



**CITY OF LA VISTA**

***CERTIFICATE OF APPRECIATION***

A CERTIFICATE OF APPRECIATION PRESENTED TO KRAIG GOMON FOR 10 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, *Kraig Gomon*, has served the City of La Vista since January 31, 1999, and

WHEREAS, *Kraig Gomon's* input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to *Kraig Gomon* on behalf of the City of La Vista for 10 years of service to the City.

DATED THIS 3RD DAY OF FEBRUARY, 2009.

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

\_\_\_\_\_  
Ronald Sheehan  
Councilmember, Ward I

\_\_\_\_\_  
Brenda L. Carlisle  
Councilmember, Ward I

\_\_\_\_\_  
Mike Crawford  
Councilmember, Ward II

\_\_\_\_\_  
Terrilyn Quick  
Councilmember, Ward II

\_\_\_\_\_  
Mark D. Ellerbeck  
Councilmember, Ward III

\_\_\_\_\_  
Alan W. Ronan  
Councilmember, Ward III

\_\_\_\_\_  
Kelly R. Sell  
Councilmember, Ward IV

\_\_\_\_\_  
Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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



# MINUTE RECORD

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

## LA VISTA CITY COUNCIL MEETING January 20, 2009

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 7:00 p.m. on January 20, 2009. Present were Mayor Kindig and Councilmembers: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Also in attendance were City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, City Engineer Kottmann, City Clerk Buethe, Library Director Iwan, Police Chief Lausten, Fire Chief Uhl, Recreation Director Stopak, Finance Director Lindberg, Public Works Director Soucie, and Building and Grounds Director Archibald.

A notice of the meeting was given in advance thereof by publication in the Times on January 8, 2009. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Availability of the agenda was communicated to the Mayor and City Council in the advance notice of the meeting. All proceedings shown were taken while the convened meeting was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said meeting which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the meeting to order and led the audience in the pledge of allegiance.

Mayor Kindig made an announcement of the location of the posted copy of the Open Meetings Act for public reference.

### SERVICE AWARD – MARK STEVENS – 15 YEARS

Mark Stevens received a service award for 15 years of service to the City. He was unable to attend.

#### A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF CITY COUNCIL MINUTES FROM JANUARY 6, 2009
3. APPROVAL OF CLAIMS

Councilmember Crawford made a motion to approve the consent agenda. Seconded by Councilmember Gowan. Councilmember Sheehan reviewed the claims for this period and reported that he found everything to be in order. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

ABANTE MARKETING, Banquet	704.18
ACTION BATTERIES, Vehicle Supplies	387.00
ACW MANUFACTURING, Vehicle Maint.	58.00
AIR POWER, Vehicle Maint.	106.73
ANDERSON FORD LINCOLN MERCURY, Vehicle	13,870.00
ARAMARK UNIFORM, Contract Services	205.60
BAIRD, HOLM, MCEACHEN, PEDERSEN, Training	99.00
BAKER & TAYLOR BOOKS, Books	468.07
BCDM-BERINGER CIACCIO DENNELL, Professional Services	1,703.75
BENNINGTON IMPLEMENT, Vehicle Maint.	108.30
BLACK HILLS ENERGY, Utilities	495.21
BOATWRIGHT, JASON, Refund	40.00
BOB'S RADIATOR REPAIR, Vehicle Maint.	116.50
BRAND, STEVEN, Travel	25.00
BRENTWOOD AUTO WASH, Vehicle Maint.	150.00
BUETHE, PAM BUETHE, Bldg & Grnds/Travel/Postage	135.35
CALENTINE, JEFFREY, Travel	280.00
CARDMEMBER SERVICE, Training/Travel/Phone	2,947.75
CARSTENSEN, RICH, Equip	52.17
CITY OF OMAHA, Contract Services	32,806.86
CJ'S HOME CENTER, Bldg & Grnds/Supplies	1,197.00
CORNHUSKER INTL TRUCKS, Vehicle Maint.	225.30
COX COMMUNICATIONS, Contract Services	228.70
CUMMINS CENTRAL POWER, Vehicle Maint.	353.89
CZARNICK, MICHAEL, Training	1,500.00
DEMCO, Supplies	102.72
DIAMOND VOGEL PAINTS, Bldg & Grnds	292.00



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DOYLE, MIKE, Travel	88.00
ELECTRONIC CONTRACTING, Bldg & Grnds	135.50
ENVIRO TECH SERVICES, Ice Control Liquid	4,319.00
FASTENAL, Vehicle Maint/Street Maint.	236.72
FILTER CARE, Vehicle Maint.	83.30
FITZGERALD SCHORR BARMETTLER, Professional Services	11,048.37
FOSTER, TERRY, Travel	25.00
G I CLEANER & TAILORS, Uniform Cleaning	128.95
GALE, Books	23.37
GALL'S, Wearing Apparel	158.49
GCSAA, Dues	320.00
GENERAL TRAFFIC CONTROLS, Traffic Signs	36.68
GENUINE PARTS, Vehicle Maint/Supplies	1,462.34
GRAYBAR ELECTRIC, Bldg & Grnds	231.06
GREAT PLAINS ONE-CALL SVC, Contract Services	163.73
HANEY SHOE STORE, Wearing Apparel	120.00
HARROD, RAYMOND, Training	1,500.00
HOBBY LOBBY STORES, Supplies	33.39
HY-VEE, Supplies	42.75
IIMC, Dues	125.00
J Q OFFICE EQUIPMENT, Contract Services/Supplies	398.29
JO DON'S, SB Trophies	400.00
JOHNSON FARM EQUIPMENT, Vehicle Maint.	1,408.07
KELLY'S AWARDS, Awards	617.60
KINSEY, JEREMY, Training	863.75
KROEGER, CRYSTAL, Refund	40.00
LANDS' END BUSINESS OUTFITTERS, Wearing Apparel	775.91
LAUGHLIN, KATHLEEN, Payroll Withholding	372.00
LEAGUE OF NEBR MUNICIPALITIES, Training	195.00
LERNER PUBLISHING GROUP, Books	323.67
LIBRARY ADVANTAGE, Supplies	925.00
LINWELD, Supplies	44.95
LOU'S SPORTING GOODS, Equipment	40.47
MALLARD SAND & GRAVEL, Repair	6,396.28
MARKOWSKY, THOMAS, Travel	88.00
METRO AREA TRANSIT, Contract Services	519.00
MICHAEL TODD AND COMPANY, Vehicle Maint.	382.50
MID AMERICAN SIGNAL, Traffic Signs	1,115.23
MIDLANDS LIGHTING & ELECTRIC, Bldg & Grnds	39.76
MILLER PRESS, Printing	145.00
MINITEX - CPP, Supplies	246.00
MUNICIPAL PIPE TOOL, Vehicle Maint.	43.01
MYERS TIRE, Capital Outlay	3,683.86
NATIONAL LEAGUE OF CITIES, Dues	1,489.00
NE GOLF COURSE SUP, Dues	75.00
NE TURF PRODUCTS, Supplies	171.00
NERPA MEMBERSHIP, Dues	200.00
NEUMAN EQUIPMENT, Bldg & Grnds/Supplies	118.00
NMC, Equipment	1,051.98
NOBBIES, Supplies	78.35
NORTHERN WATER WORKS SUPPLY, Equipment	505.00
NOVA HEALTH EQUIPMENT, Contract Services	798.00
OABR PRINT SHOP, Printing	390.48
OFFICE DEPOT, Supplies	361.99
OMB EXPRESS POLICE, Wearing Apparel	56.98
OPPD, Utilities	35,355.18
PAPILLION SANITATION, Contract Services	200.09
PARAMOUNT LINEN & UNIFORM, Uniform Cleaning	409.68
PAYLESS OFFICE, Supplies	29.45
PERFORMANCE CHRYSLER JEEP, Vehicle Maint.	1,191.08
PRECISION INDUSTRIES, Bldg & Grnds	80.56
PROGRESSIVE BUSINESS, Contract Services	395.00
RUSTY ECK FORD, Vehicle Maint.	234.74
SALEM PRESS, Books	291.00
SAM'S CLUB, Supplies	224.22
SARPY COUNTY CHAMBER, Travel	210.00
SARPY COUNTY ELECTION COMM, Election Costs	2,036.28
SCARPA, DAN, Travel	25.00

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STATE STEEL, Vehicle Maint.	58.85
SUBURBAN NEWSPAPERS, Legal Advertising	374.04
SUN LIFE & HEALTH INSURANCE, Payroll Withholding	1,719.72
TEAMBANK, Fees	479.00
THERMO KING CHRISTENSEN, Vehicle Maint./Electric Cart	350.99
UPS, Postage	17.92
WALKER, TINA, Refund	35.00
WASTE MANAGEMENT, Bldg & Grnds	738.99
WILSON, DAVID, Travel	88.00

## REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

City Clerk Buethe informed Council of the League's Midwinter Conference, which will be held on February 23 – 24, 2009. She asked them to notify Mary Alex before February 3<sup>rd</sup> to avoid paying the higher registration fee.

Police Chief Lausten informed Council of the vandalism to property in Papillion, La Vista, and Ralston, which occurred on Wednesday and Thursday. He stated the crime stoppers received tips, which led to the arrest of two individuals, for 68 counts of vandalism. There are three other possible suspects. Councilmember Quick asked if they would be required to pay restitution. Lausten responded that a judge can call for restitution in the sentencing. The City will send copies of bills in as evidence.

Lausten informed Council the murder trial will start in February for the murder which occurred in La Vista.

Public Works Director Soucie informed Council that he and Brian Lukasiewicz have been in contact with Foresters, Sarpy/Cass County extension office, and a professor with Iowa State University with regard to the tree damage. The consensus at this time is to leave the tree as it may heal itself. Public Works will continue to monitor the tree.

## B. PRIMARY PRIVATE CLUBS FOR SOCCER AND BASEBALL

### 1. ESTABLISH CRITERIA FOR IDENTIFYING PRIMARY PRIVATE CLUBS

Recreation Director Stopak gave the background on the reason for establishing criteria for identifying primary private clubs in the standard policy for scheduling, priority of scheduling, and regulating the use of the City of La Vista's ball fields. He informed Council the La Vista Lancers and the La Vista Panthers have paid fees. Mayor Kindig asked the amount of the fees that were charged last year. Stopak informed Council these teams were charged the same fee as all other teams in past years and they paid for their own equipment and uniforms. Councilmember Sheehan asked if official's fees were covered. Stopak responded that official's fees were covered by the fees.

Councilmember Ellerbeck motioned to table this agenda item, stating that the issue should be taken back to the Park & Recreation Advisory Board to determine recommended criteria for the "Primary Private Club" designation. Seconded by Councilmember Gowan. Councilmember Sheehan asked if this was a select club. Recreation Director Stopak stated that the club is competitive, meaning teams have tryouts beginning at certain ages; same as recreation department teams. Councilmember Sell stated that he wants to be sure that every La Vista child has an opportunity to play if possible. Stopak explained that tryouts will result in exclusion for some players due to number of teams and players per team. Randy Cahill representing the La Vista Panthers was in attendance to answer questions. Mr. Cahill stated that the Panthers wanted to keep some control because they want to be sure this does not become a "super" select team. Councilmember Gowan stated that he would like to see the club programs continue to work toward merger into the recreation department before the leadership and viability of the clubs drop off because Mr. Cahill and other volunteers involved don't have youth in the program. Councilmember Crawford asked if the clubs could develop a timeline [with the recreation department] to show the steps in the transition to being operated by the recreation department. Mr. Cahill said that would be possible. Stopak will bring something back to the Council as soon as they work out the details of the issues mentioned. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried to table the agenda item.

## C. RESOLUTION – CONSULTANT SELECTION – 84<sup>TH</sup> STREET REDEVELOPMENT VISION PLAN

Councilmember Gowan introduced and moved for the adoption of Resolution No. 09-006: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA,



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NEBRASKA, APPROVING A CONTRACT WITH EDAW INC. FOR PROVIDING PLANNING SERVICES ASSOCIATED WITH THE 84<sup>TH</sup> STREET REDEVELOPMENT VISION PLAN IN AN AMOUNT NOT TO EXCEED \$199,806.

WHEREAS, on August 19, 2008, the City Council approved Resolution No. 08-076 authorizing the advertisement for bids for the preparation of the 84<sup>th</sup> Street Redevelopment Vision Plan; and

WHEREAS, the advertisement was published and mailed to various firms, seven of which submitted proposals and four of those firms were interviewed; and

WHEREAS, following the evaluation of the proposals, interviews and references, staff has recommended EDAW Inc. of Fort Collins, Colorado, to provide the planning services.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve a contract with EDAW Inc. for providing planning services associated with the 84<sup>th</sup> Street Redevelopment Vision Plan in an amount not to exceed \$ 199,806 and in form and content presented at this meeting subject to such modifications as the City Administrator determines necessary or advisable in consultation with the City Attorney.

Seconded by Councilmember Sell. Mayor Kindig stated that 2 Councilmembers will be on the working committee. The committee will meet about 4 times during the process for approximately four hours each time. He stated that anyone who is interested needs to inform Councilmember Gowan and if there are more than 2 that put in their name, Councilmembers will vote at the next meeting. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

## **D. SPECIAL ASSESSMENTS**

### **1. PUBLIC HEARING**

At 7:41 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on Special Assessments. Lori Carritt, a resident of La Vista who is being assessed a fee for tree trimming, addressed Council. She stated that her trees were trimmed this summer by a neighbor's son who works for a tree trimming service. She will provide documentation to staff for review.

At 7:49 p.m. Councilmember Ellerbeck made a motion to close the public hearing. Seconded by Councilmember Sheehan. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

### **2. RESOLUTION**

Councilmember Carlisle introduced and moved for the adoption of Resolution No. 09-007 excluding 7921 Marisu Lane: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT LOCATIONS AND IN AMOUNTS CITED HEREIN.

WHEREAS, the property owners of  
8016 Park View Blvd., Lot 1279 La Vista, \$182.06,  
7410 Park View Blvd., Lot 757 La Vista, \$182.06,  
7332 Frederick Ave., Lot 412 La Vista Replat, \$181.90,  
8812 Pine Dr., Lot 183 Park View Heights 2<sup>nd</sup> Addition, \$176.43,  
7501 S 76<sup>th</sup> Ave., Lot 559 La Vista Replat, \$179.15,  
7425 Josephine St., Lot 120 Crestview Heights, \$179.15,  
7222 Joseph Ave., Lot 358 La Vista Replat, \$181.90,  
6905 Josephine St., Lot 171 La Vista Replat, \$177.78,  
6905 Gertrude St., Lot 85 La Vista Replat, \$182.06,  
7107 Monterrey Dr., Lot 167 Park View Heights 2<sup>nd</sup> Addition, \$179.18, and  
7505 Diane Ct., Lot 740 La Vista, \$189.81  
were notified to clean up their property as they were in violation of the City Municipal Code, Section 94.06, or the City would do so and bill them accordingly, and

WHEREAS, the property owners of said addresses chose not to clean the property, thus necessitating the City to do the clean up, and

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WHEREAS, the City sent the property owners bills for said clean up which 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 amounts and against the properties specified above, all located within Sarpy County, La Vista, Nebraska.

Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

Councilmember Gowan made a motion to move "Comments from the Floor" up on the agenda ahead of Item E. "Executive Session". Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Ellerbeck, Crawford, and Gowan. Nays: None. Absent: None. Motion carried.

## COMMENTS FROM THE FLOOR

Mayor Kindig asked if there were any comments from the floor; and stated that anyone having comments should limit them to three minutes. There were no comments from the floor.

## E. EXECUTIVE SESSION – STRATEGY SESSION REGARDING POTENTIAL LITIGATION

At 7:50 p.m. Councilmember Carlisle made a motion to go into executive session for protection of the public interest for a Strategy Session regarding Potential Litigation. Seconded by Councilmember Gowan. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 8:46 p.m. the Council came out of executive session. Councilmember Carlisle made a motion to reconvene in open and public session. Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

## COMMENTS FROM MAYOR AND COUNCIL

Councilmember Sheehan asked that staff make sure the MFP packet was prepared prior to the strategic planning sessions to give Councilmembers time to review it.

Councilmember Ronan stated that Council agreed to approve a \$500.00 reward, from the community betterment fund, for information leading to the arrest of the individual who vandalized the City tree.

At 8:51 p.m. Councilmember Carlisle made a motion to adjourn the meeting. Seconded by Councilmember Gowan. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2009.

CITY OF LA VISTA

ATTEST:

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

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



**CITY OF LA VISTA  
PLANNING COMMISSION MINUTES  
JANUARY 22, 2009**

**DRAFT**

The Planning Commission meeting of the City of La Vista was convened at 7:05 p.m. on Thursday, January 22, 2009, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Carcich, Alexander, Circo, Horihan, Hewitt, Andsager, and Gahan. Nielson and Malmquist were absent. Also in attendance was Marcus Baker, City Planner; and John Kottmann, City Engineer.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

**1. Call to Order**

The meeting was called to order by Chairman Krzywicki at 7:05 p.m. Copies of the agenda and staff report were made available to the public.

**2. Approval of Meeting Minutes – November 20, 2008**

Circo motioned to approve the minutes of November 20, 2008. Alexander seconded the motion. Ayes: Krzywicki, Alexander, Circo, Horihan, Gahan, Hewitt, Carcich and Gahan. Nays: None. Motion carried. Carcich abstained.

**3. Old Business**

**A. Revisions to City of La Vista Zoning Ordinance – Section 2.02 Definitions**

i. Staff Report: Revisions have been made to the definitions section of the Zoning Ordinance to eliminate words or phrases that appear nowhere else in the code; to add definitions to uses that are elsewhere in the code; and to revise content for definitions that are in need of clarity, rewriting, and/or updating.

The American Planning Association's Planning Advisory Service has been utilized to help determine appropriate wording for definitions.

Staff recommends approval of the proposed revisions with any added changes, if applicable.

Hewitt commented that she thought Section 2.02.443 - storm water detention - definition had been used in some of the development requirements, yet it has been proposed for deletion.

Baker said the Planning Commission had previously looked at revisions to the code to add stormwater regulations into the municipal code and the subdivision regulations. Within those separate documents, stormwater definitions are proposed to be inserted. The zoning code, however, does not use these same terms, so the definitions are proposed for deletion within the zoning code only.

Gahan questioned why the definition for "tattoo parlor" had been eliminated.

Baker said this is not a use that appears in the zoning code anywhere. However, if anyone wanted to build a tattoo parlor, then they would need to request a text amendment to the zoning code to allow such use. In which case, a definition could be proposed to the zoning code along with the proposed use.

Circo asked if a text amendment was the process used with Beyond Golf.

Baker said that applicant did not need to request a text amendment. That situation was reviewed after identifying the tavern as the primary use, which was conditionally permitted within the zoning district, and the indoor recreational use was considered as an accessory use.

ii. Public Hearing: The public hearing was closed after a recess / continuation from the previous meeting.

iii. Recommendation: Carcich motioned to recommend approval of the revisions to the City Council. Horihan seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Hewitt, Carcich and Gahan. Nays: None. Motion carried.

#### **4. New Business**

##### **A. Public Hearing for proposed revisions to the City of La Vista's Subdivision Regulations and La Vista's Municipal Code to incorporate new stormwater management regulations.**

i. Staff Report: State law is requiring local governments to manage stormwater runoff starting in 2009. On October 16, 2008, the Planning commission recommended approval of amendments to achieve compliance in stormwater management. However, significant changes were needed to the drafted revisions after this recommendation.

The City Engineer has recommended additional changes to the subdivision regulations and municipal code to reflect these needed changes. These include:

- A clarification noting that the developer must plan for the first ½ inch of stormwater runoff. (See revisions to the subdivision regulations.)
- A deletion of the statement, "address the reduction of stormwater peak discharges after development of the subject parcel to pre-development conditions for 2-year, 10-year, 50-year and 100-year return frequency storm events." (See Municipal code revision.)

These additional revisions were made to coincide with what other cities in the Omaha metro area are adopting in accordance with the recommendations of the Papio-Missouri River Natural Resource Districts (NRD).

John Kottman, City Engineer, made the added revisions to the municipal code and the subdivision regulations. The amendments drafted in October were previously desired by the NRD for adoption by the municipalities. The Planning Commission had recommended approval to City Council at that time. In the October amendments, the NRD asked for management of stormwater in 2 year, 10 year, 50 year, and 100 year storm events.

More recently, the NRD informed the City of La Vista that this is not what the cities of Papillion or Omaha had adopted. To maintain uniformity and recognize that the NRD is looking to utilize dams with regional stormwater management at peak flow control rather than at individual sites. The peak reduction of run-off reduction from the various storm events has been removed from what was considered by the Planning Commission in October. This new proposal would make the partnership communities consistent with the overall strategies.

Staff recommends approval of the revisions to the City Council.

ii. Public Hearing: Carcich motioned to open public hearing. Hewitt seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Carcich, Hewitt and Gahan. Nays: None. Public hearing opened at 7:19 p.m.

No comments were received from the public.

Carcich motioned to close the public hearing. Andsager seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Carcich, Hewitt and Gahan. Nays: None. Public hearing closed at 7:20 p.m.

iii. Recommendation: Horihan motioned to recommend approval of the revisions to the City Council. Circo seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Hewitt, Carcich and Gahan. Nays: None. Motion carried.



**DRAFT**

**5. Comments from the Floor**

None

**6. 2009 Election of Officers**

The current Planning Commission officers include:

Chair	–	Mike Krzywicki
Vice-Chair	–	Marv Carcich
Secretary	–	John Gahan

Chairperson: Carcich nominated Krzywicki. Hewitt seconded.  
All in favor of this motion signify "Aye" by voice vote: Ayes: All. Nay: None.

Vice-Chairperson: Hewitt nominated Carcich. Alexander seconded.  
All in favor of this motion signify "Aye" by voice vote: Ayes: All. Nay: None.

Secretary: Andsager nominated Gahan. Horihan seconded.  
All in favor of this motion signify "Aye" by voice vote: Ayes: All. Nay: None.

Current office holders have been re-elected to serve for an additional one year.

**7. Adoption of the 2009 Schedule of Planning Commission Hearings/City of La Vista Review Schedule**

Krzywicki suggested that the December 17, 2009 date of PC Hearing be changed to December 10, 2009 to better afford an extended holiday with family.

Recommendation: Gahan motioned to approve the schedule with the suggested change from December 17 to December 10, as well as the accompanying deadlines to this change. Carcich seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Hewitt, Carcich and Gahan. Nays: None. Motion carried.

**8. Comments from the Planning Commission**

Baker spoke about the memo from Ann Birch which was handed out to the commissioners regarding the 84<sup>th</sup> Street Corridor to establish a working group for the visioning process. This group would consist of 14-18 people total. It is desired that two of these members be from the Planning Commission, whom could dedicate themselves to this project. There would be four required meetings each of four hour durations to attend during a designated weekday proposed in the months of March, June, August and October. If some members are unable to dedicate this time but would still like to participate, there will be other opportunities. There will be interviews conducted of each planning commission member, invitations to do the walking tour, community workshops, speaker forums, etc. Please contact Mike Krzywicki, by February 12, if you have an interest in the working group. Mike can be phoned or emailed with any interest in these positions.

Baker provided a mailing from NPZA announcing the 2009 Conference to be held in Grand Island in late February 2009. Please contact Ann Birch if you have an interest in attending this conference, which is a good training experience for the commissioners.

Baker announced that he would also be attending the National APA Conference in Minneapolis.

Circo asked if Pedcor had re-applied for a multi-unit development on 96<sup>th</sup> Street and Harrison. Baker said they had not re-applied.

Krzywicki reminded the commissioners to respond to their invitation for the City of La Vista Recognition Dinner to be held February 7 at the Embassy Suites.

**DRAFT**

**9. Adjournment**

Gahan motioned to adjourn. Hewitt seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Carcich, and Gahan. Nay: None. Motioned carried. Nays: None. Meeting was adjourned at 7:40 p.m.

Reviewed by Planning Commission:

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Recorder

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Planning Commission Chair

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Approval Date



BANK NO.	BANK NAME	CHECK NO.	DATE	VENDOR NO.	VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
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1 Bank of Nebraska (600-873)									
		46004			Payroll Checks				
Thru		46008							
		46009			Gap in Checks				
Thru		95188							
		95189	1/21/2009	4067	JONES, DONNY	250.00			**MANUAL**
		95190	1/21/2009	3702	LAUGHLIN, KATHLEEN A, TRUSTEE	372.00			**MANUAL**
		95191	1/21/2009	480	UNITED STATES POSTAL SERVICE	1,350.00			**MANUAL**
		95192	1/23/2009	944	NE DEPT OF REVENUE-LOTT/51	78,500.00			**MANUAL**
		95193			Gap in Checks				
Thru		95207	VOIDED CHECKS		Printer Error-Not System Entered				
		95208	2/03/2009	3208	A C NELSEN RV WORLD	219.81			
		95209	2/03/2009	762	ACTION BATTERIES UNLTD INC	41.75			
		95210	2/03/2009	765	ADT SECURITY SERVICES	233.89			
		95211	2/03/2009	4061	AED ZONE	5,559.00			
		95212	2/03/2009	81	AMSAN	372.12			
		95213	2/03/2009	557	APWA-AMER PUBLIC WORKS ASSN	137.00			
		95214	2/03/2009	536	ARAMARK UNIFORM SERVICES INC	244.97			
		95215	2/03/2009	819	ARMBRUST, TODD M	620.25			
		95216	2/03/2009	188	ASPHALT & CONCRETE MATERIALS	80.52			
		95217	2/03/2009	706	ASSOCIATED FIRE PROTECTION	728.50			
		95218	2/03/2009	3754	AUSTIN PETERS GROUP INC	944.00			
		95219	2/03/2009	2991	BAIRD, HOLM, MCEACHEN, PEDERSEN,	99.00			
		95220	2/03/2009	201	BAKER & TAYLOR BOOKS	804.32			
		95221	2/03/2009	3169	BATTERY ZONE INC	257.17			
		95222	2/03/2009	929	BEACON BUILDING SERVICES	6,437.00			
		95223	2/03/2009	1784	BENNINGTON IMPLEMENT	251.86			
		95224	2/03/2009	3774	BENSON RECORDS MANAGEMENT CTR	63.98			
		95225	2/03/2009	410	BETTER BUSINESS EQUIPMENT	45.46			
		95226	2/03/2009	249	BKD LLP	25,000.00			
		95227	2/03/2009	196	BLACK HILLS ENERGY	12,906.25			
		95228	2/03/2009	4051	BOLEY, ANN	100.00			
		95229	2/03/2009	3760	BUETHE, PAM	20.00			
		95230	2/03/2009	4024	CALENTINE, JEFFREY	30.00			
		95231	2/03/2009	2285	CENTER POINT PUBLISHING	77.88			
		95232	2/03/2009	152	CITY OF OMAHA	1,230.08			
		95233	2/03/2009	3176	COMP CHOICE INC	962.50			
		95234	2/03/2009	2158	COX COMMUNICATIONS	63.60			
		95235	2/03/2009	3136	D & D COMMUNICATIONS	406.00			
		95236	2/03/2009	1829	DANDERAND, JOHN	620.25			
		95237	2/03/2009	111	DEMCO INCORPORATED	859.83			
		95238	2/03/2009	77	DIAMOND VOGEL PAINTS	292.00			
		95239	2/03/2009	364	DULTMEIER SALES & SERVICE	83.35			
		95240	2/03/2009	4049	ECCLES, PAT	100.00			
		95241	2/03/2009	1042	ED M. FELD EQUIPMENT	122.50			
		95242	2/03/2009	4012	EMBASSY SUITES HOTEL	307.20			

## ACCOUNTS PAYABLE CHECK REGISTER

BANK NO	BANK NAME						
CHECK NO	DATE	VENDOR NO	VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
95243	2/03/2009	562	FARQUHAR, MIKE	80.00			
95244	2/03/2009	3463	FARQUHAR, MIKE	100.00			
95245	2/03/2009	3159	FASTENAL COMPANY	8.11			
95246	2/03/2009	1235	FEDEX KINKO'S	33.75			
95247	2/03/2009	3007	FIRE-EXTRICATION-HAZMAT	50.00			
95248	2/03/2009	439	FIREGUARD INC	3,307.40			
95249	2/03/2009	142	FITZGERALD SCHORR BARMETTLER	12,102.00			
95250	2/03/2009	4050	FROEHLICH, RORY	100.00			
95251	2/03/2009	1344	GALE	77.27			
95252	2/03/2009	1161	GALL'S INCORPORATED	.00	**CLEARED**	**VOIDED**	
95253	2/03/2009	1161	GALL'S INCORPORATED	429.94			
95254	2/03/2009	3901	GAMBINO'S PIZZA	500.00			
95255	2/03/2009	53	GCR OMAHA TRUCK TIRE CENTER	27.50			
95256	2/03/2009	3271	GLENDALE PARADE STORE	213.00			
95257	2/03/2009	1660	GODFATHER'S PIZZA	115.90			
95258	2/03/2009	35	GOLDMAN, JOHN G	85.00			
95259	2/03/2009	285	GRAYBAR ELECTRIC COMPANY INC	93.92			
95260	2/03/2009	1624	GUNN, BRENDA	58.00			
95261	2/03/2009	1044	H & H CHEVROLET LLC	132.41			
95262	2/03/2009	426	HANEY SHOE STORE	120.00			
95263	2/03/2009	1744	HEARTLAND AWARDS	649.00			
95264	2/03/2009	3657	HEARTLAND PAPER	116.00			
95265	2/03/2009	376	HURST, JEAN	703.80			
95266	2/03/2009	1612	HY-VEE INC	6.02			
95267	2/03/2009	3440	ICSC-INTL COUNCIL OF SHPG CTRS	50.00			
95268	2/03/2009	162	INLAND TRUCK PARTS	97.37			
95269	2/03/2009	2762	IOWA PRISON INDUSTRIES	1,577.50			
95270	2/03/2009	1896	J Q OFFICE EQUIPMENT INC	345.02			
95271	2/03/2009	1393	JUDAH CASTER COMPANY	30.72			
95272	2/03/2009	4064	KELLY, KELLY	15.95			
95273	2/03/2009	788	KINDIG, DOUGLAS	40.00			
95274	2/03/2009	1054	KLINKER, MARK A	200.00			
95275	2/03/2009	2057	LA VISTA COMMUNITY FOUNDATION	70.00			
95276	2/03/2009	4063	LAW ENFORCEMENT SUPPLY INC	261.24			
95277	2/03/2009	4055	LAWSON PRODUCTS	281.92			
95278	2/03/2009	2380	LEXIS NEXIS MATTHEW BENDER	111.40			
95279	2/03/2009	877	LINWELD	215.92			
95280	2/03/2009	1573	LOGAN CONTRACTORS SUPPLY	15.40			
95281	2/03/2009	2124	LUKASIEWICZ, BRIAN	50.00			
95282	2/03/2009	3641	M. B. WILDER CO INC	60.00			
95283	2/03/2009	153	METRO AREA TRANSIT	605.00			
95284	2/03/2009	872	METROPOLITAN COMMUNITY COLLEGE	15,338.56			
95285	2/03/2009	553	METROPOLITAN UTILITIES DIST.	.00	**CLEARED**	**VOIDED**	
95286	2/03/2009	553	METROPOLITAN UTILITIES DIST.	720.01			
95287	2/03/2009	98	MICHAEL TODD AND COMPANY INC	471.41			
95288	2/03/2009	2497	MID AMERICA PAY PHONES	100.00			
95289	2/03/2009	184	MID CON SYSTEMS INCORPORATED	74.95			
95290	2/03/2009	3921	MID-STATES UTILITY TRAILER	97.30			
95291	2/03/2009	64	MINITEX - CPP	204.00			
95292	2/03/2009	995	MOCIC MID-STATES ORGANIZED	200.00			
95293	2/03/2009	1830	NE DEPT OF LABOR-WORKFORCE DEV	1,512.00			
95294	2/03/2009	548	NEBRASKA CLERK INSTITUTE	450.00			
95295	2/03/2009	3350	NEBRASKA IOWA SUPPLY	17,445.10			

