

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 16, 2013 AGENDA

Subject:	Type:	Submitted By:
ANNEXATION — SID # 195 (MAYFAIR), ◆ RESOLUTION MISC. LOTS #1 (MAYFAIR NON-SID LOTS), ORDINANCE I-80 BUSINESS PARK 2 ND ADDITION, RECEIVE/FILE MISC. LOTS #2 & ADJOINING STREET ROW's		ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared stating that the City of La Vista is considering the annexation of the following property:

(1) SID # 195

- Mayfair: Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 98, 99, 100, 101, 102, 103 and 104
- Mayfair Replat One: Lots 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132 and 133
- Mayfair 2nd Addition: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115 and 118
- Mayfair 2nd Addition, Replat One: Lots 1, 2, 3, 4A and 11A
- Mayfair 2nd Addition, Replat Two: Lot 9A
- Mayfair 2nd Addition, Replat Three: Lot 2
- Mayfair 2nd Addition, Replat Four: Lot 1
- Mayfair 2nd Addition, Replat Five: Lots 1 and 2
- Mayfair 2nd Addition, Replat Six: Lots 1 and 2

(2) Miscellaneous Lots #1

- Mayfair: Outlot A
- Mayfair 2nd Addition: Lot 21

(3) I-80 Business Park – 2nd Addition

- I-80 Business Park, 2nd Addition: Lots 1 and 2
- Tax Lots 17 and 18 (NW ¼ of Section 17-14N-12E)

(4) Miscellaneous Lots #2

- Tax Lots 11 and 15 (NW ¼ of Section 17-14N-12E)
- Former UPRR ROW (Pts. Of NW ¼ of Section 17-14N-12E and NE ¼ of Section 18-14N-12E)

(5) And Any Adjoining Street Rights-of-Way

FISCAL IMPACT

	<u>Assessed Valuation</u>	<u>Net Debt</u>
SID #195 - Mayfair	\$ 43,350,273	\$ 1,460,000
Miscellaneous Lots #1	\$ 295,009	\$ ---
I-80 Business Park – 2 nd Add.	\$ 378,738	\$ ---
Miscellaneous Lots #2	\$ 78,035	\$ ---

Additional detail can be found in the annexation plan.

RECOMMENDATION

Approval.

BACKGROUND

On March 5, 2013, the Council adopted an amendment to Chapter 9 of the Comprehensive Plan, which provides a detailed annexation plan. The areas proposed for annexation are identified within the plan, on the SID Summary spreadsheet, as areas 2, 2a, 2b, and 2c.

A detailed annexation plan has been prepared and is attached for your review. With the adoption of the resolution, the proposed public hearing dates to consider this annexation are scheduled for the Planning Commission on May 9, 2013, and City Council on June 4, 2013.

The City Clerk and planning staff will be mailing notices of the Planning Commission public hearing to utility companies, the SID Clerks, fire districts, school districts, and owners of the property within the area proposed for annexation according to statutory requirements and the City's Annexation Plan.

The following areas being considered for annexation are comprised of the following:

- SID #195 (Mayfair) — 194 developed single family lots, 1 developed quasi-public lot (church), 7 developed commercial lots, 7 vacant lots. Estimated population is 537.
- Miscellaneous Lots #1 — 1 developed single family lot, 1 outlot. Estimated population is 3.
- I-80 Business Park 2nd Addition — 1 developed industrial lot and 3 undeveloped industrial lots. Estimated population is 0.
- Miscellaneous Lots #2 — 2 undeveloped lots and former UPRR ROW. Estimated population is 0
- Any adjoining street rights-of-way.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA STATING THAT THE CITY OF LA VISTA IS CONSIDERING THE ANNEXATION OF SID NO. 195, MAYFAIR, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; OUTLOT A, MAYFAIR, AND LOT 21, MAYFAIR 2ND ADDITION, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; TAX LOTS 17 AND 18 LOCATED IN THE NW ¼ OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; TAX LOTS 11 AND 15 LOCATED IN THE NW ¼ OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; FORMER UPRR ROW IN THE NW ¼ OF SECTION 17, T14N, R12E AND THE NE ¼ OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; AND PORTIONS OF ANY ADJOINING STREET RIGHT-OF-WAY; DESCRIBING BOUNDARIES OF THE LAND PROPOSED FOR ANNEXATION; APPROVING AND ADOPTING A PLAN FOR EXTENDING CITY SERVICES TO THE LAND PROPOSED FOR ANNEXATION, AND MAKING THE PLAN AVAILABLE FOR INSPECTION; PROVIDING FOR A PUBLIC HEARING DATE, TIME AND LOCATION ON THE PROPOSED ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE OF SUCH HEARING AND OF THE MAP DRAWN TO SCALE DELINEATING THE LAND PROPOSED FOR ANNEXATION; AND PROVIDING FOR NOTICE TO UTILITY COMPANIES, SID CLERKS, FIRE DISTRICTS, AND LANDOWNERS OF THE PROPERTY WITHIN THE PROPOSED AREA, AND PROVIDING FOR THE DELIVERY OF A COPY OF THIS RESOLUTION TO ANY SCHOOL DISTRICT WITHIN THE AREA PROPOSED TO BE ANNEXED, AND TO THE PLANNING COMMISSION FOR RECOMMENDATION.

WHEREAS, the City of La Vista desires to annex certain land, and

WHEREAS, the Nebraska Revised Statutes, Section 16-117 requires the City Council to adopt a resolution stating that the City is considering the annexation of land and a plan for extension of City services to said land.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of La Vista, Nebraska as follows:

1. The City of La Vista is considering the annexation of SID No. 195, Mayfair, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; Outlot A, Mayfair, and Lot 21, Mayfair 2ND Addition, subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska; Lots 1 and 2, I-80 Industrial Park 2ND Addition, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; Tax Lots 17 and 18 located in the NW ¼ of Section 17, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; Tax Lots 11 and 15 located in the NW ¼ of Section 17, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; and the former UPRR right-of-way in the NW ¼ of Section 17, T14N, R12E and the NE ¼ of Section 18, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; and portions of any adjoining street right-of-way; describing boundaries of the land proposed for annexation, more particularly described as follows:

LOTS 3 THRU 47, INCLUSIVE, AND LOTS 98 THRU 104, INCLUSIVE, MAYFAIR, A

SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID MAYFAIR;

TOGETHER WITH LOTS 106 THRU 133, INCLUSIVE, MAYFAIR REPLAT ONE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID MAYFAIR REPLAT ONE;

TOGETHER WITH LOTS 1 THRU 20, INCLUSIVE, LOTS 22 THRU 115, INCLUSIVE, AND LOT 118, MAYFAIR 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID MAYFAIR 2ND ADDITION;

TOGETHER WITH LOTS 1, 2, 3, 4A AND 11A, MAYFAIR 2ND ADDITION REPLAT ONE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID MAYFAIR 2ND ADDITION REPLAT ONE;

TOGETHER WITH LOT 9A, MAYFAIR 2ND ADDITION REPLAT TWO, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOT 2, MAYFAIR 2ND ADDITION REPLAT THREE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOT 1, MAYFAIR 2ND ADDITION REPLAT FOUR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT FIVE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT SIX, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOT 21, MAYFAIR 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH OUTLOT "A", MAYFAIR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH TAX LOTS 17 AND 18, LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;
TOGETHER WITH PART OF THE NE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH THE PUBLIC STREETS LYING WITHIN THAT PART OF THE NW 1/4 OF SAID SECTION 17 AND WITHIN THAT PART OF NE 1/4 OF SAID SECTION 18;

TOGETHER WITH TAX LOTS 11 AND 15 LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH FORMER UPRR RIGHT-OF-WAY BEING PART OF THE NW 1/4 OF SAID SECTION 17 AND PART OF THE NE 1/4 OF 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY, NEBRASKA.

2. That the plan of the City for the extension of City services to the above land proposed for annexation, as presented at this meeting, and incorporated herein by this reference, be and the same hereby is, adopted and approved, subject to any changes by the City Council after public hearings on the proposed annexation and recommendations from the Planning Commission, and is available for inspection during regular business hours in the office of the City Clerk, located at 8116 Park View Boulevard, La Vista, Nebraska.
3. That a public hearing on the proposed annexation at which the City Council shall receive testimony from any interested persons shall be held on the 4th day of June, 2013, at the hour of 7:00 p.m. in the Council Chambers of the City of La Vista located at 8116 Park View Boulevard, La Vista, Nebraska.
4. That a copy of this Resolution and a map drawn to scale and delineating the area proposed to be annexed shall be published in the official newspaper of the City at least once not less than ten (10) days preceding the date of the public hearing.
5. That a copy of this Resolution be mailed by first class mail following its passage to the school board of any school district in the land proposed for annexation.
6. That required notices will be provided to utility companies, SID Clerks, fire districts, school districts, and owners of the property as required by applicable statutes.
7. That a copy of this Resolution be forwarded to the Planning Commission for recommendation following its passage.

PASSED AND APPROVED THIS 16TH DAY OF APRIL, 2013.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



ANNEXATION PLAN

**SID No. 195
Mayfair**

MISC LOTS #1

**I-80 Business Park 2nd Add
(and misc. lots)**

**MISC LOTS #2
(SOD FARM)**

NOTE: Prepare update to **COMPREHENSIVE PLAN, CHAPT. 9, ANNEXATION PLAN** for public hearings and adoption by Planning Commission and City Council prior to step (2) below.

PC Public Hearing 2/21
CC Public Hearing and Adoption 3/5

ANNEXATION SCHEDULE

(Per R.S. 1943, § 16-117, Annexation; powers; procedure; hearing; and LB 495)

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

- a. The estimated cost impact of providing the services;
- b. The estimated method by which the city plans to finance the extension of services and how any services already provided will be maintained;
- c. A timetable for extending the services;
- d. A map drawn to scale delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after annexation, and the general land use pattern in the land proposed for annexation.

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

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

Update City website and social media sites.

(3) Not later than **14 days** prior to the Planning Commission public hearing, the City Clerk must send notice of the proposed annexation by **certified mail, return receipt requested** to any of the following entities serving customers in the City or area proposed for annexation (Section 16-130(6)):

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

This mailing must include:

- a. Copy of proposed annexation ordinance
- b. The date, time and place of public hearing before Planning Commission on proposed annexation ordinance
- c. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- d. How further information can be obtained, including an email **AND** phone number

Mail 4/22

(Last date to send 4/25)

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

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

Mail 4/22

(Last date to send 4/24)

(5) A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district proposed for annexation. **Also notify Fire District.**

Mail 4/17 to PLVSD

_packets to depts. 1/25

Info. due back 3/1

Draft study 3/4-11

Depts. review draft 3/11

Revisions due back 3/22

Prepare final draft 3/25

Final Report 4/1

CC Resolution 4/16

PC Public Hearing 5/9

CC Public Hearing 6/4

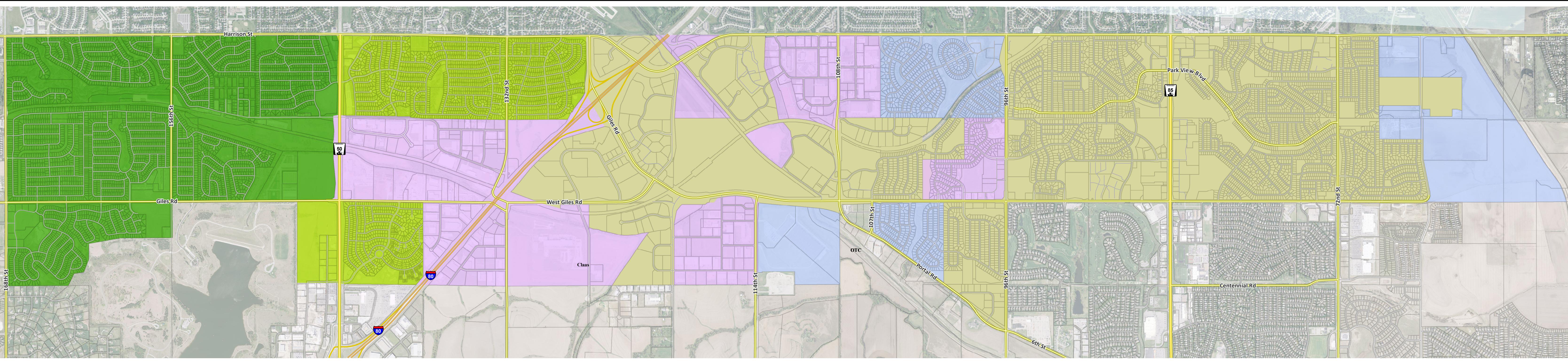
(Ownership list no earlier than 4/12)

