\$1,000 +additional fee of \$250 for review of revised drawings
Final Platting	\$1000+additional fee of \$250 for review of revised drawings
Subdivision Agreement	\$500 (min. fee) or actual fee incurred
Revised Preliminary Plat	\$500+additional fee of \$250 for review of revised drawings
Replat	\$1500 +additional fee of \$250 for review of revised drawings
P.U.D.	\$1,000+additional fee of \$250 for review of revised drawings
P.U.D. Amendment	\$500 (min. fee) or actual fee incurred
Vacation of Plat and Right of Way Vacation	\$150
Variance, Appeals, Map Interpretation (B.O.A.)	\$250
Watershed Fees –apply to all new development or significant redevelopment as specified in Exhibit “G” to the interlocal agreement for the Papillion Creek Watershed Partnership: (fees are remitted to Papillion Creek Watershed Partnership)	

**OCCUPATION TAXES**

Publication fees	\$Actual cost
Class A Liquor License Holder	\$200
Class B Liquor License Holder	\$200
Class C Liquor License Holder	\$600
Class D Liquor License Holder	\$400
Class E Liquor License Holder	\$600
Class I Liquor License Holder	\$500
Class L Liquor License Holder	\$500
Class Z Liquor License Holder	\$500
Class AB Liquor License Holder	\$400
Class AD Liquor License Holder	\$600
Class ADK Liquor License Holder	\$800
Class AK Liquor License Holder	\$400
Class ABK Liquor License Holder	\$600
Class BK Liquor License Holder	\$400
Class CE Liquor License Holder	\$1200
Class CK Liquor License Holder	\$800
Class DK Liquor License Holder	\$600
Class IB Liquor License Holder	\$700
Class IBK Liquor License Holder	\$900
Class ID Liquor License Holder	\$900
Class IDK Liquor License Holder	\$1100
Class IK Liquor License Holder	\$700
Special Designated Permit – Liquor Control	\$ 50/day except non-profits
Transfer of Liquor License from One Location to Another (These fees are in addition to the State Fee Requirement)	\$ 25
Amusement Concessions (i.e. Carnivals) (This would include any vendors set up for special functions at the La Vista Sports Complex)	\$ 10/concession/day
Auto dealers – new and used - \$250 plus \$.01 per sq. ft. of inside area, and \$.005 per sq. ft. of outside area used for display, sales or storage.	
Auto repair	\$100
Banks, small loan and finance companies	\$250 plus \$75/each detached facility.
Barber shops, beauty salons, tanning & nail salons	\$ 75 plus \$10 per operator over one.
Bowling Alleys or Billiard/Pool Halls	\$ 50/year + \$10/table or alley (Additional fees for Restaurants or Drinking Places if applicable)
Car washes	\$100 (includes all vacuum & supply vending machines)
Circus, Menagerie or Stage Show	\$ 50/day
Collecting agents, detective agents or agencies and bail bondsmen	\$ 75
Construction/Tradesmen	\$ 75 and a \$1,000,000
Liability, \$500,000 bodily injury insurance certificate	
Convenience stores	\$ 75 (Additional fees for Restaurants or Drinking Places if applicable)
Convenience store with car wash \$120 (Includes all vacuum & supply vending machines) Dry cleaning or laundry and tailoring	\$ 50
Funeral homes	\$150
Gaming Device Distributors	5% of gross receipts (non-profits exempt)
Games of Chance/Lotteries	5% of gross receipts (non-profits exempt)
Games of Chance/Lottery License Fee	\$ 50/1 <sup>st</sup> location - \$10/ea additional
Gas Companies	5% of gross receipts
Hawkers/Peddlers	\$ 75/day or \$500/year



Home Occupations (not specified elsewhere)	
Home Occupation Permit Application Fee	\$ 30
Home Occupation 1 and Child Care Home	\$ 50
Home Occupation Conditional Use Permit – see Zoning Fees	

Hotels/motels – Any hotel or motel in the City shall pay to the City monthly an Occupation Tax equal to 5% of gross receipts from room rentals. Any shops restaurants, and/or drinking places which are part of, associated with, or located in or with a hotel or motel facility will be considered a separate classification of business and taxed in accordance with the provisions of this Ordinance and the applicable classifications(s) of the shops, restaurants, and/or drinking places hereunder. The Occupation Taxes with Respect to any banquet and/or ballroom facilities of, or associated with, or located in or with, any such hotel or motel shall be determined in accordance with the square footage schedule above, based on the actual square footage of said facilities, which occupation taxes shall be additional to any other applicable occupation taxes such as restaurants or drinking places occupation taxes.

Mobile Food Vendors	\$100/year
Movie theatres	\$150/complex and \$75/viewing room (Additional fees for Restaurants or Drinking Places if applicable)
Music, Vending, & Pinball Machines Provider Fee of &75.00 for business outside the City that provides machines for local businesses	\$ 20/year/machine +Service
Nurseries, greenhouses, landscaping businesses, and tree trimmers	\$75
Nursing homes, assisted living, hospitals and retirement homes	\$5 per bed
Pawnbrokers transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year	\$1.00/pawnbroker
Professional services – engineers, architects, physicians, dentists, chiropractors, osteopaths, accountants, photographers, auctioneers, veterinarians, attorneys, real estate offices and insurance agents or brokers - \$75 plus \$10 per agent or professional over one (1)	
Recreation businesses – indoor and outdoor	\$100
Restaurants and Drinking Places,	Effective March 1, 2023 – Occupation tax of 1% of gross receipts pursuant to Municipal Code Sections 113.40 through 113.46

Retail, Manufacturing, Wholesale, Warehousing and Other – Any person or entity engaged primarily in a manufacturing, wholesale, and/or warehousing business shall pay an Occupation Tax based on the schedule below and the actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; and any person or entity engaged in a business of making retail sales of groceries, clothing, hardware, notions, furniture, home furnishings, services, paint, drugs, or recreational equipment, and any other person or entity engaged in a business for which an Occupation Tax is not specifically provided elsewhere in this Ordinance, shall pay an Occupation Tax based on the schedule below and actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; provided, however, that persons or entities that use a basement or one or more additional floors in addition to the main floor (the main floor being the floor with the greatest total square footage) in the conduct of one or more specified businesses of sales at retail shall determine square footage for purposes of the Occupation Tax imposed hereunder



based on the square footage of the entire main floor plus one-half (1/2) of the square footage of all such basement and additional floors.

0	999 sq. ft.	\$ 50
1,000	2,999 sq. ft.	\$ 65
3,000	4,999 sq. ft.	\$ 80
5,000	7,999 sq. ft.	\$ 120
8,000	9,999 sq. ft.	\$ 150
10,000	14,999 sq. ft.	\$ 200
15,000	24,999 sq. ft.	\$ 225
25,000	39,999 sq. ft.	\$ 300
40,000	59,999 sq. ft.	\$ 400
60,000	99,999 sq. ft.	\$ 500
100,000	and greater	\$ 750
Schools – trade schools, dance schools, music schools, nursery school or any type of school operated for profit		
		\$ 50
Service providers, such as persons, firms partnerships or corporations delivering any product, good or service whatsoever in nature within the City		
		\$ 75
Service stations selling oils, supplies, accessories for service at retail		
		\$ 75 + \$25.00 for attached car wash
Short-Term Rentals–short-term rental owner or operators, listing companies, brokers, agents, or others acting on behalf of short-term rental owners in La Vista room		
		5% of gross receipts from or property rentals.
Telecommunication Companies (includes land lines, wireless, cellular, and mobile)		
		4% of gross receipts
Telephone Surcharge - 911		
		\$1.00 per line per month
Tobacco License		
		\$ 15 (based on State Statute)
Tow Truck Companies		
		\$ 75
Late Fee (Up to 60 days)		
		\$ 35
Late Fee (60-90 days)		
		\$ 75
Late Fee (over 90 days)		
		Double Occupation tax or \$100, whichever is greater
<b>CONVENIENCE FEES</b>		
Restaurant & Drinking Places Occupation Tax, Hotel Occupation Tax, and General Business Occupation Tax Payments through online portal Credit Cards, Debit Cards, & Digital Wallet		
		2.5% of transaction + \$0.30
E-Checks		
		\$1.50 for transactions ≤ \$60,000
All Other Payments		
Credit Cards		
		3% of transaction with \$2 minimum transaction
E-Checks		
		\$3 for transactions ≤ \$10,000
		\$10 for transactions > \$10,000
<b>OTHER FEES</b>		
<b>Barricades</b>		
Deposit Fee (returnable)		
		\$ 60/barricade
Block Parties/Special Event		
		\$ 5/barricade per day
Construction Use		
		\$30 ea. (7 days maximum)
Blasting Permit		
		\$1,000
Bucket Truck Rental w/operator		
		\$150 per hour
Charging Station Fees		

Standard Charge Station	\$2/hr. – First 6 hours \$0.33/min. after 6 hours
Rapid Charge Station	\$5/hr. – First 2 hours \$.033/min. after 2 hours
Community Garden Plot Rental	\$20 annually
Conflict Monitor Testing	\$200
Cat License Fee (per cat – limit 3)	\$12 each if spayed/neutered \$25 each if not spayed/neutered
Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog License Fee (per dog – limit 3)	\$12 each if spayed/neutered \$ 25 each if not spayed/neutered
Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog/Cat License Handling Fee (in addition to above fees)	\$5
Dog or Cat License Replacement if Lost	\$6
Dog or Cat Capture and Confinement Fee MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES	\$10 + Boarding Costs
Election Filing Fee	1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000
Handicap Parking Permit Application Fee State	\$ Currently Not Charging Per
Natural Gas Franchisee Rate Filing Fee (For rate changes not associated w/the cost of purchased gas.)	Per Agreement
Open Burning Permit	\$ 10
Parking Fees	
Monthly Parking	
Covered Stall	\$50/Month per permit
Uncovered Stall	\$25/Month per permit
Business Reserved	100/Month per permit
Daily Parking (Parking Day runs 6 a.m.-6 p.m.)	
Parking Structure No. 1	3 hours free (\$0), after which \$1.00/hr. up to \$10/day
Parking Structure No. 2	\$1.00/hour up to \$10/day
City Centre Surface Parking Lot	\$1.00/hour up to \$10/day
Event Parking	