## ACCOUNTS PAYABLE CHECK REGISTER

BANK NO	BANK NAME						
CHECK NO	DATE	VENDOR NO	VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
95296	2/03/2009	2685	NEBRASKA TURF PRODUCTS	171.00			
95297	2/03/2009	808	NEWMAN TRAFFIC SIGNS INC	1,993.75			
95298	2/03/2009	2631	NEXTEL COMMUNICATIONS	385.94			
95299	2/03/2009	2631	NEXTEL COMMUNICATIONS	93.85			
95300	2/03/2009	179	NUTS AND BOLTS INCORPORATED	82.11			
95301	2/03/2009	1968	O'KEEFE ELEVATOR COMPANY INC	928.19			
95302	2/03/2009	1014	OFFICE DEPOT INC-CINCINNATI	166.06			
95303	2/03/2009	165	OMAHA STANDARD DISTRIBUTION	222.50			
95304	2/03/2009	319	OMAHA WINNELSON	10.01			
95305	2/03/2009	401	PAPILLION LA VISTA SCHL DISTR	750.00			
95306	2/03/2009	2686	PARAMOUNT LINEN & UNIFORM	386.72			
95307	2/03/2009	1769	PAYLESS OFFICE PRODUCTS INC	223.30			
95308	2/03/2009	1821	PETTY CASH-PAM BUETHE	.00	**CLEARED**	**VOIDED**	
95309	2/03/2009	1821	PETTY CASH-PAM BUETHE	127.77			
95310	2/03/2009	1821	PETTY CASH-PAM BUETHE	90.87			
95311	2/03/2009	74	PITNEY BOWES INC-KY	.00	**CLEARED**	**VOIDED**	
95312	2/03/2009	74	PITNEY BOWES INC-KY	221.00			
95313	2/03/2009	1237	POLICE CHIEF'S ASSN OF NEBR	50.00			
95314	2/03/2009	159	PRECISION INDUSTRIES INC	117.41			
95315	2/03/2009	1910	PRESTIGE FLAG	235.81			
95316	2/03/2009	2699	PRIME TIME SPORTING GOODS LLC	2,240.00			
95317	2/03/2009	219	QWEST	1,107.68			
95318	2/03/2009	427	RAMIREZ, RITA M	43.00			
95319	2/03/2009	3139	RECORDED BOOKS, LLC	2,176.50			
95320	2/03/2009	1783	RON TURLEY ASSOCIATES INC	100.00			
95321	2/03/2009	1063	ROSE EQUIPMENT INCORPORATED	1,137.81			
95322	2/03/2009	4037	RUSTY ECK FORD	141.79			
95323	2/03/2009	487	SAPP BROS PETROLEUM INC	313.90			
95324	2/03/2009	1335	SARPY COUNTY CHAMBER OF	150.00			
95325	2/03/2009	2240	SARPY COUNTY COURTHOUSE	3,487.34			
95326	2/03/2009	150	SARPY COUNTY TREASURER	.00	**CLEARED**	**VOIDED**	
95327	2/03/2009	150	SARPY COUNTY TREASURER	26,644.25			
95328	2/03/2009	654	SERVICE EXPRESS CO INC	65.33			
95329	2/03/2009	3514	SMITH, MELANIE	78.00			
95330	2/03/2009	2704	SMOOTHER CUT ENTERPRISES INC	330.00			
95331	2/03/2009	533	SOUCIE, JOSEPH H JR	60.00			
95332	2/03/2009	3838	SPRINT	95.14			
95333	2/03/2009	2869	STANDARD DIGITAL IMAGING	52.00			
95334	2/03/2009	2634	STERIL MANUFACTURING CO	125.00			
95335	2/03/2009	47	SUBURBAN NEWSPAPERS INC	39.50			
95336	2/03/2009	913	TARGET BANK	344.92			
95337	2/03/2009	264	TED'S MOWER SALES & SERVICE	72.82			
95338	2/03/2009	809	VERIZON WIRELESS, BELLEVUE	126.29			
95339	2/03/2009	1174	WAL-MART COMMUNITY BRC	330.00			
95340	2/03/2009	968	WICK'S STERLING TRUCKS INC	1,646.62			
BANK TOTAL				247,708.01			
OUTSTANDING				247,708.01			
CLEARED				.00			
VOIDED				.00			



## MANUAL

COUNCIL MEMBER

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
FEBRUARY 3, 2009 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PURCHASE OF DIGITAL IN-CAR CAMERA SYSTEMS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ROBERT LAUSTEN POLICE CHIEF

**SYNOPSIS**

A resolution has been prepared authorizing the purchase of six digital in-car camera systems from Digital Ally, Overland Park, KS, in an amount not to exceed \$27,150.

**FISCAL IMPACT**

Funding for the equipment has been made available through grants from the Nebraska Office of Highway Safety and the La Vista Community Foundation and an approved amount in FY08/09 general fund budget.

**RECOMMENDATION**

Approval.

**BACKGROUND**

In-car video systems have proven invaluable in accurately/objectively documenting citizen contacts with police officers (predominantly during traffic stops, DUI investigations and emergency responses). La Vista has had in-car systems since approximately 1997, and technology has improved tremendously with the emergence of digital systems. Our current VHS systems are approaching the end of their life cycle and funding is available for an upgrade to a digital system. The police department originally planned for the replacement of the VHS units over a three year period; however, funding has been made available that will reduce the total replacement of the VHS systems to a two-year period.

Funding for the project was included in the FY08-09 budget contingent upon approval of a grant request. Total cost for the purchase of six systems is \$27,150. The Nebraska Office of Highway Safety awarded the police department reimbursement funding for 75% of the cost (\$20,363). Matching funds of \$6,787 are required, of which \$6,000 was approved in the police department budget and the remaining \$787 was made available through a grant from the La Vista Community Foundation.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PURCHASE OF SIX IN-CAR DIGITAL CAMERA SYSTEMS FROM DIGITAL ALLY, OVERLAND PARK, KS, IN AN AMOUNT NOT TO EXCEED \$27,150.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of a in-car digital camera systems for the City's marked police cars is necessary, and

WHEREAS, funding for the purchase was approved and included in the City's FY08-09 municipal budget, and

WHEREAS, the police department has secured the Nebraska State bid price from Digital Ally, Overland Park, KS for the equipment, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of six in-car digital video systems for the police department from Digital Ally, Overland Park, Kansas, in an amount not to exceed \$27,150.00.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2009.

CITY OF LA VISTA

\_\_\_\_\_  
Anthony Gowan, Acting Mayor

ATTEST:

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



**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
FEBRUARY 3, 2009 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
FINAL REPORT – MUNICIPAL FACILITIES PLAN	RESOLUTION ORDINANCE RECEIVE/FILE	RITA M. RAMIREZ ASSISTANT CITY ADMINISTRATOR

**SYNOPSIS**

A resolution has been prepared to adopt the Municipal Facilities Plan as prepared by the firm of Leo A. Daly.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval

**BACKGROUND**

Over the past several years as part of the annual strategic planning process the Mayor and City Council have identified adequate City facilities as part of their vision and priority. In FY03 a Municipal Facilities Plan was proposed to identify the space needs of the City for both the short-term and long term for several service areas. A decision was made at that time to proceed only with a space needs study for the Fire Department and subsequently focus on the design and construction of a second fire station.

Again in FY07 funds were budgeted for professional consulting services related to the development of a Municipal Facilities Plan focusing on General Administrative services (including Mayor/Council, Administration, City Clerk, Finance, and Public Buildings and Grounds), Community Development services, Recreation Department administrative services, and Public Works services. In October of 2007 a contract was awarded to Leo A. Daly.

The purpose of the Municipal Facilities Plan is to provide a framework and guide the City in making decisions about its municipal facilities. Further, a Municipal Facilities Plan will save the City money as it converts existing spaces to new uses so that all of the City's needs are considered comprehensively as opposed to piecemeal improvements that may only serve as short-term solutions for municipal facilities.

Over the past year Leo A. Daly representatives have completed tours of the Public Works facilities, the Golf Course facilities, the Public Safety Building, City Hall and the Community Center. They have conducted surveys and held meetings with individual Department Heads and other management employees regarding space needs. Meetings have also been held with the City's Municipal Facilities Planning Committee, which consisted of all Department Heads and Council Members Mark Ellerbeck and Ron Sheehan.

The Committee discussed several options regarding the City's future space needs and the utilization of existing space. In July of 2008 a preliminary report was presented to the Mayor and City Council and discussion was held regarding fire facility planning. Prior to completing the Municipal Facilities Plan, direction was needed from Council regarding the District 1 Fire Station. After careful consideration and study of the potential costs involved, the Committee's recommendation was to construct a new District 1 Fire Station and utilize the existing facility for other municipal functions. Council reached consensus on the Committee's recommendation and Leo A. Daly was instructed to complete the Municipal Facilities Plan and finalize cost projections and potential timelines.

Representatives from the Leo A. Daly firm will be in attendance at the meeting to present the final report and answer questions.

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ADOPTING THE MUNICIPAL FACILITIES PLAN PREPARED BY LEO A. DALY.

WHEREAS, the Mayor and City Council of the City of La Vista, Nebraska, have identified adequate City facilities as part of their vision and priority; and

WHEREAS, the Mayor and City Council determined that a need existed to evaluate current City facilities and develop a comprehensive plan to guide them when making decisions regarding municipal facilities; and

WHEREAS, a contract was awarded to the firm of Leo A. Daly in October of 2007 to complete a Municipal Facilities Study and develop a Municipal Facilities Plan; and

WHEREAS, the Mayor and City Council received a preliminary report in July of 2008 at which time they discussed and gave direction to Leo A. Daly to complete the study; and

WHEREAS, Leo A. Daly has completed the Municipal Facilities Plan as directed.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska that the Municipal Facilities Plan as prepared and submitted by Leo A. Daly and reviewed by the Mayor and City Council of the City of La Vista be, and the same hereby is, accepted and approved.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2009.

CITY OF LA VISTA

\_\_\_\_\_  
Anthony Gowan, Acting Mayor

ATTEST:

\_\_\_\_\_  
Pamela A. Bueth  
City Clerk





**CITY OF LA VISTA  
MUNICIPAL FACILITIES PLAN**

**FINAL REPORT**

October 2008

Prepared by

**LEO A DALY**

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  - 1.2. Vision
  - 1.3. Plan
  - 1.4. Previous Facility Planning Efforts
  - 1.5. Municipal Facility Plan Objective
- 2. Existing Facilities Inventory & Assessment by Building**
- 3. Municipal Facilities Needs**
  - 3.1. Projected City Growth
  - 3.2. Comparable Communities
  - 3.3. Projected Staff
  - 3.4. Projected Space Program
    - 3.4.1. Assumptions
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  - 5.2. Near Term Projects
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*La Vista's culture of  
envisioning its future has  
become a founding  
trademark for one of the  
youngest cities in the state.*



## 1. INTRODUCTION

### 1.1 History

La Vista is currently one of the fastest growing cities in the State of Nebraska. It is a relatively young and progressive city situated southwest of the Omaha metropolitan area contiguous to the cities of Bellevue, Ralston, Papillion and Omaha.

Strategically located only minutes from Offutt Air Force Base, Eppley Airfield and the Interstate highway system, La Vista has grown quickly to a community estimated to be nearly 19,000 residents. "La Vista" is Spanish for "The View", which described the scenic panorama of the Big Papio Creek Basin that was enjoyed by the City's first residents. La Vista was incorporated in 1960.

Since 1998, the City has platted over 900 acres of residential subdivisions, 300 acres of commercial property and 800 acres of industrial business parks. La Vista has become home to a number of market leading businesses because of its location and commitment of the Mayor and City Council to envision the City's future in partnership with its corporate citizens.

The community embraces a progressive plan for future growth and is able to attract and retain diverse businesses and highly skilled residents as a result of the City's solid infrastructure and convenient location.

The City is excited about a new 250 acre commercial development (Southport) envisioned as an upscale destination, retail and office park setting. Cabela's, Inc., the "World's Foremost Outfitter" of hunting, fishing and outdoor gear, has opened one of its destination superstores in this development. The Hampton Inn and Suites is now open. Southport will also feature a John Q. Hammons Hotel/Convention Center project in partnership with the City of La Vista.

Many large, national businesses have chosen La Vista as a great place to grow. Many of the largest employers in Sarpy County are located in La Vista. These include

- PayPal (an Ebay company)
- HP Computers
- Streck Laboratories, Inc.
- CSG Systems, Inc.
- Rotella's Bakery
- Education Service Unit #3
- Oriental Trading Co.
- Claas Omaha.

### 1.2 City Vision

Develop a city that is better by design. Be recognized as a city that embraces a progressive plan for future growth and at the same time maintains a safe and family-oriented culture. Attract and retain diverse businesses and highly skilled residents as a result of the city's solid infrastructure and convenient location.

### 1.3 City Plan

La Vista's culture of envisioning its future has become a founding trademark for one of the youngest cities in the state. The city has developed a plan that has allowed for exponential and planned growth making it also one of the fastest growing cities in Nebraska.

### 1.4 Previous Facilities Planning Efforts

In an effort to improve the flexibility of municipal facilities, the city has undertaken two previous space planning studies. The first of these was an Architectural Space Program for the police department completed in 2001; the second was a Space Needs Analysis for the fire department which was completed in 2004.

The program for the police department identified a need for an expanded facility in order for the police department to function even at minimal levels. The result was a new police facility that meets the current needs of the department and anticipates the growth needed in the future. The developers of the space needs analysis for the fire department arrived at much the same conclusions, and the result was the construction of a new satellite station.

In both studies, and in a previous master plan completed in 1995, a common conclusion was that the existing facilities currently housing those two entities could not be efficiently and effectively expanded, primarily due to site constraints.

Building on the success of the police and fire station studies, the City of La Vista has embarked on this study to assess the space needs of the remaining city departments and develop a plan for capital improvements to existing facilities and prioritize new building projects.

### 1.5 Municipal Facilities Plan Objectives

- Evaluate existing municipal properties for space and infrastructure deficiencies
- Develop strategic plan for use and/or reuse of municipal buildings
- Evaluate best use of city owned properties
- Identify the highest and best use of city owned property and construction funds
- Create a flexible work environment for city departments that can expand as needed with future growth





City hall front office is overcrowded and noisy.



Senior Group would be better served if provided a dedicated space instead of sharing the Recreation Center kitchen and meeting rooms.



## 2. EXISTING FACILITIES

### 2.1 City Hall & Recreation Center

#### 2.1.1 Existing Conditions

Designed and built in the early 1990s, the combined City Hall and Recreation Center is in excellent physical condition. Yet the current design did not plan for future growth. With rapid population growth in the 1990s, the existing building is simply not big enough for current staffing levels and community recreation demands.

**Departments:** City Administration, City Council Chambers, Community Development and Recreation Department.

#### 2.1.2 Deficiencies

##### 2.1.2.1 Architectural: General space deficiencies for staff, storage and equipment.

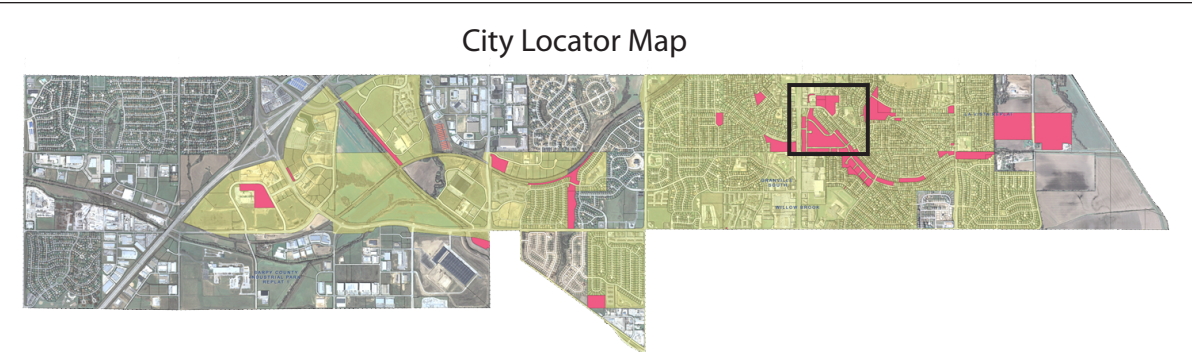
###### City Hall

- Meeting rooms – not enough, break room used as conference room, no A/V capabilities
- Large conference room not large enough
- General office work space not adequate – size, acoustics, layout, security
- Record storage insufficient – secure/fire/water proof
- Break room undersized for number of staff
- City Council does not have office/conference space
- Lack adequate file storage
- Council chambers presentation capabilities inadequate –screen behind mayor
- Space is inflexible – no capability to grow
- Workroom and vault have been converted to office space over time
- Community Development - 5 inspectors sharing one office, Director's office is isolated from staff

###### Recreation Center

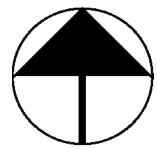
- Office space for staff too small
- Larger area for children/adolescents with visibility for supervision
- Locker/shower Room – too small (need double or triple size), worn finishes, ventilation problems (humidity issues/lack of appropriate fresh air exchanges)
- Fitness room - too small
- Dance room – too small, additional room
- Senior Center/Space – need dedicated space, high demand
- Vending area – hard to monitor = vandalism, too small
- Control/check-in removed from front entrance
- Demand for walking track
- High demand for gym activities, may need additional gym
- Heat gain at front entrance – summer, sunset
- No outdoor recreation area near community center





### Property List

- A. Golf Clubhouse
- B. City Owned Property  
(Building and parking lot has been removed)
- C. Recreation Center
- D. City Hall
- E. Fire Station #1 (with Former Police Station)
- F. Golf Maintenance Facility



Approx. Scale 1:200







Boiler flue for the City Hall/Recreation Center should be extended so that it terminates two feet above the roof line.

#### 2.1.2.2 Mechanical:

- **File Storage Sprinkler System:** The file storage areas of the City Hall have a wet pipe sprinkler system. A broken sprinkler head or leaking pipe could cause damage to these documents. A dry-pipe pre-action sprinkler system or gaseous system might want to be considered.
- **PVC Vent Piping:** Vent piping from the sink in a multi-purpose room was observed to be PVC. As the space above the ceiling is a return air plenum, PVC pipe is not allowed to be installed in the plenum because of the smoke rating of the PVC. We would recommend investigating other locations where PVC pipe may be installed and either replace this pipe with cast iron or copper or wrap the PVC pipe with insulation with an all service jacket of an approved fire/smoke rating.
- **Exhaust Ventilation:** The exhaust ventilation in the locker rooms appears to be low. We observed that there did not appear to be any air being drawn in from the exhaust grille by the mens shower. We would recommend verifying that the fan belt is on and the fan is operating appropriately. We would also recommend that a Test and Balance Contractor be obtained to possibly re-sheave the fan to increase the air flow.
- **Boiler Flue:** The boiler flue terminates adjacent to the building and below the roof line as shown on the photograph. NFPA 54 requires that flues from gas fired appliances terminate two feet above anything within 10 feet. Therefore, the flue needs to be raised to two feet above the roof or routed away from the building wall 10 feet.
- **Server Room:** The Server Room in City Hall is air conditioned by the fan powered VAV system. This system is not on emergency power. We would recommend providing a new split system on emergency power to back-up the main building air handler.
- **Heating and Chilled Water System:** The heating and chilled water systems are filled with a 50% solution of DowTherm anti-freeze. This anti-freeze is used to protect the coils in the air handler from possibly freezing if the outside air damper sticks open. Reducing the concentration of DowTherm to 30% will prevent the pipe from bursting; the solution may slush up in the pipe, but will increase the heat transfer and reduce the viscosity of the solution in the pipe.

#### 2.1.2.3 Electrical:

- No expansion capabilities in server room.

#### 2.1.2.4 Site/Civil:

- **ADA:** ADA accessibility from the parking lot east of the City Hall needs to be corrected.
- **Drainage:** Drainage along the west side of the City Hall/Community Center should be collected in a storm sewer pipe and drained to a storm system if possible.
- **Lighting/Safety:** Poor lighting in employee parking lot.



Training room and training officers are located in a different level of the building and disconnected from the rest of the station.

## 2.2 Fire Station #1

### 2.2.1 Existing Conditions

Originally built in 1977, the Fire Station is one the oldest city-owned buildings. Over time multiple additions and changes in functions has created a hodge-podge of spaces that lack flow and connectivity. The entrances are also difficult to find.

The main concerns about this building are the safety issues. The air quality in the apparatus room is extremely poor. Additionally, the poor design of the exhaust system is pushing vehicle exhaust into the building creating poor indoor air quality in the office, locker room and sleeping areas of the lower levels. Other safety issues are also related to the design of the apparatus room including the close proximity of equipment lockers to vehicle lanes and lack of pull-through capabilities for large vehicles in a residential neighborhood.

**Departments:** Fire Department Headquarters and Training Facility and Public Building and Grounds Maintenance Department.

### 2.2.2 Deficiencies

**2.2.2.1 Architectural:** General space deficiencies for staff, storage and equipment.

- Multiple additions have created a hodge-podge of spaces, lacks flow, hidden/difficult to find entrances, training room and training offices remote from rest of facility
- Lacks drive-through bays – unsafe conditions caused by apparatus backing up (blocking traffic, small children in area)
- Make-shift fitness area in apparatus bay
- Unsuitable storage for medical stock – contamination issues
- Inadequate space for current/future needs – apparatus/equipment storage and personnel space
- Unsafe condition created by the close proximity of gear lockers and trucks leaving
- Building lacks central office core
- Locker rooms insufficient – no shower for females, male locker room undersized
- Need more computer stations for staff to write reports with some privacy (HIPPA violations)
- Exhaust system for bays inadequate/inefficient – poor indoor air quality in building, exhaust is pushed into building (Non-compliance with NFPA codes)
- Skylights in apparatus bay leak
- Underutilized space in old police office
- No Emergency Operations Center
- Tool room too small
- Not ideal for hosting firehouse tours, open house events, public education or fund-raising events
- Parking inadequate





Office space lacks privacy and has poor air quality due to the inefficiency of exhaust system in adjacent apparatus room.



Skylights in apparatus room are prone to leaks.



- No conference room/meeting rooms
- Sleeping quarters – small, no gender separation
- Kitchen equipment is residential – commercial equipment best for quantity of food produced

#### 2.2.2.2 Mechanical:

- **Apparatus Room Ventilation:** Ventilation of the Apparatus room is currently adjacent to supply fans and relief hoods. The supply fans are over pressurizing the space sending diesel fumes into the building when the fire trucks start up. This system is in violation of NFPA codes. A new system could be installed that would exhaust 6 air changes/hour from the space. These exhaust fans would be located on the roof. To prevent freezing, an indirect gas fired make-up air unit would also be located on the roof. The make-up air unit would be sized to deliver slightly less than the exhaust air flow to maintain a negative pressure in the space.
- **Heating System:** The existing boiler, fan coils, and piping system are in poor condition and should be replaced. High efficient gas furnaces could be provided and connected to the existing ductwork. Furnace rooms could be created on the upper floor for the respective north and south zones. Two new furnaces could be provided in the existing mechanical room to serve the lower level. Additional furnaces may need to be added to provide cooling to interior spaces depending on a final configuration and use of the space. The three existing condensing units that are less than 5 years old would be reused and a new condensing unit would be provided.
- **Apparatus Room Heating:** As noted above, the boiler and piping system is in poor condition. The Apparatus room would be heated by gas-fired radiant heaters.
- **Rooftop Unit Size:** 10-ton rooftop unit at fire station training – confirm rooftop unit is sized correctly.

#### 2.2.2.3 Electrical:

- None identified, if remodeled electrical should be repaired or replaced to accommodate future use.

#### 2.2.2.4 Site/Civil:

- **Parking:** Need for additional parking.

### 2.3 Golf Course Clubhouse & Maintenance Facility

#### 2.3.1 Existing Conditions

The golf course has two buildings: the clubhouse and maintenance facility. The clubhouse has one primary room with restrooms, a small sales booth, food concessions and dinning/lounge area. Golf carts are stored in the basement of the clubhouse. On the south side of building is a small patio. The club house is operated year round by the Recreation Department.

The maintenance facility is primarily used in the warm seasons for the golf course maintenance crew. The building has a small workshop with equipment storage, restroom, and office/breakroom. This building is primarily operated by the Public Works Parks Division.



Large south facing windows on clubhouse are contributing to the heat gain problem making it difficult to maintain a comfortable temperature during the summer.



Retaining wall at golf clubhouse is not structurally sound.



## 2.3.2 Deficiencies

### 2.3.2.1 Architectural:

#### Golf Clubhouse

- Recommend extension of roof overhang on south side of clubhouse to shade windows from summer sun and reduce heat gain/cooling load.
- Clubhouse meets minimum needs of the golf course
- Additional golf carts needed due to increase demand (25% increase last year) – no additional storage capacity.
- Kitchen facilities limit food service possibilities
- Small merchandising area/pro shop
- No locker rooms for golfers
- Restrooms small and out of date/appears dingy

#### Golf Maintenance Facility

- Combined office and break room is inefficient.

### 2.3.2.2 Mechanical:

#### Golf Clubhouse

- **Sump Pump:** Provide a new sump pump to remove water from the drain at the bottom of the ramp into the golf cart storage. This pump should be sized to address water at the bottom of the ramp as well as rain water running down the ramp and off of the building.
- **Sump Discharge:** Reroute the discharge of the sump pump such that it is not connected to the sanitary sewer as this is a code violation. The discharge can be day lighted or connected to the storm sewer.
- **Cooling Problems:** Modify the existing building envelope and HVAC system. The existing HVAC system cannot handle the cooling load due heat gain associated with the large expanse of glass on the south side. Architectural remedies such as an extension of the roof overhang should be considered. Additional split system furnaces can also be added in order to accommodate the cooling load.
- **Basement Exhaust:** Verify the air flow of the exhaust fan in the basement where the golf carts are charged. The air flow should be equivalent to 1 cubic foot per minute (cfm) per square foot of space.

#### Golf Maintenance Facility

- Lacks storage for dry goods and equipment
- Separate break room from office
- No shower at this location
- Protect parking lot from stray balls – minimize vehicle damage

### 2.3.2.3 Electrical:

- None found.



The sewer equipment has minimal clearance which results in occasional damage to the building and vehicle. This risk would be minimized by designing a new facility to accommodate the large scale of sewer equipment.

#### 2.3.2.4 Site/Civil:

##### Golf Club House

- **Retaining Wall:** Retaining wall at golf cart ramp is not structurally sound and needs to be replaced.
- **Ramp Drainage:** Drainage in ramped area needs to be re-directed from sanitary sewer to storm sewer or day light to nearby pond.
- **ADA:** ADA accessibility at the Golf Club House Entrance needs to be provided.

##### Golf Maintenance Facility

- **Concrete Pad:** The concrete pad west of the Golf Maintenance Facility needs to be replaced. New pad should have a curb to collect the wash water from the mowers, and clean it before discharge.
- **Screening:** Add a massing of trees to screen and enhance the facilities from the adjacent neighbors.

## 2.4 Public Works

### 2.4.1 Existing Conditions

The Public Works facility was designed and built in 1992 and does not meet the demands of all five public works divisions. Some of the obvious issues are lack of parking for both city-owned and employee vehicles, locker and break rooms are too small and a lack of storage space. Overall, the building would be adequate for vehicle maintenance and street division functions, if other divisions were housed in other buildings or at other sites.

**Departments:** Public Works five divisions: Administration, Streets, Parks, Sewer, and Fleet.

### 2.4.2 Deficiencies

#### 2.4.2.1 Architectural: General space deficiencies for staff, storage and equipment.

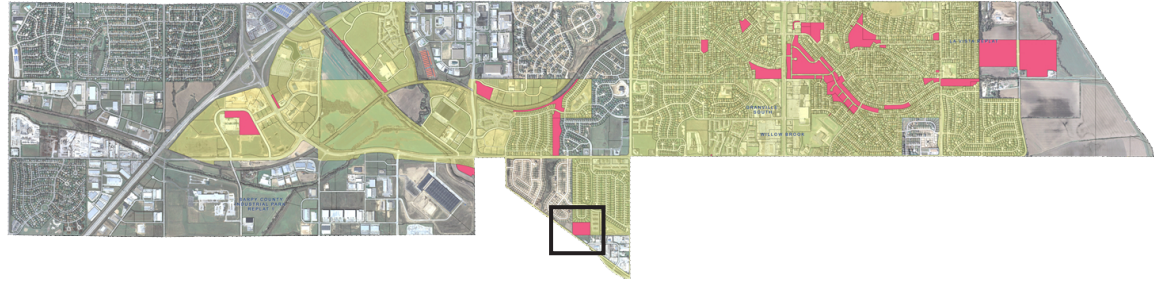
##### Public Works Facility

- Lack conference room (10-12 person capacity)
- Plan storage/review space inadequate
- No meeting/training room (60 person capacity), can share with Fire station/city hall
- No work station with computer for foreman/mechanics
- Locker room undersized – not enough lockers, changing area confined, uniform storage undersized, poor location
- Break room undersized for current staff levels
- Lack of adequate storage – small/medium tools/equipment, Large equipment implements, work space in shops used as make-shift storage, mezzanine storage space good – but dusty
- Parts storage room at capacity
- Lack of enclosed truck bay for vehicle parking during winter, some equipment needs heated storage
- Need for Parking – city and employee vehicles



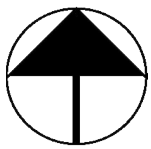
Copy and fax machines would be better located in a work room instead of the Public Works front office.





**Property List**

- A. Possible Expansion Property
- B. Public Works Building
- C. Fueling Station
- D. Salt and Sand Storage
- E. Sewer Division and Cold Storage Building



Approx. Scale 1:100







Fueling station and storage should have spill protection dike.



Server room is also used for storage, due to security issues access to the server should be restricted.

- Lack adequate salt/sand storage capacity, storm water run-off control/capture
- Sewer Division needs permanent facility – currently housed in make-shift cold storage building, sensitive equipment requires heated storage, no room for expansion, no running water/restrooms
- Front office needs work room for copiers, fax, printers, files, etc – equipment is noisy
- Front office storage is undersized and located in janitor's closet
- Need exterior wash bay with catch basin (must meet best management practices for Storm Water regulations)
- Need additional administrative assistant work station
- Need flexible work stations for line staff
- Offices are small and need small meeting area/table
- Need dedicated uniform pick-up/drop-off
- Shop is adequate for street and fleet maintenance needs but Parks division should have dedicated small equipment repair shop
- Sign storage and work space is limited/at capacity
- Need off site storage for large dirt and material piles, ideally away from residential functions and view from arterial streets
- No dedicated space for Snow Boss Operations, currently use break room

#### Park Division Facilities

- Park Division needs centralized maintenance/shop facility
- Satellite facilities are undersized
- Lack cold storage for dry goods/equipment – fertilizer, chalk, seed and soil amendments, seasonal equipment storage
- Existing storage facilities are salvaged sheds or old unused buildings (old sewer plant), not always ideal

#### **2.4.2.2 Mechanical:**

- **Break Room:** The stove top in the Break Room does not have a grease hood or fire suppression system. The authority having jurisdiction should be consulted as to whether this is acceptable.
- **Carbon Monoxide Detection System:** There did not appear to be a carbon monoxide detection system installed to operate the exhaust fans in the maintenance areas.