(6) The Planning Commission conducts a public hearing on the proposed annexation ordinance and forwards a recommendation to the City Council.	PC 5/9 (PC 5/16 if continued)
(7) A copy of the resolution providing for the public hearing shall be published in the newspaper at least once <u>not less than 10 days preceding</u> the date of the public hearing. A map drawn to <u>scale</u> delineating the land proposed for annexation shall be published with the resolution.	Publish 5/22 (Email ad and map 5/17)
(8) The City must provide written notice of the City Council public hearing by <u>regular mail</u> to owners of property within the area proposed for annexation <u>postmarked</u> at least 10 working days prior to hearing. The notice must include: <ul style="list-style-type: none"> a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation b. The date, time, and location of the City Council hearing c. How further information can be obtained, including an email AND phone number 	Mail 5/16 (Last date to send 5/20)
(9) The City Council introduces the annexation ordinance (first reading).	CC 5/21 (1 st Reading)
(10) The City Council holds the public hearing on the proposed annexation <u>within 60 days</u> following the adoption of the resolution (the City Council may recess the hearing, for good cause, to a time and date specified at the hearing).	CC 6/4 (Public Hearing)
(11) The City Council considers the second reading of the annexation ordinance.	CC 6/4 (2 nd Reading)
(12) Prior to the final adoption of the annexation ordinance, the minutes of the City Council meeting at which the final adoption was considered shall reflect formal compliance with #3 above.	CC 6/18
(13) The City Council considers the third and final reading of the annexation ordinance.	CC 6/18 (3 rd Reading)
(14) The City Clerk publishes the annexation ordinance and it becomes effective 15 days after passage*. *Specify effective date of 7/31/2013.	Publish 6/26 *Effective 7/31
(15) The City Clerk notifies: <ul style="list-style-type: none"> a. SID Chairman – request information on contracts, outstanding bills, name/contact information for auditor, an audit up to the date of annexation, and accounting per Section 31-764. b. Reporting of annexation pursuant to various statutes, such as: <ul style="list-style-type: none"> i. (Section ?) – notice to Postmaster General of Nebraska ii. Section 13-509(2) – taxable valuation as of Aug. 1 iii. Section 18-1753 – report additional population to tax commissioner iv. Section 77-27,143 – sales and use tax administration c. Determination if redistricting is required pursuant to Section 19-3052 (within 180 days) d. County Offices, utility companies, others? e. 911 notification – request change to who is dispatched in annexed areas. 	6/19
(16) DATE TO PROVIDE SERVICES Note: Dates may be revised during preparation of final report, see item (1) above, but prior to (2) above.	POLICE: <u>7/31/2013</u> FIRE: <u>10/1/2013</u> LIBRARY: <u>7/31/2013</u> RECREATION: <u>7/31/2013</u> PUB WORKS: <u>10/1/2013</u>

Denotes special meeting.

Denotes not required by statute.

ⁱ Owner means owner of a piece of property as indicated on the records of the office of the register of deeds as provided to or made available to the city no earlier than the last business day before the 25th day preceding the public hearing by the planning commission on the annexation proposed for the subject property (Section 19-5001(7)).



Legend

Annexation Areas 2013

Annexation

1-5 Years

5-10 Years

10-15 Years

15+ Years



CITY OF LA VISTA ANNEXATION PLAN

February 21, 2013



January 2013

January 2013

S

M

T

W

T

F

S

6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February 2013

S

M

T

W

T

F

S

3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 30	31	Jan 1, 13	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
	Holiday				12:00am	Packets to depts. (1)
27	28	29	30	31	Feb 1	2
		Packets to depts. (1)				

February 2013

February 2013

S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March 2013

S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jan 27	28	29	30	31	Feb 1	2
Jan 27 - Feb 2						
3	4	5	6	7	8	9
Packets to depts. (1)						
Feb 3 - 9						
10	11	12	13	14	15	16
Packets to depts. (1)						
Feb 10 - 16						
17	18	19	20	21	22	23
Packets to depts. (1)						
Feb 17 - 23						
24	25	26	27	28	Mar 1	2
Packets to depts. (1)						
Feb 24 - Mar 2						
8:00am 10:00am Agenda deadline						

March 2013

March 2013

S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2013

S	M	T	W	T	F	S
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 24	25	26	27	28	Mar 1	2
3/24 - 3/1					8:00am 5:00pm Reports due from depts.	
3	4	5	6	7	8	9
3/3 - 8			CD prepares draft study (1)			
10	11	12	13	14	15	16
3/10 - 15	CD prepares draft study (1)			Depts. review draft study (1)		
17	18	19	20	21	22	23
3/17 - 22			Depts. review draft study (1)		8:00am 5:00pm Revisions due from depts.	
24	25	26	27	28	29	30
3/24 - 29			CD prepares final draft (1)			
31	Apr 1	2	3	4	5	6
3/31 - 4/5						

April 2013

April 2013

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2013

S	M	T	W	T	F	S
	1	2	3	4		
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
Mar 31	Apr 1	2	3	4	5	6	
Final draft for review (1)							
7	8	9	10	11	12	13	
8:00am 10:00am Agenda deadline				Council packets		8:00am 8:30am Ownership List (no earlier)	
14	15	16	17	18	19	20	
		7:00pm 8:00pm City Council adopt resolution (2)		8:00am 5:00pm Update website & social media 8:00am 8:30am Mail resol. to school distrist & fire district		8:00am 11:00am Email notice to newspaper	
21	22	23	24	25	26	27	
		8:00am 8:30am Mail notice to prop. owners & SID clerk (4) 8:00am 8:30am Mail notice to utilities (3)		PC notice published		Holiday	
28	29	30	May 1	2	3	4	

May 2013

May 2013

S	M	T	W	T	F	S
5	6	7	1	2	3	4
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2013

S	M	T	W	T	F	S
2	3	4	5	6	7	1
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 28	29	30	May 1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	Jun 1

Apr 28 - May 4

May 5 - 11

May 12 - 18

May 19 - 25

May 26 - Jun 1

PC packets

7:00pm 8:00pm PC public hearing (special mtg) (6)

8:00am 11:00am Email notice to newspaper

8:00am 10:00am Agenda deadline

Resol & map published
8:00am 8:30am Mail notice to prop. owners (8)
7:00pm 8:00pm PC (reg mtg)

8:00am 11:00am Email notice to newspaper

7:00pm 8:00pm City Council 1st reading (9)

CC notice published

8:00am 10:00am Agenda deadline

Holiday

June 2013

June 2013

S	M	T	W	T	F	S
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2013

S	M	T	W	T	F	S
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 26	27	28	29	30	31	Jun 1
5/26 - 31						
2	3	4	5	6	7	8
6/2 - 7			7:00pm 8:00pm City Council public hearing & 2nd reading (10) (11)			
9	10	11	12	13	14	15
6/9 - 14		8:00am 10:00am Agenda deadline				
16	17	18	19	20	21	22
6/16 - 21		7:00pm 8:00pm City Council 3rd reading & adoption (12) (13)	8:00am 10:00am Notice to 911, Dept of Revenue, etc (15) 8:00am 8:30am Email notice to newspaper			
23	24	25	26	27	28	29
6/23 - 28		8:00am 10:00am Agenda deadline	8:00am 8:30am Ordinance published (14)			
30	Jul 1	2	3	4	5	6
6/30 - 7/5						

July 2013

July 2013

S	M	T	W	T	F	S
7	1	2	3	4	5	6
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2013

S	M	T	W	T	F	S
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 30	Jul 1	2	3	4	5	6
Jun 30 - Jul 6						
		7:00pm 8:00pm City Council (alternate if needed)		Holiday		
7	8	9	10	11	12	13
Jul 7 - 13						
		8:00am 10:00am Agenda deadline				
14	15	16	17	18	19	20
Jul 14 - 20						
		7:00pm 8:00pm City Council (alternate if needed)				
21	22	23	24	25	26	27
Jul 21 - 27						
28	29	30	31	Aug 1	2	3
Jul 28 - Aug 3						
			EFFECTIVE DATE 8:00am 8:30am DATE TO PROVIDE SERVICES (16)			

Financial Information - Combination				
REVENUE		EXPENSES		
General Fund				
Income Sources:				
Property Tax	\$ 216,100	Street Lighting	\$ 18,488	
Highway Allocation	\$ 41,068	Street Maintenance - Personnel	\$ -	
Sales & Use Tax	\$ 10,000	Street Maintenance - Operating	\$ 5,920	
Franchise Tax	\$ 2,650	Snow Removal	\$ 3,998	
General Fund Income	\$ 269,818	Traffic Signal	\$ 150	
		Right-of-way Maintenance	\$ -	
		Street Signs	\$ 730	
		Park Maintenance & Personnel	\$ -	
		Fire Protection	\$ -	
		Community Development	\$ -	
		Administration	\$ -	
		Human Resource	\$ -	
		Library	\$ 7,800	
		General Fund Expenses	\$ 37,086	
One-Time General Fund Income				
Cash on Hand				
One-Time Income	\$ -	Equipment - One-Time General Fund		
		One-Time Expenses		
Total General Fund Income	\$ -	Total General Fund Expenses	\$ 37,086	
Sewer Fund				
Income Sources:				
Sewer Use Fees *		Sewer Personnel	\$ -	
Sewer Fund Income	\$ -	Sewer Maintenance		
		Sewer Fund Expenses	\$ -	
		Equipment - One-Time Sewer Fund		
		One-Time Expenses		
Total Sewer Fund Income	\$ -	Total Sewer Fund	\$ -	
Debt Service (Bond Fund)				
Income Sources:				
Property Tax	\$ 26,461	Debt Service (Bond Fund)		
Unpaid Special Assessments		Annual P & I Payments	\$ 125,000	
Special Assessments to be Levied		Rural Fire Districts - One-Time Expense	\$ 71,811	
Interest on Unpaid Assessments		Debt Service Fund Expenses	\$ 196,811	
Cash On Hand				
Total Debt Service Income	\$ 26,461	Total Debt Service Fund Expenses	\$ 196,811	
		Capital Fund - One - Time Expense		
		Total Construction Fund Expenses	\$ -	
One-Time Income	\$ -	One-Time Expenses	\$ 71,811	
Annual Income	\$ 296,279	Annual Expenses	\$ 162,086	

* Already collecting Sewer Use Fees in Mayfair through MUD.

ADDITIONAL INFORMATION		
Current Assessed Valuation of Annexed Area	\$44,102,055	
7.65 Lane Miles		
Outstanding Debt		
General Obligation	\$1,531,811	
Special Assessments to be Levied ⁸		
Accrued Interest		
Total Outstanding Debt	\$1,531,811	
Outstanding Revenue		
Special Assessments to be Levied ⁸	\$0	
	\$0	
SID Net Debt		
Outstanding Debt	\$1,531,811	
less Special Assessments to be Levied	\$0	
less Unpaid Specials	\$0	
less Cash on Hand	\$0	
Total Net Debt	\$1,531,811	
Net debt to assessed valuation ratio	3.47%	
Current City of La Vista Tax Rate:		
General Fund	0.49	
Debt Service	0.06	
	Total City Tax Rate	0.55
Annexed Area Fire District Debt Obligation		
Millard Fire District	0	
Annexed Property <i>within</i>	0	
Percent of Valuation:	0.0%	
Millard Fire District Debt(net)⁹	0	
City of La Vista	0	
Papillion Rural Fire District	2,115,866,288	
Annexed Property <i>within</i>	43,350,273	
Percent of Valuation:	2.0%	
Papillion Rural Fire District Debt(net)⁹	3,505,000	
City of La Vista	71,811	
	Total Fire District Debt - One Time	\$ 71,811

City Information - Pre Annexation	
Outstanding long term debt (10/01/10)	\$56,345,000
Less Cash reserves:	
Debt Service Fund	(\$4,886,933)
Invested Lottery Funds	(\$2,580,534)
Net Debt (10/01/09)	\$48,877,533
Assessed Valuation	
Real Estate	\$1,021,871,820
Personal Property	\$38,502,795
City Total Assessed Valuation	\$1,060,374,615
Net debt to assessed valuation ratio	4.61%
Debt to assessed valuation ratio	5.31%
City Debt to Assessed Valuation Ratio Post - Annexation	
City assessed valuation	\$1,060,374,615
Assessed valuation	\$44,102,055
Total Combined Valuation	\$1,104,476,670
City debt (10/01/12)	\$56,345,000
SID #195 (6/30/12)	\$1,531,811
Total Combined Debt	\$57,876,811
City post-annexation debt/assessed valuation ratio	
	5.24%