Parking Structure No. 1	\$5/event
Parking Structure No. 2	\$5/event
City Centre Surface Parking Lot	\$20/event
Facility Rental Fee (Parking Structure No. 2 only)	
Daytime Event	\$500
(Ending by 6:00 p.m.)	
Evening Event	\$1,000
(Starting at/after 6:30 p.m.)	
Parking Ticket Fees	
If paid within 7 days of violation date	\$ 20 (\$5 + \$15 admin fee)
If paid after 7 days of violation date but within 30 days	\$ 25 (\$10 + \$15 admin fee)
If paid after 30 days of violation date	\$ 35 (\$20 + \$15 admin fee)
Pawnbroker Permit Fees:	
Initial	\$ 150
Annual Renewal	\$ 100
Pet Store License	\$ 50 (In addition to Occ. License)
<u>Kennel or Cattery License</u>	<u>\$100</u>
Public Assembly Permit (requires application and approval)	\$ 00
Returned Check Fee (NSF)	\$ 35
Storage of Explosive Materials Permit	\$ 100
Towing/Impound Fee	\$ 30
Trash Hauling Permit	\$ 25/yr./truck + \$25,000
Performance Bond	
<u>Golf Car Registration Fee</u>	<u>\$100</u>
<u>Special City Events –Vendor Booth &amp; Food Truck Fees</u>	
<u>10x10 booth or truck size</u>	<u>\$25</u>
<u>20x10 booth or truck size</u>	<u>\$45</u>
<u>30x10 booth or truck size</u>	<u>\$60</u>
<b><u>PUBLIC RECORDS</u></b>	
<del>Request for Records</del> <u>Records Request – Resident</u>	<u>\$0.25 per copy (may be subject to additional costs after 8 hours as allowed by State Statute). Staff rate is \$15.00/Half Hour (after first 48 hours) + Copy Costs* (May be subject to deposit)</u>
<u>Records Request – Non-Resident</u>	<u>\$0.25 per copy (plus staff salary &amp; benefits and attorney fees as allowed by State Statute). Staff rate is \$15.00/Half Hour + Copy Costs* (May be subject to deposit)</u>
Audio Tapes	\$5.00 per tape
Video Tapes or CD/DVD	\$10.00 per tape/CD
*Copy costs shall be established by the Finance Director	
Unified Development Ordinance	\$100
Comprehensive Plan	\$ 50

Zoning Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Zoning Ordinance w/Map	\$ 30
Subdivision Regulations	\$ 30
Future Land Use Map	\$5 11"x17" \$10 12"x36" \$30 36"x120"
Ward Map	\$ 2
Fire Report	\$ 5
Police Report	\$ 5
Police Photos (Digital)	\$10/CD
Criminal history	\$10

**FALSE AND NUISANCE ALARMS**

Registration Fee for Alarm System (not to include single family or duplexes)	\$25
Renewal Fee for Alarm System (not to include single family or duplexes)	\$25
Late Registration Charge	\$35

False Alarm Fee for any false alarm generated by the registrant’s alarm system, a fee in accordance with the following schedule (from 1 January through 31 December of each year) shall be charged:

Number of False/Nuisance Alarms	False/Nuisance Alarm Charge
1	No Charge
2	No Charge
3	\$100.00
4 or more	\$250.00

False Alarm Fee for Alarm Systems without Registration - \$250 per alarm after 1<sup>st</sup> alarm (not to include single family or duplexes)

**RESCUE SQUAD FEES**

Basic Life Support Emergency	\$ 750
Basic Life Support Non-Emergency	\$ 750
Advanced Life Support Emergency I	\$ 850
Advanced Life Support Emergency 2	\$1050
Advanced Life Support Non-Emergency	\$ 850
Mileage – per loaded mile	\$ 17
Lift Assist Fee	\$ 400

**LIBRARY FEES**

Membership (Non-Resident Family)	6 month	\$ 35.00
	1 year	\$ 60.00
	1 month	\$ 7.00
Administrative fee – SID interlocal		\$100.00 annually
Fax		\$2.00 up to 5 pages
Overdue Fees Books, Kits, Periodicals		\$ .05/day
Audio Books/Board Games/CDs		\$ .10/day
Cake Pans/Telescope/Puzzles		
Playaway device/DVDs		\$ 1.00/day
Board Game, Puzzle not returned to Circulation Desk		\$5.00
Damaged & Lost items		\$5.00 processing fee + actual cost
Color Copies		\$ .50

Copies			\$ .10
PLA filament			\$.10/gram
Inter-Library Loan			\$3.00/transaction
Lamination – 18” Machine			\$2.00 per foot
Lamination – 40” Machine			\$6.00 per foot
Seasonal/Special Workshops			\$15.00
Makerspace Fees			
3D Printer			\$ .10/gram
Laser Cutter			
1/8 inch	8x12		\$ .50
1/8 inch	12x12		\$ 1.00
1/8 inch	12x16		\$ 1.25
1/4 inch	8x12		\$ .75
1/4 inch	12x12		\$ 1.10
1/4 inch	12x16		\$ 1.50
Glassware			\$ 1.50
Cork Coaster			\$ .35
White Chipboard Coasters			\$ .35
Glass trivets/cutting boards			\$ 1.50
Small Bevel Mirrors			\$ 1.50
Heat Press & Mug Press			
Sublimation paper			\$ 1.00/sheet
Mugs			\$ 2.00
Ceramic Tiles			\$ 1.00
Bags			\$ .75
Button Maker			
Pins (3 part)			\$ .35
Magnets			\$ .35
Bottle openers			\$ .35
Mylar rings			\$ .10

RECREATION FEES

Refund Policy (posted at the Community Center)	\$10.00 administrative fee on all approved refunds
Late Registration Fee	\$10.00
(*La Vista Employee will receive Resident Rate)	

	Resident*	Non-Resident	Business Groups	Non-Proft
Clubhouse	\$ 75/Hour	\$ 100/Hour	\$ 150/Hour	\$ 60/Hour
	\$ 450/Full Day	\$ 500/Full Day	\$ 550/Full Day	\$ 425/Full
Day				
Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100
Community Center				
	Resident*	Non-Resident	Business Groups	Non-Profit
Facility Rental				
Gym (1/2 Gym)	\$ 40/Hour	\$ 80/Hour	\$ 100/Hour	\$ 38/Hour
Gym (Full)	\$ 75/Hour	\$ 80/Hour	\$160/Hour	\$175/Hour
Whole Community Center	\$1000/Day		\$1500/Day	\$2000/Day
800/Day	\$500/Half Day	\$750/Half Day	\$1000/Half Day	\$400/Half Day
Game Room	\$ 22/Hour	\$ 44/Hour	\$ 44/Hour	\$ 22/Hour
Meeting Rooms (Rental)	\$ 15/Hour/Room	\$ 25/Hour/Room	\$ 30/Hour	\$
12/Hour/Room				
Kitchen (Rental)	\$ 21/Hour	\$ 30/Hour	\$ 35/Hour	\$ 19/Hour
Deposit (Refundable)	\$ 100/Whole Day Rental	\$ 100/Whole Day Rental	\$ 100/Whole Day Rental	\$ 100/Whole Day Rental
	Resident*	Non-Resident	Business Groups	Non-Profit
Pickleball Court	\$7/hour	\$10/hour	\$10/hour	\$ 7/Hour

Racquetball/	\$ 7/Hour	\$ 10/Hour	\$ 10/Hour	\$ 7/Hour
Wallyball Court				
Stage (Rental)	\$ 12/Hour	\$ 22/Hour	\$ 27/Hour	\$ 12Hour

Facility Usage (Fitness Room, Gym, Drop-In, Programs, Open Gym)		
	<u>Resident</u>	<u>Non-Resident</u>
Daily Visit (19 and up)	\$ 3.00	\$ 4.00
Daily Visit (Seniors 55+)	\$ -0-	\$ 2.00

	<u>Resident</u>	<u>Non-Resident</u>
Membership Card	\$30.00/month	\$35/month
Daily Visit (18+ younger)	\$ -0-	\$ -0-
Daily Visit (Employee/ Employee Child/Spouse)	\$ -0-	\$ -0-
Membership (55+)	\$ -0-/Month	\$20/Month

Variety of programs as determined by the Recreation Director  
Fees determined by cost of program Classes

	<u>Contractor</u>	<u>City</u>
	75%	25%

Contract Instructor Does Registration and Collects Fees

Fields			Non-
Profit			
Tournament Fees		\$ 30/Team/Tournament	\$
10/Team/Tournament			
Tournament Field Fees			
20/Field/Day		\$ 50/Field/Day	\$ 20/Field/Day
Field Rentals (Resident and Non Resident)		\$ 40 / 2 Hours	\$ 30/2 hours
Gate/Admission Fee		10% of Gross	0% gross
The Link			
Base Rental Fee Entire Facility		\$1,000	
		User supplies operating staff and is responsible for all cleaning and trash removal.	

Parks			
Open Green Space		\$100/Event	
<u>Resident*</u>	<u>Non-Resident</u>	<u>Business</u>	<u>Non-Profit</u>

Park Shelters	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours	\$ 12/3
Hours				

Swimming Pool	<u>Resident*</u>	<u>Non-Resident</u>
Youth Daily	\$ 2	\$ 4
Adult Daily	\$ 3	\$ 4
Resident Tag	\$ 2	
Family Season Pass	\$105	\$165
Youth Season Pass	\$ 65	\$ 95
Adult Season Pass	\$ 75	\$105

30-Day Pass	\$ 55	\$ 85
Season Pass (Day Care)	\$275	\$275
Swim Lessons	\$ 30	\$ 55

\*Swimming Pool memberships and specials prices shall be established by the Finance Director

Youth Recreation Programs	<u>Resident*</u>	<u>Non-Resident</u>
Coed T-Ball Ages 5-6	\$ 45/55	\$60/70
Softball/Baseball Ages 7-8	\$ 50/60	\$65/75
Softball/Baseball Ages 9-10	\$ 65/75	\$85/95
Softball/Baseball Ages 11-12	\$ 75/85	\$105/115
Softball/Baseball Ages 13-14	\$ 85/95	\$105/115
Softball/Baseball Age 15-18	\$110/120	\$140/150
Basketball Clinic	\$ 17/27	\$22/32
Basketball Grades 3-8	\$ 55/65	\$65/75

Soccer Academy	\$ 33/43	\$53/63
Flag Football	\$ 33/43	\$53/63
Volleyball	\$ 55/65	\$65/75
3 yr. old Soccer Clinic	\$17/27	\$22/33

Adult Recreation Programs – Per Team		
Adult Volleyball– Spring	\$ 60	
Adult Spring Softball – Single	\$215	
Adult Spring Softball – Double	\$420	
Adult Volleyball – Fall/Winter	\$120	
Adult Fall Softball – Single	\$120	
Adult Fall Softball – Double	\$235	
Senior Spring Softball	\$15 per game per team	
Senior Fall Softball	\$17 per game per team	

Special Services Van Fees

Zone 1 Trip within city limits (La Vista & Ralston)	\$1.00 one way
Includes trips to grocery stores and senior center	
Zone 2 Trip outside city limits	\$3.00 one way
Zone 3 Trip outside city limits	\$10.00 one way
Bus pass (each punch is worth \$1.00)	\$30.00

Section 2. Sewer Fee Schedule.

§3-103 Municipal Sewer Department; Rates.

- A. Levy of Sewer Service Charges. The following sewer service charges shall be levied against the user of premises, property or structures of every kind, nature and description, which has water service from any supply source and are located within the wastewater service area of the City of La Vista.
- B. Computation of Sewer Service Charges. For the months of December, January, February and March, the monthly charge for residential sewer services will be computed on the actual water used for these months. The monthly charge for residential sewer service in the months of April, May, June, July, August, September, October and November will be computed on the average water usage of the four (4) preceding winter months of December, January, February and March or for such portion of said consumption, whichever is the lesser. At the option of the City of La Vista, water used from private wells shall be either metered or estimated for billing purposes.
- C. Amount of Sewer Service Charges. The total sewer service charge for each sewer service user will be the sum of three (3) charges: (1) customer charge, (2) flow charge, and (3) abnormal charge.
1. The customer charge is as follows
- a. For sewer service users classified as Residential, the same being sewer service to a single family dwelling, or a duplex, apartment, or other multi-family dwelling (e.g. apartments) wherein each dwelling unit has a separate water meter that is read and charged for water and sewer use by the Metropolitan Utilities District - \$13.49 per month.
  - b. For sewer service users classified as Residential-Multi-Family, the same being sewer service to Multi-Family dwellings (e.g. apartments) wherein there is only a separate water meter to each building or complex that is read and charged for water and sewer use by the Metropolitan Utilities District - \$14.47 per month.
  - c. For sewer service users classified as General Commercial: Customers who normally use less than 100,000 cubic feet of water per month and who are not Residential users or Residential-Multi-Family users - \$14.47 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.47. The manual billing of the



customer charge will come from the City of La Vista instead of the Metropolitan Utilities District.