#### **2.4.2.3 Electrical:**

- **Women's Locker Room:** Install a new strobe light in the women's locker area.
- **Fire Exiting:** Install a new exit light with battery pack above door at NE end of woodshop and above exterior door of storage room adjacent to wood shop.
- **Computer Equipment Room:** Recommend either changing the designation of the storage room to Computer Equipment Room and verify room has adequate ventilation or relocate computer equipment and cabling to a new location designated specifically for this use. Restrict or limit access.

**2.4.2.4 Site/Civil:**

- **Spill Protection:** Fueling facility at the Public Works building should have a dike to prevent discharge from the area in case of a spill.
- **Stormwater Discharge:** The storm water coming from the area where the salt, sand, and the equipment are stored and repaired should be cleaned before leaving the site. The land along the south side of the site could be regraded to create an infiltration cell to capture the water and filter out impurities prior to leaving the site.
- **Screening:** Add a massing of trees to screen and enhance the facilities from the adjacent neighbors.

**2.5 Miscellaneous Buildings**

**2.5.1 Existing Conditions**

The ball field concessions buildings and old sewer plant were also inspected as part of this planning process. The concessions buildings include a small food vending area with customer window and a maintenance shop for grounds equipment storage and maintenance. The old sewer building is currently used as a storage building for chemicals and miscellaneous parks equipment. Additionally, small storage sheds were also noted on park property, but not inspected by consultant team. These buildings are operated and maintained primarily by the Parks Division.

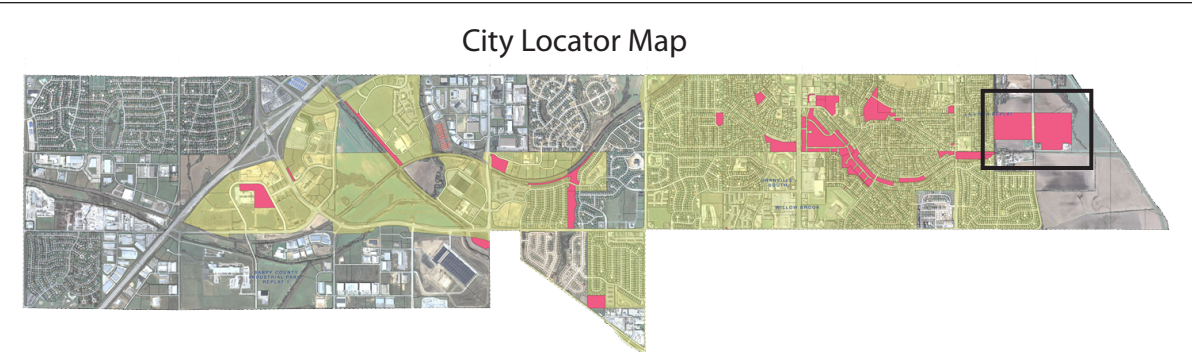
**Concessions**

- No deficiencies were identified.

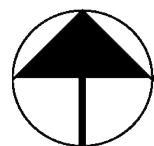
**Old Sewer Plant**

- No fire protection system or alarm, specifically a concern due to the storage of flammable chemicals.
- Difficult access via service road.
- Questionably secure, but at least not easily accessible by the public.
- Should not be considered a long term storage solution in current condition.





- Property List**
- A. Ball Fields and Concession
  - B. Old Sewer Plant



Approx. Scale 1:400





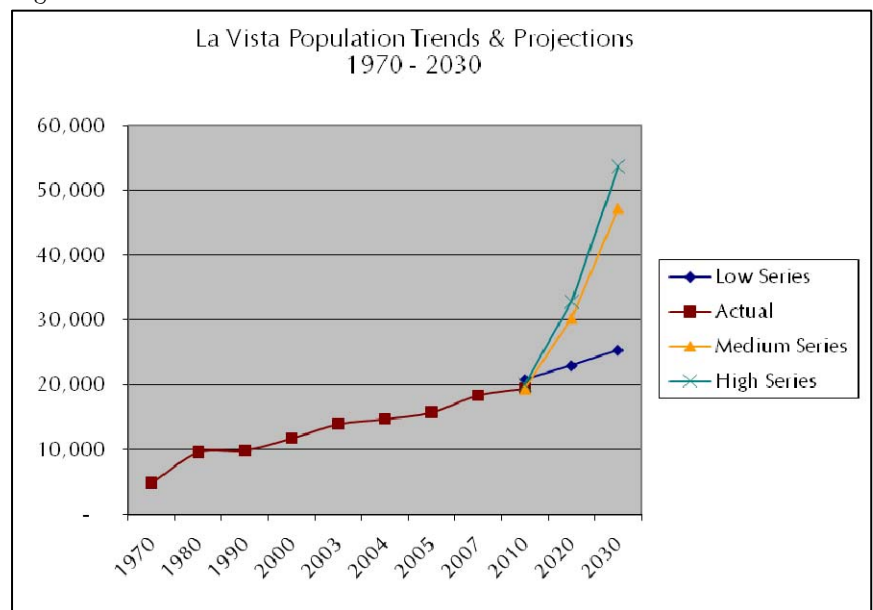
### 3. Municipal Facilities Needs

#### 3.1 Projected City Growth

The city of La Vista is largely built out at this time, so population growth in the future is likely to be attributed to the annexation of extraterritorial land to the west up to 168<sup>th</sup> Street. The majority of this land is either platted, developed or in various stages of the development process.

Two methods were used to analyze La Vista's population growth over the next twenty years. First, illustrated in Figure 3.1.1 is based on a combination of US Census data for the City of La Vista and projection compiled by La Vista's Community Development Department. This projection method indicates a high, medium and low series and provides a possible range of population growth for the City. The second method, Figure 3.1.2 is based on US Census data and the newly adopted annexation plan with existing and build-out population associated with

Figure 3.1.1



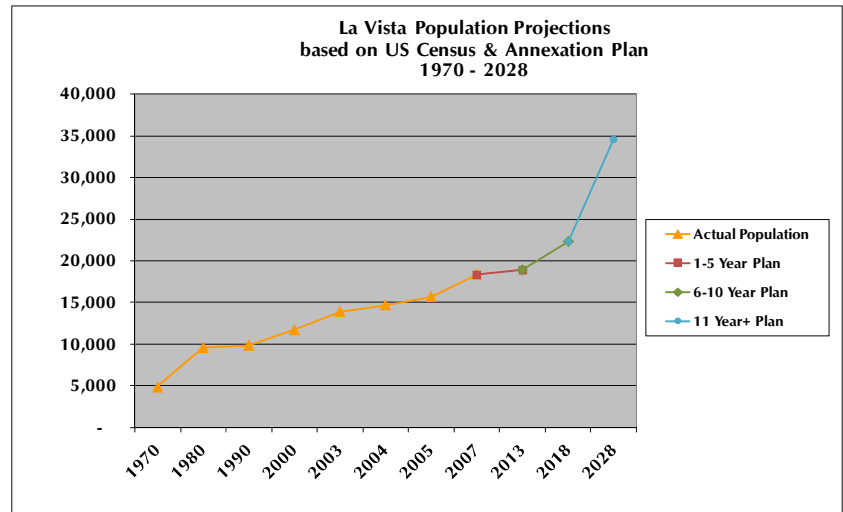
Source: US Census and La Vista Community Development Department.

planned annexations.

For the purpose of this study, we have assumed full annexation of extraterritorial jurisdiction will occur in the next 20-30 years. That being said, one of the goals of this master plan is to plan for flexibility which includes planning for city staff additions and additional demands for city services associated with the annexation of extraterritorial land. Capital improvement plans need to consider the impact of anticipated growth of the city on existing and future building projects. It is also suggested that

capital improvement timelines be reviewed every 5 years to ensure the actual growth of the city is in line with annexation plans and population growth.

Figure 3.1.2

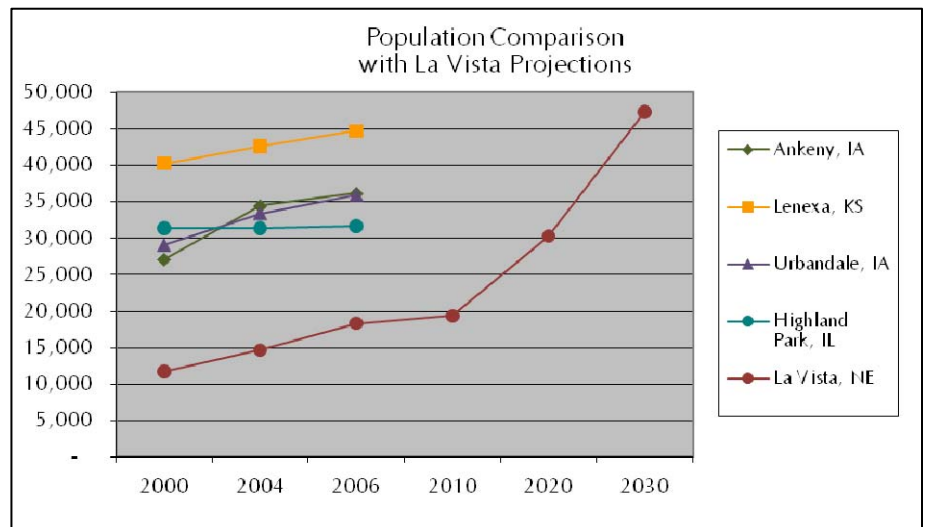


Source: US Census and City of La Vista, Summary of Subdivision, dated 2/26/08.

### 3.2 Comparison Communities

The following is a comparison of cities that are similar in size to La Vista as population grows and land is annexed. In the following population comparison, we have used the medium series developed by the La Vista Community Development Department for the City Comprehensive Plan, updated in 2003 for projected population. Although La Vista's current population is less than the comparison cities, the projected population growth makes La Vista equal and possibly greater than the 2006 comparison population. Therefore, examining city staffing levels for these communities may predict the staff requirements for La Vista in the future.

Figure 3.2.1: Population Comparison





Lenexa, KS city leadership took an active role in promoting the development of the Lenexa City Center which is a mixed-use project and will include municipal buildings and community centers.  
Source: [www.lenexacitycenter.com](http://www.lenexacitycenter.com).

The following chart shows the variation of physical size, population and city staff of the cities studied. Compared to the other cities studied, La Vista is the smallest in land area, population and total city staff. On the other hand, La Vista has the highest population density of all cities studied. And although La Vista has the smallest total city staff FTE, they appear to be average for city staff per capita.

Figure 3.2.2: Comparison Cities Characteristics

	Land Area in Square Miles <sup>1</sup>	2000 Population <sup>1</sup>	Population Density (per square mile) <sup>1</sup>	Total City Staff FTE <sup>2</sup>	City Staff per capita <sup>3</sup>
Ankeny, IA	16.77	27,117	1,616	220	0.006
Lenexa, KS	34.4	40,238	1,174	458	0.010
Urbandale, IA	20.7	29,072	1,405	180	0.005
Highland Park, IL	12.4	31,365	2,538	312	0.010
La Vista, NE	2.84	11,699	4,115	123	0.007

Notes:

1. Based on 2000 US Census Data
2. Based on 2006-07 Budget reporting
3. Based on "Total City Staff FTE" / 2006 estimated population



Highland Park's Sunset Valley Golf Course.  
Picture source: www.pdhp.org.

When examining these model communities, it was noted that the cities did not offer the same services. For example, many of the communities studied have a paid fire department versus a volunteer department. The following matrix shows the various departments of each city.

Figure 3.2.3: Comparison Cities Departments Matrix

Departments	Ankeny, IA	Lenexa, KS	Urbandale, IA	Highland Park, IL	La Vista, NE
City Manager/Administration	x	x	x	x	x
City Clerk	x	x	x	x	x
Finance	x	x	x	x	x
Community Planning/Development	x	x	x	x	x
Communications				x	
Public Works	x	x	x	x	x
Human Resources/Personnel Dept.	x	x	x	x	x
Parks & Recreation	x	x	x	x*	x
Fire Department - Paid	x	x	x	x	
Fire Department - Volunteer					x
Police	x	x	x	x	x
Legal		x	x	x	
Information Technology			x		
Water Department			x		
Library	x		x	x*	x
Senior Center				x	

\* Municipal agency or division financially separate from general city funds and not included in staff totals.



### 3.3 Staff Projections Analysis

Associated with population growth and annexation of land is a need to increase city staff. This relationship is easily quantified for some departments such as Public Works due to the direct correlation between physical infrastructure and the staff required to maintain the city infrastructure. The city administrative departments also will experience growing pains related to land annexation and population increase.

At this time, existing city buildings are at maximum capacity for current staffing levels. Unexpected population and development growth in the late 1980s and 1990s has pushed the capacity of city buildings to their limit. Specifically in the City Hall, it is difficult to add staff simply due to space constraints. All available space has been converted to offices and has impacted the quality of space and work performance.

### 3.3 Staff Projection Analysis

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Public Works Department Staff</b>					
Administration	2	3	4	4	4
Streets Division	11	14	18	22	25
Parks Division	11	15	19	23	27
Sewer Division	6	8	11	13	15
Fleet Service	3	5	6	7	8
Golf Course	2	3	3	3	3
<b>Full Time Total</b>	<b>35</b>	<b>48</b>	<b>61</b>	<b>72</b>	<b>82</b>
Part Time	2	3	5	8	10
Seasonal	15	20	24	28	30
<b>Part Time Total</b>	<b>17</b>	<b>23</b>	<b>29</b>	<b>36</b>	<b>40</b>
<b>Public Works Dept. Staff Total</b>	<b>52</b>	<b>71</b>	<b>90</b>	<b>108</b>	<b>122</b>
Public Works Dept. Notes:					
1. Assume full annexation within 20-30 years.					
2. Staff projections based on as compared to current staffing levels:					
Streets - number of additional lane miles					
Parks - number of additional parks and right-of-way acres					
Sewer - number of additional sewer line footage					
Fleet Services - number of current vehicles and equipment per dept. city wide in relationship to lane mile and sq. miles serviced.					

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Recreation Department Staff</b>					
Full Time	6	7	7	8	8
Part Time	10	10	20	25	30
Seasonal	20	40	40	45	50
<b>Recreation Dept. Staff Total</b>	<b>36</b>	<b>57</b>	<b>67</b>	<b>78</b>	<b>88</b>
Recreation Dept. Notes:					
1. Basis for staff additions: new program offerings; increased population, increased workloads					
2. Assumes expanded community center in 10 years; new aquatics facility in five years.					
3. Part time and seasonal numbers include Golf Course					

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Fire Department Staff</b>					
Full Time (paid)	2	3	4	6	6
Part Time			1	1	1
Volunteers	55	75	75	85	100
<b>Fire Dept. Staff Total</b>	<b>57</b>	<b>78</b>	<b>80</b>	<b>92</b>	<b>107</b>
Fire Dept. Notes:					
1. Volunteer staff split between Fire Station 1 and 2, currently understaffed.					
2. Add Fire Training Officer in 5 yrs., add Asst. Chief and PT admin. support in 10 yrs., add 2 additional FT positions in 15 yrs.					
2. 20 year projection dependant upon future annexations, legislative agendas, commercial and industrial expansion, etc.					

### 3.3 Staff Projection Analysis

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Administration Department Staff</b>					
Administration	4	6	8	8	8
Information Technology Director	0	0	1	1	1
City Clerk's Office	3	5	5	5	6
Finance Department	2	4	5	5	5
<b>Administration Dept. Staff Total</b>	<b>9</b>	<b>15</b>	<b>19</b>	<b>19</b>	<b>20</b>
Administration Dept. Notes:					
1. Current space limitations eliminates possibility of adding staff.					
2. Finance Director currently coordinates IT needs/issues.					

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Community Development Department Staff</b>					
Planning Division	3	3	4	4	4
Part Time Intern	1	1	1	1	1
Building Inspection Division - Full Time	4	4	6	6	6
Part Time (authorized but not hired)	1	1			
<b>Comm. Dev. Dept. Staff Total</b>	<b>9</b>	<b>9</b>	<b>11</b>	<b>11</b>	<b>11</b>
Community Development Dept. Notes:					
1. Current space limitations eliminates possibility of adding staff. Could benefit by adding intern to staff.					
2. Add Planning Asst., 1 clerical position, and make PT Inspector position full time in 10 years.					
3. Staff additions based on creation of rental inspection program and additional annexations.					

	Current	5 Years	10 Years	15 Years	20-30 Years Full Annexation
<b>Public Buildings &amp; Grounds Department Staff</b>					
Full Time	3	4	6	7	7
Part Time	1	1	0	0	0
Janitorial Service Contracted Out					
<b>Bldg &amp; Grounds Dept. Staff Total</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>7</b>
Public Bldg & Grounds Dept. Notes:					
1. Janitorial Services Contracted out.					
2. Add Htg. & A/C Specialist in 5 yrs.; Additional Maintenance Worker & PT to FT in 10 years					
3. Staffing numbers based on additional/expanded facilities & age of existing facilities					
4. Staff and equipment temporarily housed in former police station. No permanent location.					

[illegible]

### 3.4.1 Assumptions



## 3.4.2 Space Program by Department

City Administration						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>Administration Offices &amp; Workspaces</b>						
City Administrator	1	292	1	300	300	8
Assistant City Administrator	1	178	2	200	400	222
Human Resources Asst.	1	143	1	200	200	57
City Clerk	1	188	1	200	200	12
Finance Director	1	152	1	200	200	48
Information Technology Dir.	0		1	200	200	200
Future Administrative Office (Small Conference Room until needed)	0		1	200	200	200
Mayor's Office Suite						
Mayor's Office	1	175	1	250	250	75
Executive Assistant	0		1	80	80	80
Shared Council Office	0		1	200	200	200
Front Open Office	5	714				146
Receptionist			1	100	100	
Administrative Assistants			5	60	300	
Flex Workstation - Interns	0		4	40	160	
Back Open Office						
Finance Assistant			4	60	240	
Administrative Assistant			1	60	60	
<b>Community Development Division</b>						
Planning						
Planning Director's Office	1	241	1	200	200	-41
Staff Planner	1	322	1	100	100	-222
Intern Flex Workspace	0		2	40	80	80
Building Inspection Open Office						
Inspector's Work Station	4	342	6	90	540	198
Plans Review Stations	0	0	2	90	180	180
Plans Storage	1	77	1	200	200	123
Workroom/Plotter Room	0	0	1	250	250	250
<b>Administration Common Space</b>						
Lobby	1	1,360	1	1,360	1,360	0
Council Chamber	1	2,060	1	2,060	2,060	0
Conference Rooms						
Small Conf. (2-4 person)			2	100	200	200
Medium Conf. (4-8 person)			2	220	440	440
Large Conf. Room (Future capacity 20-25 person)	1	360	1	600	600	240
Room	0		Included in New Fire Station			
Central File Storage	1	280	1	800	800	520
Work Room	1	365	1	500	500	135
Communications Rooms	1	100	1	200	200	100
Break Room	1	345	1	600	600	255
Restrooms						
Public - Men's & Women's	1	327	1	327	327	0
Employee - Men's & Women's	1	220	1	220	220	0
Custodial	2	100	2	50	100	0
<b>Total Net SF for City Administration</b>		<b>8,341</b>			<b>12,047</b>	<b>3,706</b>
Net to Gross Tip up 30%		2,502			3,614	
<b>Total Gross SF for City Administration</b>		<b>10,843</b>			<b>15,661</b>	<b>4,818</b>

3.4.2 Space Program by Department

Recreation Department						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>Recreation Office Space</b>						
Recreation Director's Office	1	203	1	200	200	-3
Asst. Rec. Director's Office	1	50	1	150	150	100
Shared Workspace	1	163				-163
Program Director	1		1	60	60	60
Program Coordinator	1		2	60	120	120
Receptionist/secretary			1	60	60	60
Flex workspace			2	40	80	80
Break Room	Shared with city hall		1	400	400	400
Work Room	1	161	1	160	160	-1
<b>Recreation Center Common Spaces</b>						
Check in/Reception Area	0		1	150	150	150
Fitness Room	1	570	1	1,500	1,500	930
Dance Room	1	875	1	875	875	0
Vending Area	1	350	1	350	350	0
Gym	1	7,450	2	7,450	14,900	7,450
Racquetball Courts	2	1,590	2	795	1,590	0
Locker Rooms	2	430	2	800	1,600	1,170
Community Rooms						
Community Rooms	5	2,850	5	570	2,850	0
Ceramics w/ Kiln Room	1	685	1	685	685	0
Large Meeting Room - 100 person	0			1,500	0	0
Stage	1	715	1	715	715	0
Game Room	1	1,975	1	1,975	1,975	0
First Aid Room	1	150	1	150	150	0
Kitchen	1	485	1	485	485	0
Storage	4	2,100	4		2,100	0
Custodial	1	105	1	105	685	580
Restrooms	2	665	2		665	0
<b>Total Net SF for Recreation Dept.</b>		<b>21,572</b>			<b>32,505</b>	<b>10,933</b>
Net to Gross Tip up 30%		6,472			9,752	
<b>Total Gross SF for Recreation Dept.</b>		<b>28,044</b>			<b>42,257</b>	<b>14,213</b>

### 3.4.2 Space Program by Department

Senior Center						
Note: Senior programs currently use Recreation Center kitchen and meeting rooms, not dedicated space.						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>All Spaces</b>						
Vestibule			1	60	60	
Lobby			1	120	120	
Senior Center Director's Office			1	200	200	
Main Assembly			1	3,500	3,500	
Game Room			1	400	400	
Quilt Room/ Conference			1	300	300	
Heritage Room			1	200	200	
Preperation Kithchen			1	300	300	
Assembly Kitchen			1	140	140	
Dry Storage Pantry			1	150	150	
Public Mens Restroom			1	120	120	
Public Womens Restroom			1	140	140	
Custodial			1	80	80	
Storage			1	150	150	
Garage			1	800	800	
<b>Total Net SF for Senior Center</b>					<b>6,660</b>	6,660
Net to Gross Tip up 30%					1,998	
<b>Total Gross SF for Senior Center</b>					<b>8,658</b>	



### 3.4.2 Space Program by Department

Public Works Department						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>Administration Office</b>						
Director Office	1	191	1	200	200	9
Assistant Director Office	0	0	1	175	175	175
Park Division Supervisor Office	1	115	1	200	200	85
Street Division Foreman Office	1	204	1	200	200	-4
City Engineer Office	0	0	1	175	175	175
Front Office - Admin. Assistant	1	78	3	60	180	102
Work/File Storage Room	1	265	1	300	300	35
Conference Room (10-12 person)	0	0	1	300	300	300
Map Room / Flex Office	1	20	1	260	260	240
File Storage						
				Included in workroom		
Training Room (50-60 person)	0	0	1	900	900	900
Storage/Janitorial Closet	1	205	1	205	205	0
Utility Room	1	72	1	72	72	
Women's Restroom	1	41	1	41	41	0
Men's Restroom	1	41	1	41	41	0
Break Room	1	370	1	1,000	1,000	630
Bulk Storage	1	120	1	120	120	0
Main Maintenance (4 Bays)	4	6,145			6,145	0
Wash Bay	1	1,400			1,400	0
Automotive Maintenance (2 Bays)	2	1,770			1,770	0
Shop Storage	1	625	1	1,500	1,500	875
Locker Rooms (including rest rooms)						
Women's Locker room	1	245	1	245	245	0
Men's Locker Room	1	465	1	1,200	1,200	735
Wood Shop	1	705	1	705	705	0
Custodial	1	80	1	80	80	0
Storage	1	485	1	485	485	0
<b>Total Net SF for Public Works Dept.</b>		<b>13,642</b>			<b>17,899</b>	<b>4,257</b>
Net to Gross Tip up 30%		4,093			5,370	
<b>Total Gross SF for Public Works Dept.</b>		<b>17,735</b>			<b>23,269</b>	<b>5,534</b>

Public Sewer Department						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
Sewer Superintendent Office			1	200	200	
Heated Storage Bays	4		4	1,500	6,000	
Heated Storage Bay Future Expansion			2	1,500	3,000	
Locker Rooms			2	250	500	
<b>Total Net SF for Public Sewer Dept.</b>					<b>9,700</b>	<b>9,700</b>
Net to Gross Tip up 30%					2,910	
<b>Total Gross SF for Public Sewer Dept.</b>		<b>2,925</b>			<b>12,610</b>	<b>9,685</b>

## 3.4.2 Space Program by Department

Fire Station #1						
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>General Use Spaces</b>						
Vestibule	1	33	1	60	60	27
Lobby	0	0	1	120	120	120
Public Mens Restroom	1	111	1	45	45	-66
Public Womens Restroom	1	111	1	45	45	-66
Custodial	0	0	1	40	40	40
Training Room (in EOC)	1	1,404	1	0	0	-1,404
Training Office (in EOC)	1	149	2	0	0	-149
Training Storage (in EOC)	1	155	1	0	0	-155
<b>Administrative Spaces</b>						
Lobby	1	254	1	150	150	-104
Chief's Office	1	138	1	200	200	63
Deputy Chief	1	121	1	150	150	29
Admin. Assistant	1	127	2	120	240	114
Conference Room/Future FT Staff Shared Office			1	300	300	300
Communications (in EOC)	1	120	1	0	0	-120
Conference Room	1	132	1	300	300	168
Staff Report Room	see Comm. Room		1	200	200	200
<b>Residential Quarters</b>						
Day Room	1	367	1	480	480	113
Kitchen	1	179	1	240	240	61
Dining Room	0	0	1	240	240	240
Study Room/Spare Office	0	0	1	150	150	150
Captain's Office	1	126	1	150	150	24
Bedrooms	1	318	8	120	960	642
Storage	1	170	1	120	120	-50
Mens Locker Room	1	169	1	300	300	131
Womens Locker Room	1	43	1	120	120	77
Exercise Room	In apparatus bay		1	400	400	400
Custodial	0	0	1	40	40	40
<b>Apparatus</b>						
Apparatus Bays	1	7,008				120
Drive Thru Full Bays			4	1,332	5,328	
Ambulance Bays			2	900	1,800	
Turn-out Equipment	Included in bay SF		75	8	600	600
Equipment Storage	1	166	1	200	200	34
Hose Drying/Storage	1	120	1	200	200	80
Maintenance Shop	1	166	1	200	200	34
Laundry	0	0	1	64	64	64
Extinguisher Fill			1	240	240	240
Air Fill Station			1	100	100	100
Generator			1	100	100	100

<b>Total Net SF for Fire Station #1 Dept.</b>	<b>11,686</b>	<b>13,882</b>	<b>2,196</b>
Net to Gross Tip up 30%	3,506	4,165	
<b>Total Gross SF for Fire Station #1 Dept.</b>	<b>15,192</b>	<b>18,047</b>	<b>2,855</b>

### 3.4.2 Space Program by Department

#### Emergency Operations Center

Note: The programming for the Emergency Operations Center assumes that it will be constructed in conjunction with the Headquarters Fire Station, and that selected spaces will be constructed to FEMA requirements for Storm Shelters. Those spaces will include: generator room, mechanical and electrical room, training room, and training office.

Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
<b>Space Assignments</b>						
Vestibule-shared with Fire Station	0	0	1	60	0	0
Lobby-shared with Fire Station	0	0	1	120	0	0
Mens Restroom and Shower	0	0	1	80	85	85
Womens Restroom and Shower	0	0	1	60	60	60
Custodial-shared with Fire Station	0	0	1	40	0	0
Conference/Meeting Room	0	0	1	3,000	3,000	3,000
Mayor's Office/Training Office	0	0	1	120	120	120
Bunk Room	0	0	1	150	150	150
Storage	0	0	1	100	100	100
Media Room/Training Office	0	0	1	120	120	120
Communications	0	0	1	100	100	100
Maps and Displays	0	0	1	25	0	0

**Total Net SF for Emergency Operations Center** 3,735

Net to Gross Tip up 30% 1,121

**Total Gross SF for Emergency Operations Center** 4,856

**Total Gross Square Feet for Fire Station and EOC** 22,902

#### Building & Grounds Department

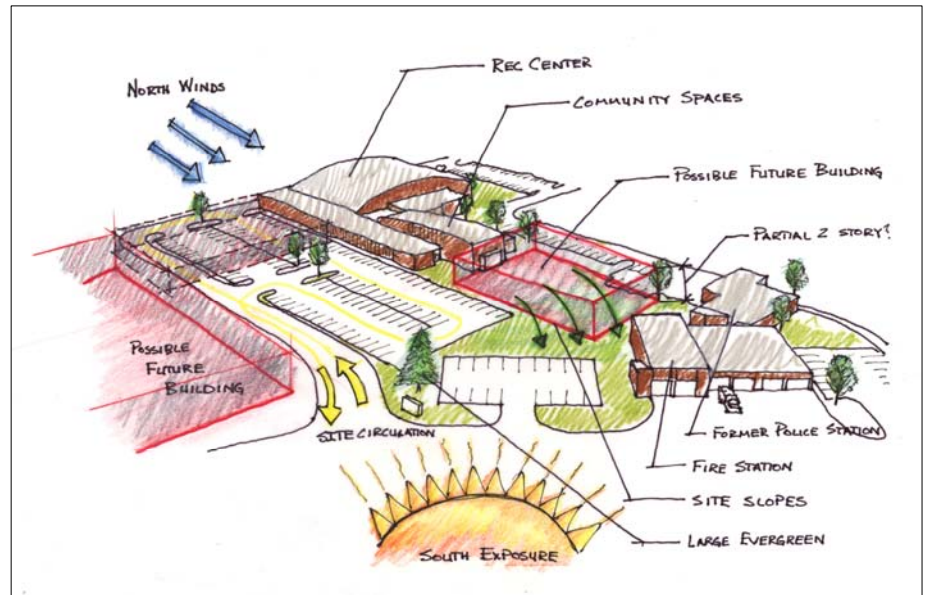
Description	Existing Qty	Existing NSF	Projected Qty	Projected Unit Area SF	Projected Net SF	Difference
Department Head Office	1	160	1	160	160	0
Plans Room	1	124	1	120	120	-4
Garage/Equipment Storage	1	1086	1	1086	1,086	0
Breakroom	0	0	1	200	200	200
Former Police Station (remainder of space)		1,776			0	-1,776

**Total Net SF for Building & Grounds Dept.** 2,986 1,566 -1,580

Net to Gross Tip up 30% 896 470

**Total Gross SF for Building & Grounds Dept.** 3,882 2,036 -1,846

#### 4. PLAN CONCEPTS



Site Forces Diagram



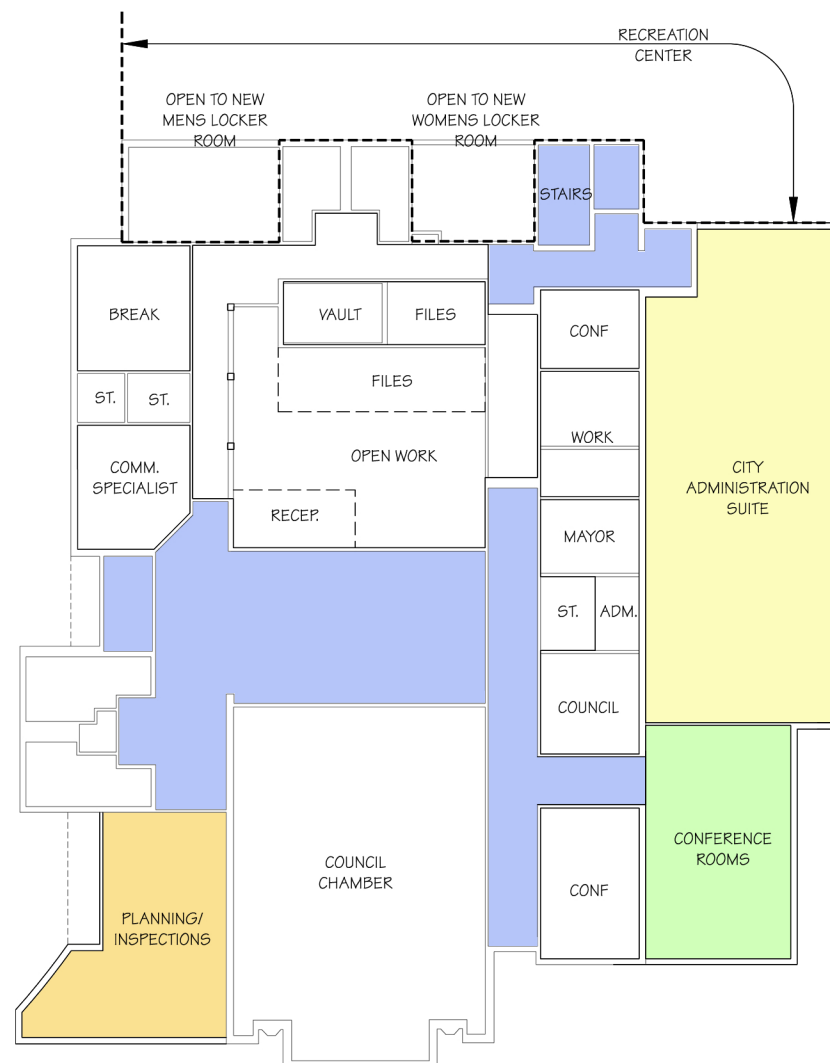




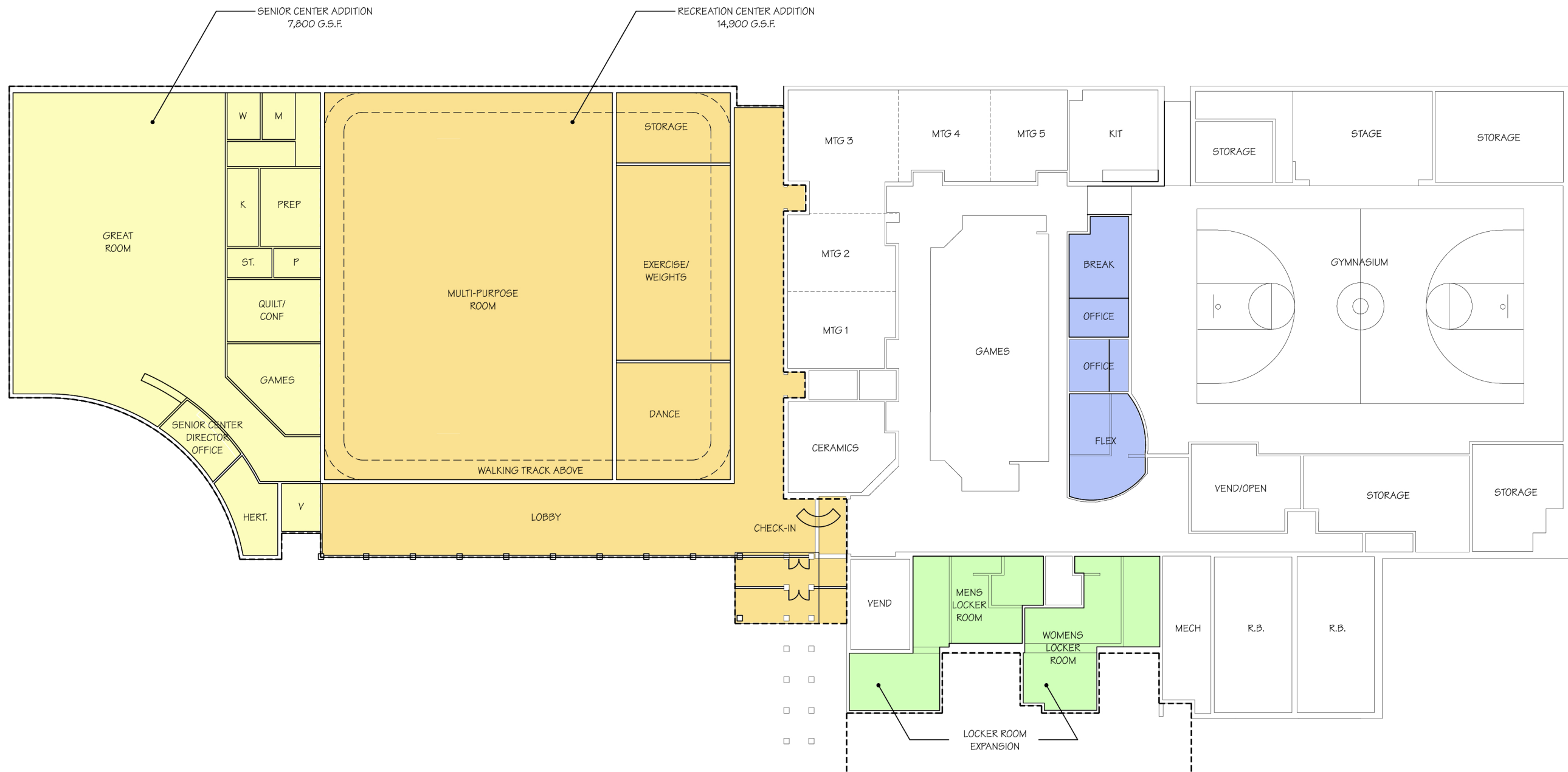
# CITY HALL ADDITION AND MODIFICATIONS

SCALE: 1" = 30'-0"

15' 0 15' 30'



- PLANNING AND INSPECTIONS**
  - PLANNING DIRECTOR
  - STAFF PLANNER
  - FLEX SPACE
  - INSPECTORS WORK STATION
  - PLANS STORAGE
- ADMINISTRATION SUITE**
  - CITY ADMINISTRATOR
  - ASST. CITY ADMIN
  - H.R. ASSISTANT
  - FINANCE DIRECTOR
  - CITY CLERK
  - OPEN OFFICE
  - BREAK/WORK
- CONFERENCE**
  - LARGE CONF (20-25)
  - MEDIUM CONF (4-8)
- LOBBY/CORRIDOR**



- SENIOR CENTER
- NEW GYMNASIUM/  
REC CENTER
- ADMINISTRATIVE OFFICES
- EXISTING AND EXPANDED  
LOCKER ROOMS

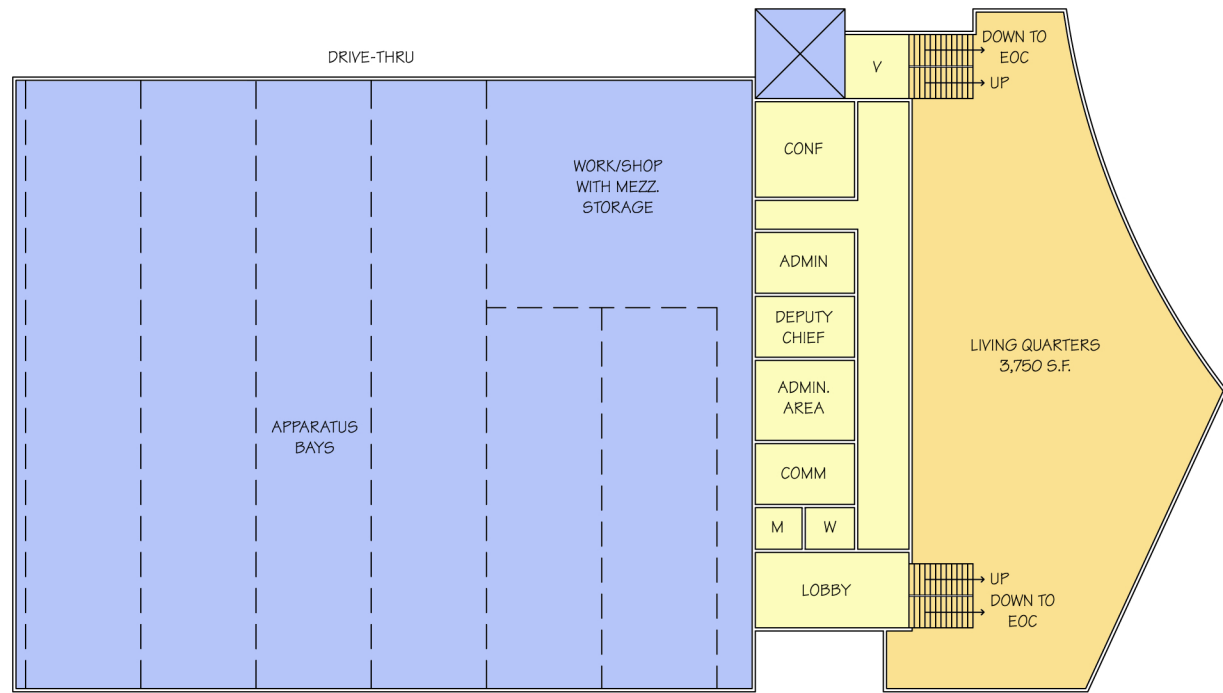
SCALE: 1" = 30'-0"

## COMMUNITY CENTER ADDITION AND RENOVATION

15' 0 15' 30'

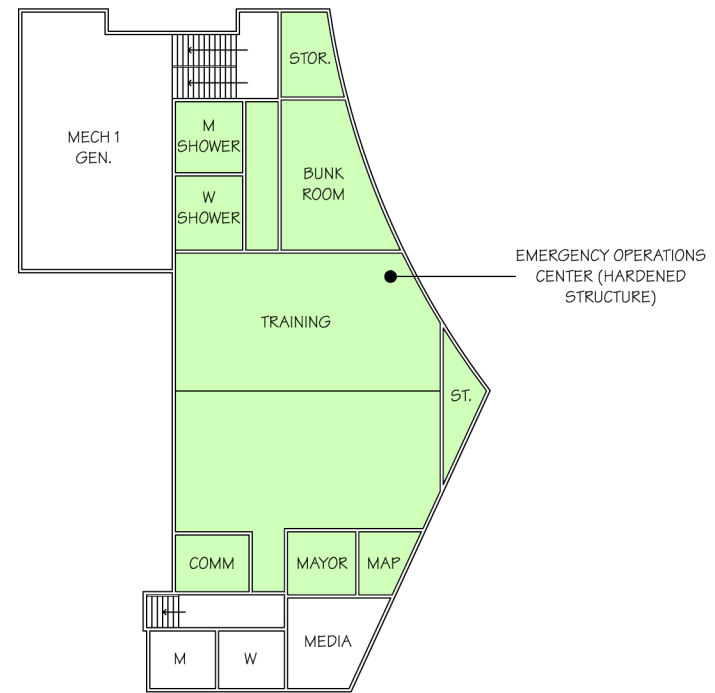


FIGURE 4.1.3 - REC CENTER/SENIOR CENTER EXPANSION



## FIRE STATION #1

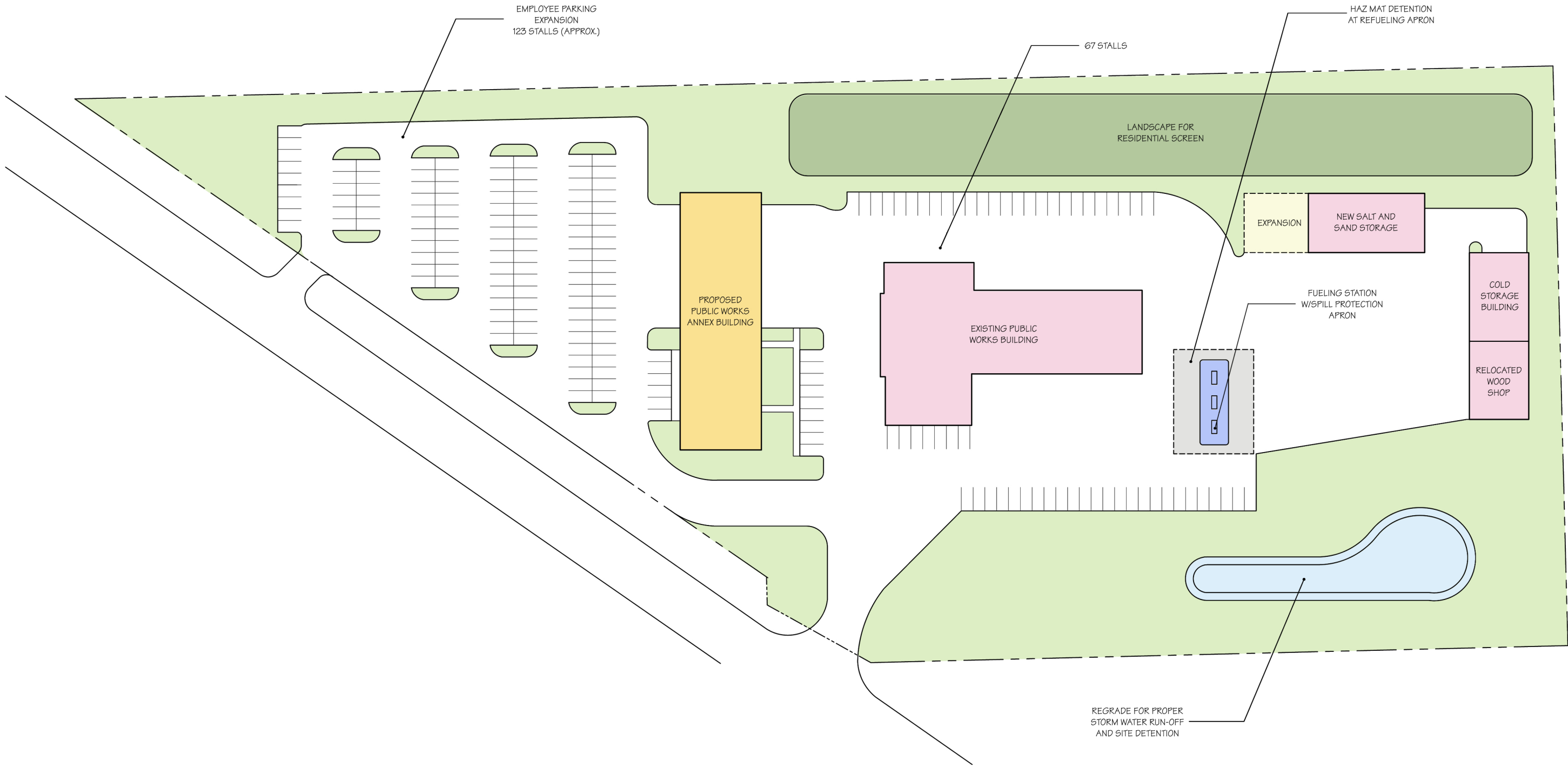
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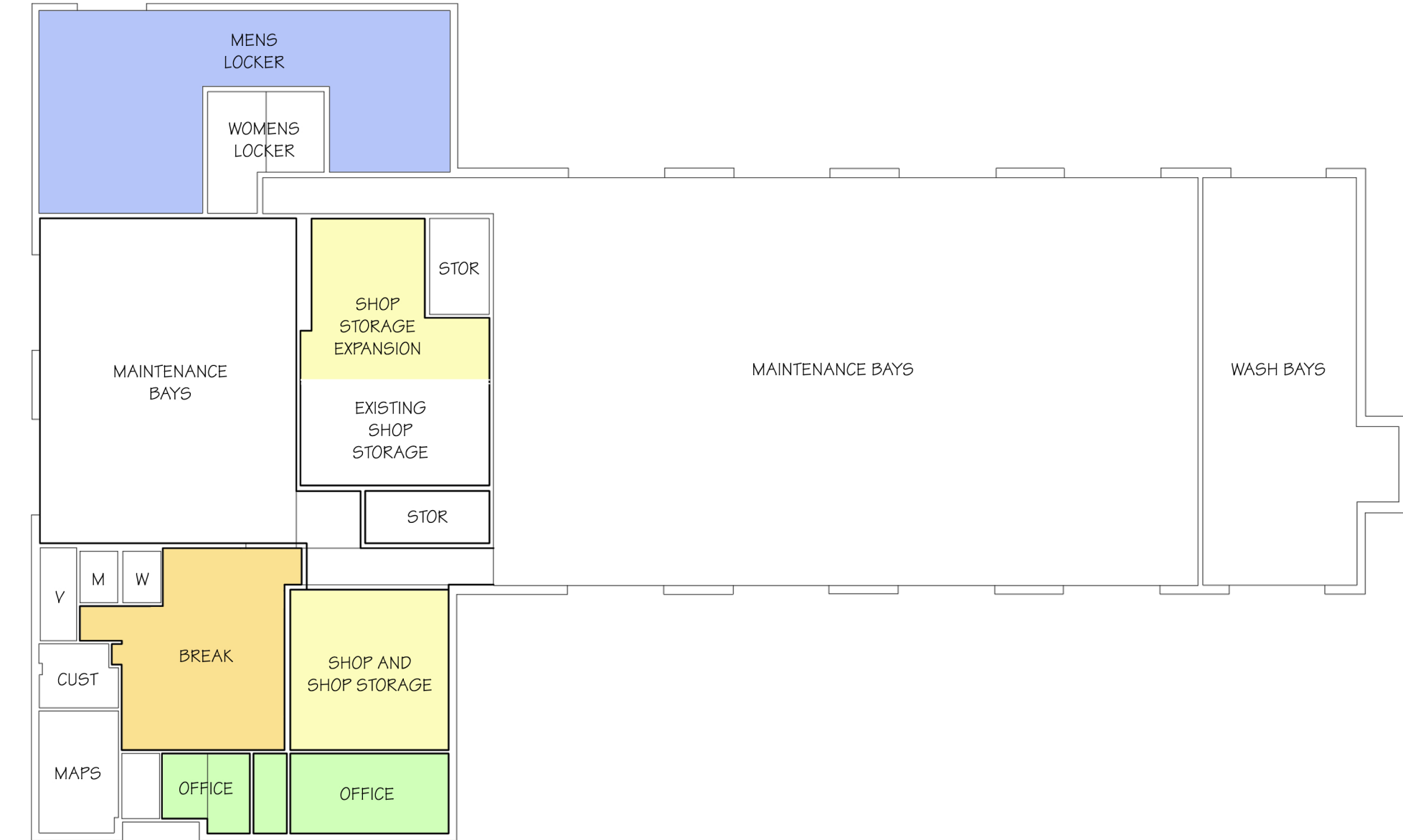


## LOWER LEVEL E.O.C.

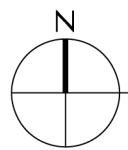
SCALE: 1" = 30'-0"







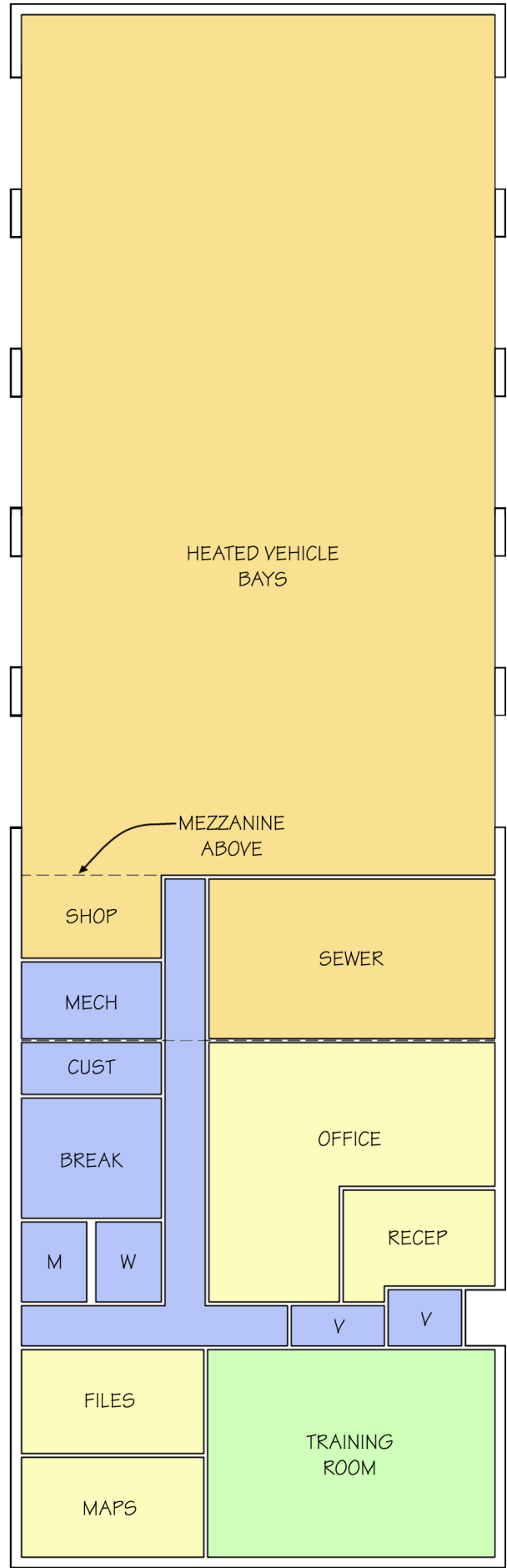
- RELOCATED AND EXPANDED BREAK ROOM
- RELOCATED ANDEXPANDED MENS LOCKER ROOM
- EXPANDED SHOP AND SHOP STORAGE
- REDUCED OFFICE SPACE  
- (THE BALANCE OF THE OFFICE WILL BE RELOCATED TO THE PROPOSED ANNEX BUILDING)



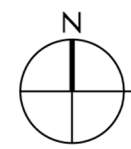
# PUBLIC WORKS BUILDING MODIFICATIONS

SCALE: 1" = 20'-0"





- SEWER DEPARTMENT**
  - OFFICE
  - LOCKER ROOM
  - SHOP
  - FIVE HEATED BAYS
- PUBLIC WORKS ADMINISTRATION**
  - DIRECTOR
  - ASSISTANT DIRECTOR
  - CITY ENGINEER
  - ADMINISTRATIVE ASSISTANT
  - CONFERENCE ROOM (10 PERSON)
- TRAINING ROOM (50-60 PERSON)**
- GENERAL USE AREAS**
  - RESTROOMS
  - BREAK ROOM
  - MECHANICAL/CUSTODIAL
  - CIRCULATION/VESTIBULE



# PROPOSED ANNEX BUILDING

SCALE: 1" = 20'-0"



FIGURE 4.1.7 - PROPOSED ANNEX BUILDING



## 5. RECOMMENDATIONS & IMPLEMENTATION

### 5.1 Summary

The final portion of the Facilities Plan contains recommendations and suggested implementation strategies. The recommendations acknowledge that there are two priority project types that need to be addressed: Near Term and Long Term projects.

Near Term projects are deferred maintenance or code related items collected from site visits to the buildings and staff meetings. In the Implementation section of the Plan, note that the status of the near term projects is dependent on the schedule for implementation of the long term projects, and that the estimates for the near term work is substantially less when these are plotted against the project timelines identified.

### 5.2 Near Term Projects

The following near term projects assume no new buildings are constructed and no programmatic changes in the existing facilities. The project list was developed by a team of engineers, architects and planners and is based on staff surveys and a physical examination of facilities. The projects are divided into three categories:

**Priority 1 - Code Deficiencies/Life Safety:** Projects in this category are identified as code deficient and/or pose a potential life safety issue. These projects should be a priority for the city and targeted for correction within 5 years. Some projects may be done as part of a larger renovation and/or construction project if larger project is anticipated for construction within the 5 year time line.

**Priority 2 - System Upgrades:** This category identifies system upgrades that are needed primarily due to the age of facilities or simply failing infrastructure. Some of these projects can be integrated into larger renovation and/or construction projects. Since these are not code or life safety issues, there is no suggested deadline for these projects.

**Priority 3 - Building Improvements:** Projects identified in this category are suggested changes to facilities to improve aesthetics and promote a "good neighbor" policy between city owned properties and surrounding residents.

## 5.2 Near Term Projects Opinion of Probable Cost

<b>Priority 1: Code Deficiency/Life Safety Projects</b>			
<b>Project Description</b>	<b>Building</b>	<b>Category</b>	<b>Cost Estimate</b>
* Boiler flue termination extention	City Hall/ Recreation Center	Code Deficiency/Life Safety	\$1,000 - 1,500
* Entrance/Exits: ADA ramp repairs, Fire exit rail/curb fix	City Hall/ Recreation Center	Code Deficiency/Life Safety	\$15,000 - 20,000
Clubhouse golf cart ramp repairs: correct water pooling at bottom of ramp and structural retaining wall.	Golf Course Clubhouse	Code Deficiency/Life Safety	\$60,000 - 75,000
Alternative Clubhouse golf cart ramp repair: Correct water pooling at bottom of ramp and build "bracing deck" over northern 2/3 of ramp. Identify "No Parking" zone.			\$25,000 - 40,000
Site Improvements: New concrete apron with equipment wash water collection	Golf Course Maintenance	Code Deficiency/Life Safety	\$3,000 - 6,000
* Install grease hood or fire suppression system for break room stove (confirm requirement with La Vista Bldg Inspectors)	Public Works	Code Deficiency/Life Safety	\$11,000 - 15,000
* Carbon Monoxide Detection System: w/exhaust in maintenance areas	Public Works	Code Deficiency/Life Safety	\$2,000 - 5,000
* Fire Safety: install strobe light in women's locker room and two Exit lights w/battery backup (NE end of woodshop and exterior door in wood shop storage room)	Public Works	Code Deficiency/Life Safety	\$800 - 1,200
* Fueling Station: Install/construct fueling station spill dike	Public Works	Code Deficiency/Life Safety	\$30,000 - 40,000
* Storm water: Collect run off for salt/sand storage area	Public Works	Code Deficiency/Life Safety	\$50,000 - 70,000
* Men and woman locker room exhaust repair, Test & Balance Contractor	Recreation Center	Code Deficiency/Life Safety	\$1,000 - 2,000
<b>Total for Priority 1: Code Deficiency/Life Safety Projects</b>			<b>\$138,800 - 235,700</b>

- \* Indicates projects that could be integrated into the larger construction projects for these buildings or site. Cost of these projects would need to be added to project cost estimates.

## 5.2 Near Term Projects Opinion of Probable Cost

<b>Priority 2: System Upgrade Projects</b>			
<b>Project Description</b>	<b>Building</b>	<b>Category</b>	<b>Cost Estimate</b>
* Server Room: install new split system with emergency power connection	City Hall	System Upgrade	\$9,000 -13,000
* Stormwater: drainage corrections	City Hall/ Recreation Center	System Upgrade	\$30,000 - 40,000
* Heat System: Boiler, fan coil, piping system replacement (assuming reuse of duct and no building layout changes)	Fire Station #1	System Upgrade	\$35,000 - 45,000
Correct clubhouse heat gain problem and expand patio by extending roof line with patio trellis	Golf Course Clubhouse	System Upgrade	\$20,000 - 35,000
<b>Total for Priority 2: System Upgrade Projects</b>			<b>\$94,000 - 113,000</b>

<b>Priority 3: Building Improvement Projects</b>			
<b>Project Description</b>	<b>Building</b>	<b>Category</b>	<b>Cost Estimate</b>
Landscaping: Tree massing to screen neighbors	Golf Course Maintenance	Building Improvements	\$10,000
Add tree massing (estimated 100 trees) to screen/enhance facility for neighbors ("good neighbor policy")	Public Works	Building Improvements	\$20,000 - 25,000
<b>Total for Priority 3: Building Improvement Projects</b>			<b>\$30,000 -35,000</b>

- \* Indicates projects that could be integrated into the larger construction projects for these buildings or site. Cost of these projects would need to be added to project cost estimates.

### 5.3 Long Term Projects

Long term projects have been focused on two sites: the City Hall/Recreation Center/Fire Station site and the Public Works facility.

**City Hall Complex:** The goal of this concept is to create a La Vista town center anchored by community center and golf course, city government and public safety facility.

- New Fire Station #1: Best located on the east side of the city. City owned property directly west of current station to be the location of this new Fire Station.
- Expansion of city offices to accommodate existing staff, correct flow problems and allow for staff growth in the future.
- Senior Center: Expand Recreation Center to include space dedicated to Senior Center.
- Create a town square and/or green space with landscaping, public art, benches and clock tower or vertical element visible from 84<sup>th</sup> Street.
- Improve urban design of Park View Boulevard; consider incorporating landscaped center median or other landscaping along Park View. New signs at 84<sup>th</sup> Street to provide gateway into La Vista town center.
- Add fountains and improve golf course signage visible from 84<sup>th</sup> Street. Brand identity with “La Vista Falls Golf Course” name.
- Improve golf course clubhouse by adding locker room facilities, expanded banquet/dining both indoor and outdoor and expand cart storage capacity.

#### Public Works Facility Concepts:

- Public Works Existing Facility: Provide expansion space for Administration staff and expanded locker facilities. Correct parking deficiency for both City-owned and personal vehicles.
- Sewer Division: Build dedicated heated vehicle storage and maintenance facilities with employee break area and offices.
- Parks Division: Convert Fire Station #1 into a shared Parks Division and Building and Grounds headquarters.

### 5.3.1 Phased Projects

Long Term Projects identified in this report have been divided into phases for the purposes of assigning approximate dollar amounts for each major portion of the work to the City's annual budget. Many of these phases may be implemented in any order; however, other projects are dependent upon the construction of new buildings to allow for the renovation and change of function of existing buildings. Finally, the projects have been prioritized based on need and economy of scale. The five phases are:

- Phase I – Fire Station #1
- Phase II A – City Hall Addition and Renovation
- Phase II B – Existing Fire Station Remodel
- Phase III A – Public Works Annex Building
- Phase III B – Existing Public Works Building Remodel
- Phase IV – Senior Center/Recreation Center Addition

The five phases and the general scope of the projects are further described below.

**Phase I – New Fire Station #1:** This phase includes construction of an approximately 22,900 gross square foot, split-level fire station, including a hardened emergency operations center on the lower level which doubles as a new firefighter training center. The project will include landscaping and 28 parking stalls.

#### **Phase II – City Offices & Existing Fire Station Renovations:**

The following projects have been grouped together for logistical reasons and potential cost savings. Since these projects are on the same site and both estimated to cost under \$5 million, it may be in the city's best interest to bundle the projects together. If consolidated into one project, it is anticipated the city would receive more competitive bids due to increased interest from contractors and possibly design teams.