Financial Information - COMBINATION

REVENUE	EXPENSES
SID 195 and I-80 Business Park, 2nd Additiona & Misc. Lots	SID 195 and I-80 Business Park, 2nd Additiona & Misc. Lots
Income Sources:	Debt Service
Property Tax ¹	Bonds Payable
Unpaid Special Assessments	Outstanding Warrants
Special Assessments to be Levied	Rural Fire Districts - One-Time Payment ⁵
Interest on Unpaid Assessments	
Cash On Hand	
	<u>\$ 1,531,811</u>
Property Tax - City Debt Service Fund ²	Estimated Annual P& I Payments ³
	<u>\$ 125,000</u>
Total Revenue	Total Expenses
\$ 26,461	\$ 1,531,811
Current Assessed Valuation of SID 195	Outstanding Debt
Current Assessed Valuation of Mayfair NON-SID	
Current Assessed Valuation of Sod Farm	Less Unpaid Special Assessments
Current Assessed Valuation of I-80 BP & Lots	Less Cash on Hand
Total Assessed Valuation	Total Net Debt
<u>\$ 44,102,055</u>	<u>\$ 1,531,811</u>
	Net Debt to Assessed Valuation
	3.47%

ADDITIONAL INFORMATION

City Information - Pre Annexation		Current City of La Vista Tax Rate:	
Outstanding long term debt (10/01/12)	\$ 56,345,000	General Fund	0.49
Less Cash reserves:		Debt Service	0.06
Debt Service Fund	(\$4,886,933)		
Invested Lottery Funds	(\$2,580,534)	Total City Tax Rate⁴	
Net Debt (10/01/12)	\$ 48,877,533	0.55	
City Debt to Assessed Valuation Ratio Post - Annexation			
Assessed Valuation	\$ 1,021,871,820	City assessed valuation	\$ 1,060,374,615
Real Estate	\$ 38,502,795	Assessed valuation	\$ 44,102,055
City Total Assessed Valuation	\$ 1,060,374,615	Total Combined Valuation	\$ 1,104,476,670
City debt (10/01/12)	\$ 56,345,000		
SID 195 & I-80 business Park, 2nd Addition (06/30/12)	\$ 1,531,811		
Total Combined Debt	\$ 57,876,811		
City post-annexation net debt/assessed valuation ratio		4.56%	
Net debt to assessed valuation ratio	4.61%		
Debt to assessed valuation ratio	5.31%		
City post-annexation debt/assessed valuation ratio		5.24%	

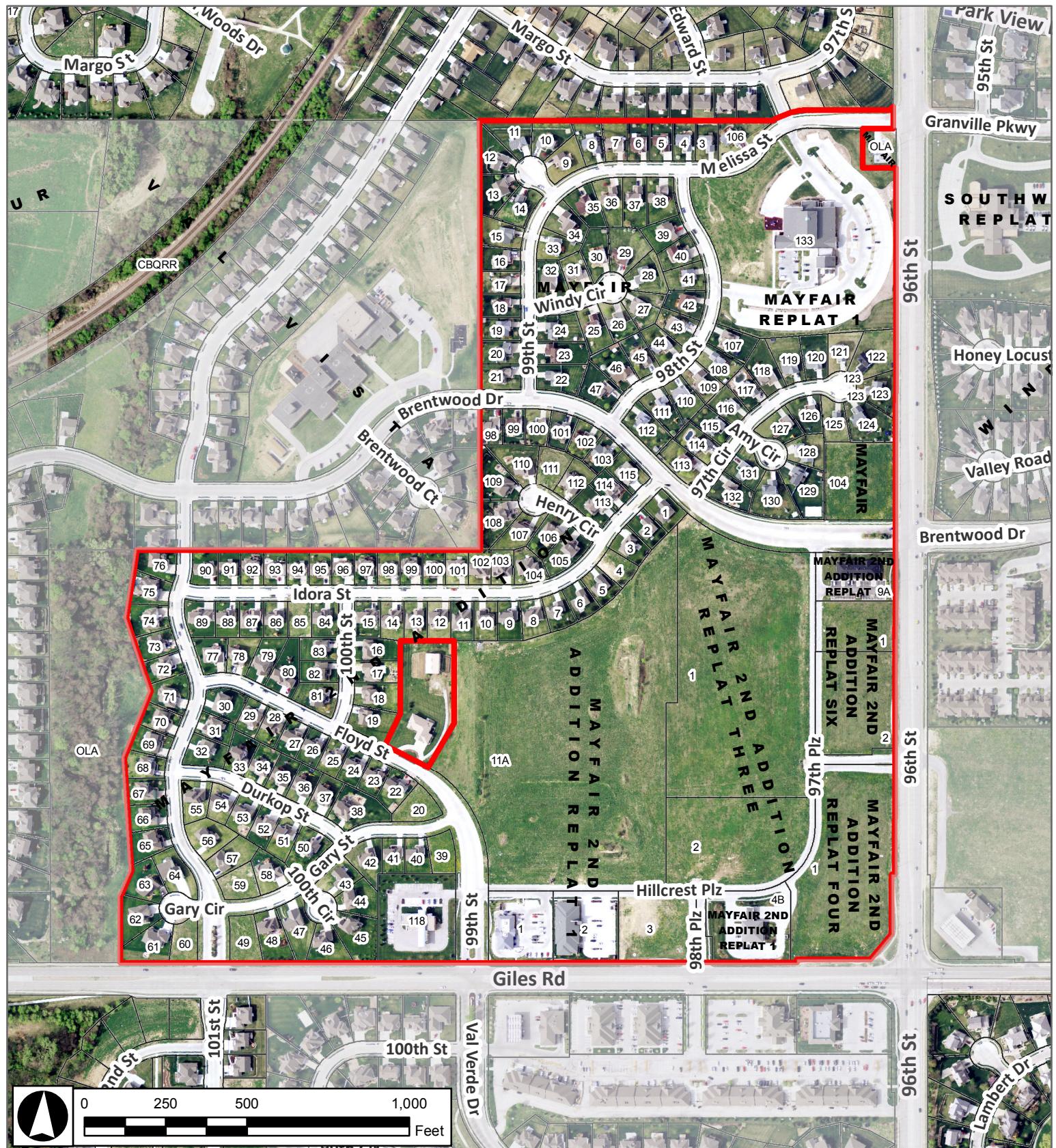
¹ SID 195, I-80 Business Park, 2nd Addition & Miscellaneous Lots total assessed valuation X City's recommended bond levy of 6 cents

² SID 195, I-80 Business Park, 2nd Addition & Miscellaneous Lots total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵Pending merger with Papillion Fire



Annexation Area Map

Legend

 La Vista City Limits

 Annexation Areas 2013

SID 195 - Mayfair

January 11, 2012

CAS



LEGAL DESCRIPTION-SID 195-MAYFAIR SUBDIVISION

LOTS 3 THRU 47, INCLUSIVE, AND LOTS 98 THRU 104, INCLUSIVE, MAYFAIR,

TOGETHER WITH

LOTS 106 THRU 133, INCLUSIVE, MAYFAIR REPLAT ONE

TOGETHER WITH

LOTS 1 THRU 20, INCLUSIVE, LOTS 22 THRU 115, INCLUSIVE, AND LOT 118,
MAYFAIR 2ND ADDITION

TOGETHER WITH

LOTS 1, 2, 3, 4A AND 11A, MAYFAIR 2ND ADDITION REPLAT ONE

TOGETHER WITH

LOT 9A, MAYFAIR 2ND ADDITION REPLAT TWO

TOGETHER WITH

LOT 2, MAYFAIR 2ND ADDITION REPLAT THREE

TOGETHER WITH

LOT 1, MAYFAIR 2ND ADDITION REPLAT FOUR

TOGETHER WITH

LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT FIVE

TOGETHER WITH

LOTS 1 AND 2, MAYFAIR 2ND ADDITION REPLAT SIX

ALL SUBDIVISIONS IN SARPY COUNTY, NEBRASKA,

TOGETHER WITH

ALL PUBLIC STREETS LYING WITHIN SAID SUBDIVISIONS, THE OUTER BOUNDARY OF THE AFORE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF LOT 133 SAID MAYFAIR REPLAT ONE;

THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 133;

THENCE EASTERLY ON THE EAST LINE OF SAID LOT 133 TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE NORTH LINE OF GILES ROAD;

THENCE WESTERLY ON THE NORTH LINE OF GILES ROAD TO THE SW CORNER OF LOT 61, SAID MAYFAIR 2ND ADDITION;

THENCE NORtherLY ON THE WEST LINES OF LOTS 61, 62, 63 AND 65 THRU 76, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE NW CORNER OF SAID LOT 76;

THENCE EASTERLY ON THE NORTH LINES OF LOT 76 AND 90 THRU 102, INCLUSIVE, SAID MAYFAIR 2ND ADDITION TO THE SW CORNER OF LOT 108 SAID MAYFAIR 2ND ADDITION;

THENCE NORtherLY ON THE WEST LINES OF LOTS 108 AND 109, SAID MAYFAIR 2ND ADDITION AND ON THE WEST LINES OF LOTS 98, 11, 12, 13 AND 15 THRU 21, INCLUSIVE, SAID MAYFAIR, TO THE NW CORNER OF SAID LOT 11;

THENCE EASTERLY ON THE NORTH LINES OF LOTS 10, 11 AND 3 THRU 8, INCLUSIVE, SAID MAYFAIR TO THE NE CORNER OF SAID LOT 3;

THENCE CONTINUING EASTERLY ON THE NORTH LINE OF LOT 106, SAID MAYFAIR REPLAT 1, TO THE NE CORNER THEREOF, SAID CORNER BEING ON THE NORtherLY LINE OF MELISSA STREET;

THENCE EASTERLY ON THE NORtherLY LINE OF MELISSA STREET TO THE WEST LINE OF 96TH STREET;

THENCE SOUTHERLY ON THE WEST LINE OF 96TH STREET TO THE SOUTH LINE OF MELISSA STREET;

THENCE WESTERLY ON THE SOUTH LINE OF MELISSA STREET TO THE NE CORNER OF LOT 133, SAID MAYFAIR REPLAT ONE AND THE POINT OF BEGINNING EXCEPTING THEREFROM LOT 21, SAID MAYFAIR 2ND ADDITION.

ANNEXATION LEGAL

SANITARY AND IMPROVEMENT DISTRICT #195
“Mayfair”

I. Statistics

- A. 2013 Valuation = \$43,350,273
- B. SID Tax Levy (per \$100 valuation) = 0.505000
- C. Estimated Population (as of 2/27/13)* = 537
*Population estimated from 2010 Census, persons per household multiplied by housing unit count.
- D. Land Area (acres) = 105.47
- E. Land Use*
 - 1. Single Family Units = 194
 - 2. Multi-Family Units = 0
 - 3. Public Property = 0
 - 4. Developed Quasi-Public Lots = 1 (Beautiful Savior Church)
 - 5. Developed Commercial Lots = 7
(businesses include, but not limited to: Elite Dental, Allstate Edward Jones, Alegent-Creighton, future site for Primrose Preschool, Five Points Bank, Profit Advantage, Culvers, and Centris)
 - 6. Number of Vacant Lots = 7

*Counts from building permit data, Sarpy County GIS and site visits.
- F. School District = Papillion/La Vista
- G. Fire District = Papillion Rural Fire District 1

II. Improvements

A. Streets

Total Lane Miles = 6.63

Street Rating = Good

- 1. New Lane Miles: The City currently has 184.21 lane miles. The proposed annexation of SID 195 would add an additional 6.63 lane miles to the inventory. An increase of \$38,188 in Highway Allocation Funds is anticipated. The pavement in the proposed annexation area is in good condition and should only require routine maintenance. Various locations in SID 195 had concrete panels repaired in the fall of 2012.