- 2. The flow charge for all sewer service users shall be \$5.13 per hundred cubic feet (ccf).

Temporary additional flow charges\*

For the period of June 1, 2025 through May 31, 2027, the following supplemental flow charges also shall apply, in addition to the above flow charge, resulting in total flow charges during this period as indicated below:

Residential: additional flow charge of \$.26 per hundred cubic feet (ccf), This will result in a total residential flow charge of \$5.39 per hundred cubic feet (ccf)

Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), This will result in a total commercial flow charge of \$5.36 per hundred cubic feet (ccf)

\*Temporary additional flow charges recover amounts for increased rates previously authorized September 5, 2023 and September 3, 2024 and unbilled, effective for the period indicated.

- 3. If users have abnormal strength sewage as determined by the terms of the Wastewater Service Agreement between the City of La Vista and the City of Omaha, then additional charges will be billed to the user at the applicable rates as determined by said Agreement.
- 4. If users other than those classified herein are connected to the wastewater collection system, the Customer Charges, the Flow Charges and Other Charges will be determined by the City Council in accordance with rules and regulations of the EPA and the Agreement between the City of La Vista and the City of Omaha.

Section 3. Sewer/Drainage Connection Fee Schedule. A fee shall be paid to the City Treasurer as set forth in this section for each structure or tract to be connected to the sewer system of the City. No connection permit or building permit shall be issued until the following connection fees have been paid.

Section 3.1 – City of Omaha - Stonybrook Outfall Sewer Shed

Fees collected in the City of Omaha – Stonybrook Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and City of La Vista, current revision, and as further defined by Section 31-259 of the City of Omaha Municipal Code, shall be as follows:

	Effective1/1/2025	Effective 2/1/2026
Residential		
Single Family Dwelling	\$0.637/SF	\$0.637/SF
Mobile Homes As Used as a Residence	\$2,128/pad	\$2,128/pad
All Other Residential Uses	\$ 2,156/unit	\$2,156/unit
Commercial/Industrial	\$15,009/acre of land as platted	\$15,009/acre of land as platted

Ninety Five Percent (95%) of Connections Fees are to be periodically remitted back to the City of Omaha on a periodic basis as defined by the WSA.

Section 3.2 – Sarpy County Outfall and City of La Vista Sewer Sheds

Fees collected in the Sarpy County Sewer Shed and/or City of La Vista Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and the City of La Vista, current revision, shall be as follows:



	Effective1/1/2025	Effective 1/1/2026
Residential		
Single Family Dwelling	\$1,482	\$1,534
Duplex	\$1,482/unit	\$1,482/unit
Multiple Family	\$ 1,156/unit	\$1,197/unit
Commercial/Industrial	\$8,049/acre of land as platted	\$8,331/acre of land as platted
Park/Common Area (incl. Athletic Fields)	\$450/AC of land as platted	\$466/acre of land as platted

\$5,500 per acre as collected within the Sarpy County Sewer Shed are periodically remitted back to Sarpy County.  
The fee for commercial (including industrial) shall be computed on the number of acres within each platted lot or tract, irrespective of the number of structures to be constructed thereon.

The applicable fee shall be paid in respect to each lot or building site as a condition of City’s issuance of any building or sewer connection permit.

- A. Changes in Use. If the use of a lot changes subsequent to payment of the fee, which different use would require payment of a fee greater than that payable in respect to the use for which the fee was originally paid, the difference in fee shall be paid to the City at time of such change in use.
- B. Existing Structures. Structures for which sewer connection and building permits have been issued, and all permit fees in respect thereto paid, prior to the effective date hereof shall be exempt from the fees herein imposed.
- C. Preconnection Payments. Where preconnection payment charges for a subdivision or portion thereof have been paid to City at time of subdivision of a tract pursuant to agreement between the City and the developer and the sanitary and improvement district, if any, financing improvements of the subdivision, the preconnection payment so made shall be credited by City to the sewer/drainage fees payable at time of connection of the individual properties to the sewer/drainage systems of the City.
- D. Sewer Tap and Inspection and Sewer Service Fees. The fees imposed by Section 3 hereof are in addition to and not in lieu of (1) sewer tap and inspection fees payable pursuant to Section 3-122 of the La Vista Municipal Code and listed herein and (2) sewer service charges imposed by Section 2 hereof.

Section 4. Sewer Inspection Charges Established for Installation. Inspection charges for nonresidential property sewer installation shall be:

Sewer Tap Fee (Inspection Fee)	
Service Line w/inside diameter of 4"	\$400
Service Line w/inside diameter of 6"	\$600
Service Line w/inside diameter of 8"	\$700
Service Line w/inside diameter over 8"	Special permission/set by Council

Section 5. Miscellaneous Sewer Related Fees: Miscellaneous sewer related fees shall be:

Private Sewage Disposal System Const. Permit	\$	1,500
Appeal Fee Re: Issuance or Denial of Sewer Permits	\$	1,500

Section 6. Repeal of Ordinance No. ~~1551~~1553. Ordinance No. ~~1551~~ ~~1553~~ as originally approved on ~~June~~ July ~~315~~, 2025 and all ordinances in conflict herewith are hereby repealed.

Section 7. 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, 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 8. Effective Date. This Ordinance shall take effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that:

(1) Pawnbroker occupation taxes of Section 1 shall be effective April 1, 2003. Pawnbroker occupations taxes shall be payable on a monthly basis no later than the last day of the calendar month immediately following the month in which the subject pawnbroker transactions occur. For example, the occupation tax on pawnbroker transactions for the month of April 2003 shall be due and payable on or before May 31, 2003.

(2) Pawnbroker permit fees shall be effective January 1, 2004. Annual pawnbroker permit fees shall be due and payable annually on or before January 1. Initial pawnbroker permit fees shall be due and payable on or before the date that the pawnbroker license is issued. Issuance of renewal of pawnbroker permits shall be subject to payment of applicable permit fees.

(3) Rental Inspection Program License fees shall be effective January 1, 2011

(4) The remaining provisions of this Ordinance other than those specified in Sections 8(1), 8(2) and 8(3) shall take effect upon publication, unless a different effective date is otherwise expressly provided in this Ordinance.

PASSED AND APPROVED THIS ~~15TH~~16TH DAY OF ~~JULY~~SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk

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

AN ORDINANCE TO AMEND ORDINANCE NO. 1553, 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.

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

Section 1. General Fee Schedule. The fees and taxes charged by the City of La Vista for various services, facilities, and occupations shall be, and the same hereby are, fixed in accordance with the following schedule; no modifier shall be used, and such fees and taxes charged shall be in accordance with such rules as the City Council may establish:

**BUILDING & USE FEES**

**(Apply inside City limits and within the Extra-territorial zoning jurisdiction)**

Building Permit

(Building valuation is determined by the most current issue of the ICC Building Valuation Data)

General	\$30 Base fee + see building fee schedule
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Commercial/Industrial	\$30 Base fee + see building fee schedule
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Plan Review Fee (collected at the time of permit application submittal)

Commercial (non-refundable)	\$100 or 10% of building permit fee (whichever is greater)
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External Review of Plans by Qualified Consultants (as deemed necessary by

Community Development and/or Public Works

Departments - collected at the time of permit application submittal)

Actual Fee Incurred

Design Review (non-refundable)

Tenant Bay Façade Renovation

\$500 (min. fee or actual fee incurred)

Bldgs. 24,999 sq. ft. or less

\$1,500 (min. fee) (or actual fee Incurred)

Ordinance No.

Bldgs. 25,000 – 49,999 sq. ft.	\$2,000 (min. fee) (or actual fee Incurred)
Bldgs. 50,000 -99,999 sq. ft.	\$3,000 (min. fee) (or actual fee Incurred)
Bldgs. 100,000 + sq. ft.	\$4,000 (min. fee) (or actual fee Incurred)
Replacement Plan Review Fee	\$100 + Request for records fees
Engineer's Review	\$500
Building Re-Inspection Fee	\$100
Rental Inspection Program License Fees:	
Multi-family Dwellings	\$6.00 per unit
Single-family Dwellings	\$50.00 per property
Duplex Dwellings	\$50.00 per unit
Additional Administrative Processing Fee (late fee or no-show fee)	\$100.00
Inspection Fees:	
Primary Inspection	No charge
Class B Property Inspection (after primary inspection):	
Violation corrected	No charge
Violation not corrected	\$100.00 per unit
Re-inspection Fee (no show or additional follow up inspection)	\$100.00 per unit
Vacant Property Registration Fee	\$250 Original Registration Fee \$500 First Renewal \$1,000 Second Renewal \$2,000 Third Renewal \$2,500 Fourth Renewal \$2,500 Fifth and Subsequent Renewals
Penalty Fee (working without a permit)	3x Regular permit fee
Refund Policy	75% will be refunded when the project is cancelled or not complete within one year. No refund will be given after one year. (Sewer Hook-up Fee is 100% refunded)
Certificate of Occupancy	\$ 50
Temporary Certificate of Occupancy	\$750
Pre-occupancy fee (Occupancy without C.O.)	\$750

Change of Occupancy Permit Fee	\$100
Temporary Use Permit (includes tents, greenhouses, event structures)	\$ 50 plus \$10/day
Sign Permit	\$150/sign
Identification Sign, Incidental Sign	\$75/sign
Master Sign Plan (more than 1 sign)	\$150
Common Sign Plan	\$150
Temporary Sign Permit:	
Non-profit or tax exempt organization	\$0
All other temporary signs	\$ 30/year
Cell Tower Development Permit	\$8,500(min fee) (or actual fee incurred)
Co-locates – Cell Towers	\$5,000(min fee) (or actual fee incurred)
Small Wireless Facilities	\$500 per application for up to five small wireless facilities
Support Structure for Small Wireless Facilities	\$250 per structure
Eligible Facilities Permit	\$250 per application (or actual fee incurred)
Tarp Permit (valid for 6 months)	\$ 30
Solar Panel Permit	\$ 30
Satellite Dish Permit	\$ 30
Wading/Swimming Pools at residence	\$ 30
Dedicated Electrical circuit for pumps	\$ 30
Mechanical Permits	\$ 30 Base fee + See mechanical fee schedule
Plumbing Permits	\$ 30 Base fee + See plumbing fee schedule
Sewer Repair Permit	\$ 30
Backflow protector permit	\$ 30 (\$22 permit & \$8 backflow)
Underground Sprinklers	\$ 30 (\$22 issue fee & \$8 fixture)
Electrical Permits	\$30 Base Fee + See electrical fee
City Professional License (Plumbers; Mech. Contractors)	\$ 15 and a \$1,000,000 Liability, and a \$500,000 bodily injury insurance Certificate per each occurrence Also a \$5,000 Bond is required, naming the City as the recipient.
Demolition of building	\$250 plus Insurance Certificate
Moving Permit (buildings 120 square feet or greater)	\$250 plus Insurance Certificate
Sheds and Fences	\$ 30.00
Sidewalks	\$ 30.00
Driveway Replacement	\$ 30.00
Driveway Approach w/o curb cut or grinding	\$ 30.00

