

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 7, 2007 AGENDA**

Subject:	Type:	Submitted By:
ANNEXATIONS — SID No. 198 (VAL VERDE), SID No. 200 (SOUTHWIND), TAX LOT 6B NW ¼ 15-14-12 & PART OF THE HARRISON ST. ROW	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

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

- Lots 1 thru 254 and Outlots A, B and C, Val Verde;
- Lots 1 thru 12 and Outlot A, Val Verde Replat 1;
- Part of the 96th Street right-of-way and part of the Giles Road right-of-way adjoining Val Verde;
- Tax Lot 6B, located in the NW ¼ of the NW ¼ of Section 15, T14N, R12E of the 6th P.M., Sarpy County, Nebraska;
- Railroad right-of-way in the NW ¼ of the NW ¼ of Section 15, T14N, R12E of the 6th P.M., Sarpy County, Nebraska;
- Lots 1 thru 162 and Outlot A, Southwind Two;
- Harrison Street right-of-way and 96th Street right-of-way adjoining Tax Lot 6B and Southwind Two;
- Lots 1 thru 181 and Outlots 1 thru 11, Southwind;
- Lot 1, Southwind Replat 2;
- Lots 1 thru 59 and Outlot 1, Windstone;
- Lots 1 thru 44, Villas at Southwind;
- 96th Street right-of-way in the SW ¼ of Section 15 lying north of Giles Road and adjoining Southwind, Windstone and Southwind Replat Two;
- 96th Street right-of-way lying in the NE ¼ and the SE ¼ of Section 16 lying north of Giles Road and east of Cimarron Woods, Mayfair, Mayfair Replat 1 and Mayfair 2nd Addition Replat 1; and
- Portions of the Harrison Street right-of-way from 69th Street east to 96th Street.

FISCAL IMPACT

	<u>Assessed Valuation</u>	<u>Net Debt</u>
Val Verde (SID #198)	\$ 73,540,853	\$1,334,466
Southwind (SID #200)	\$105,179,470	\$2,372,548

Additional detail can be found in the annexation plan.

RECOMMENDATION

Approval.

BACKGROUND

Over the past couple of years the annexation of the Val Verde and Southwind subdivisions has been reviewed and publicly discussed. During the FY 07/08 budget preparation process, staff once again reviewed the impact of this annexation. As a result of the current suitability of said annexation, staff prepared the recommended FY 07/08 budget upon such. Council now needs to make a determination regarding the timing of the annexation.

An annexation plan has been prepared and is attached for your review. In order to ensure that the FY 08 tax rate for newly annexed properties will be the same as the City's existing property owners, the annexation must be effective by October 1, 2007. In order to accomplish this, Council will need to pass the attached resolution to initiate the process immediately. If the resolution is adopted, the proposed public hearing date to consider this annexation is scheduled for the Planning Commission meeting on August 16, 2007, and a special City Council meeting on August 28, 2007. Should Council choose not to move forward at this time, the proposed annexation can be initiated at any time.

The following areas are being considered for annexation:

- Val Verde — 259 single family lots, 1 multi-family lot, 5 commercial lots and one outlot. Estimated population is 924.
- Southwind, Villas at Southwind, Southwind Two & Windstone — 441 single family lots, 1 multi-family lot, 3 commercial lots and 11 outlots. Estimated population is 1,371.
- Tax Lot 6B NW ¼ 15-14-12, located at the southeast corner of 96th & Harrison — First Southern Baptist Church (aka Cornerstone Church).
- 96th Street and Giles Road rights-of-way adjoining Val Verde, Southwind, Southwind Two and Windstone.
- Portions of the Harrison Street right-of-way from 69th Street east to 96th Street.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA STATING THAT THE CITY OF LA VISTA IS CONSIDERING THE ANNEXATION OF SID NO.198, VAL VERDE, AND SID NO. 200, SOUTHWIND, VILLAS AT SOUTHWIND, SOUTHWIND TWO AND WINDSTONE, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND CERTAIN ADJACENT LAND; TAX LOT 6B LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; AND PORTIONS OF THE HARRISON STREET RIGHT-OF-WAY FROM 69TH STREET EAST TO 96TH STREET; DESCRIBING BOUNDARIES OF THE LAND PROPOSED FOR ANNEXATION; APPROVING AND ADOPTING A PLAN FOR EXTENDING CITY SERVICES TO THE LAND PROPOSED FOR ANNEXATION, AND MAKING THE PLAN AVAILABLE FOR INSPECTION; PROVIDING FOR A PUBLIC HEARING DATE, TIME AND LOCATION ON THE PROPOSED ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE OF SUCH HEARING AND OF THE MAP DRAWN TO SCALE DELINEATING THE LAND PROPOSED FOR ANNEXATION; AND PROVIDING FOR THE DELIVERY OF A COPY OF THIS RESOLUTION TO ANY SCHOOL DISTRICT WITHIN THE AREA PROPOSED TO BE ANNEXED, AND TO THE PLANNING COMMISSION FOR RECOMMENDATION.

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

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

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

1. The City of La Vista is considering the annexation of SID No. 198, Val Verde, and SID No. 200, Southwind, Villas at Southwind, Southwind Two and Windstone, subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska, and certain adjacent land; and Tax Lot 6B, located in the NW ¼ of the NW ¼ of Section 15, T14N, R12E of the 6th P.M. Sarpy County, Nebraska; and portions of the Harrison Street right-of-way from 69th Street east to 96th Street, more particularly described as follows:

LOTS 1 THROUGH 254, AND OUTLOTS A, B AND C, VAL VERDE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID VAL VERDE;

TOGETHER WITH

LOTS 1 THROUGH 12 AND OUTLOT A, VAL VERDE REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY;

TOGETHER WITH

PART OF 96TH STREET RIGHT-OF-WAY AND PART OF GILES ROAD RIGHT-OF-WAY ADJOINING SAID VAL VERDE;

TOGETHER WITH

TAX LOT 6B IN THE NW ¼ OF THE NW ¼ OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH

RAILROAD RIGHT-OF-WAY IN THE NW ¼ OF THE NW ¼ OF SAID SECTION 15;

TOGETHER WITH

LOTS 1 THROUGH 162 AND OUTLOT A, SOUTHWIND TWO, A SUBDIVISION IN SAID SARPY COUNTY, AND ALL PUBLIC STREETS LYING WITHIN SAID SOUTHWIND TWO;

TOGETHER WITH

HARRISON STREET RIGHT-OF-WAY AND 96TH STREET RIGHT-OF-WAY IN THE NW ¼ OF SAID SECTION 15 ADJOINING SAID TAX LOT 6B AND SAID SOUTHWIND TWO;

TOGETHER WITH

LOTS 1 THROUGH 181 AND OUTLOTS 1 THROUGH 11, SOUTHWIND, A SUBDIVISION IN SAID SARPY COUNTY, AND ALL PUBLIC STREETS LYING WITHIN SAID SOUTHWIND;

TOGETHER WITH

LOT 1, SOUTHWIND REPLAT 2, A SUBDIVISION IN SAID SARPY COUNTY;

TOGETHER WITH

LOTS 1 THROUGH 59 AND OUTLOT 1, WINDSTONE, A SUBDIVISION IN SAID SARPY COUNTY, AND ALL PUBLIC STREETS LYING WITHIN SAID WINDSTONE;

TOGETHER WITH

LOTS 1 THROUGH 44, VILLAS AT SOUTHWIND, A SUBDIVISION IN SAID SARPY COUNTY, AND ALL PUBLIC STREETS LYING WITHIN SAID VILLAS AT SOUTHWIND;