**Phase A – City Offices Addition and Renovation:** This phase includes two additions to the current city offices; at the east face of the building for city administration functions and at the southwest corner of the building containing new space for Community Development offices. The total new space added to the building would be approximately 4,800 gross square feet. The remainder of the existing building would be moderately remodeled to accommodate both the new additions, and to improve function and efficiency of the existing space. Site work would include landscaping and new parking areas to the south of the building, including a vehicular connection to the existing west parking lot.

**Phase B – Existing Fire Station Renovation:** This phase includes renovation of the existing fire station #1 to house the relocated administrative offices, shop and storage areas, and locker facilities for the Parks Division and the offices and shop areas for Building Services. Site



work includes the removal of the drive to the upper level south garage and the construction of new parking for approximately 29 vehicles.

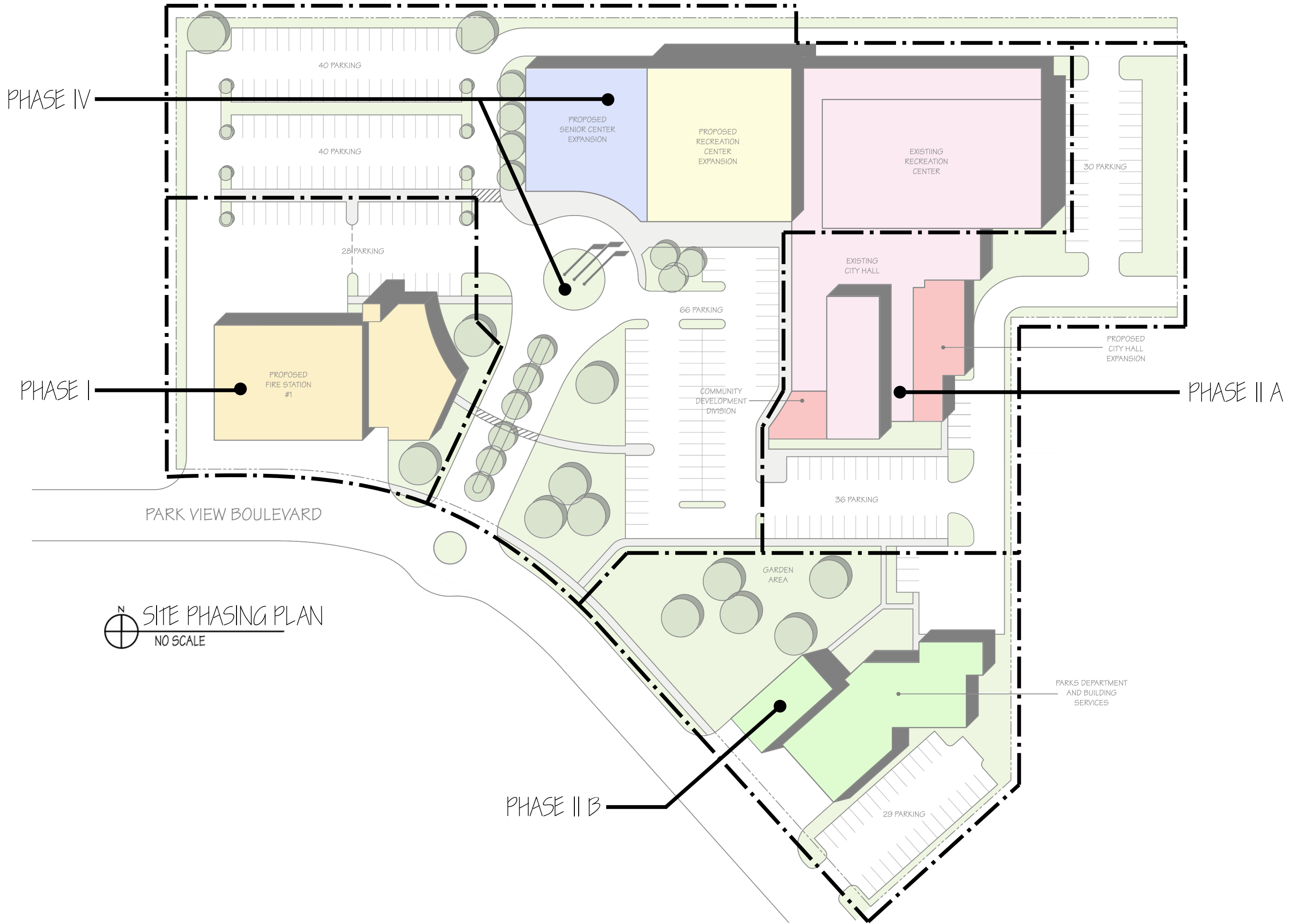
### Phase III – Public Works Projects:

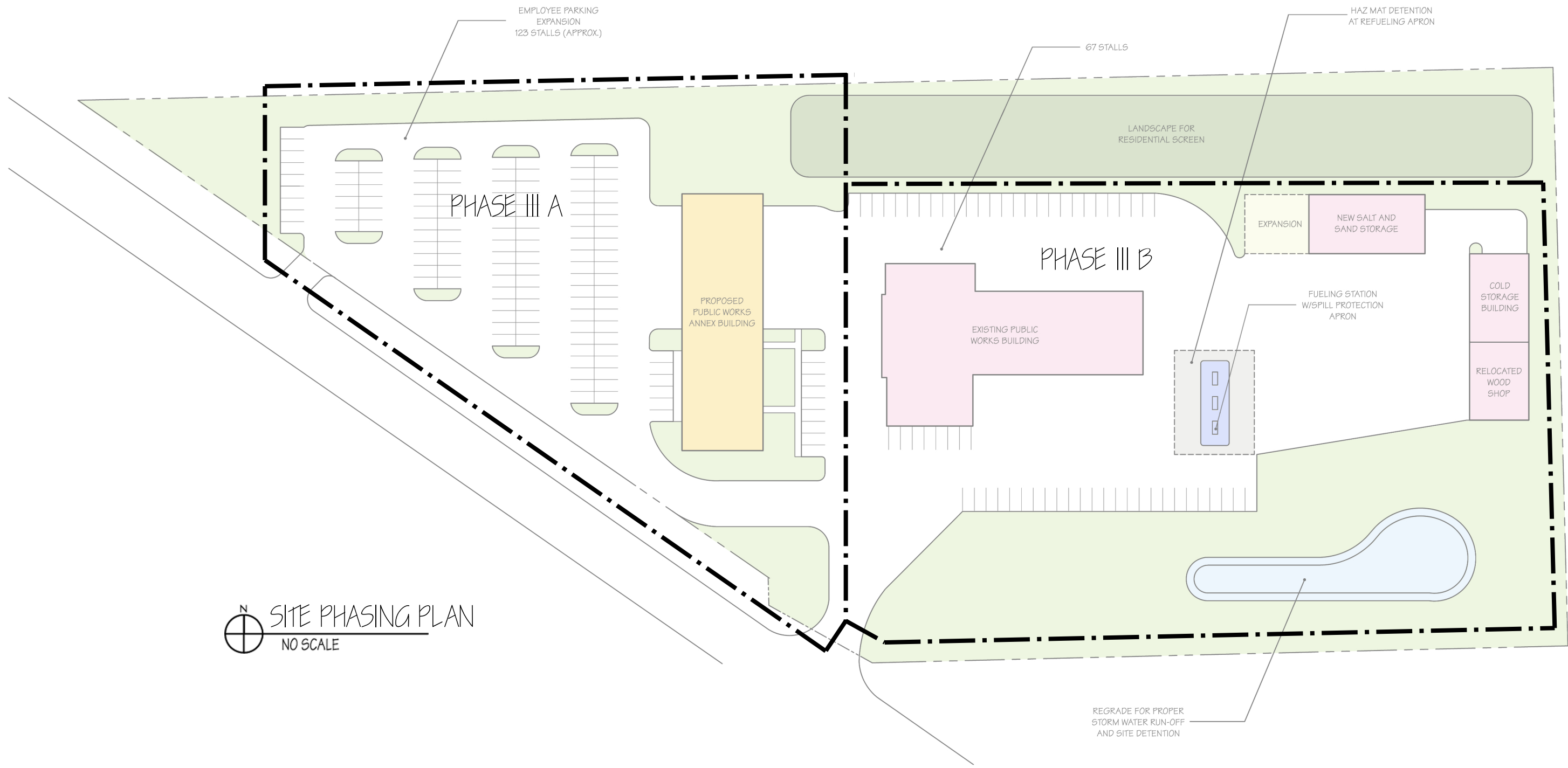
Similar to the City Hall projects, the Public Works projects have been grouped together for logistical reasons and potential cost savings. Since these projects are on the same site and both estimated to cost under \$5 million, it may be in the city's best interest to bundle the projects together. If consolidated into one project, it is anticipated the city would receive more competitive bids due to increased interest from contractors and possibly design teams.

**Phase A – Public Works Annex Building:** This phase includes construction of a new 15,860 gross square foot administrative building to serve the training and administrative functions of the Public Works Department, and relocate the Sewer Department, which has been located in substandard facilities elsewhere on the site. This phase also includes over 120 new parking spaces for Public Works employees.

**Phase B – Existing Public Works Building Remodel:** This phase includes remodeling and renovation of the existing public works building to accommodate increased locker and break room facilities for public works employees, and expanded shop areas adjacent to the existing maintenance bays. The majority of site work on the existing site has been identified with cost estimates as part of the "Near Term Projects" list (Section 5.1).

**Phase IV – Recreation Center / Senior Center Addition:** This phase includes construction of a new addition to the existing recreation center to include a new gymnasium/multi-purpose room, weight and aerobics room, senior center with full kitchen and administrative areas, and associated support facilities. During this phase it is anticipated that the "civic campus" portion of the facilities plan will be completed. Work on this part of the project is deferred to allow for equipment access through this portion of the site during construction.





### 5.3.2 Phased Projects Estimates

The following project estimates are based on a number of assumptions about each project. Building construction costs are based on cost per square foot costs from R.S. Means Square Foot Costs, 2008 Edition. Professional fees are based on an average 7% of total building construction costs but may vary based on project specifics and complexity. Other costs are estimated based on experience and/or are a percent of construction costs. In general, the following estimates are intended for project planning purposes but may not reflect the final construction costs.

Following the Project Estimates are three implementation timelines assuming implementation schemes bracketing, five, ten and fifteen years, with an assumed total cost assigned to each. Note that not only does the cost of the projects increase with time due to escalation, but that the longer term projects require that some or all of the short term projects be completed as these become more critical as time move on.

The Escalation Chart for each timeline suggests possible change of project costs over time. It also assumes that, in the five year plan, some projects will need to be combined in order to complete all projects within the allotted time. Inflation is assumed to be 5% per year, but unforeseen variables (i.e., cost of steel, market shifts) can impact these estimates significantly. Project estimates should be performed as part of the design process for more accurate construction budgeting.

Finally, the project costs are divided into fiscal years to assist the city in estimating the amounts required to include in annual budgets or to suggest amounts that may be financed by other means. As before, these costs are based on several assumptions and additional review is suggested before these figures are represented in any formal budgetary scenario.

### 5.3.2 Phased Project Estimates

#### Phase I -New Fire Station #1

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$40,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$338,932	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$7,000	
	Total Professional Service Fees <sup>1</sup>	\$338,932	
A.2	Building Construction Costs		
	a. General Building, incl. mechanical, electrical & elevator <sup>2</sup> 22,900 gsf x 187.20	\$4,286,880	
	b. Demolition	\$75,000	
	c. Fixed Equipment <sup>3</sup>	\$300,000	
	d. Site Improvements	\$180,000	
	Total Building Construction Costs	\$4,841,880	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$578,688	
A.4	Special or Technical Equipment (data, telcom, computers)	\$160,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Regulatory Permit Fees)	\$10,000	
	b. Moving	\$10,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$20,000	
	e. Bid Document Printing/Distribution	\$7,500	
	f. Insurance (Builder's Risk Insurance)	\$0	
	Total Other Costs	\$47,500	
A.8	Project Contingency (10% of construction cost)	\$484,188	
Total Project Costs		\$6,491,200	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$283	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$8,284,600
	year	2020	\$10,573,500
	year	2025	\$13,494,800
	year	2030	\$17,223,200

Notes:

1. Professional fees can range up to 15% based on project specifics and complexities.
2. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
3. Fixed Equipment is specialty equipment affixed to walls, floors or ceilings.
4. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings. Plus this also includes a \$150,000 budget number for fitness equipment.



### 5.3.2 Phased Project Estimates

#### Phase II A - City Hall Addition and Renovation

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$20,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$151,658	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$12,000	
	Total Professional Service Fees <sup>1</sup>	\$163,658	
A.2	Building Construction Costs		
	a. General Building, incl. mechanical and electrical <sup>2</sup> 4,818 gsf x 158.60	\$764,135	
	b. Interior Renovation <sup>2</sup> 8,000 nsf x 112.00	\$896,000	
	c. Demolition	\$150,000	
	d. Fixed Equipment (10% of General Building Costs) <sup>3</sup>	\$76,413	
	e. Site Improvements	\$280,000	
	Total Building Construction Costs	\$2,166,548	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$76,413	
A.4	Special or Technical Equipment (data, telcom, computers)	\$100,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Regulatory Permit Fees)	\$10,000	
	b. Moving	\$10,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$20,000	
	e. Bid Document Printing/Distribution	\$7,500	
	f. Insurance (Builder's Risk Insurance)	\$0	
	Total Other Costs	\$47,500	
A.8	Project Contingency (10% of construction cost)	\$216,655	
	Total Project Costs	\$2,790,800	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$218	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$3,561,800
	year	2020	\$4,545,900
	year	2025	\$5,801,800
	year	2030	\$7,404,700

Notes:

1. Professional fees can range up to 15% based on project specifics and complexities.
2. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
3. Fixed Equipment is specialty equipment affixed to walls, floors or ceilings.
4. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings.

### 5.3.2 Phased Project Estimates

#### Phase II B - Existing Fire Station Renovation

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$20,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$143,255	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$12,000	
	Total Professional Service Fees <sup>1</sup>	\$155,255	
A.2	Building Construction Costs		
	b. Interior Renovation, incl. mechanical and electrical <sup>2</sup> 19,000 nsf x 85.00	\$1,615,000	
	b. Demolition	\$150,000	
	c. Fixed Equipment (10% of General Building Costs) <sup>3</sup>	\$161,500	
	d. Site Improvements	\$120,000	
	Total Building Construction Costs	\$2,046,500	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$161,500	
A.4	Special or Technical Equipment (data, telcom, computers)	\$35,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Regulatory Permit Fees)	\$10,000	
	b. Moving	\$10,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$5,000	
	e. Bid Documents Printing/Distribution	\$7,500	
	f. Insurance (Builder's Risk Insurance)	\$0	
	Total Other Costs	\$32,500	
A.8	Project Contingency (10% of construction cost)	\$204,650	
Total Project Costs		\$2,655,400	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$140	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$3,389,000
	year	2020	\$4,325,300
	year	2025	\$5,520,300
	year	2030	\$7,045,500

Notes:

1. Professional fees can range up to 15% based on project specifics and complexities.
2. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
3. Fixed Equipment is specialty equipment affixed to walls, floors or ceilings.
4. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings.

### 5.3.2 Phased Project Estimates

#### Phase III A - Public Works Annex Building

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$20,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$154,405	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$7,000	
	Total Professional Service Fees <sup>1</sup>	\$161,405	
A.2	Building Construction Costs		
	a. General Building, incl. mechanical & electrical <sup>2</sup> 15,860 gsf x 105.80	\$1,677,988	
	b. Demolition	\$50,000	
	c. Fixed Equipment (10% of General Building Costs) <sup>3</sup>	\$167,799	
	d. Site Improvements	\$310,000	
	Total Building Construction Costs	\$2,205,787	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$167,799	
A.4	Special or Technical Equipment (data, telcom, computers, hoists, exhaust systems, etc)	\$160,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Regulatory Permit Fees)	\$10,000	
	b. Moving	\$10,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$20,000	
	e. Bid Document Printing/Distribution	\$7,500	
	f. Insurance (Builder's Risk Insurance)	\$0	
	Total Other Costs	\$47,500	
A.8	Project Contingency (10% of construction cost)	\$220,579	
Total Project Costs		\$2,983,100	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$188	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$3,807,300
	year	2020	\$4,859,200
	year	2025	\$6,201,700
	year	2030	\$7,915,100

Notes:

1. Professional fees can range up to 15% based on project specifics and complexities.
2. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
3. Fixed Equipment is specialty equipment affixed to walls, floors or ceilings.
4. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings.

### 5.3.2 Phased Project Estimates

#### Phase III B - Existing Public Works Building Renovation

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$10,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$65,100	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$1,500	
	Total Professional Service Fees <sup>1</sup>	\$66,600	
A.2	Building Construction Costs		
	b. Interior Renovation, incl. mechanical and electrical <sup>2</sup> 7,500 nsf x 80.00	\$600,000	
	b. Demolition	\$150,000	
	c. Fixed Equipment (10% of General Building Costs) <sup>3</sup>	\$60,000	
	d. Site Improvements	\$120,000	
	Total Building Construction Costs	\$930,000	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$60,000	
A.4	Special or Technical Equipment (data, telcom, computers)	\$35,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Permits, Management fees)	\$5,000	
	b. Moving	\$5,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$2,000	
	e. Legal Services	\$0	
	f. Insurance	\$0	
	Total Other Costs	\$12,000	
A.8	Project Contingency (10% of construction cost)	\$93,000	
Total Project Costs including escalation to midpoint of construction, 2010		\$1,206,600	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$161	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$1,540,000
	year	2020	\$1,965,500
	year	2025	\$2,508,500
	year	2030	\$3,201,600

Notes:

1. Professional fees can range up to 15% based on project specifics and complexities.
2. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
3. Fixed Equipment is specialty equipment affixed to walls, floors or ceilings.
4. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings.

### 5.3.2 Phased Project Estimates

#### Phase IV - Recreation Center / Senior Center Addition and Renovation

Cost Category		Project Cost	
A.1	Internal Planning and Legal Fees	\$40,000	
A.2	Professional Service Fees		
	a. Professional Design Consultants (7% of Total Bldg. Const.)	\$270,196	
	b. Other Consultants (A/V, acoustics, included in fee above)	\$12,000	
	Total Professional Service Fees <sup>1</sup>	\$282,196	
A.2	Building Construction Costs		
	a. General Building, incl. mechanical and electrical <sup>2</sup> 23,600 gsf x 126.50	\$2,985,400	
	b. Interior Renovation <sup>2</sup> 1,800 nsf x 95.00	\$171,000	
	c. Demolition	\$75,000	
	d. Fixed Equipment (10% of General Building Costs) <sup>3</sup>	\$298,540	
	e. Site Improvements	\$330,000	
	Total Building Construction Costs	\$3,859,940	
A.3	Moveable Equipment (10% of General Building Const. costs) <sup>4</sup>	\$298,540	
A.4	Special or Technical Equipment (data, telcom, computers)	\$100,000	
A.5	Land Acquisition	\$0	
A.6	Other Costs		
	a. Agency Administration (Permits, Management fees)	\$10,000	
	b. Moving	\$10,000	
	c. Temporary Space	\$0	
	d. Testing and Surveys (Geo, soils/conc./special inspections)	\$20,000	
	e. Bid Document Printing/Distribution	\$7,500	
	f. Insurance (Builder's Risk Insurance)	\$0	
	Total Other Costs	\$47,500	
A.8	Project Contingency (10% of construction cost)	\$385,994	
	Total Project Costs	\$5,014,200	
A.10	Total Project Cost per Square Foot, incl. construction, escalation, and all fees	\$197	
A.11	Escalation Chart Inflation of 5% per annum to midpoint of construction at 5 year intervals		
	year	2015	\$6,399,500
	year	2020	\$8,167,600
	year	2025	\$10,424,200
	year	2030	\$13,304,200

Notes:

1. Square foot cost for General Building is from R.S. Means Square Foot Costs, 2008 Edition.
2. Inflation Factor is 5% per annum, to estimated midpoint of construction.
3. Moveable Equipment includes general furniture, fixtures and equipment for similarly outfitted buildings.



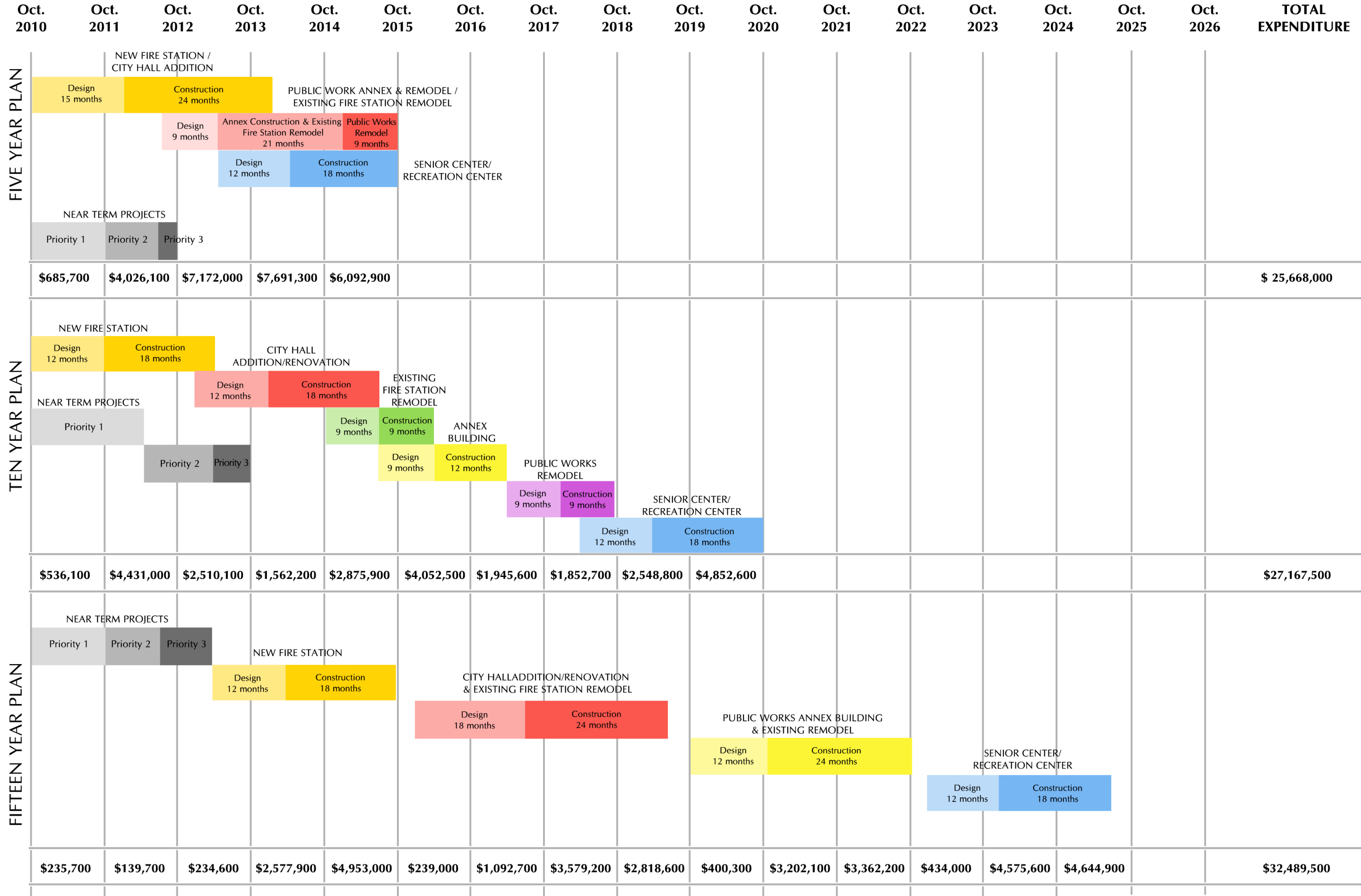


FIGURE 5.3.2.1 - Implementation Time lines

D

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL COMMISSION, APPROVAL OF THE CLASS IK LIQUOR LICENSE APPLICATION OF LA VISTA CY CATERING CO., INC. DBA COURTYARD BY MARRIOTT OMAHA-LA VISTA, LA VISTA, NEBRASKA.

WHEREAS, La Vista CY Catering Co., Inc. dba Courtyard by Marriott Omaha-La Vista, 12560 Westport Parkway, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class IK Liquor License, and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby recommend to the Nebraska Liquor Control Commission approval of the Class IK Liquor License application submitted by La Vista CY Catering Co., Inc. dba Courtyard by Marriott Omaha-La Vista, 12560 Westport Parkway, La Vista, NE.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2009.

CITY OF LA VISTA

\_\_\_\_\_  
Anthony Gowan, Acting Mayor

ATTEST:

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



<p><b>LA VISTA POLICE DEPARTMENT INTER-DEPARTMENT MEMO</b></p>
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**TO:** Pam Buethe, City Clerk

**FROM:** Chief Robert S. Lausten

**DATE:** January 12, 2009

**RE:** LOCAL BACKGROUND- CORPORATE LIQUOR LICENSE-  
CORPORATE MANAGER-LA VISTA CY CATERING CO., INC,  
DBA: LA VISTA COURTYARD BY MARRIOTT

**CC:**

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The police department conducted a check of computerized records on the corporate liquor license applicants (James Q. Hammons and Jacqueline Dowdy) regarding the liquor license application for the La Vista CY Catering, dba: La Vista Courtyard by Marriott. Both had no entries.

A check was also conducted on the applicant for the Corporate Manager Application, Stephanie Grade, for criminal conduct in Nebraska. No criminal entries were found.

**APPLICATION FOR LIQUOR LICENSE  
CHECKLIST**

301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov

*IK-* 83870

**RECEIVED**

JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

Applicant Name La Vista CY Catering Co., Inc.

Trade Name Courtyard by Marriott Omaha-La Vista Previous Trade Name N/A

E-Mail Address: carrie.bellm@jgh.com

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the state.

**REQUIRED ATTACHMENTS**

*QA* Each item must be checked and included with application or marked N/A (not applicable)

NA 1. Fingerprint cards for each person (two cards per person) must be enclosed with a check payable to the Nebraska State Patrol for processing in the amount of \$38.00 per person. All areas must be completed on cards as per brochure. Fingerprint cards are already on file

X 2. Enclose registration fee for the appropriate class of license, made out to the Nebraska Liquor Control Commission.

X 3. Enclose the appropriate application forms; Individual License – Form 1; Partnership License – Form 2; Corporate - Form 3a; Limited Liability Form (LCC) – Form 3b. Corporate Form 3a and LLC Form 3b requires Corporate Manager application – Form 3c.

X 4. If building is being leased send a copy of the lease. Be sure it reads in the individual(s), corporate or LLC name being applied for. Also, the lease must extend through the license year being applied for. If building owned, send a copy of the deed or purchase agreement in appropriate name.

NA 5. If you are buying the business of a current licensee, provide a copy of the purchase agreement from licensee. This also needs to be in appropriate applicant's name. (NEW BUSINESS)

BUS 302758  
145-mm

N/A 6. If wishing to run on current liquor license enclose temporary agency agreement (**must be Commission form only, must include copy of signature card from the bank showing both the seller and buyers name on account**).

N/A 7. Copy of alcohol inventory being purchased. Inventory shall include brand names and container sizes. Inventory may be taken at the time application is being submitted.

N/A 8. Enclose a list of any inventory or property owned by other parties that are on the premise.

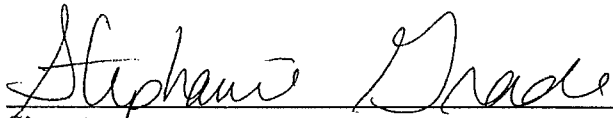
X 9. For individual, partnership and LLC enclose proof of citizenship; copy of birth certificate (certificate from the State where born, not hospital certificate), naturalization paper or passport, for all applicants, members and spouses.

X 10. If corporation or LLC enclose a copy of articles as filed with the Secretary of States Office. This document must show barcode.

11. Check with local governing bodies for any further requirements or restrictions.

12. If you have a business plan, please submit a copy.

**I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 45-60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.**

  
Signature

**RECEIVED**

**JAN 06 2009**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

# APPLICATION FOR LIQUOR LICENSE

301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/

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NEBRASKA LIQUOR  
CONTROL COMMISSION

## CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES CHECK DESIRED CLASS(S)

### RETAIL LICENSE(S)

		Application Fee
<input type="checkbox"/>	A BEER, ON SALE ONLY	\$45.00
<input type="checkbox"/>	B BEER, OFF SALE ONLY	\$45.00
<input type="checkbox"/>	C BEER, WINE & DISTILLED SPIRITS, ON & OFF SALE	\$45.00
<input type="checkbox"/>	D BEER, WINE & DISTILLED SPIRITS, OFF SALE ONLY	\$45.00
<input checked="" type="checkbox"/>	I BEER, WINE & DISTILLED SPIRITS, ON SALE ONLY	\$45.00
<input checked="" type="checkbox"/>	Class K Catering license (requires catering application form)	\$100.00

### MISCELLANEOUS

		Application Fee	Bond Required
<input type="checkbox"/>	L Craft Brewery (Brew Pub)	\$295.00	\$1,000 minimum
<input type="checkbox"/>	O Boat	\$ 95.00	none
<input type="checkbox"/>	V Manufacturer		
	<input type="checkbox"/> Alcohol & Spirits	\$1,045.00	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$145.00 1 to 100 barrel*	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$245.00 100 to 150 barrel*	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$395.00 150 to 200 barrel*	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$545.00 200 to 300 barrel*	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$695.00 300 to 400 barrel*	\$1,000 minimum
	<input type="checkbox"/> Beer (excluding produced by a craft brewery)	\$745.00 400 to 500 barrel*	\$1,000 minimum
<input type="checkbox"/>	W Wholesale Beer	\$545.00	\$5,000 minimum
<input type="checkbox"/>	X Wholesale Liquor	\$795.00	\$5,000 minimum
<input type="checkbox"/>	Y Farm Winery	\$295.00	\$1,000 minimum
<input type="checkbox"/>	Z Micro Distillery	\$295.00	\$1,000 minimum

☐ Copy of TTB permit (if applying for L, V, W, X, Y or Z)

\*daily capacity, average daily barrel production for the previous twelve months of manufacturing operation. If no such basis for comparison exists, the manufacturing licensee shall pay in advance for the first year's operation a fee of five hundred dollars

All Class C licenses expire October 31<sup>st</sup>

All other licenses expire April 30<sup>th</sup>

Catering license (K) expires same as underlying retail license

## TYPE OF APPLICATION BEING APPLIED FOR (CHECK ONE)

- ☐ Individual License (requires insert form 1)  
☐ Partnership License (requires insert form 2)  
☒ Corporate License (requires insert form 3a & 3c)  
☐ Limited Liability Company (requires form 3b & 3c)

## NAME OF PERSON OR FIRM ASSISTING WITH APPLICATION

(commission will call this person with any questions we may have on this application)

Name Carrie Bellm Phone number: (417) 873-3527

Firm Name John Q. Hammons Hotels



**PREMISE INFORMATION**Trade Name (doing business as) Courtyard by Marriott Omaha-La VistaStreet Address #1 12560 Westport Parkway

Street Address #2 \_\_\_\_\_

City La Vista County Sarpy Zip Code 68128Premise Telephone number (402) 339-4900Is this location inside the city/village corporate limits: ☒ YES ☐ NO

Mail address (where you want receipt of mail from the commission)

Name John Q. Hammons HotelsStreet Address  
#1 300 Hammons Parkway, Suite 900Street Address  
#2 \_\_\_\_\_City Springfield State MO Zip Code 65806**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED**

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building in situations. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

**\*\*For on-premise consumption liquor licenses minimum standards must be met by providing at least two restrooms**

See Attached

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NEBRASKA LIQUOR  
CONTROL COMMISSION

## APPLICANT INFORMATION

### 1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Has anyone who is a party to 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 and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

☐ YES ☒ NO

If yes, please explain below or attach a separate page.