With curb requiring cut plus the 4' apron on each side)

Contractor (Contractor performs curb cut or grind)	\$30.00 plus \$1.00/ft.
City Charge (if City performs curb cuts)	\$50 + \$5/ft. (\$40 set up fee; \$10 permit fee)
City charge (if City performs curb grinds)	\$50 + \$6/ft. (\$40 set up fee; \$10 permit fee)
Utility Cut Permit	\$ 30.00

Appeal Fee Regarding Issuance or Denial of Curb Cut/Driveway

Approach Construction Permit \$250

Street Paving, Surfacing, Resurfacing, Repairing, Sealing or

Resealing Permit \$30.00/Yearly

Appeal Fee Regarding Issuance or Denial of Street Paving,

Resurfacing, etc. Permit \$250

### **RIGHT-OF-WAY PERMIT FEES**

The following are one-time permit fees for structures occupying the public right-of-way:

Canopy or Awning	\$50 for the first 25 ft. + \$10 each additional foot
Balcony	\$75 each
Bicycle Rack	\$50
Light Fixture	\$75 for the first + \$10 each additional light fixture
Marquee	\$50 for the first 25 ft. + \$10 each additional ft.
Sidewalk Café	\$100
Sign	\$100 each (if less than 25 sq. ft.) \$300 each (if 25 sq. ft. or larger)
Windscreen	\$400 each
Planter	\$50
Combination of Awning/Canopy/Sign /Light	\$500
Skywalk	\$500
String Lights	\$150
Temporary Structures/Fencing/etc related to Events	\$50/day
Other structures as approved by the City Administrator	\$300

Provided, however, notwithstanding anything in this Ordinance to the contrary, all property, or parts thereof or improvements thereon, with respect to which legal title is or will be held by or for the benefit of the City of La Vista, La Vista Community Development Agency, City of La Vista Facilities Corporation, La Vista/Metropolitan Community College Condominium Owners Association, Inc., or any other entity directly or indirectly controlled by the City of La Vista as determined by the City Administrator, for a public purpose, and

all owners of such property, parts, or improvements, shall be exempt from the Building and Use Fees and/or any other fees in this ordinance. The City of La Vista pursuant to a policy of the City Council also may provide for waiver of any or all such Building and Use Fees, or any other fees under this Ordinance that are payable to the City, with respect any political subdivisions that levy property taxes within the corporate limits of the City, or any entity controlled by any such political subdivision.

### **FIRE INSPECTION FEES**

#### **Plan Review Fees**

Commercial Building	10% of building permit fee with a maximum of \$1,000
Fire Sprinkler Plan Review	
1-20 devices	\$100.00
21-50 devices	\$200.00
51-100 devices	\$300.00
101-200 devices	\$400.00
201-500 devices	\$500.00
Over 500 devices	\$500.00 plus \$1.00 per device over 500
Fire Alarm Plan Review	\$50.00

#### **Child Care Facilities:**

0 – 8 Children	\$50.00
9 – 12 Children	\$55.00
13 or more children	\$60.00
Inspection	\$25.00

#### **Foster Care Homes:**

#### **Liquor Establishments:**

Non-consumption establishments	\$60.00
Consumption establishments	\$85.00

#### **Nursing Homes:**

50 beds or less	\$55.00
51 to 100 beds	\$110.00
101 or more beds	\$160.00

#### **Fire Alarm Inspection:**

Four year license (Test)	\$100.00
NICET	\$25.00 per year NICET certification last
Annual test (witnessed)	\$30.00

#### **Sprinkler Contractor Certificate:**

Annual	\$100.00
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#### **Fuels Division:**

Above ground Hazardous Substance Storage Tanks (Title 158)	
Registration	\$25.00 per tank
Re-registration	\$25.00 per tank (Required whenever change is made to tank or contents)
Above ground Petroleum Storage Tanks (Title 153, Chapter 17)	

Inspection Fee	\$50.00 (Per installation regardless of the number of tanks)
Underground Storage Tanks (Title 159, Chapter 2)	
Farm, residential and heating oil tanks (tanks with a capacity of 1100gallons or less)	\$10.00 one-time registration fee
All other tanks	\$30.00 per tank, annually
Petroleum Release Remedial Action Fund	\$90.00 per tank, annually
Tank installation	\$60.00 per tank
Piping only installation	\$60.00

**GRADING PERMIT FEES**

5 acres or less	\$ 500
More than 5 acres	\$1,000

**TAX INCREMENT FINANCING (TIF) APPLICATION FEES**

Application Fee	\$3,000
Administrative Fee	1.5% on TIF Principal up to \$2,000,000 1% on TIF Principal amount above \$2,000,000 thru \$4,000,000 No additional administrative fee for TIF Principal above \$4,000,000
Bond Related Fee	Actual Fees, Costs & Expenses Incurred by the City

**PACE PROGRAM**

Application Fee	\$1,000
Administrative Fee	1% of loan amount maximum \$40,000 subject to 50% reduction if a TIF project
Annual Fee	\$500

**ZONING FEES**

Comprehensive Plan Amendment	\$500
Zoning Map Amendment (rezoning)	\$500
Zoning Text Amendment	\$500
Zoning Verification Letter	\$50
Subdivision Text Amendment	\$500
Conditional Use Permit (1 acre or less)	\$300
Conditional Use Permit (more than 1 acre)	\$500
Conditional Use Permit Amendment	\$200



Flood Plain Development Permit	\$500
Administrative Plat – Lot Split, Lot Consolidation or Boundary Adjustment	\$750+ additional fee of \$250 for review of revised drawings
Preliminary Platting	\$1,000 +additional fee of \$250 for review of revised drawings
Final Platting	\$1000+additional fee of \$250 for review of revised drawings
Subdivision Agreement	\$500 (min. fee) or actual fee incurred
Revised Preliminary Plat	\$500+additional fee of \$250 for review of revised drawings
Replat	\$1500 +additional fee of \$250 for review of revised drawings
P.U.D.	\$1,000+additional fee of \$250 for review of revised drawings
P.U.D. Amendment	\$500 (min. fee) or actual fee incurred
Vacation of Plat and Right of Way Vacation	\$150
Variance, Appeals, Map Interpretation (B.O.A.)	\$250

Watershed Fees –apply to all new development or significant redevelopment as specified in Exhibit “G” to the interlocal agreement for the Papillion Creek Watershed Partnership: (fees are remitted to Papillion Creek Watershed Partnership)

### **OCCUPATION TAXES**

Publication fees	\$Actual cost
Class A Liquor License Holder	\$200
Class B Liquor License Holder	\$200
Class C Liquor License Holder	\$600
Class D Liquor License Holder	\$400
Class E Liquor License Holder	\$600
Class I Liquor License Holder	\$500
Class L Liquor License Holder	\$500
Class Z Liquor License Holder	\$500
Class AB Liquor License Holder	\$400
Class AD Liquor License Holder	\$600
Class ADK Liquor License Holder	\$800
Class AK Liquor License Holder	\$400

Class ABK Liquor License Holder	\$600
Class BK Liquor License Holder	\$400
Class CE Liquor License Holder	\$1200
Class CK Liquor License Holder	\$800
Class DK Liquor License Holder	\$600
Class IB Liquor License Holder	\$700
Class IBK Liquor License Holder	\$900
Class ID Liquor License Holder	\$900
Class IDK Liquor License Holder	\$1100
Class IK Liquor License Holder	\$700
Special Designated Permit – Liquor Control	\$ 50/day except non-profits
Transfer of Liquor License from One Location to Another	\$ 25
(These fees are in addition to the State Fee Requirement)	
Amusement Concessions (i.e. Carnivals)	\$ 10/concession/day
(This would include any vendors set up for special functions at the La Vista Sports Complex)	
Auto dealers – new and used - \$250 plus \$.01 per sq. ft. of inside area, and \$.005 per sq. ft. of outside area used for display, sales or storage.	
Auto repair	\$100
Banks, small loan and finance companies	\$250 plus \$75/each detached facility.
Barber shops, beauty salons, tanning & nail salons	\$ 75 plus \$10 per operator over one.
Bowling Alleys or Billiard/Pool Halls	\$ 50/year + \$10/table or alley (Additional fees for Restaurants or Drinking Places if applicable)
Car washes	\$100 (includes all vacuum & supply vending machines)
Circus, Menagerie or Stage Show	\$ 50/day
Collecting agents, detective agents or agencies and bail bondsmen	\$ 75
Construction/Tradesmen	\$ 75 and a \$1,000,000
Liability, \$500,000 bodily injury insurance certificate	
Convenience stores	\$ 75 (Additional fees for Restaurants or Drinking Places if applicable)
Convenience store with car wash machines)	\$120 (Includes all vacuum & supply vending machines)
Dry cleaning or laundry and tailoring	\$ 50
Funeral homes	\$150
Gaming Device Distributors	5% of gross receipts (non-profits exempt)
Games of Chance/Lotteries	5% of gross receipts (non-profits exempt)

Games of Chance/Lottery License Fee	\$ 50/1 <sup>st</sup> location - \$10/ea additional
Gas Companies	5% of gross receipts
Hawkers/Peddlers	\$ 75/day or \$500/year
Home Occupations (not specified elsewhere)	
Home Occupation Permit Application Fee	\$ 30
Home Occupation 1 and Child Care Home	\$ 50
Home Occupation Conditional Use Permit – see Zoning Fees	

Hotels/motels – Any hotel or motel in the City shall pay to the City monthly an Occupation Tax equal to 5% of gross receipts from room rentals. Any shops restaurants, and/or drinking places which are part of, associated with, or located in or with a hotel or motel facility will be considered a separate classification of business and taxed in accordance with the provisions of this Ordinance and the applicable classifications(s) of the shops, restaurants, and/or drinking places hereunder. The Occupation Taxes with Respect to any banquet and/or ballroom facilities of, or associated with, or located in or with, any such hotel or motel shall be determined in accordance with the square footage schedule above, based on the actual square footage of said facilities, which occupation taxes shall be additional to any other applicable occupation taxes such as restaurants or drinking places occupation taxes.

