

# CITY OVERVIEW



# City Profile

## THE COMMUNITY

Located on the northern edge of Sarpy County, in the Greater Omaha Combined Statistical Area (CSA), La Vista is the “youngest” city in the State of Nebraska, incorporated in 1960. From modest beginnings as a subdivision of 335 homes platted on 80 acres of land and a population of 1,360, La Vista has grown to become a dynamic and progressive community of over 18,000 and one of the fastest growing cities in Nebraska. La Vista is bordered by the cities of Omaha and Ralston on the north, Papillion on the south, Bellevue on the east and by Interstate 80 on the west.

La Vista is a friendly community, offering both the advantages of a small town and the opportunities of a large city. Its inviting neighborhoods feature well-kept homes abutting tree-lined streets, and its commercial and industrial districts are undergoing impressive development and redevelopment. City leaders and citizens have a progressive vision for La Vista that started with its incorporation over 58 years ago. La Vista offers an exceptional quality of life in a great suburban environment. The people who live and work in La Vista are truly proud of their community.

The community embraces a forward-thinking 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. It has become home to a number of market leading businesses because of its location and the commitment of its elected officials to envision the City’s future in partnership with its corporate citizens.

La Vista’s corporate community includes Oath (Yahoo!), PayPal, Streck Laboratories, Oriental Trading Co., Cabela’s, Inc., Costco, Rotella’s and Securities America, among many others. Southport, the City’s regional destination development located near the Interstate 80 Interchange at Harrison & Giles on the western edge of the City, features an Embassy Suites Hotel and the La Vista Conference Center, a Courtyard by Marriott, a Hampton Inn & Suites, and a Comfort Suites, in addition to a growing compliment of retail and office users. In all, Southport contains more than 600 hotel rooms.

The City of La Vista and the La Vista Community Development Agency are currently working together on a major redevelopment effort along the 84th Street corridor in the heart of the City. Phase I of the project, being constructed by a private developer and known as La Vista City Centre, will create a vibrant mixed-use district that is soon to become the City’s new central core for La Vista. Other improvements underway include the transformation of a former golf course into a regional recreation area that encompasses a large lake and other amenities, along with plans for a new streetscape, bicycle and pedestrian improvements.

La Vista’s diverse and high quality housing stock provides a wide range of residential options. With 17 parks, a premier 62-acre sports complex, swimming pool, community center, youth and senior recreation programs, and an outstanding public library, leisure time opportunities abound.

Elementary and secondary education is provided through the Papillion La Vista Community Schools, the fourth largest school district in the State, and the Omaha Catholic Archdiocese, which operates schools in adjoining Ralston and Papillion. Pre-kindergarten education is available through the private Primrose Academy and the La Vista Montessori School.

La Vista residents enjoy exceptional higher education opportunities as well. The University of Nebraska at Omaha (UNO), Creighton University and Bellevue University are easily accessible locally. Metro Community College’s Sarpy Center is located in La Vista, and the University of Nebraska at Lincoln is only 45 minutes away.

The overall quality of life in the City of La Vista was rated as “excellent” or “good” by 91 percent of respondents to the 2016 National Citizen Survey. Eighty percent of respondents reported that they plan to remain in La Vista for the next five years.

# City Profile

## LA VISTA CITY GOVERNMENT

The City of La Vista operates under the Mayor-Council form of government. The Mayor is elected at large to a four-year term, and eight City Council members are elected from four dual-member wards to staggered four-year terms. The Mayor, with confirmation from the City Council, appoints a professional City Administrator and certain other officials as provided in the La Vista Municipal Code.