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### 2. Are you buying the business and/or assets of a licensee?

☐ YES ☒ NO

If yes, give name of business and license number \_\_\_\_\_

a) Submit a copy of the sales agreement including a list of the furniture, fixtures and equipment.

b) Include a list of alcohol being purchased, list the name brand, container size and how many?

---

### 3. Are you filing a temporary agency agreement whereby current licensee allows you to operate on their license?

☐ YES ☒ NO

If yes, attach temporary agency agreement form and signature card from the bank.

**This agreement is not effective until you receive your three (3) digit ID number from the Commission.**

---

### 4. Are you borrowing any money from any source to establish and/or operate the business?

☐ YES ☒ NO

If yes, list the lender \_\_\_\_\_

---

### 5. Will any person or entity other than applicant be entitled to a share of the profits of this business?

☒ YES ☐ NO

If yes, explain. All involved persons must be disclosed on application. Ownership entity of Hotel, and Lessor,  
is JQH-La Vista CY Development, LLC

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### 6. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

☒ YES ☐ NO

If yes, list such items and the owner. Furniture, fixtures and equipment are owned by

---

JQH-La Vista CY Development, LLC

### 7. Will any person(s) other than named in this application have any direct or indirect ownership or control of the business?

☒ YES ☐ NO

If yes, explain. JQH-La Vista CY Development, LLC owns hotel

**No silent partners**

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NEBRASKA LIQUOR  
CONTROL COMMISSION

8. Are you premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, children, or within 300 feet of a college or university campus?

☐ YES ☒ NO

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

9. Is anyone listed on this application a law enforcement officer?

☐ YES ☒ NO

If yes, list the person, the law enforcement agency involved and the person's exact duties

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business and the individual(s) who will be authorized to write checks and/or withdrawals on accounts at the institution.

First National Bank of Omaha - John Q. Hammons, Jacqueline Dowdy, Erick J. Kamfjord, and  
John J. Slaboch

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

P Street Catering Co., Inc., License 47438, Lincoln, NE (same officers & shareholders)  
La Vista ES Catering Co., Inc., License 80915, La Vista, NE

12. List the training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- a) Individual, applicant only (no spouse)
- b) Partnership, all partners (no spouses)
- c) Corporation, manager only (no spouse)
- d) Limited Liability Company, manager only (no spouse)

Name:	Date:	Where:
Stephanie Grade	11/1998	Care Training
Stephanie Grade	04/2001	Care Training
Stephanie Grade	08/2001	Care Training - Recognized as a Trainer

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.

☒ Lease: expiration date January 31, 2029

☐ Deed

☐ Purchase Agreement

14. When do you intend to open for business? March 15, 2009

15. What will be the main nature of business? Full Service Hotel, Bar, Restaurant

16. What are the anticipated hours of operation? 24/7

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses. If necessary attach a separate sheet.

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE					
APPLICANT: CITY & STATE	YEAR		SPOUSE: CITY & STATE	YEAR	
	FROM	TO		FROM	TO
John Q. Hammons, Springfield, MO	1957	Present	Juanita K. Hammons	1957	Present
Jacqueline A. Dowdy, Springfield, MO	1991	Present	David R. Dowdy, Springfield, MO	1991	Present

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JAN 06 2009

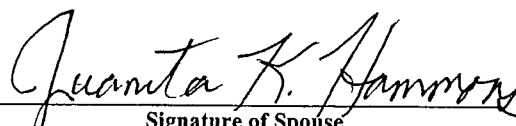
NEBRASKA LIQUOR  
CONTROL COMMISSION

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background investigation and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). If partnership or LLC (Limited Liability Company), all partners, members and spouses must sign. If corporation all officers, directors, stockholders (holding over 25% of stock and spouses). Full (birth) names only, no initials.

  
\_\_\_\_\_  
Signature of Applicant  
John Quentin Hammons

  
\_\_\_\_\_  
Signature of Spouse  
Juanita Kathleen Hammons

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Signature of Applicant

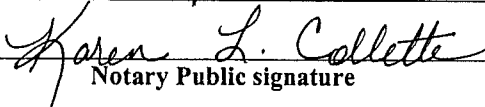
\_\_\_\_\_  
Signature of Spouse

State of ~~Nebraska~~ Missouri

County of Greene

The foregoing instrument was acknowledged before me this 12<sup>th</sup> of Dec. 2008 by

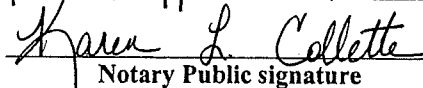
Personal appearance of John Q. Hammons

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

County of Greene

The foregoing instrument was acknowledged before me this 12<sup>th</sup> of Dec. 2008 by

Personal appearance of Juanita K. Hammons.

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

Affix Seal Here

KAREN L. COLLETTE  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

Affix Seal Here

KAREN L. COLLETTE  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

in compliance with the ADA, this manager insert form 3c is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

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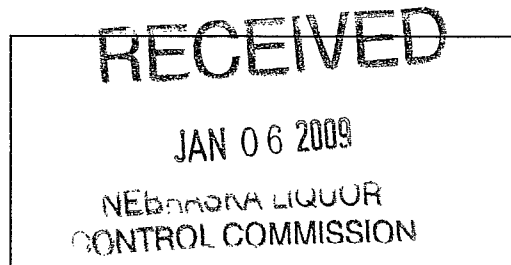
JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

5

**APPLICATION FOR LIQUOR LICENSE  
CATERING LICENSE**

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



**FEE \$100.00**

A catering license allows a retail licensee to deliver, sell or dispense alcoholic liquors, including beer, for consumption at a location designated on a Special Designated License (SDL). The catering license is renewed in the same manner and time as the retail license held by the licensee. A licensee shall not cater an event unless a SDL has been obtained. *An applicant seeking a SDL must be filed with the local governing body where the event is to be held at least 21 days prior to the event.* The application must then be filed with the Commission ten working days prior to the event. The local or county approval and law enforcement notification letter must accompany the SDL when submitted to the Commission. The \$40 per day license fee is waived for the holder of a catering license and the number of events allowed is unlimited.

CLASS OF LICENSE AND NUMBER Class I and K; applied for license number

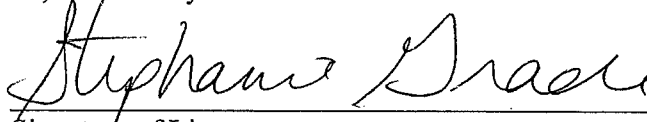
NAME OF LICENSEE La Vista CY Catering Co., Inc.

TRADE NAME Courtyard by Marriott Omaha-La Vista

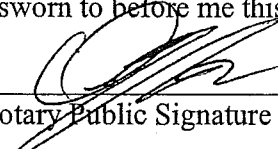
PREMISE ADDRESS 12560 Westport Parkway

CITY/STATE/ZIP CODE La Vista, NE 68128

A copy of your application for a catering license will be forwarded to the local governing body for recommendation Neb.rev.state., the Liquor Commission shall set for hearing any application receiving local governing body denial, a citizens protest or having statutory problems discovered by the Commission. If the local governing body does not make a recommendation, the Commission may approve or deny the issuance of a license. Catering licenses shall be delivered to the licensee in the same manner as provided in subsection (4) of Neb. rev. state., for delivery of licenses.

  
Signature of Licensee

Subscribed in my presence and sworn to before me this 29<sup>th</sup> day of December, 2008

  
Notary Public Signature & Seal

GENERAL NOTARY-State of Nebraska  
QUENTIN VAN DYKE  
My Comm. Exp. March 14, 2010



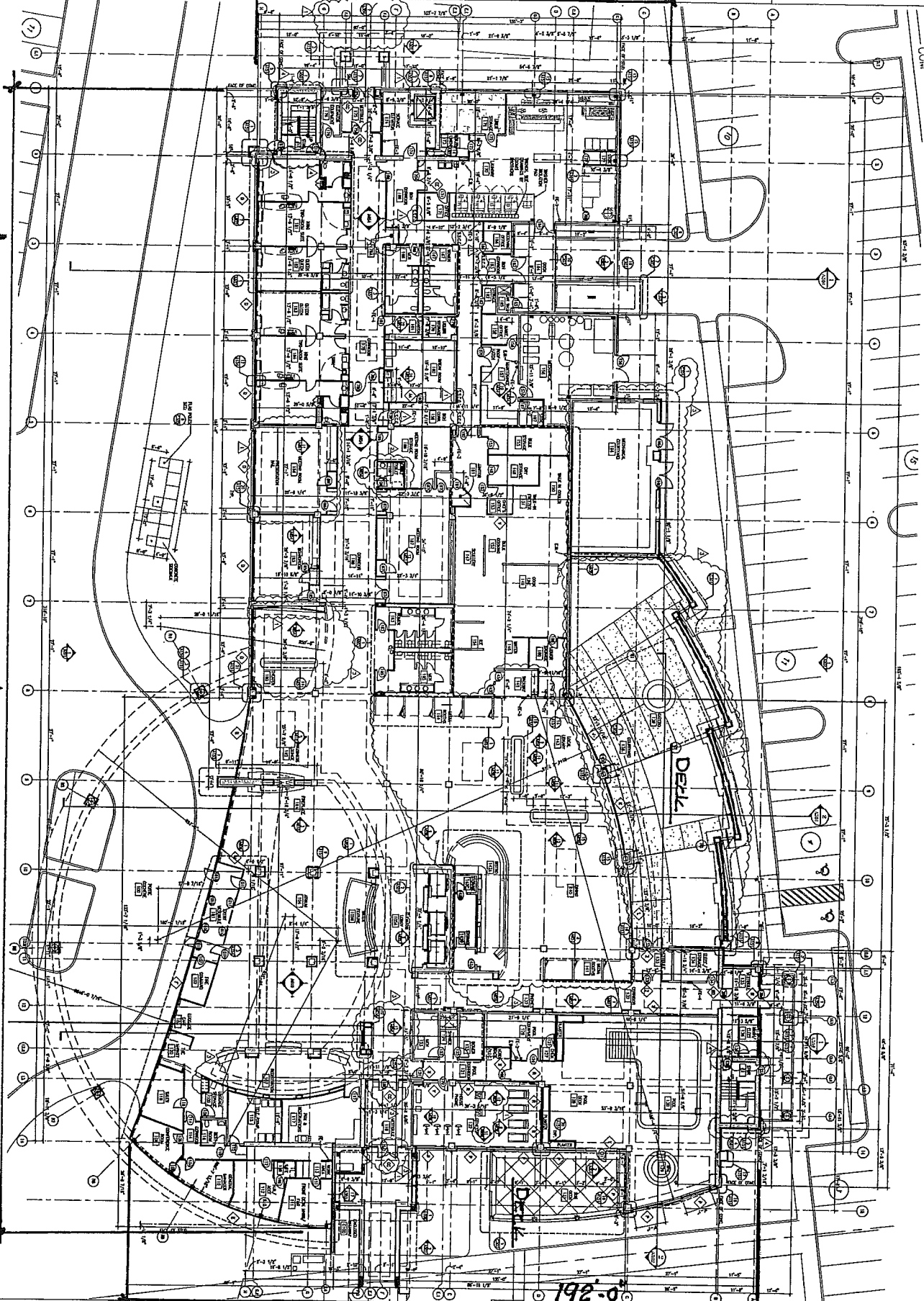
104'-0"

1 FIRST FLOOR PLAN

North

\* 1-6<sup>th</sup> FLOORS \*

346'-0"



192'-0"



PELHAM  
PHILLIPS  
ARCHITECTS  
ARCHITECTS

3000 N. 16th Street  
Suite 200  
Lincoln, NE 68502  
Phone: (402) 441-2007

A101

John Q. Hammons  
3000 John Q. Hammons Parkway  
Suite 200  
Lincoln, NE 68502  
402.441.4300 • 402.441.4300

COURTYARD BY  
MARRIOTT HOTEL

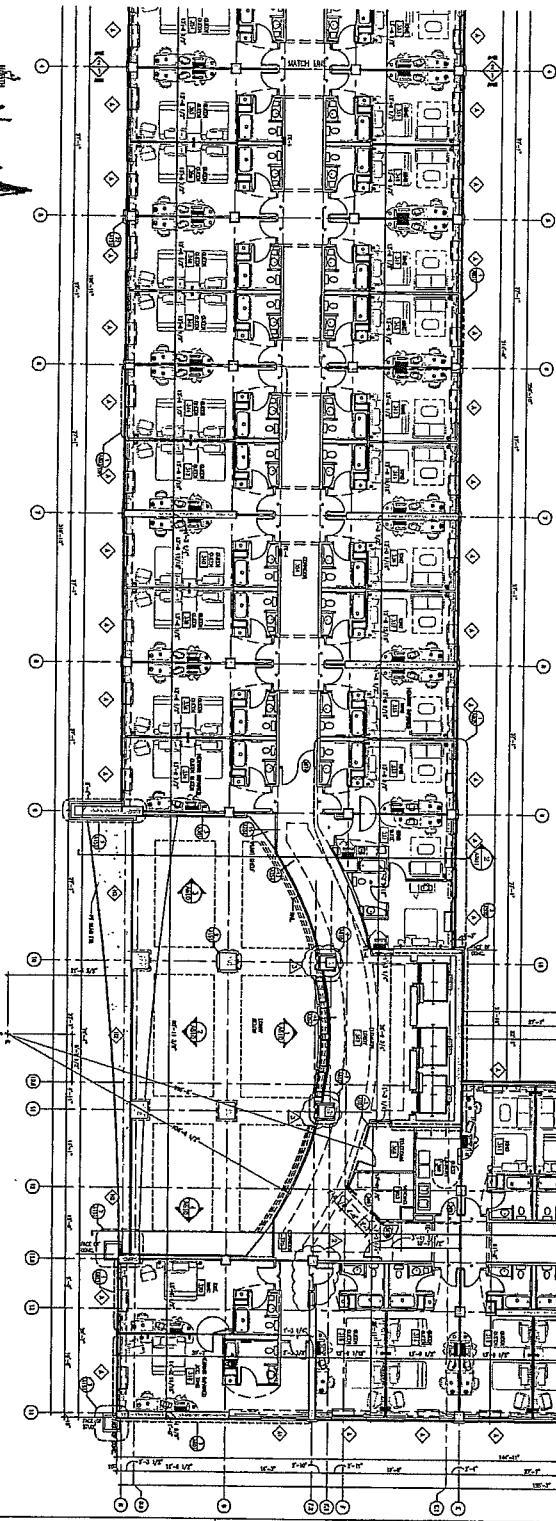
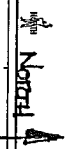
LA VISTA, NEBRASKA



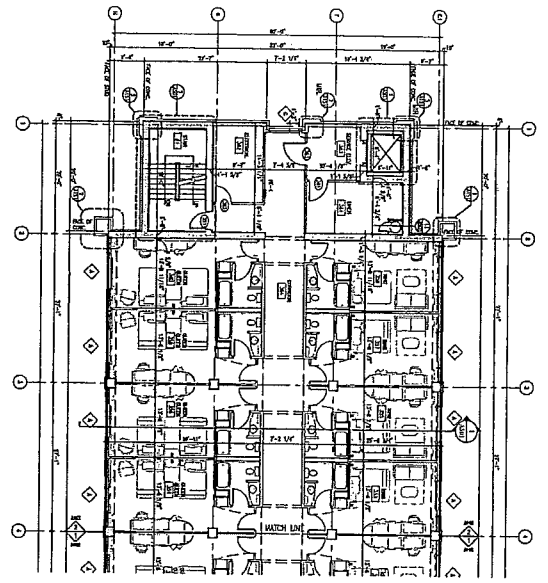
REVISIONS  
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2. AS NOTED  
3. AS NOTED  
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8. AS NOTED  
9. AS NOTED  
10. AS NOTED



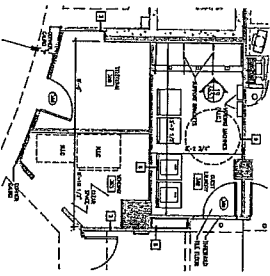
1 3RD FLOOR PLAN



2 3RD FLOOR PLAN



3 GUEST LAUNDRY ENLARGED PLAN RM. 309



**PELLHAM PHILLIPS ARCHITECTS**  
 1000 N. 10TH ST.  
 SUITE 200  
 OMAHA, NE 68102  
 A103

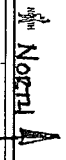
**John Q. Hammons**  
 200 N. 10th St., Suite 200  
 Omaha, NE 68102  
 402.441.1111

**COURTYARD BY MARRIOTT HOTEL**  
 LA VISTA, NEBRASKA

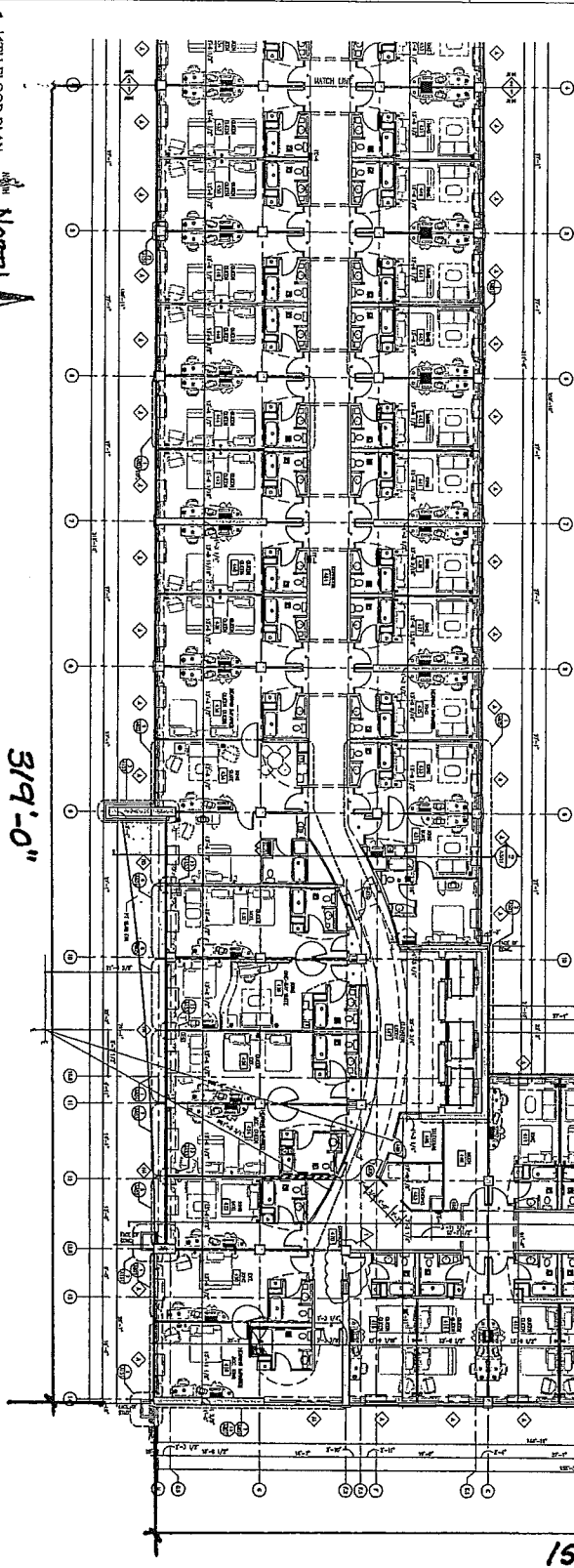


REVISIONS  
 1. 01/10/10  
 2. 01/10/10  
 3. 01/10/10

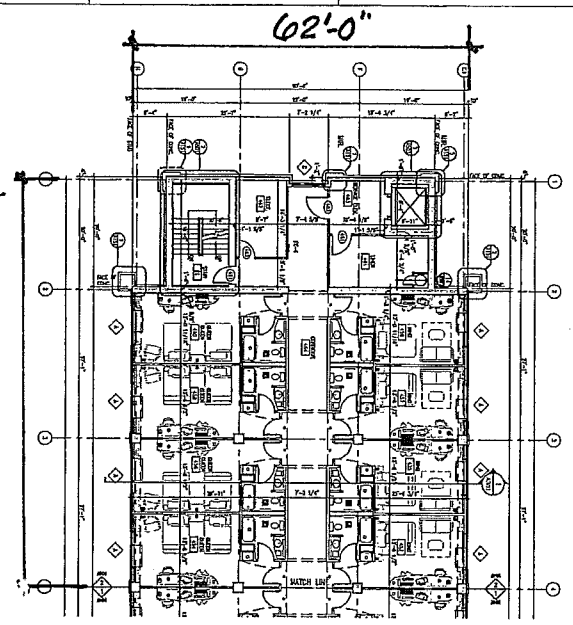
1 14TH FLOOR PLAN



319'-0"



2 14TH FLOOR PLAN



158'-0"

62'-0"


**PELHAM PHILLIPS**  
 ARCHITECTS  
 1000 N. 10TH ST., SUITE 100  
 OMAHA, NE 68102  
 PHONE: 402.466.1111  
 FAX: 402.466.1112  
 E-MAIL: INFO@PELHAMPHILLIPS.COM  
 PROJECT # 2008001  
 DATE: 01/27/2009  
 A104

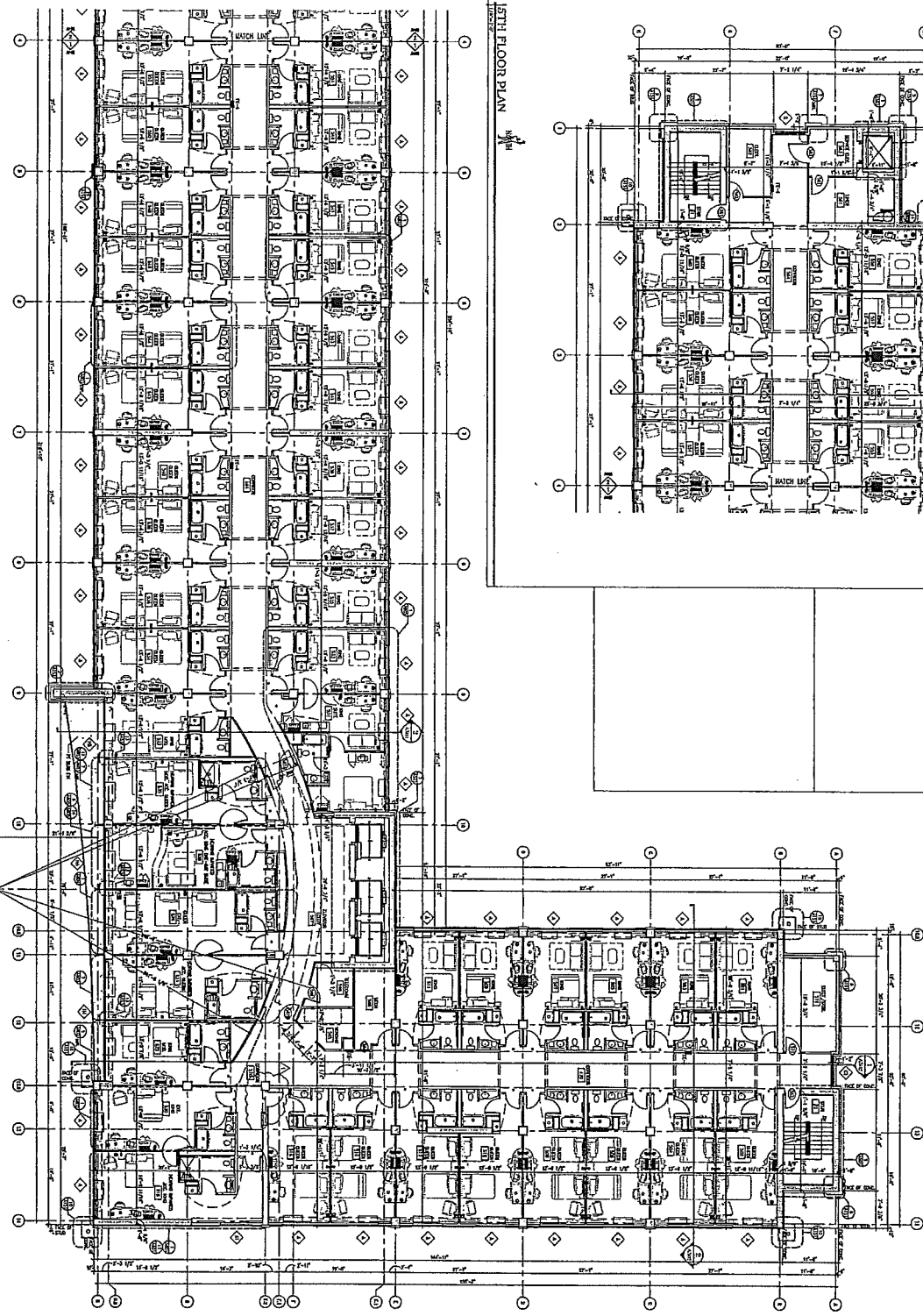
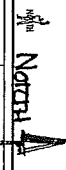
  
**John Q Hammons**  
 REALTOR  
 200 AAAA Real Estate  
 4000 N. 10TH ST., SUITE 100  
 OMAHA, NE 68102  
 402.466.1111

**COURTYARD BY MARRIOTT HOTEL**  
 LA VISTA, NEBRASKA

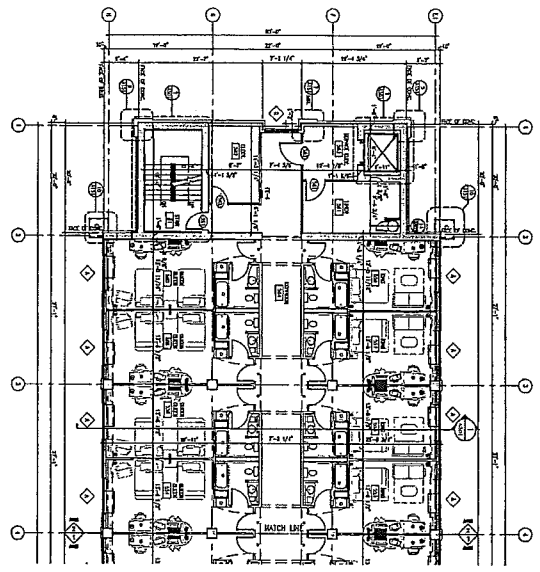


REVISIONS  
 1. AS PER MEETING 01/27/09

1 15TH FLOOR PLAN



2 15TH FLOOR PLAN



**PELLHAM PHILLIPS**  
ARCHITECTS  
1000 N. 10TH ST., SUITE 200  
LINCOLN, NE 68502  
TEL: 405.466.1100  
FAX: 405.466.1101  
WWW.PELLHAMPHILLIPS.COM

**John Q. Hammons**  
ARCHITECT  
200 N. 10TH ST., SUITE 200  
LINCOLN, NE 68502  
TEL: 405.466.1100  
FAX: 405.466.1101  
WWW.JQHARCHITECT.COM

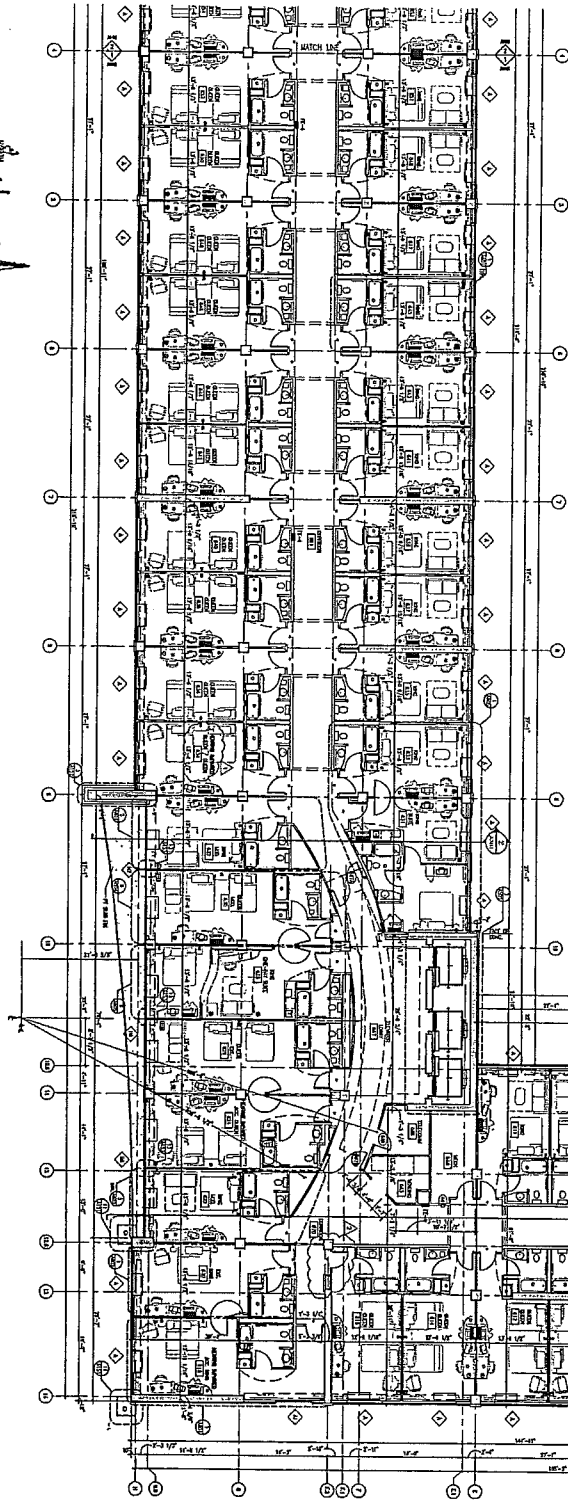
**COURTYARD BY MARRIOTT HOTEL**  
LA VISTA, NEBRASKA



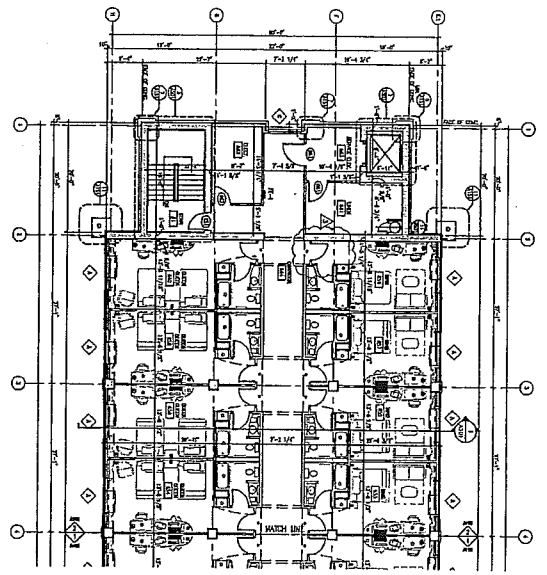
NOTES:  
1. SEE PLAN NUMBER 200

A105

1 15TH FLOOR PLAN



2 15TH FLOOR PLAN



A106

Project # 20000  
 Date: 01/01/2000  
 Drawn: J. Phillips  
 Checked: J. Phillips  
 Approved: J. Phillips  
 Title: 15TH FLOOR PLAN



John Q. Hammons  
 300 Main Street, Suite 100  
 La Vista, NE 68028  
 402.833.4300 • 402.833.4301

COURTYARD BY  
 MARRIOTT HOTEL  
 LA VISTA, NEBRASKA



NOTATIONS  
 1. SEE PLAN, SECTION AND  
 2. SEE PLAN, SECTION AND  
 3. SEE PLAN, SECTION AND



APPLICATION FOR LIQUOR LICENSE  
CORPORATION  
INSERT - FORM 3a

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

Office Use

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JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

Officers, directors and stockholders holding over 25%, including spouses, are required to adhere to the following requirements

- 1) The president and stockholders holding over 25% and their spouse (if applicable) must submit their fingerprints (2 cards per person)
- 2) All officers, directors and stockholders holding over 25 % and their spouse (if applicable) must sign the signature page of the Application for License form (Even if a spousal affidavit has been submitted)

Attach copy of Articles of Incorporation (Articles must show barcode receipt by Secretary of States Office)

Name of Registered Agent: CSC - Lawyers Incorporating Service Company

Name of Corporation that will hold license as listed on the Articles

La Vista CY Catering Co., Inc.