Mobile Food Vendors	\$100/year
Movie theatres	\$150/complex and \$75/viewing room (Additional fees for Restaurants or Drinking Places if applicable)
Music, Vending, & Pinball Machines Provider Fee of &75.00 for business outside the City that provides machines for local businesses	\$ 20/year/machine +Service
Nurseries, greenhouses, landscaping businesses, and tree trimmers	\$75
Nursing homes, assisted living, hospitals and retirement homes	\$5 per bed
Pawnbrokers transaction evidenced by a pawnbroker card or ledger entry per Neb. Rev. Stat. Section 69-204. Minimum of \$30/year	\$1.00/pawnbroker
Professional services – engineers, architects, physicians, dentists, chiropractors, osteopaths, accountants, photographers, auctioneers, veterinarians, attorneys, real estate offices and insurance agents or brokers - \$75 plus \$10 per agent or professional over one (1)	
Recreation businesses – indoor and outdoor	\$100

Restaurants and Drinking Places,

Effective March 1, 2023 –  
Occupation tax of 1% of gross  
receipts pursuant to Municipal  
Code Sections 113.40  
through 113.46

Retail, Manufacturing, Wholesale, Warehousing and Other – Any person or entity engaged primarily in a manufacturing, wholesale, and/or warehousing business shall pay an Occupation Tax based on the schedule below and the actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; and any person or entity engaged in a business of making retail sales of groceries, clothing, hardware, notions, furniture, home furnishings, services, paint, drugs, or recreational equipment, and any other person or entity engaged in a business for which an Occupation Tax is not specifically provided elsewhere in this Ordinance, shall pay an Occupation Tax based on the schedule below and actual interior or enclosed square footage of facilities in the City used by said person or entity in the conduct of such business; provided, however, that persons or entities that use a basement or one or more additional floors in addition to the main floor (the main floor being the floor with the greatest total square footage) in the conduct of one or more specified businesses of sales at retail shall determine square footage for purposes of the Occupation Tax imposed hereunder based on the square footage of the entire main floor plus one-half (1/2) of the square footage of all such basement and additional floors.

0	999 sq. ft.	\$ 50
1,000	2,999 sq. ft.	\$ 65
3,000	4,999 sq. ft.	\$ 80
5,000	7,999 sq. ft.	\$ 120
8,000	9,999 sq. ft.	\$ 150
10,000	14,999 sq. ft.	\$ 200
15,000	24,999 sq. ft.	\$ 225
25,000	39,999 sq. ft.	\$ 300
40,000	59,999 sq. ft.	\$ 400
60,000	99,999 sq. ft.	\$ 500
100,000	and greater	\$ 750

Schools – trade schools, dance schools, music schools,  
nursery school or any type of school operated for profit \$ 50

Service providers, such as persons, firms partnerships  
or corporations delivering any product, good or service  
whatsoever in nature within the City \$ 75

Service stations selling oils, supplies, accessories  
for service at retail \$ 75 + \$25.00 for attached  
car wash

Short-Term Rentals—short-term rental owner or operators,  
listing companies, brokers, agents, or others acting on  
behalf of short-term rental owners in La Vista  
room 5% of gross receipts from  
or property rentals.

Telecommunication Companies (includes land lines, wireless, cellular, and mobile)	4% of gross receipts
Telephone Surcharge - 911	\$1.00 per line per month
Tobacco License	\$ 15 (based on State Statute)
Tow Truck Companies	\$ 75
Late Fee (Up to 60 days)	\$ 35
Late Fee (60-90 days)	\$ 75
Late Fee (over 90 days)	Double Occupation tax or \$100, whichever is greater
<b><u>CONVENIENCE FEES</u></b>	
Restaurant & Drinking Places Occupation Tax, Hotel Occupation Tax, and General Business Occupation Tax Payments through online portal Credit Cards, Debit Cards, & Digital Wallet	2.5% of transaction + \$0.30
E-Checks	\$1.50 for transactions ≤ \$60,000
All Other Payments	
Credit Cards	3% of transaction with \$2 minimum transaction
E-Checks	\$3 for transactions ≤ \$10,000 \$10 for transactions > \$10,000
<b><u>OTHER FEES</u></b>	
Barricades	
Deposit Fee (returnable)	\$ 60/barricade
Block Parties/Special Event	\$ 5/barricade per day
Construction Use	\$30 ea. (7 days maximum)
Blasting Permit	\$1,000
Bucket Truck Rental w/operator	\$150 per hour
Charging Station Fees	
Standard Charge Station	\$2/hr. – First 6 hours \$0.33/min. after 6 hours
Rapid Charge Station	\$5/hr. – First 2 hours \$.033/min. after 2 hours
Community Garden Plot Rental	\$20 annually
Conflict Monitor Testing	\$200
Cat License Fee (per cat – limit 3)	\$12 each if spayed/neutered \$25 each if not spayed/neutered

Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog License Fee (per dog – limit 3)	\$12 each if spayed/neutered \$ 25 each if not spayed/neutered
Late Fee	\$10 each if spayed/neutered
Late Fee	\$20 each if not spayed/neutered
Senior Citizen Discount (Age 65+)	Free if spayed/neutered
Dog/Cat License Handling Fee (in addition to above fees)	\$5
Dog or Cat License Replacement if Lost	\$6
Dog or Cat Capture and Confinement Fee MAXIMUM OF 4 DOGS AND/OR CATS WITH NO MORE THAN 3 OF EITHER SPECIES	\$10 + Boarding Costs
Election Filing Fee	1% of Annual Position Salary
Fireworks Sales Permit (Non-Profits)	\$2,000
Handicap Parking Permit Application Fee State	\$ Currently Not Charging Per State
Natural Gas Franchisee Rate Filing Fee (For rate changes not associated w/the cost of purchased gas.)	Per Agreement
Open Burning Permit	\$ 10
Parking Fees	
Monthly Parking	
Covered Stall	\$50/Month per permit
Uncovered Stall	\$25/Month per permit
Business Reserved	100/Month per permit
Daily Parking (Parking Day runs 6 a.m.-6 p.m.)	
Parking Structure No. 1	3 hours free (\$0), after which \$1.00/hr. up to \$10/day

Parking Structure No. 2	\$1.00/hour up to \$10/day
City Centre Surface Parking Lot	\$1.00/hour up to \$10/day
Event Parking	
Parking Structure No. 1	\$5/event
Parking Structure No. 2	\$5/event
City Centre Surface Parking Lot	\$20/event
Facility Rental Fee (Parking Structure No. 2 only)	
Daytime Event	\$500
(Ending by 6:00 p.m.)	
Evening Event	\$1,000
(Starting at/after 6:30 p.m.)	
Parking Ticket Fees	
If paid within 7 days of violation date	\$20 (\$5 + \$15 admin fee)
If paid after 7 days of violation date but within 30 days	\$25 (\$10 + \$15 admin fee)
If paid after 30 days of violation date	\$35 (\$20 + \$15 admin fee)
Pawnbroker Permit Fees:	
Initial	\$150
Annual Renewal	\$100
Pet Store License	\$ 50 (In addition to Occ. License)
Kennel or Cattery License	\$100
Public Assembly Permit (requires application and approval)	\$ 00
Returned Check Fee (NSF)	\$ 35
Storage of Explosive Materials Permit	\$100
Towing/Impound Fee	\$ 30
Trash Hauling Permit	\$ 25/yr./truck + \$25,000
Performance Bond	
Golf Car Registration Fee	\$100
Special City Events –Vendor Booth & Food Truck Fees	
10x10 booth or truck size	\$ 25
20x10 booth or truck size	\$ 45
30x10 booth or truck size	\$ 60

**PUBLIC RECORDS**

Records Request – Resident

\$0.25 per copy (may be subject to additional costs after 8 hours as allowed by State Statute). Staff rate is \$15.00/Half Hour (after 8 hours) + Copy Costs\* (May be subject to deposit)

Records Request – Non-Resident

\$0.25 per copy (plus staff salary & benefits and attorney fees as allowed by State Statute). Staff rate is \$15.00/Half Hour + Copy Costs\* (May be subject to deposit)

Audio Tapes

\$5.00 per tape

Video Tapes or CD/DVD

\$10.00 per tape/CD

\*Copy costs shall be established by the Finance Director

Unified Development Ordinance

\$100

Comprehensive Plan

\$ 50

Zoning Map

\$5 11"x17"

\$10 12"x36"

\$30 36"x120"

Zoning Ordinance w/Map

\$ 30

Subdivision Regulations

\$ 30

Future Land Use Map

\$5 11"x17"

\$10 12"x36"

\$30 36"x120"

Ward Map

\$ 2

Fire Report

\$ 5

Police Report

\$ 5

Police Photos (Digital)

\$10/CD

Criminal history

\$10

**FALSE AND NUISANCE ALARMS**

Registration Fee for Alarm System (not to include

\$25



single family or duplexes)	
Renewal Fee for Alarm System (not to include single family or duplexes)	\$25
Late Registration Charge	\$35

False Alarm Fee for any false alarm generated by the registrant's alarm system, a fee in accordance with the following schedule (from 1 January through 31 December of each year) shall be charged:

Number of False/Nuisance Alarms	False/Nuisance Alarm Charge
1	No Charge
2	No Charge
3	\$100.00
4 or more	\$250.00

False Alarm Fee for Alarm Systems without Registration - \$250 per alarm after 1<sup>st</sup> alarm (not to include single family or duplexes)

#### **RESCUE SQUAD FEES**

Basic Life Support Emergency	\$ 750
Basic Life Support Non-Emergency	\$ 750
Advanced Life Support Emergency I	\$ 850
Advanced Life Support Emergency 2	\$1050
Advanced Life Support Non-Emergency	\$ 850
Mileage – per loaded mile	\$ 17
Lift Assist Fee	\$ 400

#### **LIBRARY FEES**

Membership (Non-Resident Family)	6 month	\$ 35.00
	1 year	\$ 60.00
	1 month	\$ 7.00
Administrative fee – SID interlocal		\$100.00 annually
Fax		\$2.00 up to 5 pages
Overdue Fees Books, Kits, Periodicals		\$ .05/day
Audio Books/Board Games/CDs		\$ .10/day
Cake Pans/Telescope/Puzzles		
Playaway device/DVDs		\$ 1.00/day
Board Game, Puzzle not returned to Circulation Desk		\$5.00
Damaged & Lost items		\$5.00 processing fee + actual cost
Color Copies		\$ .50
Copies		\$ .10
PLA filament		\$.10/gram
Inter-Library Loan		\$3.00/transaction
Lamination – 18" Machine		\$2.00 per foot
Lamination – 40" Machine		\$6.00 per foot
Seasonal/Special Workshops		\$15.00

**Makerspace Fees**

3D Printer \$ .10/gram

**Laser Cutter**

1/8 inch 8x12 \$ .50

1/8 inch 12x12 \$ 1.00

1/8 inch 12x16 \$ 1.25

1/4 inch 8x12 \$ .75

1/4 inch 12x12 \$ 1.10

1/4 inch 12x16 \$ 1.50

Glassware \$ 1.50

Cork Coaster \$ .35

White Chipboard Coasters \$ .35

Glass trivets/cutting boards \$ 1.50

Small Bevel Mirrors \$ 1.50

**Heat Press & Mug Press**

Sublimation paper \$ 1.00/sheet

Mugs \$ 2.00

Ceramic Tiles \$ 1.00

Bags \$ .75

**Button Maker**

Pins (3 part) \$ .35

Magnets \$ .35

Bottle openers \$ .35

Mylar rings \$ .10

**RECREATION FEES**

Refund Policy (posted at the Community Center) \$10.00 administrative fee on all approved refunds

Late Registration Fee \$10.00

(\*La Vista Employee will receive Resident Rate)

