

# MINUTE RECORD

No. 729 — REEDIE & COMPANY, INC. OMAHA E1310556LD

## LA VISTA CITY COUNCIL MEETING JUNE 19, 2018

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 June 19, 2018. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Crawford, Hale, Quick and Sell. Also in attendance were City Attorney McKeon, City Administrator Gunn, Assistant City Administrator Ramirez, City Clerk Buethe, Police Chief Lausten, Director of Public Works Soucie, Community Development Director Birch, City Engineer Kottmann, Library Director Barcal, Director of Administrative Services Pokorny, Finance Director Miserez, Recreation Director Stopak and Human Resources Director Czarnick.

A notice of the meeting was given in advance thereof by publication in the Times on June 6, 2018. 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, led the audience in the Pledge of Allegiance, and made the announcements.

### **SERVICE AWARDS – D.J. BARCAL – 25 YEARS; ZACHARY BURT – 10 YEARS; BRIAN BURKE – 5 YEARS**

Mayor Kindig presented service awards to D.J. Barcal for 25 years of service to the City, Zachary Burt for 10 years of service to the City, and Brian Burke for 5 years of service to the City.

### **PRESENTATION – 84<sup>TH</sup> STREET REDEVELOPMENT UPDATE**

Chris Koenig from HDR presented an update on the 84<sup>th</sup> Street Redevelopment Project. He reported that the Bank is completed and open in its new location, the lake is full, and the first phase of grading is complete. Mr. Koenig also commented on public communication to homeowners and businesses along the project area.

#### **A. CONSENT AGENDA**

- 1. APPROVAL OF THE AGENDA AS PRESENTED**
- 2. APPROVAL OF THE MINUTES OF THE JUNE 5, 2018 CITY COUNCIL  
MEETING**
- 3. MONTHLY FINANCIAL REPORT – APRIL 2018**
- 4. REQUEST FOR PAYMENT – HDR ENGINEERING INC. – PROFESSIONAL  
SERVICES – PROJECT MANAGEMENT FOR SERVICES FOR PUBLIC  
IMPROVEMENTS AND OTHER WORKS - \$18,345.37**
- 5. REQUEST FOR PAYMENT – RDG PLANNING & DESIGN –  
PROFESSIONAL SERVICES – CIVIC CENTER PARK PHASE 1 - \$4,659.07**
- 6. REQUEST FOR PAYMENT – DESIGN WORKSHOP – 84TH  
STREETSCAPE PLAN - \$394.63**
- 7. APPROVAL OF CLAIMS**

4 SEASONS AWARDS, services	\$34.00
911 CUSTOM LLC, services	\$14,337.69
A & D TECHNICAL SUPPLY CO, services	\$7,689.42
ACCO UNLIMITED CORP, supplies	\$332.00
ACTION BATTERIES, maint.	\$99.60
AMERICAN HERITAGE LIFE INSURANCE, services	\$1,377.72
AMERICAN UNDERGROUND, supplies	\$330.31
ANDERSON EXCAVATING CO., services	\$41,553.62
A-RELIEF, services	\$604.00
ASPEN EQUIPMENT CO., services	\$3,958.00
ASPHALT & CONCRETE MATERIALS, maint.	\$573.51
BELLEVUE LIBRARY FOUNDATION INC, services	\$1,750.00