Corporation Address: 12560 Westport Parkway

City: La Vista State: NE Zip Code: 68128

Corporation Phone Number: (402) 339-4900 Fax Number: (402) 339-4901

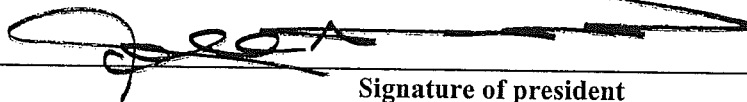
Total Number of Corporation Shares Issued: Five (5)

Name and notarized signature of president (Information of president must be listed on following page)

Last Name: Hammons First Name: John MI: Q.

Home Address: 2450 Skyline City: Springfield

State: MO Zip Code: 65804 Home Phone Number: \_\_\_\_\_



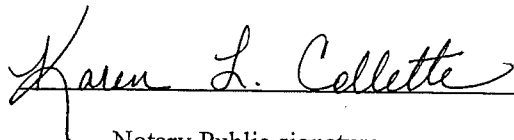
Signature of president

State of ~~Nebraska~~ Missouri  
County of Greene

The foregoing instrument was acknowledged before me this

December 12, 2008  
date

by John Q. Hammons  
name of person acknowledged



Notary Public signature

Affix Seal Here KAREN L. COLLETTE  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

List names of all officers, directors and stockholders including spouses (Even if a spousal affidavit has been submitted)

Last Name: Hammons First Name: James a/k/a John MI: Q

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Title: President, Treasurer, Director Number of Shares 0

Spouse Full Name (indicate N/A if single): Juanita Kathleen Hammons

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

---

Last Name: Dowdy First Name: Jacqueline MI: A

Social Security Number \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Title: Secretary Number of Shares 0

Spouse Full Name (indicate N/A if single): David Roger Dowdy

Spouse Social Security Number \_\_\_\_\_ Date of Birth: \_\_\_\_\_

---

Revocable Trust of John Q. Hammons Dated

Last Name: December 28, 1989, as Amended and Restated First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Title: Shareholder Number of Shares 100%

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Title: \_\_\_\_\_ Number of Shares \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

---

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JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

Is the applying Corporation controlled by another Corporation?

☐ YES

☒ NO

If yes, provide the name of corporation and supply an organizational chart

N/A

Indicate the Corporation's tax year with the IRS (Example January through December)

Starting Date: January

Ending Date: December

Is this a Non-Profit Corporation?

☐ YES

☒ NO

If yes, provide the Federal ID #.

N/A

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JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities.  
A ten day advance period is requested in writing to produce the alternate format.

**MANAGER APPLICATION  
INSERT - FORM 3c**

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

Office Use

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JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

Corporate manager, including spouse, are required to adhere to the following requirements  
If spouse filed affidavit of non-participation fingerprints and proof of citizenship not required

- 1) Must be a citizen of the United States
- 2) Must be a Nebraska resident (Chapter 2 - 006)
- 3) Must provide a copy of birth certificate, naturalization paper or US passport
- 4) Must submit fingerprints (2 cards per person)
- 5) Must be 21 years of age or older
- 6) Applicant may be required to take a training course

Corporation/Limited Liability Corporation (LLC) information

Name of Corporation/LLC: La Vista CY Catering Co., Inc.

Premise information

Premise License Number: Applied for premise license number  
(if new application leave blank)

Premise Trade Name/DBA: Courtyard by Marriott Omaha-La Vista

Premise Street Address: 12560 Westport Parkway

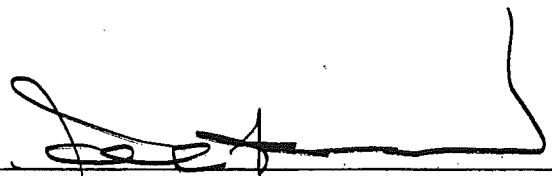
City: La Vista Nebraska Zip Code: 68128

Premise Phone Number: (402) 339-4900

The individual whose name is listed in the president or contact member category on either insert form 3a or 3b must sign their name below.



CORPORATE OFFICER SIGNATURE  
(Faxed signatures are acceptable)



Manager's information must be completed below PLEASE PRINT CLEARLY

Gender: ☐ MALE ☒ FEMALE

Last Name: \_\_\_\_\_ Grade \_\_\_\_\_ First Name: Stephanie MI: L

Home Address (include PO Box if applicable): 16545 Rosewood Street

City: Omaha State: NE Zip Code: 68136

Home Phone Number: (402) 502-8752 Business Phone Number: (402) 339-4900

Social Security Number: \_\_\_\_\_ Drivers License Number & State: \_\_\_\_\_

Date Of Birth: \_\_\_\_\_ Place Of Birth: Beatrice, NE

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

☒ YES ☐ NO

Spouse's information

Spouses Last Name: \_\_\_\_\_ Grade \_\_\_\_\_ First Name: Shane MI: E

Social Security Number: \_\_\_\_\_ Drivers License Number & State: \_\_\_\_\_

Date Of Birth: \_\_\_\_\_ Place Of Birth: Ottumwa, IA

APPLICANT AND SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST 10 YEARS

APPLICANT

SPOUSE

CITY & STATE	YEAR FROM TO		CITY & STATE	YEAR FROM TO	
Omaha, NE	02/08	Pres	Omaha, NE	02/08	Pres
Lawrence, Kansas	6/04	2/08	Lawrence, Kansas	8/04	3/08
Windsor Heights, IA	2001	6/04	Windsor Heights, IA	2003	2004
Grimes, IA	2000	2001	Polk City, IA	1999	2003
Ames, IA	1995	2000	Overland Park, KS	1997	1999

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2004	2008	Capitol Plaza Hotel	Rena Zachary	(785) 431-7200
1998	2004	University Park Holiday Inn	Jack Baker	(515) 223-1800

JAN 06 2009

Manager and spouse must review and answer the questions below.  
PLEASE PRINT CLEARLY

1. **READ PARAGRAPH CAREFULLY AND ANSWER COMPLETELY AND ACCURATELY.**

Has anyone who is a party to 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 and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

☐ YES

☒ NO

If yes, please explain below or attach a separate page.

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state? IF YES, list the name of the premise.

☒ YES

☐ NO

Embassy Suites Omaha-La Vista Hotel & Conference Center

3. Do you, as a manager, have all the qualifications required to hold a Nebraska Liquor License? Nebraska Liquor Control Act (§53-131.01)

☒ YES

☐ NO

4. Have you filed the required fingerprint cards and **PROPER FEES** with this application? (The check or money order must be made out to the Nebraska State Patrol for \$38.00 per person)

☒ YES

☐ NO

Fingerprints already on file

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5. Do you have any experience in selling alcohol in the State of Nebraska?  
If so list training and/or experience (when and where)

JAN 06 2002

NEBRASKA  
LIQUOR CONTROL COMMISSION

Date:	Where:
November 1998	Care Training
April 2001	Care Training
August 2001	Care Training and Recognized as a trainer



PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

Stephanie Grace

Signature of Manager Applicant

Erane Grace

Signature of Spouse

State of Nebraska

County of Douglas

County of Douglas

The foregoing instrument was acknowledged before me this December 29<sup>th</sup> 2008 by

The foregoing instrument was acknowledged before me this December 29<sup>th</sup> 2008 by

[Signature]

Notary Public signature

[Signature]

Notary Public signature

Affix Seal Here

GENERAL NOTARY-State of Nebraska  
QUENTIN VAN DYKE  
My Comm. Exp. March 14, 2010

Affix Seal Here

GENERAL NOTARY-State of Nebraska  
QUENTIN VAN DYKE  
My Comm. Exp. March 14, 2010

In compliance with the ADA, this manager insert form 3c is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

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JAN 06 2009

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Revised 9/2008

# **SPOUSAL AFFIDAVIT OF NON PARTICIPATION INSERT**

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

Office Use

# **RECEIVED**

JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will have not have any interest, directly or indirectly in the operation or profit of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices or represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. I understand my fingerprint will not be required; however, I am obligated to sign and disclose any information on all applications needed to process this application.

*Juanita K. Hammons*

Signature of spouse asking for waiver  
(Spouse of individual listed below)

Juanita Kathleen Hammons

Printed name of spouse asking for waiver

State of Missouri

County of Greene

The foregoing instrument was acknowledged before me this

December 12, 2008  
date

by Juanita Kathleen Hammons

name of person acknowledged

*Karen L. Collette*  
Notary Public signature

Affix Seal

**KAREN L. COLLETTE**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

I acknowledge that I am the spouse of the above listed individual. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that the above individual has violated (§53-125(13)) the Commission may cancel or revoke the liquor license.

*John Q. Hammons*

Signature of individual involved with application  
(Spouse of individual listed above)

John Q. Hammons

Printed name of applying individual

State of Missouri

County of Greene

The foregoing instrument was acknowledged before me this

December 12, 2008  
date

by John Q. Hammons

name of person acknowledged

*Karen L. Collette*  
Notary Public signature

Affix Seal

**KAREN L. COLLETTE**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities.  
A ten day advance period is requested in writing to produce the alternate format.

# **SPOUSAL AFFIDAVIT OF NON PARTICIPATION INSERT**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
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Office Use

# **RECEIVED**

**JAN 06 2009**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will have not have any interest, directly or indirectly in the operation or profit of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices or represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. I understand my fingerprint will not be required; however, I am obligated to sign and disclose any information on all applications needed to process this application.

*David Roger Dowdy*

Signature of spouse asking for waiver  
(Spouse of individual listed below)

David Roger Dowdy

Printed name of spouse asking for waiver

State of Missouri

County of Greene

The foregoing instrument was acknowledged before me this

December 12, 2008  
date

by David Roger Dowdy

name of person acknowledged

*Karen L. Collette*  
Notary Public signature

Affix Seal

**KAREN L. COLLETTE**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

I acknowledge that I am the spouse of the above listed individual. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that the above individual has violated (§53-125(13)) the Commission may cancel or revoke the liquor license.

*Jacqueline Anne Dowdy*

Signature of individual involved with application  
(Spouse of individual listed above)

Jacqueline Anne Dowdy

Printed name of applying individual

State of Missouri

County of Greene

The foregoing instrument was acknowledged before me this

December 12, 2008  
date

by Jacqueline Anne Dowdy

name of person acknowledged

*Karen L. Collette*  
Notary Public signature

Affix Seal

**KAREN L. COLLETTE**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Greene County - Comm. #06492797  
My Commission Expires Nov. 30, 2010

In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

# **SPOUSAL AFFIDAVIT OF NON PARTICIPATION INSERT**

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

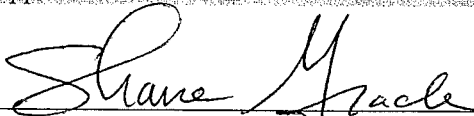
Office Use

# **RECEIVED**

**JAN 06 2009**

NEBRASKA LIQUOR  
CONTROL COMMISSION

I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will have not have any interest, directly or indirectly in the operation or profit of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices or represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. I understand my fingerprint will not be required; however, I am obligated to sign and disclose any information on all applications needed to process this application.



Signature of spouse asking for waiver  
(Spouse of individual listed below)

Shane E. Grade

Printed name of spouse asking for waiver

State of Nebraska

County of Douglas

December 29<sup>th</sup> 2008  
date

The foregoing instrument was acknowledged before me this

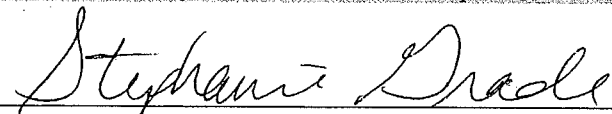
Shane E. Grade

Notary Public signature

Affix Seal

name of person acknowledged  
**GENERAL NOTARY-State of Nebraska**  
**QUENTIN VAN DYKE**  
My Comm. Exp. March 14, 2010

I acknowledge that I am the spouse of the above listed individual. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that the above individual has violated (§53-125(13)) the Commission may cancel or revoke the liquor license.



Signature of individual involved with application  
(Spouse of individual listed above)

Stephanie L. Grade

Printed name of applying individual

State of Nebraska

County of Douglas

December 29<sup>th</sup> 2008  
date

The foregoing instrument was acknowledged before me this

Stephanie L. Grade

Notary Public signature

Affix Seal

name of person acknowledged  
**GENERAL NOTARY-State of Nebraska**  
**QUENTIN VAN DYKE**  
My Comm. Exp. March 14, 2010

In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

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NEBRASKA LIQUOR  
CONTROL COMMISSION

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT**, (hereinafter "Agreement" or "Lease"), made and entered into the 24th day of November, 2008, by and between, JQH – La Vista CY Development, LLC, by The Revocable Trust of John Q. Hammons dated December 28, 1989, as Amended and Restated, d/b/a Courtyard by Marriott Omaha-La Vista (hereinafter referred to as "Lessor"), and La Vista CY Catering Co., Inc. , an Nebraska corporation (hereinafter referred to as "Lessee").

**WITNESSETH:**

1. **Premises.** Lessor hereby Leases to Lessee, and Lessee hereby rents from Lessor, certain real property located in the Courtyard by Marriott, located at 12560 Westport Parkway, La Vista, Nebraska, together with all improvements thereon (hereinafter referred to as the "Premises") as more particularly described on Exhibit "A", attached hereto and made a part hereof by this reference.

2. **Term.** The term of this Lease shall be for a period of 20 years, commencing on the 1st day of February, 2009, and ending on the 31st day of January, 2029, both dates inclusive, provided however that at any time during the term of this Lease either party may terminate the Lease upon giving thirty (30) days advance written notice to the other party hereto.

3. **Rent.** During the term of this Lease, Lessee agrees to pay to Lessor annual rental of Twelve Thousand and no/100 Dollars (\$12,000.00), payable in equal monthly installments of One Thousand and no/100 Dollars (\$1,000.00) each, said rent being due and payable in advance on the 1st day of each and every month during the term of this Lease.

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NEBRASKA LIQUOR  
CONTROL COMMISSION

All rental payments shall be paid to Lessor at 12560 Westport Parkway, La Vista, Nebraska 68128, unless Lessor designates otherwise in writing. This Lease is a net Lease and all rental payments shall be paid by Lessee irrespective of any setoff, counter claim, recoupment, defense or other right which Lessee may have against Lessor. All rental payments shall be paid whether or not Lessee has received notice or demand. The obligation of Lessee to pay rent hereunder shall be unconditional. Lease payments shall be made payable to Lessor unless Lessor designates otherwise in writing.

4. **Use of Premises.** The Premises shall not be used or occupied for any purpose other than that of catering operations and/or storage of liquor inventory in connection with the operation of the Embassy Suites Hotel without the written consent of Lessor. The Premises shall not be used by Lessee in any manner or for any purpose prohibited by law or ordinance or by the terms hereof. Lessee shall not perform any acts or carry on any practices which may injure the Premises or be a nuisance or menace. Lessee at its sole expense shall comply with (a) all laws, orders and regulations of the federal, state and municipal authorities, and (b) the provisions of any insurance policies required to be maintained by Lessee with respect to the Premises, as set forth in Section 6 hereof.

5. **Insurance.**

(a) At all times throughout the term of this Lease, Lessor shall provide the following insurance coverages:

(i) Fire and Extended Coverage. Insurance on all improvements located on the Premises against loss or damage by fire and such other risks as may be included in the broadest form of



JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

extended coverage insurance from time to time available in amounts sufficient to prevent the Lessor from becoming a co-insurer within the terms of the applicable policies and, in any event, in an amount not less than seventy-five percent (75%) of the then full insurable value of such improvements.

(ii) Liability. Comprehensive and general, public liability insurance against claims for personal injury, death or property damage occurring in connection with the use and occupancy of the Premises and the improvements thereon, with such limits as may reasonably be requested by the Lessor from time to time, but not less than \$300,000.00 in respect to bodily injury or death to any one person, \$300,000.00 in respect to any one occurrence or accident, and \$50,000.00 for property damage.

(b) Full Insurable Value. The term "full insurable value" shall mean the actual replacement cost, less physical depreciation, excluding foundation and excavation costs. Full insurable value shall be determined whenever reasonably requested by the Lessor, by a qualified appraiser selected and paid by the Lessee and acceptable to the Lessor. The finding of such an appraiser shall not be binding without the written approval of the Lessor, which approval shall not be unreasonably withheld.

## **6. Taxes.**

(a) Lessor to Pay Taxes. Lessor agrees to pay all "Taxes" (as that term is hereinafter defined) against the Premises becoming due or payable

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NEBRASKA LIQUOR  
COMMISSION

during the term of this Lease and a pro-rata portion of the installment of Taxes becoming due and payable during the years that this Lease commences and expires, said pro-rata share to be determined as of the commencement date and expiration date of this Lease and in accordance with the customary method of prorating real estate taxes in Sarpy County, Nebraska.

(b) Taxes Defined. As used herein, the term "Taxes" shall mean all taxes, assessments and levies, whether general or special, ordinary or extraordinary, of every nature and kind whatsoever, including water and sewer charges, gas and electric rates, and all other utility charges which may be taxed, charged, assessed, levied or imposed at any time or from time to time during the term of this Lease by any governmental authority upon or against (i) this Lease or the rentals or other sums payable by Lessee hereunder, or (ii) the Premises or the operation, possession or use thereof. The term "Taxes" shall not include (and Lessee shall not be required to pay) any franchise, estate, inheritance, transfer, income or similar tax of Lessor, including, but not limited to, any income tax imposed with respect to Lessors income from the Premises.

7. **Repairs and Maintenance.** Lessor shall at all times, at its sole expense, keep and maintain the interior of the improvements located on the Premises in good condition, and repair all glass and window moldings, partitions, doors, fixtures, interior walls, floors, ceilings, and equipment and appurtenances thereof (including, but not limited to, lighting, heating, ventilating, plumbing, sewage facilities, air conditioning

JAN 06 2009

NEBRASKA LIQUOR  
CONTROL COMMISSION

system, and electrical wiring and equipment), and including replacement parts and equipment if necessary.

8. **Utilities.** Lessor, at its sole cost and expense, shall obtain and promptly pay for all utility services required for the operation of or furnished to or consumed on the Premises, including, without limitation, electricity, gas, water, sewer, heat, telephone, garbage collection, and all charges for any of the foregoing.

9. **Assignment and Subletting.** Lessee shall not assign this Lease in whole or in part, or sublet all or any part of the Premises, without obtaining the prior written consent of Lessor which consent shall not be unreasonably withheld. Any assignment or subletting without Lessors consent in writing shall be void.

10. **Lessors Right of Entry.** Lessor or its agents, shall have the right to enter the Premises during reasonable business hours for the purpose of (a) examining or inspecting the same, (b) showing the Premises to prospective purchasers, mortgagees, or Lessees, and (c) making any necessary repairs to the Premises and performing any work therein that may be necessary by reason of the Lessee's default under the terms of this Lease. In the case of emergency (the existence of which shall be determined by Lessor at its discretion), Lessor may enter the Premises at any time for the purpose of making such repairs. With respect to any such repairs performed by Lessor, the Lessor shall be allowed to take all material into and upon the Premises that may be required therefor without the same constituting an eviction of the Lessee in whole or in part. The Lessor shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage to the Lessee by reason of making such repairs or the performance of any such work on or in the Premises, and the rent reserved herein shall not abate while such repairs are being

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NEBRASKA SOUTHERN  
CONTROL COMMISSION

made, nor during the period of any temporary malfunction of utilities or heating, cooling or plumbing systems. During the last thirty (30) days of the Lease term, Lessor may put and keep upon the windows or walls of the Premises the usual notice "To Rent" without hindrance or molestation, and may show the Premises to parties wishing to rent it at such times as mutually agreed by the parties.

**11. Condemnation.**

(a) Unless this Lease is terminated pursuant to this Section 14, if a portion of the Premises shall be taken by condemnation or other eminent domain proceedings pursuant to any law, general or special, by an authority (the "Condemning Authority") having the power of eminent domain, or if sold to a Condemning Authority under threat of the exercise of such power, this Lease shall continue and there shall be an equitable abatement of the rent due hereunder.

(b) If a portion of the Premises and/or improvements is so taken or sold, and such portion is material to Lessee's use and occupancy of the Premises, or if all of the Premises is so taken or sold, Lessee may terminate this Lease by giving written notice to Lessor and this Lease shall thereupon terminate on the day following vesting of title in the Condemning Authority, except as hereinafter provided and except with respect to obligations and liabilities of Lessor and Lessee under this Lease, actual or contingent, which have arisen on or prior to such date of termination. Rent shall be prorated as of the date of termination. In the event that Lessee shall fail to exercise its option to terminate this Lease as provided in this Section 15, or in the event

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NEBRASKA LIQUOR  
CONTROL COMMISSION

that a part of the Premises shall be taken under circumstances under which Lessee shall have no such option, then there shall be an equitable abatement of the rent due hereunder. By remaining in possession of the Premises for as much as ninety (90) days after such taking, Lessee shall be deemed to have waived all such right to terminate this Lease even though such notice of termination may have been given to Lessor.

(c) In the event of any condemnation or taking as aforesaid, either whole or partial, the Lessee shall not be entitled to any part of the award paid for such condemnation and Lessor is to receive the full amount of such award, the Lessee hereby expressly waiving any right or claim to any part thereof. Although all damages in the event of any condemnation are to belong to the Lessor whether such damages are awarded as compensation for diminution in value to the Leasehold or to the fee of the Premises, Lessee shall have the right to claim and recover from the Condemning Authority, but not from Lessor, such compensation as may be separately awarded or recoverable by Lessee in Lessee's own right on account of any and all damage to Lessee's business by reason of the condemnation and for or on account of any cost or loss to which Lessee might be put in removing Lessee's furniture, fixtures, Leasehold improvements and equipment.

12. **Destruction of Premises.** In the event the Premises are destroyed or damaged by fire or other casualty not caused by negligence or misuse by Lessee, its agents, employees, customers or invitees, so as to be unfit for ordinary occupancy and use, and not capable of being economically rebuilt or restored within ninety (90) days from the

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NEBRASKA LIQUOR  
CONTROL COMMISSION

date of such casualty, then this Lease shall be automatically terminated, and the rent shall abate from the date of casualty. Otherwise, the Lessor shall proceed at its own expense in due diligence to restore the Premises within such ninety (90) days, in which case there shall be an abatement and apportionment of the rent until the Premises are restored. Lessor shall not be obligated to restore the Premises unless insurance proceeds are available for that purpose from the policy or policies specified in Section 6 hereof. If the Lessor determines that the Premises cannot be rebuilt or restored within the ninety (90) day period specified herein, then it shall give written notice of this decision to the Lessee within thirty (30) days from the date of the occurrence of such casualty.

13. **Surrender of Premises.** At the expiration of the Lease term, the Lessee shall surrender the Premises in as good condition as it was at the beginning of the term, natural deterioration from reasonable use thereof only excepted. Determination of what is "natural deterioration from reasonable use" shall be made by Lessor. Upon vacating the Premises, Lessee shall be charged all expenses incurred by Lessor to place the Premises in as good condition as it was at the beginning of the Lease term.

14. **Default.** The occurrence of any of the following events shall constitute a default hereof: (a) Lessee's failure to pay any rental payment due hereunder within ten (10) days after the same shall be due, (b) Lessee's failure to perform any other of the terms, conditions or covenants of this Lease to be observed or performed by Lessee, for more than thirty (30) days after written notice of such default shall have been given to Lessee by Lessor, (c) Lessee files or there is filed against Lessee a petition in bankruptcy or a petition or answer seeking reorganization under the Federal Bankruptcy Code or any other applicable statute, or (d) an order is entered adjudicating Lessee a bankrupt or approving



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NEBRASKA JUDICIAL  
CONTROL COMMISSION

an involuntary petition seeking a reorganization of Lessee under the Federal Bankruptcy Code or any other applicable statute or appointing a receiver, trustee or conservator for all or a substantial part of the property of Lessee, and such order is not vacated or stayed within sixty (60) days of such entry.

15. **Remedies.** In the event of default of Lessee as set forth in Section 14 hereof, in addition to the other rights and remedies it may have, Lessor shall have the immediate right to terminate this Lease or re-enter and attempt to re-let the Premises without terminating this Lease, and remove all persons and property from the Premises, and store said property so removed in a public warehouse or elsewhere at the cost of, and for the account of Lessee, all without service of notice or resort to legal process and without being deemed guilty of trespass or becoming liable for any loss or damage that may be occasioned thereby.

If Lessor, without terminating this Lease, either (a) elects to re-enter and attempts to re-let the Premises, or (b) takes possession of the Premises pursuant to any notice provided by law, then it may, from time to time, make such alterations and repairs as may be necessary in order to re-let the Premises or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Lessor, in its sole discretion, may deem advisable. Upon each such re-letting, all rentals received by Lessor from such re-letting shall be applied, first, to the payment of any indebtedness other than rent due hereunder from Lessee to Lessor; second, to the payment of any costs and expenses of such re-letting, including, but not limited to, brokerage fees and attorney fees; third, to the payment of any rent due and unpaid hereunder; and the residue, if any, shall be held by

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JAN 06 2009

NEBRASKA  
COUNTY COMMISSION

Lessor and applied to the payment of future rent as the same shall become due and payable hereunder. If such rental received from such re-letting during any month be less than that to be paid during that month by Lessee hereunder, Lessee shall pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of the Premises by Lessor shall be construed as an election on its part to terminate this Lease unless a notice of such intention be given to Lessee or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such re-letting without termination, Lessor may at any time thereafter elect to terminate this Lease for such previous breach. Should Lessor at any time terminate this Lease for any breach, in addition to any other remedies it may have, it may recover from Lessee all damages it may incur by reason of such breach, including, but not limited to, the costs of recovering the Premises, reasonable attorney fees, and the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserve in this Lease for the remainder of the stated term over the then reasonable rental value of the Premises over the remainder of the stated term, all of which amounts shall be immediately due and payable from Lessee to Lessor.

The rights and remedies given to Lessor by this Section 15 of this Lease shall be deemed to be cumulative and not one of the rights and remedies shall be exclusive at law or in equity of the rights and remedies which Lessor might otherwise have by virtue of a default under this Lease, and the exercise of any such right or remedy by Lessor shall not impair Lessors standing to exercise any other right or remedy.


16. **Covenant of Quiet Enjoyment.** Upon payment by the Lessee of the rent herein provided, and upon the observance and performance of all covenants, terms and

conditions on Lessee's part to be observed and performed by Lessee, Lessee shall peaceably and quietly hold and enjoy the Premises for the term hereby demised without hindrance or interruption by Lessor any other person or persons lawfully or equitably claiming by, through, or under the Lessor subject, nevertheless, to the terms and conditions of this Lease.

JQH – LA VISTA CY DEVELOPMENT, LLC

By: REVOCABLE TRUST OF JOHN Q. HAMMONS  
DATED DECEMBER 28, 1989, AS AMENDED  
AND RESTATED


By

  
John Q. Hammons, Trustee

"Lessor"

LA VISTA CY CATERING CO, INC.,  
A Nebraska Corporation

By

  
John Q. Hammons, President

"Lessee"

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NEBRASKA LIQUOR  
CONTROL COMMISSION

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NEBRASKA LIQUOR  
CONTROL COMMISSION

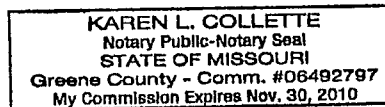
STATE OF MISSOURI     )  
                                  ) SS:  
COUNTY OF GREENE     )

BE IT REMEMBERED, that on December 12, 2008, before me, the subscriber, a Notary Public in and for said State and County, personally appeared John Q. Hammons, Trustee of the Revocable Trust of John Q. Hammons, Dated December 28, 1989, as Amended and Restated, for JQH - La Vista CY Development, LLC, who executed the foregoing Lease Agreement, and acknowledged the signing thereof to be his voluntary act and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on the day and year last aforesaid.

Karen L. Collette  
Notary Public  
Karen L. Collette  
(Print Name)

My Commission Expires: 11-30-2010



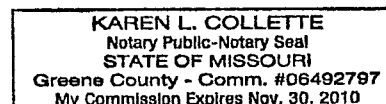
STATE OF MISSOURI     )  
                                  ) SS:  
COUNTY OF GREENE     )

BE IT REMEMBERED, that on December 12, 2008 before me, the subscriber, a Notary Public in and for said State and County, personally appeared John Q. Hammons, President of La Vista CY Catering Co., Inc., a Missouri Corporation, who executed the foregoing Lease Agreement, and acknowledged the signing thereof to be his voluntary act and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on the day and year last aforesaid.

Karen L. Collette  
Notary Public  
Karen L. Collette  
(Print Name)

My Commission Expires: 11-30-2010



**EXHIBIT A**

(See Attached)

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**JAN 06 2009**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

LEGAL DESCRIPTION

Lot One (1), Southport West Replat Three, an Addition to the City of La Vista,  
Sarpy County, Nebraska

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NEBRASKA LIQUOR  
CONTROL COMMISSION

**ARTICLES OF INCORPORATION  
OF  
LA VISTA CY CATERING CO., INC.**

The undersigned acting as incorporator of a corporation under the Nebraska Business Corporation Act, adopt the following Articles of Incorporation for such corporation.

- FIRST:** The name of the corporation is: **La Vista CY Catering Co., Inc.**
- SECOND:** The period of its duration is perpetual.
- THIRD:** The purpose or purposes for which the corporation is organized are the transaction of any or all lawful business for which corporations may be incorporated under the Nebraska Business Corporation Act whether granted by specific statutory authority or by construction of law.
- FOURTH:** The general nature of the business is to own, operate and manage a retail food and alcoholic beverage operation.
- FIFTH:** The number of shares the corporation is authorized to issue is five (5), all of which are of a par value of One Dollar (\$1.00) each and are of the same class are Common shares.
- SIXTH:** The corporation shall to the fullest extent permitted by the provisions of the Business Corporation Act of the State of Nebraska, as the same may be amended and supplemented, indemnify any and all persons whom it shall have power to indemnify under said provisions from and against any and all of the expenses, liabilities, or other matters referred to in or covered by said provisions, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any Bylaw, vote of shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person.
- SEVENTH:** The personal liability of the directors of the corporation is hereby eliminated to the fullest extent permitted by the provisions of the Business Corporation Act of the State of Nebraska, as the same may be amended and supplemented.
- EIGHTH:** The corporation elects to have preemptive rights.