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Clubhouse	\$ 75/Hour	\$ 100/Hour	\$ 150/Hour	\$ 60/Hour
	\$ 450/Full Day	\$ 500/Full Day	\$ 550/Full Day	\$ 425/Full
Day				
Deposit (Refundable)	\$ 100	\$ 100	\$ 100	\$ 100

**Community Center**

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Facility Rental				
Gym (1/2 Gym)	\$ 40/Hour	\$ 80/Hour	\$ 100/Hour	\$ 38/Hour
Gym (Full)	\$ 75/Hour	\$ 80/Hour	\$160/Hour	\$175/Hour

Whole Community Center	\$1000/Day	\$1500/Day	\$2000/Day	\$
800/Day				
	\$500/Half Day	\$750/Half Day	\$1000/Half Day	\$400/Half Day

Game Room	\$ 22/Hour	\$ 44/Hour	\$ 44/Hour	\$ 22/Hour
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Meeting Rooms (Rental) \$ 15/Hour/Room    \$ 25/Hour/Room \$ 30/Hour    \$  
12/Hour/Room

Kitchen (Rental)                      \$ 21/Hour      \$ 30/Hour      \$ 35/Hour      \$ 19/Hour

Deposit (Refundable)              \$ 100/Whole Day Rental \$ 100/Whole Day Rental  
\$ 100/Whole Day Rental \$ 100/Whole Day Rental

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business Groups</u>	<u>Non-Profit</u>
Pickleball Court	\$7/hour	\$10/hour	\$10/hour	\$ 7/Hour
Racquetball/ Wallyball Court	\$ 7/Hour	\$ 10/Hour	\$ 10/Hour	\$ 7/Hour
Stage (Rental)	\$ 12/Hour	\$ 22/Hour	\$ 27/Hour	\$ 12Hour

Facility Usage (Fitness Room, Gym, Drop-In, Programs, Open Gym)

	<u>Resident</u>	<u>Non-Resident</u>
Daily Visit (19 and up)	\$ 3.00	\$ 4.00
Daily Visit (Seniors 55+)	\$ -0-	\$ 2.00

	<u>Resident</u>	<u>Non-Resident</u>
Membership Card	\$30.00/month	\$35/month
Daily Visit (18+ younger)	\$ -0-	\$ -0-
Daily Visit (Employee/ Employee Child/Spouse)	\$ -0-	\$ -0-
Membership (55+)	\$ -0-/Month	\$20/Month

Variety of programs as determined by the Recreation Director  
Fees determined by cost of program Classes

	<u>Contractor</u>	<u>City</u>
	75%	25%

Contract Instructor Does Registration and Collects Fees

Fields Profit		Non- Profit
Tournament Fees	\$ 30/Team/Tournament	\$
10/Team/Tournament		
Tournament Field Fees		
20/Field/Day	\$ 50/Field/Day	\$ 20/Field/Day
Field Rentals (Resident and Non Resident)	\$ 40 / 2 Hours	\$ 30/2 hours
Gate/Admission Fee	10% of Gross	0% gross
The Link		
Base Rental Fee Entire Facility	\$1,000	
	User supplies operating staff and is responsible for all cleaning and trash removal.	

Parks  
Open Green Space                      \$100/Event

	<u>Resident*</u>	<u>Non-Resident</u>	<u>Business</u>	<u>Non-Profit</u>
Park Shelters Hours	\$15/3 hours	\$25/3 hours	\$ 30/3 Hours	\$ 12/3

	<u>Resident*</u>	<u>Non-Resident</u>
Swimming Pool		
Youth Daily	\$ 2	\$ 4
Adult Daily	\$ 3	\$ 4
Resident Tag	\$ 2	
Family Season Pass	\$105	\$165
Youth Season Pass	\$ 65	\$ 95
Adult Season Pass	\$ 75	\$105
30-Day Pass	\$ 55	\$ 85
Season Pass (Day Care)	\$275	\$275
Swim Lessons	\$ 30	\$ 55

\*Swimming Pool memberships and specials prices shall be established by the Finance Director

	<u>Resident*</u>	<u>Non-Resident</u>
Youth Recreation Programs		
Coed T-Ball Ages 5-6	\$ 45/55	\$60/70
Softball/Baseball Ages 7-8	\$ 50/60	\$65/75
Softball/Baseball Ages 9-10	\$ 65/75	\$85/95
Softball/Baseball Ages 11-12	\$ 75/85	\$105/115
Softball/Baseball Ages 13-14	\$ 85/95	\$105/115
Softball/Baseball Age 15-18	\$110/120	\$140/150
Basketball Clinic	\$ 17/27	\$22/32
Basketball Grades 3-8	\$ 55/65	\$65/75
Soccer Academy	\$ 33/43	\$53/63
Flag Football	\$ 33/43	\$53/63
Volleyball	\$ 55/65	\$65/75
3 yr. old Soccer Clinic	\$17/27	\$22/33

Adult Recreation Programs – Per Team	
Adult Volleyball– Spring	\$ 60
Adult Spring Softball – Single	\$215
Adult Spring Softball – Double	\$420
Adult Volleyball – Fall/Winter	\$120
Adult Fall Softball – Single	\$120
Adult Fall Softball – Double	\$235
Senior Spring Softball	\$15 per game per team
Senior Fall Softball	\$17 per game per team

Special Services Van Fees

Zone 1 Trip within city limits (La Vista & Ralston)	\$1.00 one way
Includes trips to grocery stores and senior center	
Zone 2 Trip outside city limits	\$3.00 one way

Zone 3 Trip outside city limits	\$10.00 one way
Bus pass (each punch is worth \$1.00)	\$30.00

Section 2. Sewer Fee Schedule.

§3-103 Municipal Sewer Department; Rates.

- A. Levy of Sewer Service Charges. The following sewer service charges shall be levied against the user of premises, property or structures of every kind, nature and description, which has water service from any supply source and are located within the wastewater service area of the City of La Vista.
- B. Computation of Sewer Service Charges. For the months of December, January, February and March, the monthly charge for residential sewer services will be computed on the actual water used for these months. The monthly charge for residential sewer service in the months of April, May, June, July, August, September, October and November will be computed on the average water usage of the four (4) preceding winter months of December, January, February and March or for such portion of said consumption, whichever is the lesser. At the option of the City of La Vista, water used from private wells shall be either metered or estimated for billing purposes.
- C. Amount of Sewer Service Charges. The total sewer service charge for each sewer service user will be the sum of three (3) charges: (1) customer charge, (2) flow charge, and (3) abnormal charge.
  1. The customer charge is as follows
    - a. For sewer service users classified as Residential, the same being sewer service to a single family dwelling, or a duplex, apartment, or other multi-family dwelling (e.g. apartments) wherein each dwelling unit has a separate water meter that is read and charged for water and sewer use by the Metropolitan Utilities District - \$13.49 per month.
    - b. For sewer service users classified as Residential-Multi-Family, the same being sewer service to Multi-Family dwellings (e.g. apartments) wherein there is only a separate water meter to each building or complex that is read and charged for water and sewer use by the Metropolitan Utilities District - \$14.47 per month.
    - c. For sewer service users classified as General Commercial: Customers who normally use less than 100,000 cubic feet of water per month and who are not Residential users or Residential-Multi-Family users - \$14.47 per month. For sewer service users in this category that require manual billing, add \$10.00 for a total of \$24.47. The manual billing of the customer charge will come from the City of La Vista instead of the Metropolitan Utilities District.
  2. The flow charge for all sewer service users shall be \$5.13 per hundred cubic

feet (ccf).

Temporary additional flow charges\*

For the period of June 1, 2025 through May 31, 2027, the following supplemental flow charges also shall apply, in addition to the above flow charge, resulting in total flow charges during this period as indicated below:

Residential: additional flow charge of \$.26 per hundred cubic feet (ccf), This will result in a total residential flow charge of \$5.39 per hundred cubic feet (ccf)

Commercial: additional flow charge of \$.23 per hundred cubic feet (ccf), This will result in a total commercial flow charge of \$5.36 per hundred cubic feet (ccf)

\*Temporary additional flow charges recover amounts for increased rates previously authorized September 5, 2023 and September 3, 2024 and unbilled, effective for the period indicated.

3. If users have abnormal strength sewage as determined by the terms of the Wastewater Service Agreement between the City of La Vista and the City of Omaha, then additional charges will be billed to the user at the applicable rates as determined by said Agreement.
4. If users other than those classified herein are connected to the wastewater collection system, the Customer Charges, the Flow Charges and Other Charges will be determined by the City Council in accordance with rules and regulations of the EPA and the Agreement between the City of La Vista and the City of Omaha.

Section 3. Sewer/Drainage Connection Fee Schedule. A fee shall be paid to the City Treasurer as set forth in this section for each structure or tract to be connected to the sewer system of the City. No connection permit or building permit shall be issued until the following connection fees have been paid.

#### Section 3.1 – City of Omaha - Stonybrook Outfall Sewer Shed

Fees collected in the City of Omaha – Stonybrook Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and City of La Vista, current revision, and as further defined by Section 31-259 of the City of Omaha Municipal Code, shall be as follows:

	Effective 1/1/2025	Effective 2/1/2026
Residential		
Single Family Dwelling	\$0.637/SF	\$0.637/SF
Mobile Homes As Used as a Residence	\$2,128/pad	\$2,128/pad
All Other Residential Uses	\$ 2,156/unit	\$2,156/unit

Commercial/Industrial	\$15,009/acre of land as platted	\$15,009/acre of land as platted
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Ninety Five Percent (95%) of Connections Fees are to be periodically remitted back to the City of Omaha on a periodic basis as defined by the WSA.

### Section 3.2 – Sarpy County Outfall and City of La Vista Sewer Sheds

Fees collected in the Sarpy County Sewer Shed and/or City of La Vista Sewer Shed as defined by Exhibit “I” of the Wastewater Service Agreement (WSA) between the City of Omaha and the City of La Vista, current revision, shall be as follows:

	Effective 1/1/2025	Effective 1/1/2026
Residential		
Single Family Dwelling	\$1,482	\$1,534
Duplex	\$1,482/unit	\$1,482/unit
Multiple Family	\$ 1,156/unit	\$1,197/unit
Commercial/Industrial	\$8,049/acre of land as platted	\$8,331/acre of land as platted
Park/Common Area (incl. Athletic Fields)	\$450/AC of land as platted	\$466/acre of land as platted

\$5,500 per acre as collected within the Sarpy County Sewer Shed are periodically remitted back to Sarpy County.

The fee for commercial (including industrial) shall be computed on the number of acres within each platted lot or tract, irrespective of the number of structures to be constructed thereon.

The applicable fee shall be paid in respect to each lot or building site as a condition of City's issuance of any building or sewer connection permit.

- A. Changes in Use. If the use of a lot changes subsequent to payment of the fee, which different use would require payment of a fee greater than that payable in respect to the use for which the fee was originally paid, the difference in fee shall be paid to the City at time of such change in use.
- B. Existing Structures. Structures for which sewer connection and building permits have been issued, and all permit fees in respect thereto paid, prior to the effective date hereof shall be exempt from the fees herein imposed.
- C. Preconnection Payments. Where preconnection payment charges for a subdivision or portion thereof have been paid to City at time of subdivision of a tract pursuant to agreement between the City and the developer and the sanitary and improvement district, if any, financing improvements of the subdivision, the preconnection payment so made shall be credited by City to the sewer/drainage

fees payable at time of connection of the individual properties to the sewer/drainage systems of the City.