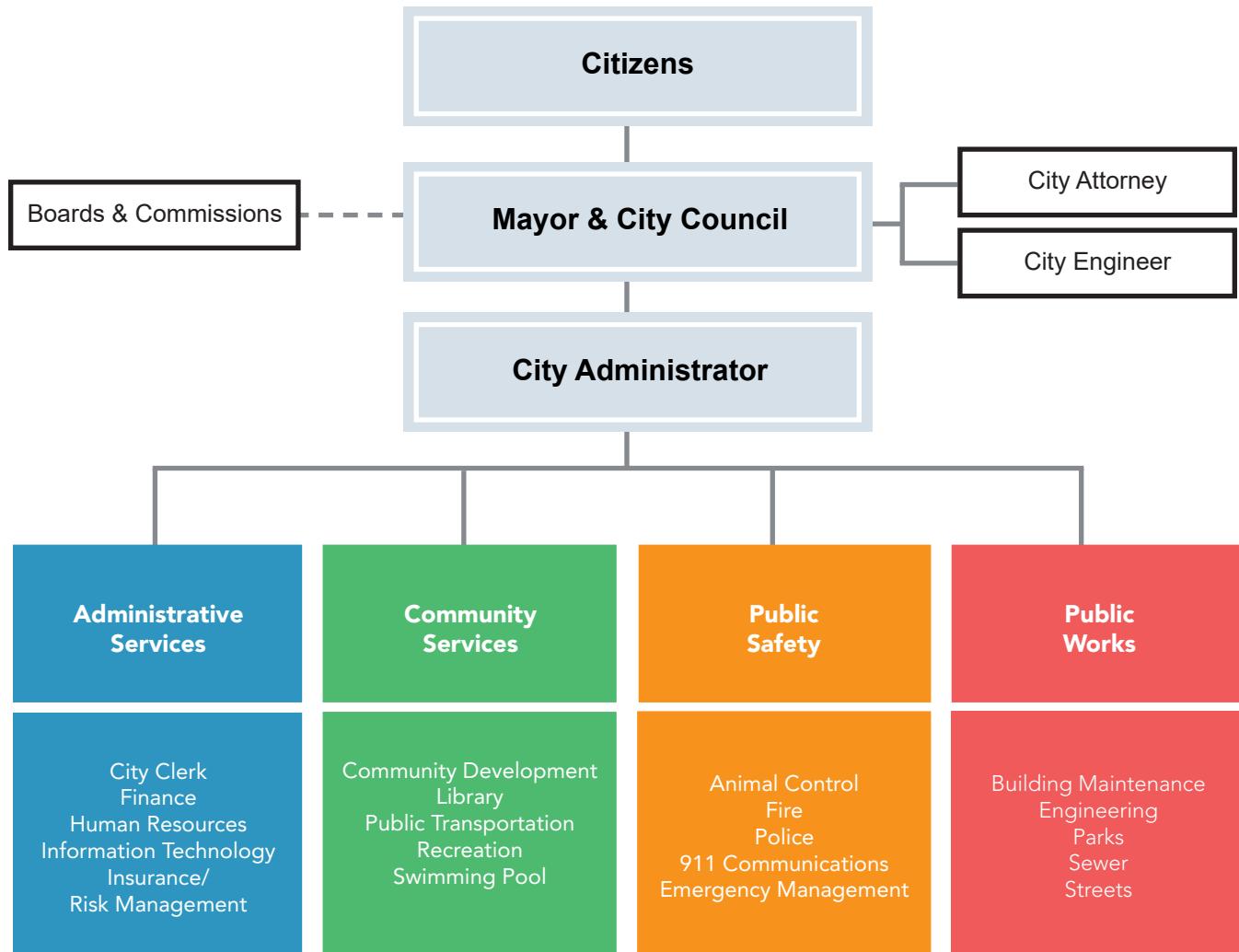
The City Administrator manages the day-to-day operations of the City, which is organized into the following function areas: Public Safety, Public Works, Community Services, and Administrative Services,

which are managed by four senior directors.

The elected and appointed leadership is long-tenured and experienced. The current Mayor has served since 2006 and has previous experience as a member of the City Council and on appointed advisory boards. The average tenure of the current members of the City Council, many of whom also have previous board and commission experience, is 15 years, with three members having served in excess of 20 years. The City Administrator joined the City as Assistant City Administrator in 1997 and was appointed to the City Administrator position in 2006. The senior directors also are all long-term members of the La Vista City staff.



## Organizational Chart



# Mission, Vision, Values



## MISSION, VISION, VALUES

<b>Mission</b>	The City of La Vista is dedicated to providing exceptional municipal services with the highest level of integrity, professionalism and excellence.
<b>Vision</b>	La Vista's vision is to be a place where community isn't just a word, but a way of life; where strong leadership and diverse economic base have built a great city; where passion and pride will ensure a bright future. The vision for La Vista is based on how we experience the City every day; a place where it is possible to Live Long, Work Hard, Shop Local, Have Fun, Move About and Prosper.
<b>Values</b>	<p><b>Accountability</b>            We will be responsible for our decisions and actions as stewards of the financial, informational, physical, environmental and human resources entrusted to us.</p> <p><b>Integrity</b>            We will maintain high ethical standards in our personal and professional conduct.</p> <p><b>Public Service</b>            We are committed to provide high quality public services to the citizens through communication, teamwork, professionalism, dedication to duty, courtesy and respect.</p>