# MINUTE RECORD

June 19, 2018

No. 729 -- REEDIELD & COMPANY, INC. OMAHA E1310556LD

BISHOP BUSINESS EQUIPMENT, services	\$2,110.03
BLACK HILLS ENERGY, utilities	\$122.98
BLUE CROSS BLUE SHIELD OF NE, services	\$103,582.24
BMI, services	\$349.00
BOOT BARN, apparel	\$150.00
BRYAN HILL ENTERTAINMENT, services	\$425.00
BUILDERS SUPPLY CO, maint.	\$60.16
CAPSTONE PRESS INC, books	\$1,143.37
CENTER POINT PUBLISHING, books	\$1,053.36
CENTURY LINK, phones	\$584.07
CENTURY LINK BUSN SVCS, phones	\$77.78
CHILD'S WORLD INC, books	\$710.15
BOCKELMANN, C., travel	\$107.38
COMP CHOICE INC, services	\$505.00
CORNHUSKER STATE INDUSTRIES, services	\$606.00
COX COMMUNICATIONS, services	\$277.40
CULLIGAN OF OMAHA, services	\$27.50
CURTIS PELSTER, refund	\$120.00
DATASHIELD CORP, services	\$20.00
DEARBORN NATIONAL LIFE INS CO, services	\$6,215.42
DELL MARKETING L.P., services	\$234.83
DLR GROUP, services	\$7,605.00
EBSCO INFORMATION, services	\$782.00
EDGEWEAR SCREEN PRINTING, apparel	\$846.00
EXPRESS DISTRIBUTION LLC, supplies	\$844.78
FBG SERVICE CORP, services	\$5,965.00
FILTER CARE, maint.	\$35.35
FIRST WIRELESS INC, services	\$92.00
FITZGERALD SCHORR BARMETTLER, services	\$37,429.00
FOCUS , services	\$488.00
GALE, books	\$268.39
GCR TIRES & SERVICE, maint.	\$257.53
GRAHAM CONSTRUCTION, INC, services	\$166,548.38
GRAYBAR ELECTRIC CO INC, services	\$51.84
GT DISTRIBUTORS INC, services	\$470.00
HEARTLAND PAPER, supplies	\$625.00
HELMET & SHIELD, services	\$3,801.95
HOBBY LOBBY STORES, supplies	\$64.19
HY-VEE INC, services	\$145.00
INDUSTRIAL SALES CO, services	\$514.91
INFOGROUP, services	\$1,250.00
INGRAM LIBRARY SERVICES, books	\$2,113.11
INTERNATIONAL CODE COUNCIL INC, services	\$728.85
IOWA PRISON INDUSTRIES, supplies	\$107.25
LA VISTA COMM FOUNDATION, payroll	\$60.00
LABRIE, DONALD P, services	\$825.00
LERNER PUBLISHING GROUP, books	\$676.37
LIBRARY IDEAS LLC, books	\$414.45
LIFEGUARD STORE INC, supplies	\$486.60
LISA LAIRD, services	\$270.00
LOGAN CONTRACTORS SUPPLY, maint.	\$251.58
LOGO LOGIX EMBROIDERY & SCREEN, apparel	\$102.00
MARK A KLINKER, services	\$200.00
MARK ALBRACHT, refund	\$27.93
MAX I WALKER UNIFORM, services	\$593.82
MELISSA MISCHO, supplies	\$51.46
MENARDS, bld&grnds	\$397.87
METRO AREA TRANSIT, services	\$565.00
METRO COMM COLLEGE, services	\$15,329.67
MID CON SYSTEMS INC, bld&grnds	\$242.76