2. Street Lights: The City will incur an additional 77 street lights. The fiscal impact annually on the utility line item in the Street Operating Budget will be approximately \$16,016. Omaha Public Power District is responsible for all maintenance and repair associated with the street lights.
3. Traffic Signals: At the current time no additional signals are in the proposed annexation area. A new signal at Robin Drive and 96th Street is in the 2013/14 Capital Improvement Plan. Funding for the signal is via special assessments at a 50/50 split between the Wal-Mart project on the east side of 96th Street and the Mayfair commercial district on the west side.
4. Right-of-Way: The City will incur approximately 63,000 square feet or 1.44 acres of new right-of-way with the proposed annexation. Routine maintenance costs will be \$730 annually.
5. Street Maintenance & Snow Removal: The overall condition of the streets in the proposed annexation area is good. The City is currently divided into six maintenance districts with approximately 30.6 lane miles per district. Public Works is not recommending the formation of a new maintenance district. No additional personnel or equipment are being requested at this time. Annexation of this area in conjunction with other annexed areas may cumulatively require an additional maintenance district, personnel and equipment. Routine street maintenance costs which include street sweeping, pavement repair, crack sealing and cold patching will require an increase of \$5,920. Snow removal costs will require an increase of \$3,998. To be noted, there is a private roadway system in the Mayfair commercial district which consists of the following streets: Hillcrest Plaza, 97th Plaza, 98th Plaza and Robin Plaza.
6. Street Signs: A large percentage of the traffic control and street marking signs are currently installed in this area. Approximately 55 "No Parking" signs will need to be purchased and installed at a cost of \$825. Annual sign maintenance costs will be \$150 per year.
7. Sidewalks: The City incurs no additional maintenance costs in relation to public sidewalks as part of this annexation.

B. Storm Sewer

1. The storm sewer system was designed and constructed to City standards. The system has 10,485 feet of various sized pipe; with 19 manholes and 65 storm sewer inlets. The system is generally in

good shape. The storm sewer system in the Mayfair commercial district is on a private road but is a public sewer system.

C. Sanitary Sewer

1. The City currently has 223,400 feet or 42.31 miles of sanitary sewer line. The proposed annexation will include an additional 15,020 feet or 2.84 miles of sanitary sewer line. The sanitary sewer system is in generally good shape; Public Works is not aware of any operation issues. A general maintenance increase of \$3,900 will be required. Treatment costs are included in the current operating budget per a previous wastewater service agreement with the City of Omaha. At this time no additional equipment or personnel will be requested. Annexation of this area in conjunction with other annexed areas may cumulatively require additional equipment or personnel. The sanitary sewer system located in the private road of the Mayfair commercial district is a private sanitary sewer per the subdivision agreement.
2. Per a wastewater service agreement with the City of Omaha, La Vista is already collecting sewer fees for any area east of 144th Street.
3. The sanitary sewers flow into the Applewood Creek Outfall.

D. Water

1. All water services are provided by Metropolitan Utilities District.

E. Public Parks/Recreational Facilities

1. There are no public parks or recreational facilities as part of this annexation.

F. Miscellaneous Improvements/Property Owned by SID

1. None that staff is aware of.

III. City Services

A. Police

1. Calls for Service: The Police Department has examined the impact of annexing SID 195 – Mayfair and has found that for the 2012 calendar year there have been approximately 86 calls for service to

the area. The Police Department has been responding to calls if officers are in the area when the call comes out. The Department has handled 15 of the service calls (17%) to assist other agencies.

2. Fiscal Impact: The Police Department has staffed an additional patrol district to service areas west of 96th Street since the development of the Southport area. No additional fiscal impact is expected.
3. Staffing Impact: During planning for the annexation of the Southport area, the Police Department planned and has since staffed an additional patrol district to service areas west of 96th Street. The planning at the time also included future service to the residential, industrial and commercial areas west of 96th Street. The areas to be annexed will benefit from faster response times than the County is presently providing.
4. Overall: The overall impact to the Police Department will be absorbed easily by the current district police car. The district cruiser currently drives through the vicinity in order to patrol and respond to calls for service in the City areas adjacent to the proposed annexation.

B. Fire

1. Calls for Service: The La Vista Fire Department has researched the annexation impact in the area of calls for service and has found that over the last 36 months there have been 23 calls for service from this area.
2. Fiscal Impact: Based on the current number of calls for service, the department has sufficient apparatus to support the area without the need for additional resources.
3. Staffing Impact: Based on the current number of calls for service, the department has sufficient staffing to continue service to the area.
4. Overall: The La Vista Fire Department will continue to monitor calls for service in the area and maintain adequate response times. There appears to be adequate water supply and access roads for fire and EMS response.

C. Library

1. The Library will be supporting the residents of SID 195 – Mayfair with staffing, materials including books, media, databases, and supplies. This will result in an approximate \$7,800 annual increase in costs. Currently, 18 households in Mayfair carry library cards. As the library is a free service to residents of the city, there will be a revenue decrease of \$990 due to this annexation.

D. Recreation

1. Residents of the SID will receive access to the Community Center and programs available through the Recreation Department. No impact to the La Vista Recreation Department is anticipated from this annexation.

E. Community Development

1. This SID is contiguous to the City limits
2. Annexation of this area is consistent with the approved annexation plan within the City's Comprehensive Plan.

IV. Contractual Obligations of the SID

A. Contracts

1. Nothing significant noted within SID meeting minutes.

B. Pending Litigation

1. Nothing significant noted within SID meeting minutes.

C. Pending Improvement Projects

1. Nothing staff is aware of.

V. Analysis

A. Annexation Suitability

1. This SID is bordered by the City limits on the east, west, and south making it contiguous to the City.
2. The City currently plows Brentwood Drive from 96th Street westward to the existing city limits on the west side of the Mayfair subdivision.

Additionally, 101st Street is plowed by the City from Giles Road to the city limits on the north side of the subdivision. The sidewalks along 96th and Giles within the Mayfair subdivision are also being plowed.

3. The Police Department has been responding to calls if officers are in the area when the call comes out. The Department has handled 15 of the service calls (17%) to assist other agencies.
4. A total of 18 households in Mayfair currently pay for library cards because they do not reside within the city limits. An additional number of non-residents likely visit the library; however, there is no data on these users because they are not allowed to check out material without a card.
5. From a financial standpoint, the proposed annexation's annual property tax revenue falls short of the annual debt service payment by approximately \$98,990. While the total annual income from all funds exceeds the total annual expenses by \$125,601.
6. The SID's net debt to assessed valuation is 2.96%, which may be lowered when remaining lots are developed.
7. The City's net debt to assessed valuation ratio would be reduced from 5.31% to 5.54%.

B. Policy Alternatives

1. Annex.
2. Postpone annexation until debt level is reduced.

C. Recommendations/Conclusions

The annexation of SID 195 will bridge a gap in the City limits between the Val Vista and Southwind subdivisions. This will reduce confusion regarding jurisdictional boundaries and the provision of services. The City's Police and Fire Departments are currently responding to calls on a limited basis in this area. Public Works is also providing snow removal service on the perimeter and through the subdivision as a route between areas already within the City limits.

It is recommended that the City annex SID 195 as this analysis confirms its suitability for annexation and the annexation is in conformance with the Comprehensive Plan.

Financial Information - SID 95 MAYFAIR

REVENUE	EXPENSES
General Fund	General Fund
<i>Income Sources:</i>	<i>Costs to Service:</i>
Property Tax \$ 212,416	Street Lighting \$ 16,016
Highway Allocation \$ 38,188	Street Maintenance - Personnel
Sales & Use Tax \$ 10,000	Street Maintenance - Operating \$ 5,920
Franchise Tax \$ 2,500	Snow Removal \$ 3,998
General Fund Income \$ 263,104	Street Signs \$ 150
	Traffic Signals
	Right-of-Way Maintenance \$ 730
	Law Enforcement
	Fire Protection
	Community Development
	Administration
	Human Resource
	Library \$ 7,800
	General Fund Expenses \$ 34,614
One-Time General Fund Income	Equipment - One-Time General Fund
Cash on Hand \$ 248,500	"No Parking" Signs \$ 825
One-Time Income \$ 248,500	One-Time Expenses \$ 825
Total General Fund Income \$ 511,604	Total General Fund Expenses \$ 35,439
Sewer Fund	Sewer Fund
<i>Income Sources:</i>	<i>Sewer Personnel</i>
Sewer Use Fees * \$ -	Sewer Maintenance \$ 3,900
Sewer Fund Income \$ -	Sewer Fund Expenses \$ 3,900
	Equipment - One-Time Sewer Fund
	One-Time Expenses \$ -
Total Sewer Fund Income \$ -	Total Sewer Fund \$ 3,900
Debt Service (Bond Fund)	Debt Service (Bond Fund)
<i>Income Sources:</i>	<i>Annual P & I Payments</i> \$ 125,000
Property Tax \$ 26,010	Rural Fire Districts - One-Time Expense \$ 71,811
Unpaid Special Assessments	Debt Service Fund Expenses \$ 196,811
Special Assessments to be Levied	
Interest on Unpaid Assessments	
Cash On Hand	
Total Debt Service Income \$ 26,010	Total Debt Service Fund Expenses \$ 196,811
	Capital Fund - One-Time Expense
	Street Repairs
	Total Construction Fund Expenses \$ -
One-Time Income \$ 248,500	One-Time Expenses \$ 72,636
Annual Income \$ 289,115	Annual Expenses \$ 163,514

* Already collecting Sewer Use Fees in Mayfair through MUD.

ADDITIONAL INFORMATION		
Current Assessed Valuation of Annexed Area	\$43,350,273	
6.63 Lane Miles		
Outstanding Debt		
General Obligation	\$1,460,000	
Special Assessments to be Levied ⁸		
Accrued Interest		
Total Outstanding Debt	\$1,460,000	
Outstanding Revenue		
Special Assessments to be Levied ⁸	\$0	
	\$0	
SID Net Debt		
Outstanding Debt	\$1,460,000	
less Special Assessments to be Levied	\$0	
less Unpaid Specials	\$0	
less Cash on Hand	\$0	
Total Net Debt	\$1,460,000	
Net debt to assessed valuation ratio	3.37%	
Current City of La Vista Tax Rate:		
General Fund	0.49	
Debt Service	0.06	
	Total City Tax Rate	0.55
Annexed Area Fire District Debt Obligation		
Millard Fire District		
Annexed Property <i>within</i>		0.0%
Percent of Valuation:		
Millard Fire District Debt(net)⁹	0	
	City of La Vista	0
Papillion Rural Fire District		
Annexed Property <i>within</i>		43,350,273
Percent of Valuation:		2.0%
Papillion Rural Fire District Debt(net)⁹	3,505,000	
	City of La Vista	71,811
	Total Fire District Debt - One Time	\$ 71,811

City Information - Pre Annexation		
City Debt to Assessed Valuation Ratio Post - Annexation		
Outstanding long term debt (10/01/10)	\$56,345,000	
Less Cash reserves:		
Debt Service Fund	(\$4,886,933)	
Lottery Fund	(\$2,580,534)	
Net Debt (10/01/04)	\$48,877,533	
Assessed Valuation		
Real Estate	\$1,021,871,820	
Personal Property	\$38,502,795	
City Total Assessed Valuation	\$1,060,374,615	
Net debt to assessed valuation ratio	4.61%	
Debt to assessed valuation ratio	5.31%	
City post-annexation debt/assessed valuation ratio		
		5.24%

Financial Information - SID 195 MAYFAIR

REVENUE		EXPENSES	
SID 195		SID 195	
<i>Income Sources:</i>		<i>Debt Service</i>	
Property Tax ¹	\$ 26,010	Bonds Payable	\$ 1,460,000
Unpaid Special Assessments	\$ -	Outstanding Warrants	\$ -
Special Assessments to be Levied	\$ -	Rural Fire Districts - One-Time Payment ⁵	\$ 71,811
Interest on Unpaid Assessments	\$ -		
Cash On Hand	\$ 248,500		
	\$ 274,510		\$ 1,531,811
Property Tax - City Debt Service Fund ²	\$ 26,010	Estimated Annual P & I Payments ³	\$ 125,000
Total Revenue	\$ 274,510	Total Expenses	\$ 1,531,811
Current Assessed Valuation of Mayfair	\$ 43,350,273	Outstanding Debt	\$ 1,531,811
		Less Unpaid Special Assessments	\$ -
		Less Cash on Hand	\$ 248,500
		Total Net Debt	\$ 1,283,311
		Net Debt to Assessed Valuation	
		2.96%	