- D. Sewer Tap and Inspection and Sewer Service Fees. The fees imposed by Section 3 hereof are in addition to and not in lieu of (1) sewer tap and inspection fees payable pursuant to Section 3-122 of the La Vista Municipal Code and listed herein and (2) sewer service charges imposed by Section 2 hereof.

Section 4. Sewer Inspection Charges Established for Installation. Inspection charges for nonresidential property sewer installation shall be:

Sewer Tap Fee (Inspection Fee)	
Service Line w/inside diameter of 4"	\$400
Service Line w/inside diameter of 6"	\$600
Service Line w/inside diameter of 8"	\$700
Service Line w/inside diameter over 8"	Special permission/set by Council

Section 5. Miscellaneous Sewer Related Fees: Miscellaneous sewer related fees shall be:

Private Sewage Disposal System Const. Permit	\$	1,500
Appeal Fee Re: Issuance or Denial of Sewer Permits	\$	1,500

Section 6. Repeal of Ordinance No.1553. Ordinance No. 1553 as originally approved on July 15, 2025 and all ordinances in conflict herewith are hereby repealed.

Section 7. 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, 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 8. Effective Date. This Ordinance shall take effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that:

(1) Pawnbroker occupation taxes of Section 1 shall be effective April 1, 2003. Pawnbroker occupations taxes shall be payable on a monthly basis no later than the last day of the calendar month immediately following the month in which the subject pawnbroker transactions occur. For example, the occupation tax on pawnbroker transactions for the month of April 2003 shall be due and payable on or before May 31, 2003.

(2) Pawnbroker permit fees shall be effective January 1, 2004. Annual pawnbroker permit fees shall be due and payable annually on or before January 1. Initial pawnbroker permit fees shall be due and payable on or before the date that the pawnbroker license is issued. Issuance of renewal of pawnbroker permits shall be subject to payment of applicable permit fees.

(3) Rental Inspection Program License fees shall be effective January 1, 2011



Ordinance No.

(4) The remaining provisions of this Ordinance other than those specified in Sections 8(1), 8(2) and 8(3) shall take effect upon publication, unless a different effective date is otherwise expressly provided in this Ordinance.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AMENDMENT – KENO OPERATOR AGREEMENT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	KEVIN POKORNY DIRECTOR OF ADMINISTRATIVE SERVICES

**SYNOPSIS**

A resolution has been prepared to approve the Sixth Amendment to the current Keno Lottery Operator Agreement which would extend the Agreement to December 31, 2030.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The current Keno Lottery Operator Agreement has been in effect since 2008, with LVK Holdings LLC undertaking operation of the game pursuant to an assignment in 2016, expiring December 31, 2025. A proposed sixth Amendment is presented that would extend the current Lottery Operator Agreement to December 31, 2030.

These changes are subject to the Nebraska State Department of Revenue Gaming Division approval.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A SIXTH AMENDMENT TO THE CITY'S KENO LOTTERY OPERATOR AGREEMENT.

WHEREAS, a proposed SIXTH AMENDMENT to the City's Keno Lottery Operator Agreement, as previously amended, is presented and incorporated into this resolution by reference ("Proposed Fifth Amendment").

NOW, THEREFORE, BE IT RESOLVED that the Proposed Sixth Amendment is approved, subject to any additions, subtractions or modifications the Mayor or City Administrator determines necessary or appropriate, ("Amendment").

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Amendment on behalf of the City, and the Mayor and City Administrator, or any designee of the Mayor or City Administrator, shall be authorized to take any action from time to time on behalf of the City as he or she determines necessary or appropriate to carry out the City's Lottery Operator Agreement, as amended by the Amendment.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk

**LA VISTA LOTTERY OPERATOR AGREEMENT  
SIXTH AMENDMENT**

THIS SIXTH AMENDMENT TO LOTTERY OPERATOR AGREEMENT ("Amendment") is made and entered into by and among the City of La Vista, Sarpy County, Nebraska, a municipal corporation ("City"), LVK Holdings LLC, a Nebraska limited liability company, ("Contractor"), and EHPV Lottery Services LLC, a Nebraska limited liability company and owner of a controlling interest of the membership interests of Contractor ("Holding Company"), effective October 1, 2025 (the "Effective Date").

WHEREAS, a majority of the vote by the registered voters of the City of La Vista in 1989 was cast in favor of authorizing the establishment of a municipal lottery; and

WHEREAS, the Mayor and City Council established a keno-type lottery ("La Vista Keno") and awarded successive contracts to operate said lottery, the current of which is the Lottery Operator Agreement between City and Contractor, as assignee effective May 1, 2016, pursuant to the Assignment and Assumption of the Lottery Operator Agreement between City and La Vista Keno, Inc. dated August 8, 2008, as amended, ("Lottery Operator Agreement" or "Agreement"). The most recent amendment was the LA VISTA LOTTERY OPERATOR AGREEMENT FIFTH AMENDMENT, extending the Agreement to end on December 31, 2025; and

WHEREAS, EHPV Management Group Inc, EHPV Operating Group LLC, and EHPV Real Estate Group LLC and their respective subsidiaries (including without limitation Endgame LLC, a Nebraska limited liability company, wholly owned and controlled subsidiary of EHPV Real Estate Group LLC and sole owner of the Real Estate) are under common ownership and control with Contractor and Holding Company and together own, manage, operate, and control the Real Estate and other property, assets, rights, and activities connected with La Vista Keno and food, beverage and other operations conducted in conjunction with La Vista Keno or otherwise by Contractor and Holding Company; and

WHEREAS, the parties desire to amend and extend the Agreement for an additional period, beginning October 1, 2025 and ending December 31, 2030, and make other changes to the Agreement as detailed below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge and agree, the parties hereto agree to amend the Agreement as follows:

- I. The Agreement is amended and extended for an additional period, beginning October 1, 2025 and ending December 31, 2030 ("Extension Period").

- II. Contractor and City agree to Contractor's operation of the City's keno lottery game during the Extension Period as described in La Vista Keno's Proposal for Contract Renewal and Keno System Changes dated August 8, 2025 ("Proposal"), attached to this Amendment and incorporated herein by this reference, including without limitation use of such equipment, hardware, software and supplies in connection with the City's game during the Extension Period as described in such Proposal; provided:
- (1) During the Extension Period, Contractor will continue the manual ball draw system, or a comparable replacement manual ball draw system, in use in the operation of the City's game as long as reasonably practicable. If Contractor at any time during the Extension Period determines that, due to lack of replacement parts, updates, servicing or support, a manual ball draw system no longer can be used in the operation of the City's game, Contractor will give the City Administrator 30 days prior written notice of the same, and of the timing and system to replace the manual ball draw system. If possible, any such replacement will be phased in and otherwise implemented as reasonably practicable to minimize potential disruption or adverse impact to the City's keno game, its operations, players or revenues; and
  - (2) The Proposal describes a number of systems upgrades. Any other changes to any systems used in the operation of the City's keno lottery game will be subject to prior approval of the City Council, except for any changes to systems that are required by applicable laws or regulations or are expressly permitted by other provisions of the Agreement, as previously amended.
- III. The City consents to the following in connection with the Contractor's operation of the City's keno lottery game: The sale of digital-on-premises keno lottery tickets, issued in connection with the City's keno lottery game in accordance with the Nebraska County and City Lottery Act and regulations issued pursuant thereto by the Nebraska Department of Revenue, at each location in the City which is or becomes approved by City and licensed by the Nebraska Department of Revenue as a keno lottery location of the City's game, including the main location, and each approved and licensed satellite keno location.
- IV. All terms and conditions of the Agreement shall be deemed modified to be consistent with the changes made by this Amendment.
- V. Terms used in this Amendment shall have the meanings provided in the Agreement, unless otherwise expressly defined in this Amendment. Recitals are incorporated into this Amendment by reference.

VI. Except as expressly modified by this Amendment, the Agreement shall continue and remain in full force and effect in accordance with the terms and conditions set forth therein. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Contractor, City, and Holding Company have executed this Sixth Amendment effective as of the Effective Date above.

ATTEST: **LVK Holdings LLC**, a Nebraska limited liability company

\_\_\_\_\_  
Witness By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

ATTEST: **City of La Vista**, a Nebraska municipal corporation

\_\_\_\_\_  
City Clerk By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

ATTEST: **EHPV Lottery Services LLC**, a Nebraska limited liability company

\_\_\_\_\_  
Witness By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

### **Affiliated Entities Agreement**

By signing below, (i) the undersigned each hereby represents and warrants that he or she is authorized to execute this Affiliated Entities Agreement on behalf of EHPV Management Group Inc, EHPV Operating Group LLC, or EHPV Real Estate Group LLC, as the case may be (each referred to as "company"), and (ii) the undersigned on behalf of said company hereby agrees to take any actions, including without limitation voting any membership or other interests of the company in any subsidiary, as necessary or appropriate to carry out the terms and conditions of the Lottery Operator Agreement, as amended by the Sixth Amendment, with respect to any real property or other assets, operations, activities, interests, or matters now or hereafter under the ownership, direction, or control of said company or any subsidiary of company that are connected with La Vista Keno operations or food, beverage or other operations conducted in conjunction with La Vista Keno or at or from the same premises.

ATTEST:

**EHPV Management Group Inc.,** a  
Colorado corporation authorized to do  
business in Nebraska

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

**EHPV Operating Group LLC,** a Nebraska  
limited liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

**EHPV Real Estate Group LLC,** a  
Nebraska limited liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AWARD BID – 84 <sup>TH</sup> STREET TRAIL GILES TO HARRISON	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAT DOWSE CITY ENGINEER

**SYNOPSIS**

A resolution has been prepared to award a contract to Lobato Construction, LLC, Brighton, Colorado for the construction of grading, mechanically stabilized earth walls, concrete paving, culverts, seeding, landscaping, and the bridge over Thompson Creek in an amount not to exceed \$9,531,881.60.

**FISCAL IMPACT**

The FY25/FY26 Biennial Budget provides funding for the proposed project.

**RECOMMENDATION**

Approval.

**BACKGROUND**

Bids were opened on August 28, 2025, by the Nebraska Department of Transportation, to which ten (10) Bids were read:

Lobato Construction, LLC, Brighton, CO	\$9,531,881.60
Graham Construction, Inc., Omaha, NE	\$10,370,924.55
Hawkins Construction Company, Omaha, NE	\$10,865,963.63
United Contractors, Inc., Johnston, IA,	\$10,932,601.47
Iowa Civil Contracting, Inc., Victor, IA	\$11,078,232.14
General Excavating, LLC, Lincoln, NE	\$11,087,132.84
K2 Real Estate Development, LLC (K2 Construction), Lincoln, NE	\$11,590,900.00
JMN Construction, LLC, Valley, NE	\$11,840,849.45
Valley Corporation, Valley, NE	\$12,169,525.17
Constructors, Inc., Lincoln, NE	\$12,730,273.87

Plans and specifications for this project have been completed by Design Workshop, Denver, CO, with Schemmer, Omaha, NE, as the civil engineering subconsultant. Schemmer is anticipated to be retained for construction engineering services. After reviewing the bids, bid items, and researching the apparent low bidder, it is recommended that the bid be awarded to Lobato Construction, LLC, in an amount not to exceed \$9,531,881.60.