# MINUTE RECORD

June 19, 2018

No. 729 — REIDEL & COMPANY, INC. OMAHA E1310556LD

MID-AMERICAN BENEFITS, services	\$637.00
MIDWEST RIGHT OF WAY, services	\$965.00
MIDWEST TAPE, media	\$465.89
MOBOTREX MOBILITY & TRAFFIC, services	\$310.00
MSC INDUSTRIAL, supplies	\$301.91
MULHALL'S, services	\$1,905.00
MUNICIPAL PIPE TOOL CO, maint.	\$431.93
NEWMAN TRAFFIC SIGNS INC, services	\$148.58
NEWSBANK, services	\$2,627.00
NMC EXCHANGE LLC, services	\$1,619.50
NOBBIES INC, supplies	\$95.47
NUTS AND BOLTS INC, supplies	\$64.71
OCLC INC, services	\$149.77
OFFICE DEPOT INC, services	\$583.83
O'KEEFE ELEVATOR CO INC, services	\$246.00
OLSSON ASSOCIATES, services	\$14,204.38
OPPD, utilities	\$47,783.27
OMAHA WINDUSTRIAL CO, services	\$15.62
OMAHA WORLD-HERALD, services	\$6,584.99
ONE CALL CONCEPTS INC, services	\$436.74
O'REILLY AUTOMOTIVE STORES INC, maint.	\$232.13
PAPILLION SANITATION, services	\$4,829.91
PAPIO-MO RVR NRD WATERSHED, services	\$79,266.10
PAYLESS OFFICE PRODUCTS, supplies	\$224.10
PEPSI COLA CO, supplies	\$1,928.04
PLAINS EQUIPMENT GROUP, maint.	\$196.16
PROUHET, T., travel	\$124.87
QUALITY AUTO REPAIR & TOWING, services	\$89.00
RAINBOW GLASS & SUPPLY, maint.	\$20.00
RALLY POINT TC LLC, services	\$450.00
RAMIREZ, R., travel	\$104.10
RED MUNICIPAL & INDUSTRIAL EQUIP, services	\$3,037.50
REED TRAILER SALES, services	\$6,675.00
REGAL AWARDS OF DISTINCTION, services	\$82.95
ROTELLA'S ITALIAN BAKERY, supplies	\$200.80
RYAN WILLMS, refund	\$22.00
SARPY COUNTY FISCAL ADMIN, services	\$21,416.75
SARPY COUNTY REGISTER OF DEEDS, services	\$34.00
SCHOLASTIC BOOK FAIRS, supplies	\$338.74
SHAMROCK CONCRETE CO, maint.	\$80.00
SOUTHEAST AREA CLERK'S ASSN, services	\$10.00
SOUTHERN UNIFORM & EQUIPMENT, apparel	\$632.89
STOLLEY, B., travel	\$80.00
STOLTENBERG NURSERIES, services	\$621.00
STOREY KENWORTHY / MATT PARROTT, supplies	\$721.92
SWANK MOTION PICTURES INC, services	\$578.00
THOMPSON DREESSEN & DORNER, services	\$10,726.70
TOSHIBA, services	\$138.00
TRANS UNION RISK, services	\$38.90
TURF CARS LTD, services	\$1,040.00
U.S. CELLULAR, phones	\$912.03
UNITE PRIVATE NETWORKS LLC, services	\$3,850.00
UNITED RENT-ALL, services	\$1,686.81
VIERREGGER ELECTRIC CO, services	\$72,125.33
WESTLAKE HARDWARE INC, bld&grmds	\$1,829.59
WHITE CAP CONSTR SUPPLY, maint.	\$320.00
ZEE MEDICAL, supplies	\$235.39

# MINUTE RECORD

June 19, 2018

No. 729 — REEDIE & COMPANY, INC. OMAHA E1310556LD

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

## **FIRST QUARTER REPORT – SARPY COUNTY ECONOMIC DEVELOPMENT CORPORATION**

Josh Charvat from the Sarpy County Economic Development Corporation gave a report on the first quarter activity in Sarpy County.

## **REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS**

City Clerk Buethe reported on the time and date changes for the next three meetings and on the times and dates for Budget Workshops in July.

Recreation Director Stopak reported on a pool party event and on a fundraiser for underprivileged children with challenges, which was held at the Community Center. The fundraiser had 167 attendees, and the Community Center hopes this will become an annual event.

Director of Public Works Soucie reported that 206 people attended the 4th Annual Public Works Expo and also reported on another successful clean-up days.

## **B. RESOLUTION – PROFESSIONAL SERVICES AGREEMENT – CONSTRUCTION PHASE ENGINEERING – PARKING STRUCTURE NO. 1 IN OFFSTREET PARKING DISTRICT NO. 2**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 18-085 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH OLSSON ASSOCIATES, INC. FOR CONSTRUCTION PHASE ENGINEERING SERVICES FOR PARKING STRUCTURE NO. 1 IN OFFSTREET PARKING DISTRICT NO. 2 IN AN AMOUNT NOT TO EXCEED \$45,411.00.

WHEREAS, the City Council of the City of La Vista has determined that said services are necessary; and

WHEREAS, the FY 17/18 Biennial Budget includes funding for this project; and

WHEREAS, the agreement has a not-to-exceed cost of \$45,411.00 for the scope of services;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, authorizing the execution of a professional services agreement with Olsson Associates, Inc. for construction phase engineering services for Parking Structure No. 1 in Offstreet Parking District No. 2 in an amount not to exceed \$45,411.00.