ADDITIONAL INFORMATION

City Information - Pre Annexation		Current City of La Vista Tax Rate:	
Outstanding long term debt (10/01/12)	\$ 56,345,000	General Fund	0.49
Less Cash reserves:		Debt Service	0.06
Debt Service Fund	(\$4,886,933)	Total City Tax Rate⁴	
Lottery Fund	(\$2,580,534)	0.55	
Net Debt (10/01/12)	\$ 48,877,533	City Debt to Assessed Valuation Ratio	
Assessed Valuation		Post - Annexation	
Real Estate	\$ 1,021,871,820	City assessed valuation	\$ 1,060,374,615
Personal Property	\$ 38,502,795	Assessed valuation	\$ 43,350,273
City Total Assessed Valuation	\$ 1,060,374,615	Total Combined Valuation	\$ 1,103,724,888
Net debt to assessed valuation ratio	4.61%	City debt (10/01/12)	\$ 56,345,000
Debt to assessed valuation ratio	5.31%	SID #195 (06/30/12)	\$ 1,460,000
		Total Combined Debt	\$ 57,805,000
		City post-annexation net debt/assessed valuation ratio	4.54%
		City post-annexation debt/assessed valuation ratio	5.24%

¹ SID 195 total assessed valuation X City's recommended bond levy of 6 cents

² SID 195 total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵ Pending consolidation with Papillion Fire



Annexation Area Map

Legend

- La Vista City Limits
- Annexation Areas 2013

Lots

Lot 21 Mayfair Second Addition
Outlot A Mayfair

Miscellaneous Lots #1 - Mayfair Non-SID

April 10, 2013

CAS



LEGAL DESCRIPTION

LOT 21, MAYFAIR 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

TOGETHER WITH

OUTLOT "A", MAYFAIR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

ANNEXATION LEGAL

CITY OF LA VISTA **TD2 NO.: 171-405-2** **MARCH 12, 2013**
THOMPSON, DREESSEN & DORNER, INC. · 10836 OLD MILL ROAD · OMAHA, NE 68154 · (402) 330-8860

MISCELLANEOUS LOTS #1
LOT 21 MAYFAIR 2ND ADDITION
OUTLOT A MAYFAIR

1. Legal Description

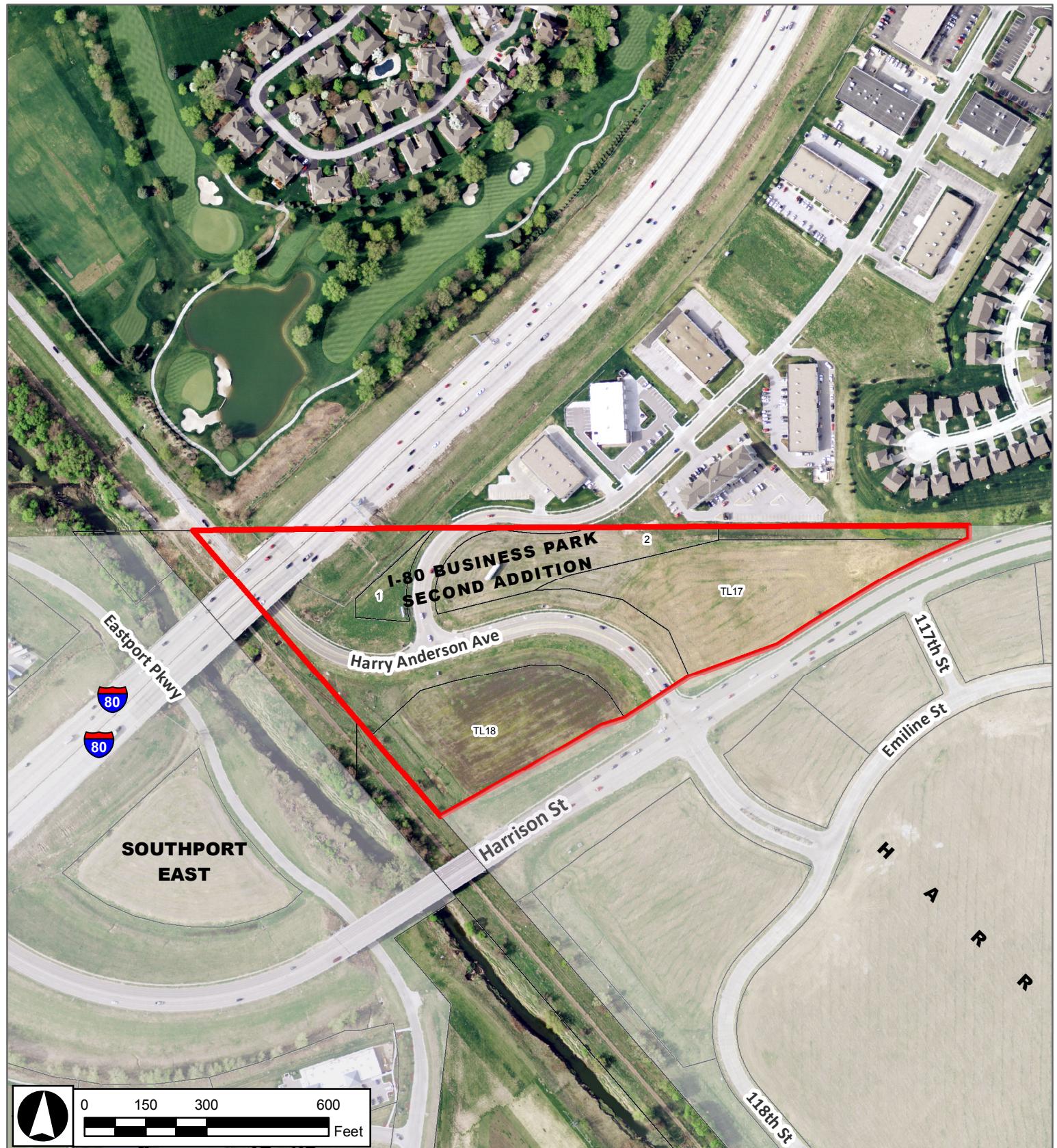
LOT 21 MAYFAIR 2ND ADDITION
OUTLOT A MAYFAIR

2. Property Owners

Lot 21 - Floyd W & Idora K Durkop
Outlot A – Floyd W & Idora K Durkop

3. Recommendation

The annexation of these lots will fill in the properties which are within the Mayfair subdivision but not within SID 195. Although these two lots were platted as part of the Mayfair subdivision, they were not included in the SID. Annexation of these lots concurrently with SID 195 is recommended. The cost implications noted in the SID 195 – Mayfair Annexation Report account for the annexation of these two lots.



Annexation Area Map

Legend

La Vista City Limits

Annexation Areas 2013

Lots

- Lot 1 I-80 Business Park 2nd Addition
- Lot 2 I-80 Business Park 2nd Addition
- Tax Lot 17 17-14-12
- Tax Lot 18 17-14-12

I-80 Business Park 2nd Add. & Miscellaneous Lots

January 18, 2012

CAS



LEGAL DESCRIPTION

LOTS 1 AND 2, I-80 INDUSTRIAL PARK 2ND ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

TOGETHER WITH

TAX LOTS 17 AND 18, LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY,

TOGETHER WITH

PART OF THE NE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY,

TOGETHER WITH

THE PUBLIC STREETS LYING WITHIN THAT PART OF THE NW 1/4 OF SAID SECTION 17 AND WITHIN THAT PART OF NE 1/4 OF SAID SECTION 18 DESCRIBED HEREAFTER ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF THE NW 1/4 OF SAID SECTION 17;

THENCE EASTERLY ON THE NORTH LINE OF SAID NW 1/4 TO A POINT DIRECTLY NORTH OF THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTH TO THE MOST EASTERLY CORNER OF SAID TAX LOT 17;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID TAX LOTS 17 AND 18 AND ON THE NORTHERLY LINE OF HARRISON STREET TO THE MOST SOUTHERLY CORNER OF SAID TAX LOT 18, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID TAX LOT 18 AND ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

ANNEXATION LEGAL

LOTS 1 and 2 – I-80 BUSINESS PARK, 2nd ADDITION
TAX LOT 18 17-14-12
TAX LOT 17 17-14-12

I. Statistics

- A. 2013 Valuation = \$378,738
- B. SID Tax Levy (per \$100 valuation) = N/A
- C. Estimated Population (as of 2/27/13)* = 0
*Population estimated from 2010 Census, persons per household multiplied by housing unit count.
- D. Land Area (acres) = 15.9
- E. Land Use
 - 1. Single Family Units = 0
 - 2. Multi-Family Units = 0
 - 3. Public Property = 0
 - 4. Developed Commercial Lots = 1
(Progressive Insurance)
 - 5. Number of Vacant Lots = 3
- F. School District = Papillion/La Vista
- G. Fire District = Millard Suburban Fire District #1

II. Improvements

- A. Streets
 - Total Lane Miles = 1.02
 - Street Rating = Good
 - 1. New Lane Miles: The City currently has 184.21 lane miles. The proposed annexation would add an additional 1.02 lane miles to the inventory. An increase of \$2,880 in Highway Allocation Funds is anticipated. The pavement in the proposed annexation area is in good condition and should only require routine maintenance.
 - 2. Street Lights: The City will incur an additional 8 street lights. The fiscal impact annually on the Street Operating Utility line item will be approximately \$2,472. Omaha Public Power District is responsible for all maintenance and repair associated with the street lights. It should be noted that per State Statute 39-1372 that the maintenance and operation of lighting facilities located on I-80,

including approach or exit roads within the limits of any city or village shall become the responsibility of such city or village. Staff is still working through all the details involved with this responsibility and should have firm maintenance figures at budget time.

3. Traffic Signals: The City will incur no additional signals as part of this annexation.
4. Right-of-Way: The City will acquire a very minimal amount of public right-of-way. Any costs associated with maintenance can be absorbed in the current operating budget.
5. Street Maintenance & Snow Removal: The overall condition of the streets in the proposed annexation area is good. The City is currently divided into six maintenance districts with approximately 30.6 lane miles per district. Public Works is not recommending the formation of a new maintenance district. No additional personnel or equipment are being requested at this time. Annexation of this area in conjunction with other annexed areas may cumulatively require an additional maintenance district, personnel and equipment. Routine street maintenance costs which include street sweeping, pavement repair, crack sealing and cold patching are so small that it has been factored into the Mayfair annexation report. Snow removal costs are so small that they too have been factored into the Mayfair annexation report.
6. Street Signs: All required signage in the area is in place. The proposed annexation area is small enough that routine maintenance can be absorbed into the current budget.
7. Sidewalks: There are approximately 1000 feet of sidewalk in the annexation area. The sidewalk is in very good shape.

B. Storm Sewer

1. The storm sewer system was designed and constructed to City standards. The system has 1,085 feet of various sized pipe. The system is generally in good shape.

C. Sanitary Sewer

1. The City currently has 223,400 feet or 42.31 miles of sanitary sewer line. The proposed annexation will include an additional 480 feet or .09 miles of sanitary sewer line. The sanitary sewer system is in generally good shape; Public Works is not aware of any operational issues. The routine maintenance increase requested in the Mayfair

annexation report will cover any expenses in this area. Treatment costs are included in the current operating budget per a previous wastewater service agreement with the City of Omaha. At this time no additional equipment or personnel will be requested. Annexation of this area in conjunction with other annexed areas may cumulatively require additional equipment or personnel.

2. Per a recent amendment to the wastewater service agreement with the City of Omaha, La Vista will collect sewer use fees for this area.
3. The sanitary sewers flow into the West Papio No. 8 Outfall.

D. Water

1. All water services are provided by Metropolitan Utilities District.

E. Public Parks/Recreational Facilities

1. There are no public parks or recreational facilities in this annexation.

F. Miscellaneous Improvements/Property Owned by SID

1. None that staff is aware of.

III. City Services

A. Police

1. Calls for Service: The Police Department has examined the impact of annexing a portion of I-80 Business Park and adjoining lots and has found that there were no calls for service to the area in the 2012 calendar year. The Police Department has been responding to calls if officers are in the area when the call comes out.
2. Fiscal Impact: The Police Department has staffed an additional patrol district to service areas west of 96th Street since the development of the Southport area. No additional fiscal impact is expected.
3. Staffing Impact: During planning for the annexation of the Southport area, the Police Department planned and has since staffed an additional patrol district to service areas west of 96th Street. The planning at the time also included future service to the residential, industrial and commercial areas west of 96th Street. The areas to

be annexed will benefit from faster response times than the County is presently providing.

4. Overall: The overall impact to the Police Department will be absorbed easily by the current district police car. The district cruiser currently drives through the vicinity in order to patrol and respond to calls for service in the City areas adjacent to the proposed annexation.