Approximately \$4,922,164.22 of the construction costs are being paid for by federal funds secured as part of the Community Project Funding Request made to Congressman Don Bacon, which was awarded in 2022.

Construction is anticipated to begin in Fall of 2025 and is anticipated to be completed in late 2026.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA  
TAKING OFFICIAL ACTION ON ITEMS RELATED TO THE 84TH STREET TRAIL, GILES TO  
HARRISON, LA VISTA PROJECT.

WHEREAS, there has been signed by the City of La Vista on the 16th day of August, 2022 and the State on the 2nd day of September, 2022, an agreement providing for the construction of a Federal Aid City Project at the following location: 84th St Trail, Giles-Harrison, La Vista; and

WHEREAS, in the above agreement, the City has pledged sufficient funds to finance its share of the cost of the construction of this project identified as DPS-77(67); and

WHEREAS, the above mentioned agreement provided that the City will pay costs as set forth in the agreement; and

WHEREAS, the State, on behalf of the City, received bids for the construction of this project based on the final plans and specifications on August 28, 2025, at which time 10 bids were received for the construction of the proposed work; and

WHEREAS, the following Contractor for the items of work listed has been selected as the low bidder to whom the contract should be awarded:

Lobato Construction, LLC, Brighton, CO, 80601-1626  
Grading, MSE Walls, Concrete Pavement, Culvert at Station 130+46.80, Seeding,  
Landscaping, Bridge at Station 130+46.80, General Items: \$9,531,881.60

NOW, THEREFORE, in consideration of the above facts, the City Council of the City of La Vista, by this resolution, takes the following official action:

1. If for any reason the Federal Highway Administration rescinds, limits its obligations, or defers payment of the Federal share of the cost of this project, the City hereby agrees to provide the necessary funds to pay for all costs incurred until and in the event such Federal funds are allowed and paid.
2. The Council hereby concurs in the selection of the above mentioned Contractor for the items of work listed, to whom the contract should be awarded.
3. The Council hereby approves of the final plans and specifications that were used in the bidding process for this project.
4. The Council hereby authorizes the Mayor to sign the contract with the above mentioned Contractor for the above mentioned work on behalf of the City using State's standard contract signing process, including when applicable, an electronic or digital signing process such as DocuSign®.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Rachel D. Carl, CMC  
City Clerk

K:\APPS\City Hall\25 FINAL RESOLUTIONS\25 84th St Trail Funds  
Obligation-Contractor Selection-Final Plan Approval-Authorization To  
Sign 09.16.2025.Docx

## R E S O L U T I O N

WHEREAS, there has been signed by the CITY OF LA VISTA on the 16th day of August, 2022, and the State on the 2nd day of September, 2022, an agreement providing for the construction of a Federal Aid City Project at the following location: 84TH ST TRAIL, GILES-HARRISON, LA VISTA, and

WHEREAS, in the above agreement, the City has pledged sufficient funds to finance its share of the cost of the construction of this project identified as DPS-77(67), and

WHEREAS, the above mentioned agreement provided that the City will pay costs as set forth in the agreement, and

WHEREAS, the State, on behalf of the City received bids for the construction of this project based on the final plans and specifications on August 28, 2025, at which time 10 bid(s) were received for the construction of the proposed work, and

WHEREAS, the following Contractor(s) for the items of work listed has/have been selected as the low bidder(s) to whom the contract(s) should be awarded:

LOBATO CONSTRUCTION, LLC, BRIGHTON, CO 80601-1626  
GRADING, MSE WALLS, CONCRETE PAVEMENT, CULVERTS, CULVERT AT STATION 130+46.80 ,  
SEEDING, LANDSCAPING, BRIDGE AT STATION 130+46.80 , GENERAL ITEMS: \$9,531,881.60

NOW THEREFORE, in consideration of the above facts, the City Council of the CITY OF LA VISTA, by this resolution, takes the following official action:

1. If for any reason the Federal Highway Administration rescinds, limits its obligations, or defers payment of the Federal share of the cost of this project, the City hereby agrees to provide the necessary funds to pay for all costs incurred until and in the event such Federal funds are allowed and paid.
2. The Council hereby concurs in the selection of the above mentioned Contractor(s) for the items of work listed, to whom the contract(s) should be awarded.
3. The Council hereby approves of the final plans and specifications that were used in the bidding process for this project.
4. The Council hereby authorizes the Mayor to sign the contract(s) with the above mentioned Contractor(s) for the above mentioned work on behalf of the City using State's standard contract signing process, including when applicable, an electronic or digital signing process such as DocuSign®.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

CITY OF LA VISTA

\_\_\_\_\_  
(Mayor)

ATTEST:

Council Member \_\_\_\_\_  
moved the adoption of said resolution.

\_\_\_\_\_  
(City Clerk)

Roll Call: \_\_\_\_\_ yea, \_\_\_\_\_ nay.  
Resolution adopted, signed and billed as adopted.

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
UPDATE COUNCIL POLICY STATEMENT 116 – CAPITAL IMPROVEMENT PROGRAM	◆ RESOLUTION ORDINANCE RECEIVE/FILE	MEG HARRIS FINANCE DIRECTOR

**SYNOPSIS**

A resolution has been prepared to amend the Capital Improvement Plan (CIP) policy. It was last amended in November 2006.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The CIP Coordination Team is proposing a change to our current Capital Improvement Plan (CIP) review process. We recommend moving from an annual review to a biennial (two-year) cycle, which would be synchronized with the long-range financial forecast.

This change is designed to enhance the efficiency and strategic focus of our capital planning. By aligning the CIP review with the biennial forecast, we can achieve greater clarity on funding sources and resource availability. This will, in turn, facilitate a more streamlined and effective preparation of the biennial capital budget.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AN AMENDMENT TO A COUNCIL POLICY STATEMENT.

WHEREAS, the City Council has determined that it is necessary and desirable to create Council Policy Statements as a means of establishing guidelines and direction to the members of the City Council and to the city administration in regard to various issues which regularly occur; and

WHEREAS, an amendment to a Council Policy Statement "Capital Improvement Program" has been recommended; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby approve the amendment to Council Policy Statement 116 – Capital Improvement Program and do further hereby direct the distribution of said Council Policy Statement to the appropriate City Departments.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2025

CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk

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## Capital Improvement Program

### Introduction

The Capital Improvement Program (CIP) for the City of La Vista is a five-year plan that systematically examines the city's infrastructure and capital needs. The CIP shall be reviewed on an annual basis and updated biennially to reflect the changing needs of the community and changes in available monies for financing capital projects. The CIP is considered a major financial planning and policy tool for the Mayor and City Council that lists the capital improvement projects, places the projects in a priority order, and schedules the projects for funding and implementation. The CIP is a planning document and does not authorize or fund projects.

### Capital Improvement Program Objectives

1. To forecast public facilities and improvements that will be needed in the near future.
2. To anticipate and project financing needs in order to maximize available federal, state, county, and grant-related funds.
3. To promote sound financial planning.
4. To avoid dramatic fluctuations of the tax rate.
5. To focus attention on and assist in the implementation of established community goals as outlined in the Comprehensive Plan.
6. To meet the strategic goals set by the Mayor and City Council.
7. To serve as a guide for local officials in making budgetary decisions.
8. To balance the needs of new development with those of the existing community.
9. To promote and enhance the economic development of the City of La Vista.
10. To strike a balance between needed public improvements and determine the financial capability of the City to provide for these improvements.
11. To provide an opportunity for residents to voice their requests for community improvement projects.
12. To provide for improvements in a timely and systematic manner.

### CIP Projects

The CIP Plan will identify all major capital projects in which the City is involved. The following criteria are a general guide to distinguish among projects that should be included or excluded from the CIP. For the purpose of the CIP, a project is generally defined to be a project that possesses the following characteristics:

- Items with a cost and useful life as stated in the Capital Asset Policy.
- An expenditure that is classified as a fixed asset.
- Involves the skills and construction needs beyond those needed for general repair and maintenance projects.

# City of La Vista

## Council Policy Statement

### *Capital Improvement Program*

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#### **Capital Improvement Projects include:**

- Obligations for labor, materials, and contractors involved in completing a project.
- Acquisition of land or structures.
- Engineering or architectural services, professional studies, or other administrative costs related to the project.
- Construction, renovation, replacement, or expansion of City facilities, grounds, or equipment.

#### **Capital projects should:**

- Support City Council strategic priorities and goals and be consistent with the City of La Vista's Comprehensive Plan.
- Prevent the deterioration of the city's existing infrastructure and protect its investments in parks, streets, buildings, and utilities.
- Encourage and sustain economic development in La Vista.
- Respond to and anticipate future growth in the city.
- Increase the efficiency and productivity of city operations.

Upon the evaluation and final analysis of all proposed capital improvement projects, the City Administrator is responsible for the preparation of the forthcoming biennial Capital Improvement Plan for the City Council review and adoption.

#### **Budget Preparation**

The biennial Capital Budget shall evolve from the Capital Improvements Program. Capital project expenditures must be appropriated in the capital budget. A funding source and resource availability shall be presented to the City Council at the time a project is presented for funding. The City's Capital Budget is to be prepared biennially in conjunction with the biennial operating budget on a fiscal year basis to ensure that capital and operating needs are balanced against each other. Projects approved for funding from the CIP will be recommended in the Capital Budget.

#### **Procedure for Biennial Capital Improvement Plan**

##### **A. Initiation**

###### Requesting Department

1. Creates a list of the various capital improvement projects to be considered.
2. Verifies that projects meet the definitions of the previously defined CIP policy.
3. Prepares details for each project and submits the project request to the CIP Coordination Team
4. Prioritizes each proposal using the CIP Evaluation Criteria.

##### **B. Review**

###### CIP Coordination Team



# City of La Vista

## Council Policy Statement

### Capital Improvement Program

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A CIP Coordination Team is a cross-departmental team that participates in the review and recommendation of the CIP program to the City Administrator. The Team will review proposed capital projects in regard to congruence with City objectives and prioritize projects in accordance with the adopted criteria. The CIP Team will be led by the finance department and will include members from Finance, Administration, Public Works, Community Development, and Engineering.

#### Managing Directors

1. Review the Capital Improvement recommendation of the CIP Coordination Team.
2. Provide feedback to the CIP Coordination Team and the City Administrator.

#### City Administrator

1. Reviews the Capital Improvement recommendation of the CIP Coordination Team.
2. Finalizes recommendation and formulates an updated Capital Improvement Plan.
3. Presents the Budget and Capital Improvement Plan to the Mayor and City Council.

### **3. Implementation**

#### Planning Commission

1. Holds a public hearing to review project priority from a professional planning perspective.
2. Makes a recommendation to the City Council regarding the proposed Capital Improvement Plan.

#### City Council

1. Holds a public hearing to review and prioritize projects from a budgetary and affordability perspective, as well as examining the need and priority of the projects themselves.
2. Adopts the Capital Improvement Plan by resolution.