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

## **C. RESOLUTION – 84<sup>TH</sup> STREET REDEVELOPMENT AREA MIXED USE AND PUBLIC IMPROVEMENT REDEVELOPMENT PROJECTS – PRELIMINARY STATEMENT REGARDING ADDITIONAL PROPOSED IMPROVEMENTS**

Councilmember Quick introduced and moved for the adoption of Resolution No. 18-086 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING PRELIMINARY STATEMENT OF INTENT

WHEREAS, to eliminate and prevent recurrence of the substandard and blighted area, the Mayor and City Council in 2013 adopted the Redevelopment Plan - 84<sup>th</sup> Street Redevelopment Area, and amended it in 2016 to provide for Mixed Use and Public Improvement Redevelopment Projects (“Redevelopment Plan”), which Redevelopment Plan included an indoor

# MINUTE RECORD

June 19, 2018

No. 729 — REIDEL & COMPANY, INC. OMAHA E1310556LD

event center, adjacent outdoor amphitheater, and various other private and public improvements; and

WHEREAS, a preliminary statement of intent is presented regarding proposals for the Area; and

WHEREAS, such proposals are subject to sufficient funding and definitive documents, and conditioned on satisfaction of all applicable processes and requirements of applicable laws and regulations.

NOW THEREFORE, BE IT RESOLVED that the preliminary statement of intent is hereby approved, and the City Administrator or her designee is hereby authorized and directed to take all actions as she determines necessary, appropriate, or required by applicable laws and regulations with respect to the matters described in this Resolution or the Staff Report, including without limitation, proceeding with applicable procedural requirements.

Seconded by Councilmember Sheehan. Developer Chris Erickson presented the concept of the venue. There was discussion regarding parking, hours, and entertainment. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale, and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

## **D. RESOLUTION – AMENDMENT 4 TO THE DECLARATION AND MASTER DEED – LA VISTA METROPOLITAN COMMUNITY COLLEGE CONDOMINIUM PROPERTY REGIME**

Councilmember Hale introduced and moved for the adoption of Resolution No.18-087 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA NEBRASKA APPROVING AN AGREEMENT TO AMEND SECTION 6.7 AND AMEND AND RESTATE ARTICLE VIII OF THE DECLARATION AND MASTER DEED OF THE LA VISTA METROPOLITAN COMMUNITY COLLEGE CONDOMINIUM PROPERTY REGIME.

WHEREAS, on June 3, 1997, by Resolution No. 97-082, the City Council approved the Declaration and Master Deed for the La Vista Metropolitan Community College Condominium Property Regime, which the City of La Vista Facilities Corporation and Metropolitan Community College Facilities Corporation (together “Facilities Corporations”) subsequently entered; and

WHEREAS, the Facilities Corporations delegated to the City and College voting authority under the Declaration and Master Deed, and the City and College desire to exercise such authority to amend the Declaration and Master Deed; and

WHEREAS, an amendment to Section 6.7 and amendment and restatement of Article VIII of Declaration and Master Deed have been prepared to make several clarifications and to specify med pay insurance coverage requirements; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska, that the amendment to Section 6.7 and amendment and restatement of Article VIII of the Declaration and Master Deed of the La Vista Metropolitan Community College Condominium Property Regime presented in the form and content presented at this meeting and incorporated herein by this reference (“Amendment”) are hereby adopted and approved, subject to any additions, subtractions, or modifications as the City Administrator determines necessary or appropriate; and the Mayor and City Clerk are authorized to execute and to take any other action that is necessary or appropriate to carry out said Amendment

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

# MINUTE RECORD

June 19, 2018

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

## **E. RESOLUTION – INSTALLATION OF “CAUTION HEARING IMPAIRED CHILD” SIGNS**

Councilmember Crawford introduced and moved for the adoption of Resolution No.18-088 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE INSTALLATION OF CAUTION SIGNS ON ELIZABETH STREET

WHEREAS, a request was received from a resident on Elizabeth Street for the installation of caution signs for a hearing impaired child; and

WHEREAS, the Mayor and City Council believe that the installation of signs reading “Caution Hearing Impaired Child” on Elizabeth Street will enhance traffic and pedestrian safety in that area; and

WHEREAS, Section 70.072 of the La Vista Municipal Code requires City Council approval prior to the placement of any regulatory traffic sign, or other sign, signal or mechanical devices.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska, that the Public Works Director is hereby directed to erect the following traffic warning signs:

“Caution Hearing Impaired Child” on the east side of Elizabeth Street – On wood light pole at 7503 Elizabeth Street.