B. Fire

1. Calls for Service: The La Vista Fire Department has researched the annexation impact in the area of calls for service and has found that over the last 36 months there have not been any calls for service from this area.
1. Fiscal Impact: Based on the current number of calls for service, the department has sufficient apparatus to support the area without the need for additional resources.
2. Staffing Impact: Based on the current number of calls for service, the department has sufficient staffing to continue service to the area.
3. Overall: The La Vista Fire Department will continue to monitor calls for service in the area and maintain adequate response times. There appears to be adequate water supply and access roads for fire and EMS response.

C. Library

1. No impact to the La Vista Public Library is anticipated from this annexation.

D. Recreation

1. No impact to the La Vista Recreation Department is anticipated from this annexation.

E. Community Development

1. These lots are contiguous to the City limits.
2. Annexation of this area is consistent with the approved annexation plan within the City's Comprehensive Plan.

IV. Contractual Obligations of the SID

- A. Contracts
 - 1. None (not a SID).
- B. Pending Litigation
 - 1. None (not a SID).
- C. Pending Improvement Projects
 - 1. None (not a SID).

V. Analysis

- A. Annexation Suitability
 - 1. These lots are bordered by the City limits to the south, east, and west making it a contiguous annexation.
 - 2. From a financial standpoint, total annual income from all funds exceeds total annual expense by \$2,491.
 - 4. The City's net debt to assessed valuation ratio would remain constant at 5.31%.
- B. Policy Alternatives
 - 1. Annex.
 - 2. Postpone annexation.
- C. Recommendations/Conclusions

The annexation of I-80 Business Park, 2nd Addition and adjoining lots will bridge a gap in the City limits between the Performance Auto / Attic Storage development area and the Harrison Heights subdivision. This will reduce confusion regarding which areas are within the City limits. It is recommended that the City annex I-80 Business Park, 2nd Addition and adjoining lots as this analysis confirms its suitability for annexation and the annexation is in conformance with the Comprehensive Plan.

Revised 4-9-13

Financial Information - I-80 Business Park, 2nd Addition & Tax Lots

REVENUE	EXPENSES
General Fund	
Income Sources:	
Property Tax \$ 1,856	Street Lighting \$ 2,472
Highway Allocation \$ 2,880	Street Maintenance
Sales & Use Tax \$ -	Snow Removal
Franchise Tax \$ 150	Traffic Signal
General Fund Income \$ 4,886	Right-of-way Maintenance
	Street Signs
	Park Maintenance
	Fire Protection
	Community Development
	Administration
	Human Resource
	Library
	General Fund Expenses \$ 2,472
One-Time General Fund Income	Equipment - One-Time General Fund
Cash on Hand	
One-Time Income \$ -	One-Time Expenses \$ -
Total General Fund Income \$ 4,886	Total General Fund Expenses \$ 2,472
Sewer Fund	
Income Sources:	
Sewer Use Fees	Sewer Personnel
Sewer Fund Income \$ -	Sewer Maintenance
	Sewer Fund Expenses \$ -
	Equipment - One-Time Sewer Fund
	One-Time Expenses \$ -
Total Sewer Fund Income \$ -	Total Sewer Fund \$ -
Debt Service (Bond Fund)	
Income Sources:	
Property Tax \$ 227	Debt Service (Bond Fund)
Unpaid Special Assessments	Annual P & I Payments
Special Assessments to be Levied	Rural Fire Districts - One-Time Expense
Interest on Unpaid Assessments	
Cash On Hand	Debt Service Fund Expenses \$ -
Total Debt Service Income \$ 227	Total Debt Service Fund Expenses \$ -
	Capital Fund - One-Time Expense
	Total Construction Fund Expenses \$ -
One-Time Income \$ -	One-Time Expenses \$ -
Annual Income \$ 5,113	Annual Expenses \$ 2,472

ADDITIONAL INFORMATION		
Current Assessed Valuation of Annexed Area	\$378,738	Current City of La Vista Tax Rate:
1.02 Lane Miles		General Fund 0.49
Outstanding Debt		Debt Service 0.06
General Obligation		Total City Tax Rate 0.55
Special Assessments to be Levied ⁸		
Accrued Interest		
Total Outstanding Debt	\$0	
Outstanding Revenue		Annexed Area Fire District Debt Obligation
Special Assessments to be Levied ⁸	\$0	Millard Fire District 1,499,767,415
	\$0	Annexed Property <i>within</i> 378,738
SID Net Debt		Percent of Valuation: 0.0%
Outstanding Debt	\$0	Millard Fire District Debt(net)⁹ 0
less Special Assessments to be Levied		City of La Vista 0
less Unpaid Specials		
less Cash on Hand	\$0	
Total Net Debt	\$0	
Net debt to assessed valuation ratio	0.00%	Papillion Rural Fire District
		Annexed Property <i>within</i>
		Percent of Valuation:
		Papillion Rural Fire District Debt(net)⁹ 0
		City of La Vista 0
		Total Fire District Debt - One Time \$ -

City Information - Pre Annexation		City Debt to Assessed Valuation Ratio Post - Annexation	
Outstanding long term debt (10/01/12)	\$56,345,000		
Less Cash reserves:			
Debt Service Fund	(\$4,886,933)	City assessed valuation	\$1,060,374,615
Lottery Fund	(\$2,580,534)	Assessed valuation	\$378,738
Net Debt (10/01/12)	\$48,877,533	Total Combined Valuation	\$1,060,753,353
Assessed Valuation			
Real Estate	\$1,021,871,820	City debt (10/01/12)	\$56,345,000
Personal Property	\$38,502,795	I-80 Business Park, 2nd Addition	\$0
City Total Assessed Valuation	\$1,060,374,615	Total Combined Debt	\$56,345,000
Net debt to assessed valuation ratio	4.61%	City post-annexation debt/assessed valuation ratio	
Debt to assessed valuation ratio	5.31%		5.31%

Financial Information - I-80 Business Park, 2nd Addition & Tax Lots

REVENUE	EXPENSES
Income Sources:	
Property Tax ¹	\$ 227
Unpaid Special Assessments	\$ -
Special Assessments to be Levied	\$ -
Interest on Unpaid Assessments	\$ -
Cash On Hand	\$ -
	<hr/> \$ 227
Property Tax - City Debt Service Fund ²	\$ 227
	Estimated Annual P& I Payments ³
Total Revenue	\$ 227
Total Expenses	\$ -
Current Assessed Valuation	\$ 378,738
	Outstanding Debt \$ -
	Less Unpaid Special Assessments \$ -
	Less Cash on Hand \$ -
	Total Net Debt \$ -
	Net Debt to Assessed Valuation 0.00%

ADDITIONAL INFORMATION

City Information - Pre Annexation		Current City of La Vista Tax Rate:	
Outstanding long term debt (10/01/12)	\$ 56,345,000	General Fund	0.49
Less Cash reserves:		Debt Service	0.06
Debt Service Fund	(\$4,886,933)		<hr/> Total City Tax Rate ⁴ 0.55
Lottery Fund	(\$2,580,534)	City Debt to Assessed Valuation Ratio	
Net Debt (10/01/12)	\$ 48,877,533	Post - Annexation	
Assessed Valuation		City assessed valuation	\$ 1,060,374,615
Real Estate	\$ 1,021,871,820	Assessed valuation	\$ 378,738
Personal Property	\$ 38,502,795	Total Combined Valuation	\$ 1,060,753,353
City Total Assessed Valuation	\$ 1,060,374,615	City debt (10/01/12)	\$ 56,345,000
			<hr/> \$ -
Net debt to assessed valuation ratio	4.61%	Total Combined Debt	\$ 56,345,000
Debt to assessed valuation ratio	5.31%	City post-annexation net debt/assessed valuation ratio	4.61%
		City post-annexation debt/assessed valuation ratio	5.31%

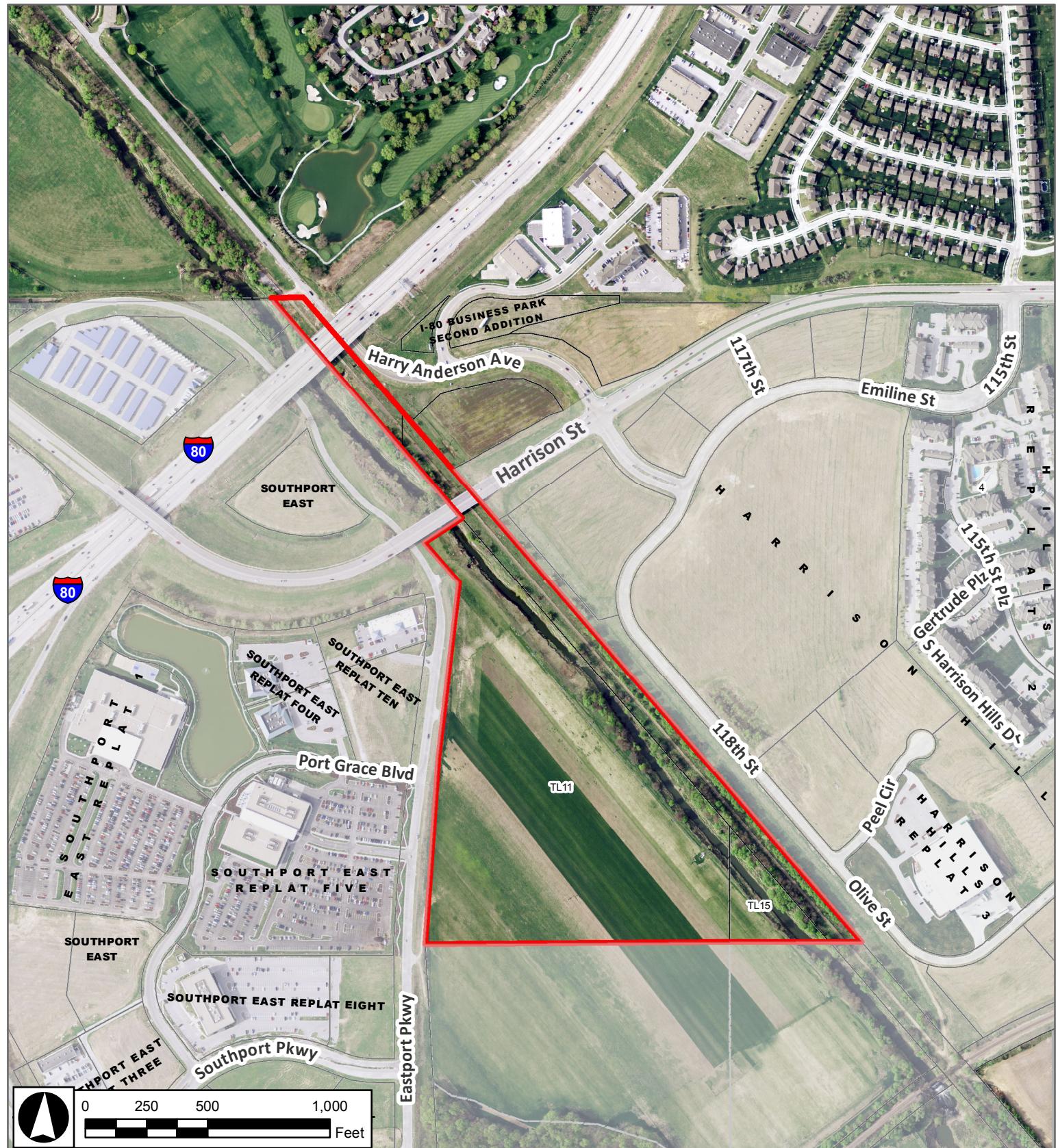
¹ I-80 Business Park, 2nd Addition & Misc. Lots total assessed valuation X City's recommended bond levy of 6 cents

² I-80 Business Park, 2nd Addition & Misc. Lots total assessed valuation X City's recommended bond levy of 6 cents

³ Estimate on Total Bonds Payable & Warrants Outstanding - 20 year payment schedule

⁴ Recommended City Tax Levy

⁵ Millard Suburban Fire does not have any debt



Annexation Area Map

Legend

La Vista City Limits

Annexation Areas 2013

Lots

Tax Lots 11 & 15 17-14-12

Irreg. NW 2816 FT of Former UP RR ROW in 17-14-12

Former UP RR ROW in NE 1/4 NE 1/4 18-14-12

April 10, 2013

CAS



LEGAL DESCRIPTION-MISC. LOTS IN NW 1/4 SECTION 17 & NE 1/4 SECTION 18

TAX LOTS 11 AND 15 LYING WITHIN THE NW 1/4 OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

TOGETHER WITH

PART OF THE NW 1/4 OF SAID SECTION 17 AND PART OF THE NE 1/4 OF 18, T14N, R12E OF THE 6TH P.M., SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF THE NE 1/4 CORNER OF THE NE 1/4 OF SAID SECTION 18;

THENCE WESTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17;

THENCE WESTERLY ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17 AND ON THE SOUTH LINES OF SAID TAX LOTS 15 AND 11 TO THE SW CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE EAST LINE OF SOUTHPORT PARKWAY;

THENCE NORTHERLY ON THE WESTERLY LINE OF SAID TAX LOT 11 AND ON THE EASTERLY LINE OF SOUTHPORT PARKWAY AND THE SOUTH LINE OF HARRISON STREET TO THE MOST NORTHERLY CORNER OF SAID TAX LOT 11, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF THE FORMER UNION PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18;

THENCE EASTERLY ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18 TO THE POINT OF BEGINNING.