TOGETHER WITH

96TH STREET RIGHT-OF-WAY IN THE SW ¼ OF SAID SECTION 15 LYING NORTH OF GILES ROAD AND ADJOINING SAID SOUTHWIND, SAID WINDSTONE AND SAID SOUTHWIND REPLAT 2;

TOGETHER WITH

96TH STREET RIGHT-OF-WAY LYING IN THE NE ¼ AND THE SE ¼ OF SECTION 16, T14N, R12E OF THE 6TH P.M., IN SAID SARPY COUNTY LYING NORTH OF GILES ROAD AND EAST OF CIMARRON WOODS, MAYFAIR, MAYFAIR REPLAT 1 AND MAYFAIR 2ND ADDITION REPLAT 1, ALL SUBDIVISIONS IN SAID SARPY COUNTY;

TOGETHER WITH

THAT PART OF THE HARRISON STREET RIGHT-OF-WAY IN THE NE ¼ OF THE NW ¼ OF SECTION 15, T14N, R12E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, ADJOINING APPLE GROVE, A SUBDIVISION IN SAID SARPY COUNTY;

TOGETHER WITH

THAT PART OF THE HARRISON STREET RIGHT-OF-WAY IN THE NW ¼ OF THE NE ¼ OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ADJOINING PARKVIEW HEIGHTS 2ND ADDITION, A SUBDIVISION IN SAID SARPY COUNTY;

TOGETHER WITH

THAT PART OF THE HARRISON STREET RIGHT-OF-WAY IN THE NE ¼ OF THE NE ¼ OF SECTION 15, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND IN THE NW ¼ OF THE NW ¼ OF SECTION 14, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

2. That the plan of the City for the extension of City services to the above land proposed for annexation, attached to this resolution as Exhibit A and incorporated herein by this reference, be and the same hereby is, adopted and approved, subject to any changes by the City Council after public hearings on the proposed annexation and recommendations from the Planning Commission, and is available for inspection during regular business hours in the office of the City Clerk, located at 8116 Park View Boulevard, La Vista, Nebraska.
3. That a public hearing on the proposed annexation at which the City Council shall receive testimony from any interested persons shall be held on the 28th day of August, 2007, at the hour of 7:00 p.m. in the Council Chambers of the City of La Vista located at 8116 Park View Boulevard, La Vista, Nebraska.
4. That a copy of this Resolution and a map drawn to scale and delineating the area proposed to be annexed shall be published in the official newspaper of the City at least once not less than ten (10) days preceding the date of the public hearing.
5. That a copy of this Resolution be mailed by first class mail following its passage to the school board of any school district in the land proposed for annexation.
6. That a copy of this Resolution be forwarded to the Planning Commission for recommendation following its passage.

PASSED AND APPROVED THIS 7th DAY OF AUGUST, 2007.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

**PLAN FOR EXTENDING CITY SERVICES
TO THE LAND PROPOSED FOR ANNEXATION**

Pursuant to Nebraska Revised Statute § 16-117, the following plan represents the City of La Vista's intent to serve SID #198 (Val Verde), SID #200 (Southwind, Villas at Southwind, Southwind Two & Windstone), Tax Lot 6B 15-14-12 (First Southern Baptist Church), and parts of the right-of-way of Harrison Street.

SID #198

Upon annexation, the following city services will be extended on or before October 1, 2007:

Street Maintenance	Police Protection
Park Maintenance	Fire and Rescue Services
Sewer Maintenance	Library Services
Community/Recreation Center	

SID #200 and Tax Lot 6B 15-14-13 (First Southern Baptist Church)

Upon annexation, the following city services will be extended on or before October 1, 2007:

Street Maintenance	Police Protection
Park Maintenance	Fire and Rescue Services
Sewer Maintenance	Library Services
Community/Recreation Center	

Harrison Street

All city services associated with this roadway, including Police, Fire and street maintenance, are currently being provided along Harrison Street in those sections of the roadway that are currently within the corporate limits. As a result, extending these services to the adjacent un-annexed sections of the road will require no additional resources.