# Budget Process

## FY19 & FY20 BUDGET PREPARATION

The FY19 & FY20 Biennial Budget marks the City's second biennial budget. Prior to FY17 & FY18, the City budgeted annually. The City Council held its annual retreat in February, which provided additional direction on priorities for additions to the biennial budget. The development of the biennial budget began March 2018 with departments updating revenue and expenditure estimates for the current year, as well as developing next biennial budget proposals. Initial direction to the departments was to develop a baseline budget, with any requests for service enhancements not to exceed 1%.

Development of departments operating budgets continued into March and April. Revenue projections, particularly those related to the City's most significant revenue sources, continued to be updated and refined as more information became available.

The City's financial information is organized by fund, with each fund being a separate and distinct entity. There are three types of funds: governmental, proprietary and fiduciary.

The General Fund, which is a governmental fund, is the City's main fund that accounts for the vast majority of the City's operations, including but not limited to: police services, recreation, planning, building inspection, library, engineering, parks maintenance, street maintenance and general administration. Other types of governmental funds include special revenue funds and capital projects funds, which, unlike the General Fund, account for specific revenues and are used for specific purposes.

Proprietary funds are used to account for the City's activities that are financed and operated in a manner similar to private business enterprises and include enterprise funds (Sewer and Storm Water operations).

The City's fiduciary funds are agency funds that are used to account for certain assets held on behalf of others, and the City's role in these funds is strictly custodial in nature: Tax Increment Financing Fund and Police Academy Fund. More information on the City's various funds can be found in the Budget Summary and Discussion section of this document.

Basis of budgeting refers to the method used to recognize revenues and expenditures in the budget,

and in La Vista, the basis of budgeting is the same as the basis for accounting.

For governmental and fiduciary funds, the modified accrual basis is followed. Under the modified accrual basis, revenues are recognized only when they become susceptible to accrual, which means when they become both measureable and available. Revenue is measureable when the amount of the transaction can be determined, and it is available when it is collectible in a manner that allows it to be used to pay for liabilities in the current period. Governments normally define an availability period for revenue recognition, and the City considers revenues related to a particular fiscal year available if they are collected within 60 days after that fiscal year's end. Sixty days is a common revenue recognition period. Expenditures are typically recorded when the liability is incurred, with the exception of debt service expenditures. Debt service expenditures are recorded when payment is due.

The accrual basis is used for the proprietary funds, which includes the enterprise funds. Under the accrual basis, revenues are recognized when they are earned, and expenses are recognized when the related liability is incurred.

## BIENNIAL BUDGET CALENDAR

Like any complex organization with a biennial budget, the process to develop and produce the budget is ongoing. As can be seen by the detail in the budget calendar, work to prepare the Biennial Budget began in October 2017 and will continue throughout the budget cycle.

# Budget Process

## FY19/FY20 BIENNIAL BUDGET PREPARATION PROCESS

2017	2018	2019
<b>October</b>		
Year-end processing	Year-end Processing	Year-end Processing
CIP Project Closeouts	CIP Project Closeouts	CIP Project Closeouts for Audit
Complete Amended Budget Document	Complete Budget Document	Complete Budget Document
Prepare Department Template/GFOA doc.		
<b>November</b>		
CIP project form distribution (DPT)		CIP project form distribution
<b>December</b>		
Budget planning meeting	Budget planning meeting	Budget Planning Meeting
CIP project submittals (DPT)	CIP project submittals due (DPT)	Update Budget calendar
CIP revenue projection (EBT)	Preliminary Revenue Analysis	CIP project submittals due (DPT)
Preliminary Revenue Analysis		CIP revenue projections (EBT)
		Preliminary Revenue Analysis
<b>January</b>		
Managing Director's budget expectations		City Council CIP priority review
Prepare 1 & 6 Year Road Plan		CIP project status review
CIP prioritization review (EBT)		Preparation of 1 & 6 Year Road Plan
Review Business Plans (DPT)		Review Business Plans (DPT)
<b>February</b>		
Council retreat (budget priorities)		Council retreat (planning)
1 & 6 Year Road Plan to Planning Commission		1 & 6 Year Road Plan to Planning Commission
1 & 6 Year Road Plan to City Council		1 & 6 Year Road Plan to City Council
<b>March</b>		
1 & 6 Year Road Plan submitted to State (FY18)		1 & 6 Year Road Plan submitted to State (FY19)
Finance training on budget modules & budget principles (DPT)		Prepare Budget Assumptions
Budget assumptions and launch (DPT)		Assign YEE & Y2 amendments (DPT)
Revenue analysis (Final)		Revenue Analysis
Prepare Pay Matrix for Council		Prepare Pay Matrix for City Council
<b>April</b>		
Establish salary and benefit base		YEE's & proposed Y2 budget amends due to Finance (DPT)
Budgets due to Finance (DPT)		EBT review of revenue projections
Department briefings for BPT		Update salary & benefit information
Initial budget draft to EBT		Budget analysis (DPT)
Begin expenditure analysis		