ANNEXATION LEGAL

MISCELLANEOUS LOTS #2
TAX LOTS 11 & 15 17-14-12
(SOD FARM)

1. Legal Description

TAX LOTS 11 & 15 17-14-12 (33.64 AC)
and adjoining railroad right-of-way (8.045 AC)

2. Property Owner

McDermott, ADA

3. Recommendation

The annexation of these lots will bridge a gap in the City limits between Harrison Hills and Performance Auto. This will reduce confusion regarding which areas are within the City limits. There are no immediate cost implications anticipated. Total anticipated property tax from this annexation is estimated to be \$429 annually.

PLAN FOR EXTENDING CITY SERVICES TO THE LAND PROPOSED FOR ANNEXATION

Pursuant to Nebraska Revised Statute §16-117, the following plan represents the City of La Vista's intent to serve SID #195 (Mayfair); Lot 21 Mayfair Second Addition, OUTLOT A Mayfair (Mayfair Misc. Lots); Lots 1 & 2 I-80 Business Park 2nd Addition, TAX LOT 17 17-14-12, TAX LOT 18 17-14-12 (I-80 Business Park – 2nd Addition); TAX LOTS 11 & 15 17-14-12, Irreg. NW 2816 FT of Former UP RR ROW in 17-14-12, Former UP RR ROW in NE ¼ NE1/4 18-14-12 (Sod Farm).

SID #195 - Mayfair

The following city services will be extended on or before July 31, 2013:

Community/Recreation Center	Police Protection
Library Services	

The following city services will be extended on or before October 1, 2013:

Street Maintenance	Park Maintenance
Sewer Maintenance	Fire and Rescue Services

Misc. Lots #1 (Non-SID Mayfair Lots)

The following city services will be extended on or before July 31, 2013:

Community/Recreation Center	Police Protection
Library Services	

The following city services will be extended on or before October 1, 2013:

Street Maintenance	Park Maintenance
Sewer Maintenance	Fire and Rescue Services

I-80 Business Park – 2nd Addition and Tax Lots 17 & 18 17-14-12

The following city services will be extended on or before July 31, 2013:

Community/Recreation Center	Police Protection
Library Services	

The following city services will be extended on or before October 1, 2013:

Street Maintenance	Park Maintenance
Sewer Maintenance	Fire and Rescue Services

Misc. Lots #2 (Sod Farm)

The following city services will be extended on or before July 31, 2013:

Community/Recreation Center
Library Services

Police Protection

The following city services will be extended on or before October 1, 2013:

Street Maintenance
Sewer Maintenance

Park Maintenance
Fire and Rescue Services

ADDISON, THOMAS I 9912 IDORA ST LA VISTA NE 68128-	ALDERMAN-DREHER, ALISON 7821 S 99TH ST LA VISTA NE 68128-	ALEGENT HEALTH 12809 WEST DODGE RD OMAHA NE 68154-
ANDERSON, KENNETH R & JILL D 9930 IDORA ST LA VISTA NE 68128-	ANDERSON, LUKE C & CHRISTEL M 10001 FLOYD ST LA VISTA NE 68128-	ARNOLD, MATTHEW T & CONNIE K 7829 S 98TH ST LA VISTA NE 68128-
ARNOLD, MICHAEL P & COLLEEN M 7902 S 97TH CIR LA VISTA NE 68128-	ARNOLD, ROGER G & DEBRA M 9804 MELISSA ST LA VISTA NE 68128-	ATWELL, JOHN C & SHARON P 7813 S 98TH ST LA VISTA NE 68128-
BAKER, MATHUE M & MANDY R 14011 BRUSH CREEK PL ROCA NE 68430-4403	BAKER, THOMAS A & LINDA J 8210 S 101ST ST LA VISTA NE 68128-	BANK OF AMERICA CORP PO BOX 5170 SIMI VALLEY CA 93062-5770
BASIAGA, BRIAN RAYMOND 9802 IDORA ST LA VISTA NE 68128-4294	BEAR HOMES INC 1210 GOLDEN GATE DR PAPILLION NE 68046-	BEAUTIFUL SAVIOR LUTHERAN CHURCH 7706 S 96TH ST LA VISTA NE 68128-0000
BEAVER JR, JERRY 9924 IDORA ST LA VISTA NE 68128-	BEHEN III, WILLIAM J 10020 GARY ST LA VISTA NE 68128-	BELIK, MICHAEL S & REGINA M 10018 IDORA ST LA VISTA NE 68128-
BELL, JOSEPH T & AMY 10013 FLOYD ST LA VISTA NE 68128-	BENSON, JEANETTE I 10025 IDORA ST LA VISTA NE 68128-	BERGMAN, PATRICK D & CHELSEA E 9937 FLOYD ST LA VISTA NE 68128-
BIRKEL, PHILIP M & BETENA R 10012 IDORA ST LA VISTA NE 68128-	BLANCHARD, LISA R 8200 S 101ST ST LA VISTA NE 68128-	BOHN, PAUL R & CLAUDIA J 10031 IDORA ST LA VISTA NE 68128-
BOLTER JR, GEORGE B 9813 WINDY CIR LA VISTA NE 68128-	BOVICK, SCOTT W & KATHRYN L 9910 MELISSA CIR LA VISTA NE 68128-	BRATETIC, DANIEL J & KATHLEEN A 8137 S 101ST ST LA VISTA NE 68128-
BRAY, DENICE F 9911 IDORA ST LA VISTA NE 68128-	BRAY, JASON D & TERESA M 9941 IDORA ST LA VISTA NE 68128-	BRIGHTON, GARY R & LEANN M 8118 S 100TH ST LA VISTA NE 68128-

BROWN, CRAIG A 9827 HENRY CIR LA VISTA NE 68128-1250	BROWN, DAVID A & MARY C 9817 WINDY CIR LA VISTA NE 68128-	BUCK, DANIEL R & D LYNN G 9929 IDORA ST LA VISTA NE 68128-
BURKE, COLIN T & KRISTEN M 8128 S 100TH ST LA VISTA NE 68128-	CAMPBELL, JAMES R & ERIKA C 9816 MELISSA ST LA VISTA NE 68128-	CARNEY, DANIEL P & ROBIN E 7836 S 97TH CIR LA VISTA NE 68128-7075
CAUL, JASON C & MEGAN E 10019 FLOYD ST LA VISTA NE 68128-	CENTRIS FEDERAL CREDIT UNION 11825 Q ST OMAHA NE 68137-3503	CERNY, MARK T & JENNIFER M 9828 HENRY CIR LA VISTA NE 68128-
CERVENY, JAMES D & LISA A 10019 GARY ST LA VISTA NE 68128-	CHAIDEZ, JUBENTINO & DELFINA 7818 S 97TH CIR LA VISTA NE 68128-	CHAMBERS, DINESHA R 7827 S 97TH CIR LA VISTA NE 68128-7074
CHARLES, ROBERT E & CYNTHIA L 9817 BRENTWOOD DR LA VISTA NE 68128-	CHOYESKE, BRIAN E & DEBRA A 9901 IDORA ST LA VISTA NE 68128-	CLARK, THOMAS E & STEPHANIE S 7822 S 99TH ST LA VISTA NE 68128-
CLARK, TRAVIS W & ANNETTE W 9823 BRENTWOOD DR LA VISTA NE 68128-	CONNOR, JOSEPH A & TRACY L 9923 IDORA ST LA VISTA NE 68128-	COPPLE, MICHAEL J & ANDRIA L 7920 S 97TH CIR LA VISTA NE 68128-
CORCORAN, KIM M 8121 S 100TH ST LA VISTA NE 68128-	CUNNINGHAM, JONATHAN W 7908 S 97TH CIR LA VISTA NE 68128-	DABERKOW, DOUGLAS R & TANVRIA A 9800 MELISSA ST LA VISTA NE 68128-
DALY JR, MICHAEL J 9809 HENRY CIR LA VISTA NE 68128-	DAVIS II, GARY J 8122 S 100TH ST LA VISTA NE 68128-	DAVIS, ANNA M 9905 MELISSA CIR LA VISTA NE 68128-
DAVIS, JEFFREY M & JENNIE A 8231 S 101ST ST LA VISTA NE 68128-	DAVIS, MARK A & MAUREEN A 7836 S 98TH ST LA VISTA NE 68128-	DAVIS, WILLIAM W & MAUREEN 10025 FLOYD ST LA VISTA NE 68128-
DEROSA, ANDREW E 9935 IDORA ST LA VISTA NE 68128-	DESMANGLES, JEAN-CLAUDE 9808 IDORA ST LA VISTA NE 68128-	DEYKE, LOUISE M 9623 AMY CIR LA VISTA NE 68128-

DICKAMORE, THEODORE J & SARA 7709 S 99TH ST LA VISTA NE 68128-	DIGGLE, MATTHEW D & KRISTIN A 8206 S 101ST ST LA VISTA NE 68128-	DILLON JR, JACK ALAN 7720 S 99TH ST LA VISTA NE 68128-
DOUGLAS, KENNETH & HEATHER LEE 10009 DURKOP ST LA VISTA NE 68128-	ENGEL, NATHAN L & LYNDSY 9837 IDORA ST LA VISTA NE 68128-	ENNEKING, ANDREW E 7810 S 99TH ST LA VISTA NE 68128-
EVERSDEN, MICHAEL T & HEATHER S 9823 HENRY CIR LA VISTA NE 68128-	FAVELA, FIDEL & MARIA E 7915 S 97TH CIR LA VISTA NE 68128-	FIVE POINTS BANK PO BOX 1507 GRAND ISLAND NE 68803-
FOXCROFT, STEVE & ANGELA 7804 S 99TH ST LA VISTA NE 68128-	FRANCIS, KRISTINE M 10007 FLOYD ST LA VISTA NE 68128-	FREEBORN, ANDREW 7817 S 98TH ST LA VISTA NE 68128-
FUNKE, LISA 7716 S 98TH ST LA VISTA NE 68128-	GERLOFF, LEWIS L 9825 MELISSA ST LA VISTA NE 68128-	GILES INVESTORS LLC 9806 SEWARD ST OMAHA NE 68114-
GOODELL, TRACY MARIE 10027 GARY ST LA VISTA NE 68128-	HALFMAN, CHRIS F 9917 IDORA ST LA VISTA NE 68128-4256	HALL, ADAM WILLIAM 9824 HENRY CIR LA VISTA NE 68128-
HANKE, MATTHEW P & SARA J 7926 S 97TH CIR LA VISTA NE 68128-	HARWOOD PIZZA BUILDING LLC 15615 PACIFIC ST OMAHA NE 68118-	HEMMINGHAUS, TOBY R & JANAE J 9909 BRENTWOOD DR LA VISTA NE 68128-
HIGGASON, JEFFRY P & KATHRYN R 7714 S 99TH ST LA VISTA NE 68128-	HIYKEL III, FRED J 9813 IDORA ST OMAHA NE 68136-	HOANG, CONG 9810 WINDY CIR LA VISTA NE 68128-
HOCHSTEIN, GREG A & STEPHANIE 7914 S 97TH CIR LA VISTA NE 68128-	HOGLE, SUSAN J 9812 IDORA ST LA VISTA NE 68128-	HOOD, JAMES A & SARA A 9816 WINDY CIR LA VISTA NE 68128-
HORN, ROBERT L & SHERRY K 8104 S 101ST ST LA VISTA NE 68128-	HOY, WILLIAM K & MELANIE K 9918 IDORA ST LA VISTA NE 68128-	IMIG, BERNARD J & LAURIE A 10005 IDORA ST LA VISTA NE 68128-