**RECEIVED**

**JAN 06 2009**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**



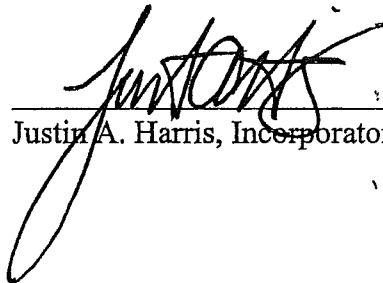
NINTH: The name and address of the registered agent for service of process in the State of Nebraska is CSC-Lawyers Incorporating Service Company, 1900 First Bank Building, 233 South 13<sup>th</sup> Street, Lincoln, Nebraska 68508.

TENTH: The name and address of the initial director is John Q. Hammons, 300 John Q. Hammons Parkway, Suite 900, Springfield, Missouri 65806.

ELEVENTH: The name and address of the incorporator is Justin A. Harris, 300 John Q. Hammons Parkway, Suite 900, Springfield, Missouri 65806.

Signed this 10<sup>th</sup> day of November, 2008.

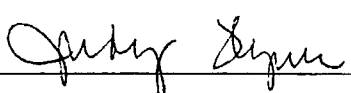
RECEIVED  
JAN 06 2009  
NEBRASKA LIQUOR  
CONTROL COMMISSION

  
Justin A. Harris, Incorporator

ACCEPTANCE OF APPOINTMENT BY STATUTORY AGENT

The undersigned hereby acknowledges and accepts the appointment as statutory agent of the above-named corporation.

CORPORATION SERVICE COMPANY

By:  Gregory Dyer, Authorized Representative



John Q Hammons  
HOTELS & RESORTS

RECEIVED  
JAN 06 2009  
NEBRASKA LIQUOR  
CONTROL COMMISSION

January 2, 2009

Nebraska Liquor Control Commission  
301 Centennial Mall South  
P.O. Box 95046  
Lincoln, NE 68509-5046

Re: La Vista CY Catering Co., Inc. – Liquor License Application

Dear Sir/Madam:


We are in the process of completing a new Courtyard by Marriott hotel in La Vista, Nebraska, with a tentative opening date of March 1, 2009. With the opening of the new hotel, we are in need of a liquor license and have provided the following documents for your review and approval:

1. Application for Liquor License Checklist
2. Fingerprint Cards for Owner and Manager are currently on file
3. Check payable to Nebraska Liquor Control Commission - \$145
4. Application for Liquor License (Corporation)
5. Application for Liquor License
6. Application for Liquor License Catering License
7. Manager Application
8. Spousal Affidavit for Juanita K. Hammons
9. Spousal Affidavit for David Dowdy
10. Spousal Affidavit for Shane Grade
11. Lease Agreement
12. Articles of Incorporation

If we have failed to provide all required documents please contact me directly at (417) 873-3592, or you may email me at [karen.collette@jqh.com](mailto:karen.collette@jqh.com).

Thank you for your assistance in this matter.

Sincerely,

  
Karen L. Collette  
Legal Assistant

Enclosures

cc: Stephanie Grade, GM

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT LOCATIONS AND IN AMOUNTS CITED HEREIN.

WHEREAS, the property owners of  
7303 Lillian Ave, Lot 478, La Vista Replat, \$162.78,  
7205 S 76<sup>th</sup> St., Lot 48, Crestview Heights, \$161.43,  
7421 Ivy Lane Dr., Lot 124, S & S's Harvest Hill, \$265.23, and  
7417 Park View Blvd., Lot 928, La Vista, \$940.17,  
were notified to clean up their property as they were in violation of the City Municipal Code, Section 94.06 or 133.01, or the City would do so and bill them accordingly, and

WHEREAS, the property owners of said addresses chose not to clean the property, thus necessitating the City to do the clean up, and

WHEREAS, the City sent the property owners bills for said clean up which 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 amounts and against the properties specified above, all located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2009

CITY OF LA VISTA

ATTEST:

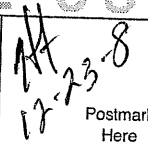
\_\_\_\_\_  
Anthony Gowan, Acting Mayor

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

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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Postmark Here

Sent To:

Street, or P.O.

City, S

PS Form

**Jeffrey & Colleen Gilpin**  
**4951 Dumfries Circle**  
**Omaha, NE 68157-2414**

Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  x <u>Colleen Gilpin</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Colleen Gilpin</u> C. Date of Delivery <u>12-24-08</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding-top: 20px;"><b>Jeffrey &amp; Colleen Gilpin</b>  <b>4951 Dumfries Circle</b>  <b>Omaha, NE 68157-2414</b></p>	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number  (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7006 0810 0001 6713 8891

December 19, 2009



Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

RE: 7303 Lillian Ave, La Vista, Sarpy County, NE 68128  
Lot 478/La Vista Replat

Dear Mr. and Mrs. Gilpin:

On September 19, 2008, your property on Lillian Ave in La Vista was in violation of the City of La Vista's Municipal Code, Sections 94.06 and a letter was sent to you that stated the trees on the property needed to be trimmed or the City would correct the violation at the owner's expense. On October 9, 2008 the Public Works Department trimmed and disposed of the tree branches that were over the street and/or the sidewalk. The cost of \$162.78 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Tree Trimming and Disposal		
Two Workers, 1 Hour Each		37.78
Equipment Cost		25.00
Chipping		50.00
TOTAL	\$	<u>162.78</u>

Please remit \$162.78, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on February 3, 2009, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, CMC  
City Clerk

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

December 10, 2008

To: Valerie Houloose  
Code Enforcement Officer

Fr: Joe Soucie  
Public Works Director

Re: Tree Trimming  
7303 Lillian Ave.

The following is a list of expenses incurred by the Public Works Department on October 9, 2008 while trimming and disposing of the tree branches over the street and/or sidewalk at 7303 Lillian Ave., per your instructions.

**LABOR:**

	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
Employee #1	23.17	1	23.17
Employee #2	14.61	1	14.61
			<hr/>
			\$ 37.78

**EQUIPMENT:**

<u>Description</u>	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
1 pickup truck	20.00	1	20.00
1 manual pruner	5.00	1	5.00
			<hr/>
			\$ 25.00

**CHIPPING:**

Standardized fee for chipping tree branches	\$ 50.00
---	----------

**TOTAL LABOR, EQUIPMENT and CHIPPING:** \$ 112.78

9/19/08

Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

Re: Lot #478/7303 Lillian Avenue, La Vista, NE 68128  
La Vista Replat

To: Jeffrey & Colleen Gilpin,


The City of La Vista continues to emphasize citizen participation in improving our community. Through our efforts we hope to make La Vista a safe and more attractive place.

This letter is in reference to tree branches and shrubs that are not in compliance. A copy of our ordinance has been enclosed for you to read. Please trim the shrubs to 48 inches and tree branches should be 15 feet above the street and 8 feet above the sidewalk. All signs should be visible. Please have these violations corrected by 10/3/2008 or the city will send a crew out to correct the violations.

Many of the tree services are busy this time of year, please contact this office if you need additional time so this will not get turned over to Public Works to do. Any work done by the city is at the owner's expense.

If you have any questions or concerns, please contact us at 331-4343.

Thank you,

  
Valerie Houloose  
Code Enforcement Inspector

Cc to: Occupant, 7303 Lillian Avenue, La Vista, NE 68128

*hedges done;  
tree branches  
Not  
done  
10/2/08*



# City of La Vista

## Service Request Form



☐ Council Member

☒ Citizen

☐ Employee

Caller's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date Received: 9/16/8

Time Received: 10:10am

Received By: TEK

☒ Request by Phone

☐ Request by Mail

☐ Request in Person

**Nature of Request:** At 7303 Lillian Ave., the hedges along the sidewalk need to be cut, including around the school crossing sign, as they are interfering with the sign visibility.

*free branches  
over street &  
sidewalk  
also*

Department Responsible for Action: \_\_\_\_\_

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

Report of Action: \_\_\_\_\_

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

Reviewed by DH: \_\_\_\_\_

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

Reviewed by CA: \_\_\_\_\_

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

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

**Active**

Parcel Number: 010576754  
 Location: 07303 LILLIAN AVE  
 Owner: GILPIN/JEFFREY L & COLLEEN S  
 C/O  
 Mail Address: 4951 DUMFRIES CIR  
 OMAHA NE 68157-2414  
 Legal: LOT 478 LA VISTA REPLAT  
 Tax District: 27002  
 Map #: 2959-14-1-30051-000-0471



Click Picture/Sketch for Larger View.

Residential Information for 1 January Roll Year 2008

Style:	Raised Ranch		
Year Built:	1961	Bedrooms	3
Bathrooms	1	Total Sqft	864
Total Bsmt Finish Sqft	276	Bsmt Total Sqft	864
Garage Type		Garage Sqft	0
Lot Depth	125	Lot Width	70

Misc

Description	Sqft or Quantity
OPEN SLAB PORCH	36
BSMT GARAGE FINISH	312
DRIVEWAY	1

Sales Information (Updated 12/16/2008)

Sale Date  
B & P

Grantor

Grantee

Sale Price

Valuation Information

Valuation

PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2008	\$18,000	\$78,426	\$0	\$96,426	NO
2007	\$18,000	\$78,011	\$0	\$96,011	NO
2006	\$18,000	\$71,074	\$0	\$89,074	NO
2005	\$18,000	\$63,726	\$0	\$81,726	NO
2004	\$18,000	\$60,268	\$0	\$78,268	NO
2003	\$18,000	\$58,154	\$0	\$76,154	NO
2002	\$18,000	\$56,456	\$0	\$74,456	NO
2001	\$16,000	\$54,372	\$0	\$70,372	NO
2000	\$15,520	\$49,701	\$0	\$65,221	NO
1999	\$15,360	\$45,660	\$0	\$61,020	NO
1998	\$11,280	\$44,478	\$0	\$55,758	NO
1997	\$54,770			\$54,770	NO
1996	\$47,465			\$47,465	NO
1995	\$43,610			\$43,610	NO
1994	\$41,992			\$41,992	NO
1993	\$40,377			\$40,377	NO
1992	\$40,377			\$40,377	NO
1991	\$39,690			\$39,690	NO
1990	\$39,690			\$39,690	NO
1989	\$39,690			\$39,690	NO



7006 0810 0001 6713 8877

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Ignacio Chavez & Soledad Godinez  
 Street, or PO: 7205 S 75th Street  
 City, St: La Vista, NE 68128

S For: Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature </p> <p><input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <u>12-23</u></p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No  <u>7205 S 76th St.</u></p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p>Ignacio Chavez &amp; Soledad Godinez          7205 S 75th Street          La Vista, NE 68128</p>	
<p>2. Article Number          (Transfer from service label)</p>	<p>7006 0810 0001 6713 8877</p>

December 19, 2009



Ignacio Chavez & Soledad Godinez  
7205 S 76<sup>th</sup> Street  
La Vista, NE 68128

RE: Lot 48/Crestview Heights

Dear Mr. Chavez & Ms. Godinez:

On October 16, 2008 and November 12, 2008, your property on S 76<sup>th</sup> Street in La Vista was in violation of the City of La Vista's Municipal Code, Sections 94.06 and a yellow tag was left at the above address that stated the trees on the property needed to be trimmed or the City would correct the violation at the owner's expense. On December 5, 2008 the Public Works Department trimmed and disposed of the tree branches that were over the street and/or the sidewalk. The cost of \$161.43 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Tree Trimming and Disposal		
Two Workers, 1 Hour Each		36.43
Equipment Cost		25.00
Chipping		50.00
TOTAL	\$	<u>161.43</u>

Please remit \$161.43, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on February 3, 2009, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, CMC  
City Clerk

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299



December 10, 2008

To: Valerie Houloose  
Code Enforcement Officer

Fr: Joe Soucie  
Public Works Director

Re: Tree Trimming  
7205 S. 76th St.

The following is a list of expenses incurred by the Public Works Department on December 5, 2008 while trimming and disposing of the tree branches over the street and/or sidewalk at 7205 S. 76th St., per your instructions.

**LABOR:**

	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
Employee #1	23.17	1	23.17
Employee #2	13.26	1	13.26
			<hr/>
			\$ 36.43

**EQUIPMENT:**

<u>Description</u>	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
1 pickup truck	20.00	1	20.00
1 manual pruner	5.00	1	5.00
			<hr/>
			\$ 25.00

**CHIPPING:**

Standardized fee for chipping tree branches	\$ 50.00
---	----------

**TOTAL LABOR, EQUIPMENT and CHIPPING:** **\$ 111.43**

Date 10/16/08 <sup>owner</sup> occupied

Location 7205 76th ~~thru~~ Street

Violation 94.06 tree branches

Time to Comply Nov. 8th <sup>Not</sup>

Vehicle Description Don <sup>10/29/08</sup>

Follow-up Officer

Valerie Hulse <sup>5111</sup> <sup>5000</sup> <sup>10/29/08</sup>  
Due: 11/18/08 <sup>work</sup>

2nd Request Address Correction  
Date 11/12/08

Location 7205 76th Street

Violation 94.06 <sup>11/25/08</sup>

Time to Comply 11/21/08 <sup>not done</sup>

Vehicle Description took pictures

Follow-up Officer

Valerie Hulse <sup>to</sup> <sup>P.V.</sup>

Due: 11/21/08



**Active**

Parcel Number: 010563105  
 Location: 07205 \S 76TH ST  
 Owner: CHAVEZ/IGNACIO E  
 C/O & SOLEDAD GODINEZ  
 Mail Address: 7205 S 76TH ST  
 LA VISTA NE 68128-  
 Legal: LOT 48 CRESTVIEW HEIGHTS  
 Tax District: 27002  
 Map #: 2959-14-0-30010-000-0048



Click Picture/Sketch for Larger View.

Residential Information for 1 January Roll Year 2008

Style:	Split Level		
Year Built:	1979	Bedrooms	3
Bathrooms	2	Total Sqft	1159
Total Bsmt Finish Sqft	219	Bsmt Total Sqft	558
Garage Type	Built-in	Garage Sqft	540
Lot Depth	122	Lot Width	75

Misc

Description	Sqft or Quantity
OPEN SLAB PORCH	100
BSMT OUTSIDE ENTRY	1
CONCRETE STOOP	24
WOOD DECK	100
SGLE 1/S FIREPLACE	1
DRIVEWAY	1

Sales Information (Updated 12/16/2008)

Sale Date B & P	Grantor	Grantee	Sale Price
4/18/2003 03-22097	CHAVEZ/IGNACIO E  7205 S 76TH ST LA VISTA NE 68128-0000	CHAVEZ/IGNACIO E & SOLEDAD GODINEZ 7205 S 76TH ST LA VISTA NE 68128-	\$0

Valuation Information

Valuation

PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2008	\$21,000	\$104,286	\$0	\$125,286	NO
2007	\$21,000	\$102,343	\$0	\$123,343	NO
2006	\$20,000	\$98,215	\$0	\$118,215	NO
2005	\$20,000	\$91,370	\$0	\$111,370	NO
2004	\$19,000	\$85,846	\$0	\$104,846	NO
2003	\$19,000	\$82,734	\$0	\$101,734	NO
2002	\$18,000	\$79,170	\$0	\$97,170	NO
2001	\$16,000	\$77,839	\$0	\$93,839	NO
2000	\$15,520	\$71,389	\$0	\$86,909	NO
1999	\$15,360	\$68,652	\$0	\$84,012	NO
1998	\$13,160	\$66,410	\$0	\$79,570	NO
1997	\$75,258			\$75,258	NO
1996	\$68,279			\$68,279	NO



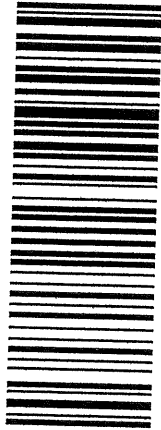






City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**CERTIFIED MAIL™**



7006 0810 0001 6713 8914



James Barnes  
7421 Ivy Lane Dr  
La Vista, NE 68128

NAME

7421 Ivy Lane

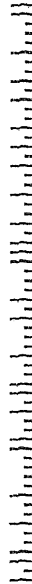
2

PC

X 691 DSE 1 9071 84 12/19/08  
FORWARD TIME EXP RTN TO SEND  
BARNES, JAMES L  
4222 S 147TH PLZ APT 102  
OMAHA NE 68137-5545

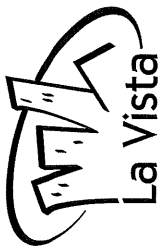
RETURN TO SENDER

12/23/08



MAILED TO  
FORWARDING ADDRESS →  
12/23/08

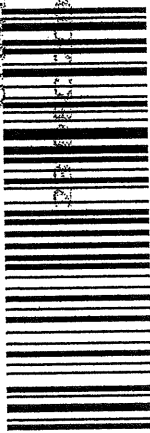
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OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To	James Barnes
Street, A or PO Box	7421 Ivy Lane Dr
City, State	La Vista, NE 68128
PS Form	12-19-8



City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**CERTIFIED MAIL™**

OMAHA NE 681



7006 0810 0001 6713 8839

02 1P \$005.320  
0003064452 DEC 23 2008  
MAILED FROM ZIP CODE 68128

James Barnes  
4222 S 147th Plz, Apt 102  
Omaha, NE 68137-5545

NINTE

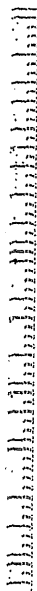
681 4E 1

84 01/13/09

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 68128021999 \*0995-01785-13-29

6812802199



RETURN  
2ND NOTICE 1-11  
1ST NOTICE 1-11  
RT# 1-11  
IN 10-27  
1ST RESPONSE LEFT NOTICE

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

12-23-08  
Postmark  
Here

Sent To JAMES BARNES  
Street, Apt. No.,  
or PO Box No. 4222 S 147th Plz #102  
City, State, ZIP+4 Omaha NE 68137-5545

PS Form 3800, June 2002

See Reverse for Instructions

December 19, 2008



James Barnes  
7421 Ivy Lane Dr  
La Vista, NE 68128

RE: Lot 124/S & S's Harvest Hill

Dear Mr. Barnes:

On November 8, 2008 your property on Ivy Lane Drive in La Vista was in violation of the City of La Vista's Municipal Code, Section 133.01. On November 20, 2008, the Public Works Department mowed and line-trimmed the entire yard and removed and disposed of a small dead tree. A total cost of \$265.23 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Mowing and Line-Trimming, Removal/Disposal of Dead Tree		
Two Workers, 2 Hours Each		79.98
Equipment Cost		132.00
Material Cost		3.25
TOTAL	\$	<u>265.23</u>

Please remit \$265.23, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on February 3, 2009, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, CMC  
City Clerk

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

December 10, 2008

TO: Valerie Houloose  
Code Enforcement

FR: Joe Soucie  
Public Works Director

RE: Residential Property Clean-Up  
7421 Ivy Lane Dr.

The following is a list of the expenses incurred by the Public Works Department on November 20, 2008 while mowing and line-trimming the yard; and removing and disposing of a small dead tree from the front yard at 7421 Ivy Lane Dr., per your request.

**LABOR:**

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	\$25.38	2	\$50.76
Employee #2	\$14.61	2	\$29.22
TOTAL			\$79.98

**EQUIPMENT:**

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
1 pickup	\$20.00	2	\$40.00
1 2-wheel trailer	\$15.00	2	\$30.00
1 line trimmer	\$8.50	2	\$17.00
1 leaf blower	\$7.50	2	\$15.00
1 mower w/36" deck	\$15.00	2	\$30.00
TOTAL			\$132.00

**MATERIALS:**

5 trash bags @ \$.65	\$3.25
TOTAL	\$3.25

**TOTAL LABOR, EQUIPMENT and MATERIALS: \$215.23**



# City of La Vista

## Service Request Form



☐ Council Member

☒ Citizen

☐ Employee

Caller's Name: IV

Address:

Phone Number:

Date Received: 11/6/8

Time Received: 2:25pm

Received By: TEK

☒ Request by Phone

☐ Request by Mail

☐ Request in Person

**Nature of Request:** At 7421 Ivy Lane Drive, the lawn needs mowed and there is about a five-foot high tree down in the front yard that has been there for awhile. Caller states the property has been vacant for about a year.

Department Responsible for Action:

Assigned Date:

Report of Action:

Date Accomplished:

Reviewed by DH:

Date:

Reviewed by CA:

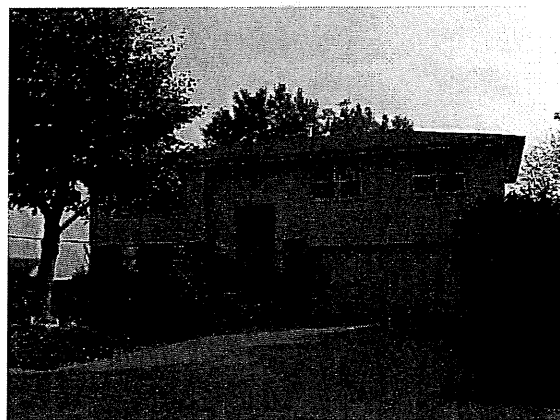
Date:

Date Mailed:

*certified letter  
Sent 5/12/08  
11/10/08 Took before  
pictures & turned over  
to P.W.  
mow & dispose of  
very small tree that  
fell over. All would fit  
in the back of a truck.*

**Active**

Parcel Number: 010504109  
 Location: 07421 IVY LANE DR  
 Owner: BARNES/JAMES LEROY  
 C/O  
 Mail Address: 7421 IVY LANE DR  
 LA VISTA NE 68128-  
 Legal: LOT 124 S & S'S HARVEST HILL  
 Tax District: 27002  
 Map #: 2959-15-0-30014-000-0124



Click Picture/Sketch for Larger View.

## Residential Information for 1 January Roll Year 2008

Style:	Split Entry	Bedrooms	3
Year Built:	1977	Total Sqft	1119
Bathrooms	1	Bsmt Total Sqft	1104
Total Bsmt Finish Sqft	500	Garage Sqft	0
Garage Type		Lot Width	60
Lot Depth	135		

## Misc

Description	Sqft or Quantity
BSMT GARAGE FINISH	504
CONCRETE STOOP	28
BSMT OUTSIDE ENTRY	1
	256
DRIVEWAY	1

## Sales Information (Updated 12/16/2008)

Sale Date B & P	Grantor	Grantee	Sale Price
4/30/2007	WILLIS/MEIKO S	BARNES/JAMES LEROY	\$141,000
07-12768	7421 IVY LANE DR LA VISTA NE 68128-0000	7421 IVY LANE DR LA VISTA NE 68128-	

## Valuation Information

## Valuation

## PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2008	\$23,000	\$111,112	\$0	\$134,112	NO
2007	\$23,000	\$106,359	\$0	\$129,359	NO
2006	\$23,000	\$101,504	\$0	\$124,504	NO
2005	\$23,000	\$98,737	\$0	\$121,737	NO
2004	\$21,000	\$93,195	\$0	\$114,195	NO
2003	\$20,000	\$80,478	\$0	\$100,478	NO
2002	\$18,000	\$79,039	\$0	\$97,039	NO
2001	\$18,000	\$72,271	\$0	\$90,271	NO
2000	\$17,460	\$68,347	\$0	\$85,807	NO
1999	\$17,280	\$64,420	\$0	\$81,700	NO
1998	\$15,040	\$60,330	\$0	\$75,370	NO
1997	\$73,890			\$73,890	NO
1996	\$63,731			\$63,731	NO
1995	\$58,556			\$58,556	NO
1994	\$59,219			\$59,219	NO















7006 0810 0001 6713 8907

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	Postmark Here
Sent To:	Leslie Dziuvenis
Street or PO	7417 Park View Blvd
City, State, ZIP+4	La Vista, NE 68128
PS Form 3811	Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature 	
1. Article Addressed to:  Leslie Dziuvenis 7417 Park View Blvd La Vista, NE 68128		<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
		B. Received by (Printed Name) Leslie Dziuvenis	
		C. Date of Delivery 12-19-08	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		5. PS Form 3811, February 2004	
Domestic Return Receipt		102595-02-M-1540	

7006 0810 0001 6713 8907

December 19, 2008



Leslie Dziuvenis  
7417 Park View Blvd  
La Vista, NE 68128

RE: Lot 928/La Vista

Dear Ms. Dziuvenis:

On October 21, 2008 your property on Park View Blvd in La Vista was in violation of the City of La Vista's Municipal Code, Section 133.01 and a letter was sent to the above address that stated the property needed to have the property mowed by October 27, 2008 or the City would correct the violation at the owner's expense. On November 19, 2008, the Public Works Department mowed and line-trimmed the entire yard and disposed of debris. A total cost of \$940.17 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Mowing and Line-Trimming and Debris Removal		
Two Workers, 1 Hour Each		29.22
One Worker – 3 Hours		52.02
One Worker – 4 Hours		155.12
One Worker – 5 Hours		126.90
Equipment Cost		448.01
Material Cost		78.90
TOTAL	\$	<u>940.17</u>

Please remit \$940.17, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on February 3, 2009, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, CMC  
City Clerk

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299



December 10, 2008

TO: Valerie Houloose  
Code Enforcement

FR: Joe Soucie  
Public Works Director

RE: Residential Property Clean-Up  
7417 Park View Blvd.

The following is a list of the expenses incurred by the Public Works Department on November 19, 2008 while mowing and line-trimming the yard; and removing and disposing of debris at 7417 Park View Blvd., per your request.

**LABOR:**

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	\$25.38	5	\$126.90
Employee #2	\$38.78	4	\$155.12
Employee #3	\$17.34	3	\$52.02
Employee #4	\$14.61	1	\$14.61
Employee #5	\$14.61	1	\$14.61
<b>TOTAL</b>			<b>\$363.26</b>

**EQUIPMENT:**

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
3 pickups	\$60.00	3	\$180.00
2 2-wheel trailers	\$30.00	3	\$90.00
2 line trimmers	\$19.00	3	\$57.00
1 leaf blower	\$7.50	3	\$22.50
1 Bandit brush chipper	\$50.00	1	\$50.00
1 16" chainsaw	\$8.67	3	\$26.01
1 power pruner pole saw	\$7.50	3	\$22.50
<b>TOTAL</b>			<b>\$448.01</b>

**MATERIALS:**

3 trailer dumpster & fees	\$75.00
6 trash bags @ \$.65	\$3.90
<b>TOTAL</b>	<b>\$78.90</b>

**TOTAL LABOR, EQUIPMENT and MATERIALS: \$890.17**

# City of La Vista

## Service Request Form



☐ Council Member

☒ Citizen

☐ Employee

Caller's Name: .

Address: .

Phone Number:

Date Received: 10/16/8

Time Received: 2:00pm

Received By: TEK

☒ Request by Phone

☐ Request by Mail

☐ Request in Person

**Nature of Request:** At 7417 Park View Blvd. the house has been empty for about 3 months, and the yard is a mess with high weeds in the front and back.

Department Responsible for Action:

Assigned Date:

Report of Action:

Date Accomplished:

Reviewed by DH:

Date:

Reviewed by CA:

Date:

Date Mailed:

Date 10/20/08  
Location 7417 PVB  
Violation 133.01  
Time to Comply 5 days  
Vehicle Description \_\_\_\_\_  
\_\_\_\_\_

Follow-up Officer Valerie Houloose  
Due: 10/27/08

6229 ET 9 1000 0190 7006

U.S. Postal Service		CITY OF LA VISTA	
CERTIFIED MAIL		PT	
(Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>			
<b>OFFICIAL USE</b>			
Postage	\$ .42	10/21 Postmark here	
Certified Fee	2.70		
Return Receipt Fee (Endorsement Required)	2.20		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$5.32		
Sent To: <u>Leslie Dziurvenis</u>			
Street, Apt. No., or PO Box No. <u>7417 Parkview Blvd.</u>			
City, State, ZIP+4 <u>La Vista, NE 68228</u>			
PS Form 3800, June 2002		See Reverse for Instructions	

The City of La Vista continues to emphasize citizen participation in improving our community. Through our efforts we hope to make La Vista a safe and more attractive place.

This letter is in reference to our ordinance on mowing. The property referenced above needs to be mowed and all weeds cut down/taken care of. A copy of our ordinance has been enclosed for you to read. The City will notify a property owner one time during the growing season, thereafter once the property is not in compliance the City can go onto the property and clean-up without prior notification. Please have the property mowed by 10/27/2008 or the City will send a crew out to correct the violation. All costs are at the owner's expense.

If you have any questions, please contact us at 331-4343.

Thank you,

*Valerie Houloose*

Valerie Houloose

Code Enforcement Inspector

10/27/08  
not done.  
wait for signed  
certified card  
or  
returned letter.  
10/28/08  
took before  
pictures. Attach  
to pub. already  
If not returned  
by 11/17/08, turn  
over to P.W.  
to clean-up.  
11/14/08  
not done.

**Active**

Parcel Number: 010561994  
 Location: 07417 PARK VIEW BLVD  
 Owner: DZIUVENIS/LESLIE A  
 C/O  
 Mail Address: 7417 PARK VIEW BLVD  
 LA VISTA NE 68128-  
 Legal: LOT 928 LA VISTA  
 Tax District: 27002  
 Map #: 2959-14-0-30003-000-0749



Click Picture/Sketch for Larger View.

Residential Information for 1 January Roll Year 2008

Style:	Ranch		
Year Built:	1960	Bedrooms	3
Bathrooms	1	Total Sqft	864
Total Bsmt Finish Sqft	0	Bsmt Total Sqft	0
Garage Type	Detached	Garage Sqft	480
Lot Depth	0	Lot Width	

Misc

Description	Sqft or Quantity
WOOD DECK	16
SOLID WALL PORCH	24
PATIO	288
DRIVEWAY	1

Sales Information (Updated 12/16/2008)

Sale Date B & P	Grantor	Grantee	Sale Price
4/1/1999	VEST/STEPHANE A	GILMORE/BARBARA A	\$65,000
99-9503	8105 VALLEY RD	7417 PARKVIEW BLVD	
	LA VISTA NE 68128-0000	LA VISTA NE 68128-	
11/30/2006	GILMORE/BARBARA A	DZIUVENIS/LESLIE A	\$90,000
06-40430	7417 PARK VIEW BLVD	7417 VIEW BLVD	
	LA VISTA NE 68128-	LA VISTA NE 68128-	

Valuation Information

Valuation

PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2008	\$18,000	\$71,679	\$0	\$89,679	NO
2007	\$18,000	\$66,626	\$0	\$84,626	NO
2006	\$18,000	\$64,888	\$0	\$82,888	NO
2005	\$18,000	\$58,745	\$0	\$76,745	NO
2004	\$18,000	\$54,946	\$0	\$72,946	NO
2003	\$18,000	\$53,780	\$0	\$71,780	NO
2002	\$18,000	\$51,366	\$0	\$69,366	NO
2001	\$16,000	\$51,974	\$0	\$67,974	NO
2000	\$15,520	\$47,517	\$0	\$63,037	NO
1999	\$15,360	\$37,653	\$0	\$53,013	NO
1998	\$11,280	\$35,682	\$0	\$46,962	NO
1997	\$46,236			\$46,236	NO
1996	\$39,813			\$39,813	NO