# Budget Process

## FY19/FY20 BIENNIAL BUDGET PREPARATION PROCESS

2017	2018	2019
<b>May</b>		
	Budget analysis (BPT)	Prepare amended Y2 budget
	Department narratives due (DPT)	Draft for department review
	Budget draft department review	
<b>June</b>		
	Budget meeting with Mayor	Preliminary valuations (June 20)
	Preliminary valuations (June 20)	Finalize revised Y2 budget for City Council Workshop (June 30)
	Finalize budget analysis (June 1)	CIP carryover update
	CIP carryover updates	
	Budget Workshop binder completed (June 30)	
<b>July</b>		
	Budget draft to Mayor & City Council	Y2 amended budget recommendation to City Council
	Budget presentation preparation (DPT)	Amended Y2 budget presentation preparation
	City Council Budget Workshop (DPT)	City Council Budget Workshop (DPT)
	CIP to Planning Commission	CIP to Planning Commission
<b>August</b>		
	Material CIP carryover changes	Material CIP carryover changes
	City Council 1st reading	City Council 1st reading
	City Council - Public Hearing & 2nd reading	City Council - Public Hearing & 2nd reading
	Final Valuation (August 20)	Final Valuation (August 20)
	Budget debrief	Budget debrief
<b>September</b>		
	City Council 3rd reading	City Council 3rd reading
	Final budget submitted to State (September 20)	Final budget submitted to State (September 20)
	Begin Budget Document Prep.	Begin amended Budget Document Prep.

### Legend:

- BPT - Budget Preparation Team
- CIP - Capital Improvement Program
- EBT - Executive Budget Team

# La Vista at a Glance

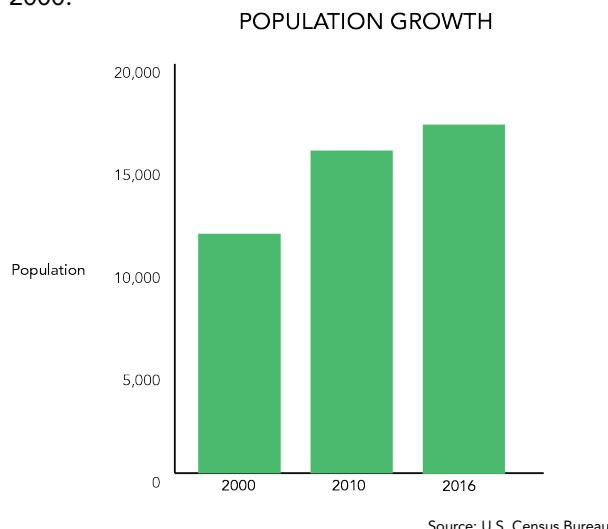
With small town values and big-city opportunities, La Vista offers a friendly community in a safe and beautiful setting. As a gateway to Omaha, we've built a progressive place for both businesses and families. Started by people of vision in 1960, La Vista is one of the fastest growing cities in Nebraska. The following information highlights La Vista's attributes:

## GOVERNMENT

- Mayor: elected at large
- City Council: 8 members elected from 4 wards
- City Administrator: appointed by Mayor