J & J PROPERTIES 2128 QUAIL RIDGE RD AMES IA 50010-9476	JASINSKI, JAY M & TRACY J 7927 S 97TH CIR LA VISTA NE 68128-	JOHNSON, JASON T & ROBERTA S 10108 GARY CIR LA VISTA NE 68128-
JONES, JEREMY D & MELISSA E 10101 GARY CIR LA VISTA NE 68128-	KANDEL, DEVA & MINA 10016 DURKOP ST LA VISTA NE 68128-	KELLER, KEITH H & MICHELLE M 7816 S 99TH ST LA VISTA NE 68128-
KELLEY, JAMES P & KRISTINE A K 10105 GARY CIR LA VISTA NE 68128-	KEMP, DAVID A & VALERIE M 9921 GARY ST LA VISTA NE 68128-	KILGORE, KEITH CHARLES 9617 AMY CIR LA VISTA NE 68128-
KIRWAN, JOHN F & CHERYL K 10003 DURKOP ST LA VISTA NE 68128-	KNOX, TIMOTHY L 7722 S 98TH ST LA VISTA NE 68128-	KREAGER II, THANE A 9925 FLOYD ST LA VISTA NE 68128-
KREBS, SHARON K 9828 WINDY CIR LA VISTA NE 68128-	KRIZOVSKI, MARK P & HEATHER E 7818 S 98TH ST LA VISTA NE 68128-	KULUS, KENNETH M & HEATHER A 9710 MELISSA ST LA VISTA NE 68128-
KUSH, KEVIN G & LYNNE M 9903 BRENTWOOD DR LA VISTA NE 68128-	KUSLER, MOLLY A & JASON D 9811 BRENTWOOD DR LA VISTA NE 68128-	L & B PROPERTIES LLC 6173 CENTER ST OMAHA NE 68106-
L & B PROPERTIES LLC 6173 CENTER ST OMAHA NE 68106-	LOOMIS, PHILLIP L & JACQUELINE 8117 S 100TH ST LA VISTA NE 68128-	LAMPE, KERRY RAY 9909 MELISSA CIR LA VISTA NE 68128-
LANGLE SR, JACK E 9810 MELISSA ST LA VISTA NE 68128-	LAZLO'S LA VISTA PROPERTY HOLDINGS~LLC 729 Q ST LINCOLN NE 68508-	LE, TAM C 9906 IDORA ST LA VISTA NE 68128-
LEEDER, BRANDON P & ALANNA N 9825 IDORA ST LA VISTA NE 68128-	LEWIS JR, STEPHEN 10017 IDORA ST LA VISTA NE 68128-	LEWIS, THOMAS E & TONYA D 710 S 182ND ST OMAHA NE 68022-
LITTLE JR, SYLVESTER 8219 S 101ST ST LA VISTA NE 68128-0000	LUTHER, WAYNE E & DIANE M 10006 DURKOP ST LA VISTA NE 68128-	LUTHRA, SUNIL & LALA 9933 GARY ST LA VISTA NE 68128-

MADSON, STEVEN J & DENISE M 9816 HENRY CIR LA VISTA NE 68128-	MAI, KHIEM & HUONG 7715 S 99TH ST LA VISTA NE 68128-	MARCO, CHARLES T & TARA M 7905 S 97TH CIR LA VISTA NE 68128-
MARTINSON, SABRENA 9718 MELISSA ST LA VISTA NE 68128-	MATHISON, JAMES R & LAURA G 10015 DURKOP ST LA VISTA NE 68128-	MCCLELLAN, RICHARD 9927 GARY ST LA VISTA NE 68128-
MCMULLIN, MONTE & DYAN 9805 BRENTWOOD DR LA VISTA NE 68128-	MEJIA-GONZALEZ, ROCIO P 8225 S 101ST ST LA VISTA NE 68128-8214	MILLER, BRIAN A & NANCY E 8116 S 101ST ST LA VISTA NE 68128-
MITCHELL, WILL J & SHARIE J 9821 WINDY CIR LA VISTA NE 68128-	MOORE, SHANNON E & JENNIFER 9803 MELISSA ST LA VISTA NE 68128-	MORGAN, RYAN PATRICK & AMY LEE 2597 SACRAMENTO ST SAN FRANCISCO CA 94115-
MORSS, RONALD G & MARY THERESE 10109 GARY CIR LA VISTA NE 68128-	MUNDORF, TIMOTHY W & KRISTINA K 8125 S 100TH ST LA VISTA NE 68128-	MURPHY II, PATRICK H 10028 FLOYD ST LA VISTA NE 68128-
NOUSS, DIANE S 9831 IDORA ST LA VISTA NE 68128-	O'KEEFE, ETHAN C 9807 IDORA ST LA VISTA NE 68128-	OLSON, TOMAS E & AMY R 10002 DURKOP ST LA VISTA NE 68128-
ONE MAYFAIR PLACE LLC 1718 HILLCREST DR BELLEVUE NE 68005-	ORIN, ROSEMARY T 9900 IDORA ST LA VISTA NE 68128-	ORTGIES, TRACY ALLAN 7815 S 99TH ST LA VISTA NE 68128-
OSBORN, DANIEL R & HEATHER J 9942 IDORA ST LA VISTA NE 68128-	PAI MANAGEMENT LLC 9826 GILES RD LA VISTA NE 68128-	PATTERSON, MICHAEL W & LORYCE M 10102 GARY CIR LA VISTA NE 68128-
PERALES JR, JOSE H 7822 S 97TH CIR LA VISTA NE 68128-	PERNA, CHRISTOPHER J & ERICA R 10029 DURKOP ST LA VISTA NE 68128-	PFEIFER, BERNICE A 7806 S 98TH ST LA VISTA NE 68128-
PHILLIPS, WILLIAM G & LAURA L 9809 WINDY CIR LA VISTA NE 68128-	PINA, SALVADOR & ADRIANA 7726 S 99TH ST LA VISTA NE 68128-	PINKELMAN, TRAVIS R & SARAH M 7821 S 98TH ST LA VISTA NE 68128-

PITCHANAU, DERRICK A & SHANDA L 9811 MELISSA ST LA VISTA NE 68128-	PLUTA, BRYAN J & ELIZABETH A 10028 DURKOP ST LA VISTA NE 68128-	PRICE, JENNIFER A & MARTY L 9905 IDORA ST LA VISTA NE 68128-4256
PUMILIA, RICHARD S & CORTINA M 7831 S 97TH CIR LA VISTA NE 68128-	RAYMOND, PAMELA M & JAMES J 10015 S 100TH CIR LA VISTA NE 68128-	REED SR, RICHARD A 10003 S 100TH CIR LA VISTA NE 68128-
REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128-	REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128-	REICHMUTH, BRYAN M & STACY M 7819 S 97TH CIR LA VISTA NE 68128-
REINEKE, WILLIAM R & JENNI L 10016 FLOYD ST LA VISTA NE 68128-	RIBORDY, LANCE G & ANGELLINA 7812 S 98TH ST LA VISTA NE 68128-	RIHA, JOSEPH J 9801 IDORA ST LA VISTA NE 68128-
RIPA, MICHAEL J & CHERYL E 7830 S 97TH CIR LA VISTA NE 68128-	ROBERTSON, MICHAEL L & CAROL ^ 9906 MELISSA CIR LA VISTA NE 68128-	ROBINO, STEPHEN S & ANN M 10035 DURKOP ST LA VISTA NE 68128-
ROSSI, GIANCARLO & MELISSA T 8140 S 101ST ST LA VISTA NE 68128-	RYAN, RICHARD A & JANICE M 10000 IDORA ST LA VISTA NE 68128-	SALINY, EVAN M & MELANIE A 10022 DURKOP ST LA VISTA NE 68128-
SCHMIDT, JULIE M 7826 S 97TH CIR LA VISTA NE 68128-	SCHRECK, LEVI & KRISTIN 9819 IDORA ST LA VISTA NE 68128-	SHEPOKA, KEVIN & JENNIFER 7809 S 98TH ST LA VISTA NE 68128-
SHERIDAN, SEAN G & MARY PAT 7823 S 97TH CIR LA VISTA NE 68128-	SHERLOCK JR, JAMES W 8134 S 101ST ST LA VISTA NE 68128-	SNELLING, MARK & MELISSA 8127 S 101ST ST LA VISTA NE 68128-
SNIDER, LARRY E & SARA L 8124 S 101ST ST LA VISTA NE 68128-	STENGEL, JOHN G & DEBRA M 10037 IDORA ST LA VISTA NE 68128-	STOVER, BRADLEY S & SHANNON D 10030 IDORA ST LA VISTA NE 68128-
STOVER, MICHAEL J & KERRI E 10010 DURKOP ST LA VISTA NE 68128-	SWOBODA, TIMOTHY A & KELLY A 10006 IDORA ST LA VISTA NE 68128-	SYNOWIECKI, FRANCIS J 9819 MELISSA ST LA VISTA NE 68128-

TENTINGER, MARK & BARBARA 8130 S 101ST ST LA VISTA NE 68128-	TIMM, LOREN E & JUDITH L 11828 OAKAIR PLZ OMAHA NE 68137-	TIMM, SKOT E & MICHELLE M 8131 S 101ST ST LA VISTA NE 68128-
TRAN, BAO T 9901 MELISSA CIR LA VISTA NE 68128-	TRANQUILITY REALTY LLC 15611 HARRISON ST OMAHA NE 68136-	TURNBULL III, WALLACE R 10815 ROCKY MOUNTAIN DR NW ALBUQUERQUE NM 87114-
URWIN, ALAN G 9936 IDORA ST LA VISTA NE 68128-	URZENDOWSKI, ANDREW F 9616 AMY CIR LA VISTA NE 68128-	VANNESS, STEWART K & JUDIE L 10034 FLOYD ST LA VISTA NE 68128-
VOORHEES, COREY R 9820 MELISSA ST LA VISTA NE 68128-	WANG, CHIH H & HEA Y 9939 GARY ST LA VISTA NE 68128-	WARE, ROENEE L 7710 S 98TH ST LA VISTA NE 68128-
WARNER, SHAWN 7824 S 98TH ST LA VISTA NE 68128-	WASILEWSKI, MARK J & JENNIFER A 10023 GARY ST LA VISTA NE 68128-	WEDIGE, LAWRENCE J & SUSAN D 9815 HENRY CIR LA VISTA NE 68128-
WESTER, JOSHUA P & ASHLEY J 10022 FLOYD ST LA VISTA NE 68128-	WESTERFIELD, PHILIP V 10024 IDORA ST LA VISTA NE 68128-	WESTON, SAMUEL R & RENEE P 9902 MELISSA CIR LA VISTA NE 68128-
WEYRAUCH, SEAN E & PENNEY S 9931 FLOYD ST LA VISTA NE 68128-	WITHEY, ARMON C 7837 S 98TH ST LA VISTA NE 68128-	WONDERLICH, AHREN & HEATHER 8129 S 100TH ST LA VISTA NE 68128-
WORDEKEMPER, MIKE 10011 IDORA ST LA VISTA NE 68128-	WU, JENNI 8621 S 100TH ST LA VISTA NE 68128-	WU, SUSAN 1217 WASHINGTON ST BEATRICE NE 68310-
WYNN JR, CLYDE A 8028 S 101ST ST LA VISTA NE 68128-0000	XIE, FENG 9943 FLOYD ST LA VISTA NE 68128-	YARPE, NICHOLAS & KELLY 10007 S 100TH CIR LA VISTA NE 68128-
ZARAYA, RAYMOND J & NANCY L 7830 S 98TH ST LA VISTA NE 68128-0000		

DURKOP, FLOYD & IDORA

9932 FLOYD ST

LA VISTA NE 68128-

HARRISON I-80 LLC
10855 W DODGE RD
OMAHA NE 68154-

I-80 BUSINESS PARK LLC
1718 HILLCREST DR
BELLEVUE NE 68005-

I-80 BUSINESS PARK LLC
1718 HILLCREST DR
BELLEVUE NE 68005-

PROGRESSIVE CASUALTY
5920 LANDERBROOK DR BLDG 3
MAYFIELD HEIGHTS OH 44124-

MCDERMOTT, ADA
425 N RAWHIDE
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PAPIO-MISSOURI RIVER NATURAL
8901 S 154TH ST
OMAHA NE 68138-

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8901 S 154TH ST
OMAHA NE 68138-