“Caution Hearing Impaired Child” on the west side of Elizabeth Street – On a metal sign pole approximately 50' south of Terry Drive.

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

## **F. RESOLUTION – DECLARE EQUIPMENT SURPLUS AND AUTHORIZE DISPOSAL**

Councilmember Hale introduced and moved for the adoption of Resolution No.18-089 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA DECLARING PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE.

WHEREAS, City Staff has recognized 20 pieces of equipment and vehicles located at the Public Works Facility to be surplused; and

WHEREAS, the City Administrator and Director of Public Works recommend that the above mentioned items be declared surplus and sold;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council that 20 pieces of equipment and vehicles located at the Public Works Facility be declared surplus property and sold.

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

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

## **G. RESOLUTION – AUTHORIZE ROOF REPAIR - CITY HALL AND COMMUNITY CENTER**

Councilmember Thomas introduced and moved for the adoption of Resolution No. 18-090 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING ELEVATE ROOFING, DENISON, IOWA TO REPAIR AND RECOAT THE BARREL PORTIONS OF THE ROOF FOR THE CITY HALL AND COMMUNITY CENTER BUILDING IN AN AMOUNT NOT TO EXCEED \$57,748.00.

# MINUTE RECORD

June 19, 2018

No. 729 — REIDEL & COMPANY, INC. OMAHA E1310556LD

WHEREAS, the City Council of the City of La Vista has determined that repair and recoat of the roof on the City Hall and Community Center Building is necessary; and

WHEREAS, the FY17/18 General Biennial Budget provides funding for the proposed project; and

WHEREAS, three estimates were received; and

WHEREAS, Elevate Roofing, Denison, Iowa has submitted the low qualified bid; and

WHEREAS Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secures 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 authorize Elevate Roofing, Denison, Iowa to repair and recoat the barrel portions of the roof for the City Hall and Community Center building in an amount not to exceed \$57,748.00.

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

Councilmember Crawford made a motion to move Comments from the Floor ahead of Item H. Executive Session. Seconded by Councilmember Hale. Councilmembers voting aye: Fredrick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

## COMMENTS FROM THE FLOOR

There were no comments from the floor.

## H. EXECUTIVE SESSION – LAND ACQUISITION; CONTRACT NEGOTIATIONS; PERSONNEL

At 7:43 p.m. Councilmember Crawford made a motion to go into executive session for protection of the public interest for negotiating guidance regarding land acquisition and contract negotiations and for the protection of an individual to discuss personnel matters. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Absent: None. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 8:30 p.m. the Council came out of executive session. Councilmember Crawford made a motion to reconvene in open and public session. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford and Sell. Nays: None. Abstain: None. Absent: Quick and Hale. Motion carried.

## COMMENTS FROM MAYOR AND COUNCIL

There were no comments from Mayor and Council.

At 8:34 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Crawford. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Crawford, Quick, Hale and Sell. Nays: None. Abstain: None. Absent: None. Motion carried.

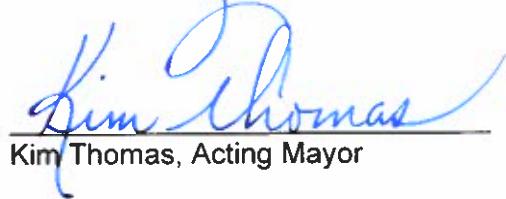
# MINUTE RECORD

June 19, 2018

No. 729 — REDFIELD & COMPANY, INC. OMAHA E1310556LD

PASSED AND APPROVED THIS 2ND DAY OF JULY 2018.

CITY OF LA VISTA

  
\_\_\_\_\_  
Kim Thomas, Acting Mayor

ATTEST:

  
\_\_\_\_\_  
Pamela A. Buethe

Pamela A. Buethe, CMC  
City Clerk