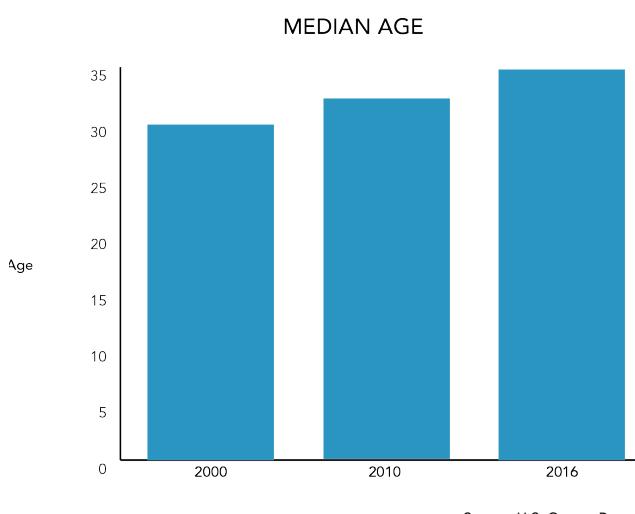
## POPULATION GROWTH

La Vista's population has increased nearly 57% since 2000.



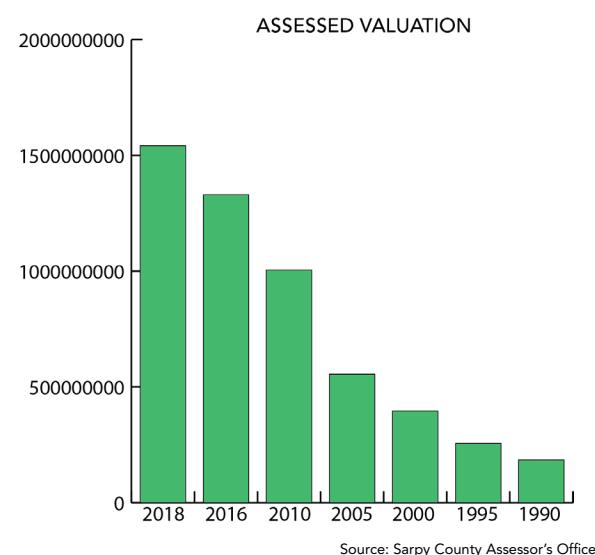
## POPULATION BY AGE

Residents 55-59 have grown at a rate of 187%, and La Vista's median age increased from 30 to 33.5 years old.



## ASSESSED VALUATION GROWTH

La Vista's assessed valuation has increased by more than \$1 billion since 1990.



## NET TAXABLE SALES

- 2013: \$215,792,761
- 2014: \$220,967,055
- 2015: \$232,396,554
- 2016: \$244,849,036
- 2017: \$282,192,626

## COST OF LIVING

- La Vista: 92
- U.S.: 100
- The cost of living index is below the national average

## INCOME

- Median owner-occupied household income: \$77,888

## SOCIAL CHARACTERISTICS

- Married-couple families: 47.9%
- Households with people under 18 years old: 36.5%
- Householder currently married: 53.9%
- Population enrolled in college or graduate school: 32.3%

# La Vista at a Glance

## HOUSING

- Median value of housing units: \$140,000
- Total housing units: 7,272
- Owner-occupied: 54%
- Built after 1980: 96%
- Value, owner-occupied above \$100,000: 85%

## EDUCATION

- Public school system: Papillion-La Vista Community Schools
- High school graduates: 94.7%
- Bachelor's degree or higher, persons age 25+: 31.4%

## HEALTHCARE

- Ten hospitals within 12 miles
- Five urgent care facilities within 10 miles
- Three physician clinics in La Vista

## UNIQUE QUALITIES

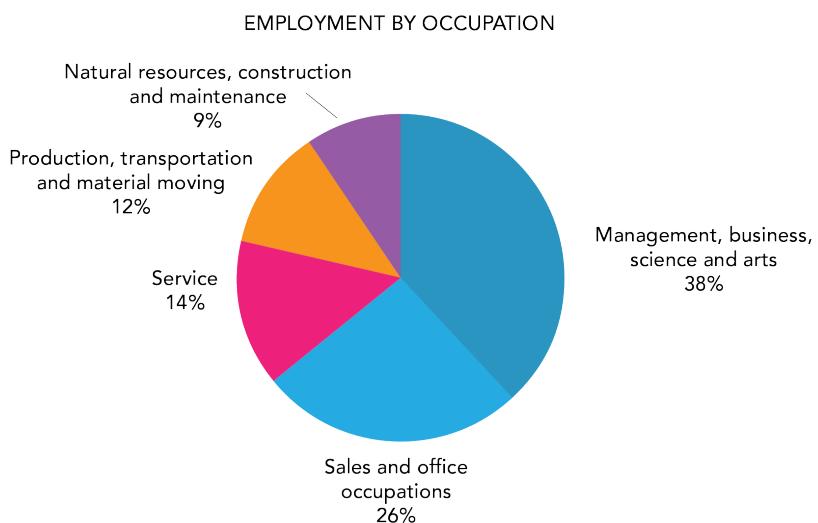
- One of the newest interchanges on Interstate-80
- One of the fastest growing cities in Nebraska
- Eight of the 15 busiest intersections in Sarpy County
- Location of Metro Community College-Sarpy Center
- Accessibility to all areas of Omaha in minutes
- More than 900,000 potential customers and employees in the Omaha metro area

## MAJOR EMPLOYERS

- PayPal
- Securities America
- Embassy Suites/La Vista Conference Center
- Rotella's Bakery
- Streck Laboratories
- Papillion-La Vista Community Schools

## EMPLOYMENT BY OCCUPATION

The majority of La Vista residents work in blue collar or office job categories.



# Mayor

Mayor Douglas Kindig has served the City of La Vista in a variety of positions since 1994, ranging from the Park and Recreation Advisory Board to his current position as Mayor. He served on the City Council from 2000 to November 2005, when he was appointed mayor.



Mayor Kindig was elected in November 2008 and reelected in 2012 and 2016 to serve as Mayor of La Vista through the year 2020.

Mayor Kindig also serves as the President of the MAPA Board of Officials, is a member of the Board of Directors for Sarpy County Economic Development Corporation and the La Vista Community Foundation, and is a past member of the Executive Board of the League of Nebraska Municipalities.

In 2012, Mayor Kindig was selected as the Elected Official of the Year by the Nebraska Planning and Zoning Association, and he has been recognized by the Sarpy County Chamber of Commerce as the Sarpy County Public Official of the Year and the Sarpy County Economic Development Corporation with the Partner in Economic Development Award.

Mayor Kindig's vision for economic development has always been to promote new business growth, not only in La Vista but also statewide. He has led legislative efforts to protect the growth of cities and support local control. He was a leader in developing the agreement between the cities of La Vista and Papillion regarding fire service and has been involved in the creation of the new Sarpy County Wastewater Agency.

# City Council Members

## Ward I

### MIKE CRAWFORD

Mike Crawford was elected to a term on the City Council Ward I in 1980. He was elected to the City Council Ward II in November of 2008 and reelected in 2012 and 2016 to Ward I. His current term runs through 2020.



### KIM THOMAS, COUNCIL PRESIDENT

Kim Thomas was appointed to the City Council in February 2013. He was elected in 2014 and 2018, and his current term runs through 2022.



## Ward II

### RON SHEEHAN

Councilmember Sheehan was elected to the City Council from Ward I in November of 1988. Sheehan has been re-elected to the Council in 1992, 1996, 2000, 2004, 2008, 2012 and 2016. His current term runs through 2020.



### TERRILYN QUICK

Terrilyn Quick served on the City's Planning Commission from 1983 through 1986. She was elected to the City Council in November 1986 from Ward II and has been re-elected in 1990, 1994, 1998, 2002, 2006, 2010, 2014 and 2018. Her current term runs through 2022.



City Council ward maps are available on our website at [www.cityoflavista.org/wardmaps](http://www.cityoflavista.org/wardmaps).

# City Council Members

## Ward III

### DEB HALE

Deb Hale was elected to the City Council from Ward III in November of 2012 and reelected in 2016. Her current term runs through 2020.



### ALAN RONAN

Alan Ronan was elected to the City Council from Ward III in November 1994. He was re-elected in 1998, 2002, 2006, 2010, 2014 and 2018. His current term runs through 2022.



## Ward IV

### JIM FREDERICK

Jim Frederick was appointed in June 2014 to fill a vacancy on the City Council. He was elected in 2016. His current term runs through 2020.



### KELLY SELL

Kelly Sell served on the City's Planning Commission and Board of Adjustment from 1985 through 1989. Sell was elected to fill a vacancy on the City Council in Ward I in December 1989 and re-elected in 1990 and 1994. He was appointed to fill a vacancy in Ward IV in January 2006 and re-elected in 2010, 2014 and 2018. His current term runs through 2022.



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