

LA VISTA CITY COUNCIL MEETING AGENDA

August 19, 2025

6:00 p.m.

Harold “Andy” Anderson Council Chamber
La Vista City Hall
8116 Park View Blvd

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement of Location of Posted Open Meetings Act**

All matters listed under item A, Consent Agenda, are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. CONSENT AGENDA

1. **Approval of the Agenda as Presented**
2. **Approval of the Minutes of the August 6, 2025 Budget Hearing**
3. **Approval of the Minutes of the August 6, 2025 City Council Meeting**
4. **Monthly Financial Report – July 2025**
5. **Request for Payment – Mackie Construction – Construction Services – Reflection Plaza – \$67,675.32**
6. **Request for Payment – MGT Impact Solutions, LLC – Professional Services – Recruitment of City Administrator - \$10,026.50**
7. **Request for Payment – VitalSigns Unlimited, Inc – Construction Services – Primary Park Identification Signage – \$61,750.00**
8. **Request for Payment – Spencer Management LLC – Professional Services – On-Call Pavement Repairs – \$390,970.35**
9. **Request for Payment – RDG Planning & Design – Professional Services – Wayfinding Signs – \$5,900.73**
10. **Request for Payment – League of Nebraska Municipalities – Membership Dues – \$55,205.00**
11. **Approval of Claims**

- **Reports from City Administrator and Department Heads**
- **Second Quarter Report – Grow Sarpy**

B. Fiscal Years 25 & 26 Biennial Budget

1. **Appropriations Ordinance – Amend FY25 & FY26 Biennial Budget – Second Reading**

C. Zoning Map Amendment – Pick Up Sticks Properties, LLC – Lot 2 Brook Valley II Business Park Replat Three

1. **Public Hearing**
2. **Ordinance**

D. Conditional Use Permit – Pick Up Sticks Properties, LLC – Indoor Recreational Facility

1. **Public Hearing**
2. **Resolution**

E. Approval of Class C Liquor License Application – LIF LA Vista LLC dba Let It Fly Sports Bar

1. **Public Hearing**
2. **Resolution**

F. Special Assessment

1. **Public Hearing**
2. **Resolution**

G. Position Descriptions – New and Updates

H. Resolution – Authorize Purchase – In-Car Video Camera Systems

I. Discussion – Mobile Food Vendor

J. Discussion – Alcohol on Municipal Property

K. Executive Session – Personnel

- **Comments from the Floor**
- **Comments from Mayor and Council**
- **Adjournment**

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact the City Clerk prior to the meeting at 402-331-4343. A copy of the Open Meeting Act is posted in the Council Chamber and available in the public copies of the Council packet. Citizens may address the Mayor and Council under "Comments from the Floor." Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.

LA VISTA CITY COUNCIL MEETING AGENDA

August 19, 2025

6:00 p.m.

Harold "Andy" Anderson Council Chamber
 La Vista City Hall
 8116 Park View Blvd

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement of Location of Posted Open Meetings Act**

All matters listed under item A, Consent Agenda, are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. CONSENT AGENDA

1. **Approval of the Agenda as Presented**
2. **Approval of the Minutes of the August 6, 2025 Budget Hearing**
3. **Approval of the Minutes of the August 6, 2025 City Council Meeting**
4. **Monthly Financial Report – July 2025**
5. **Request for Payment – Mackie Construction – Construction Services – Reflection Plaza – \$67,675.32**
6. **Request for Payment – MGT Impact Solutions, LLC – Professional Services – Recruitment of City Administrator - \$10,026.50**
7. **Request for Payment – VitalSigns Unlimited, Inc – Construction Services – Primary Park Identification Signage – \$61,750.00**
8. **Request for Payment – Spencer Management LLC – Professional Services – On-Call Pavement Repairs – \$390,970.35**
9. **Request for Payment – RDG Planning & Design – Professional Services – Wayfinding Signs – \$5,900.73**
10. **Request for Payment – League of Nebraska Municipalities – Membership Dues – \$55,205.00**
11. **Approval of Claims**

- **Reports from City Administrator and Department Heads**
- **Second Quarter Report – Grow Sarpy**

B. Fiscal Years 25 & 26 Biennial Budget

1. **Appropriations Ordinance – Amend FY25 & FY26 Biennial Budget – Second Reading**

C. Zoning Map Amendment – Pick Up Sticks Properties, LLC – Lot 2 Brook Valley II Business Park Replat Three

1. **Public Hearing**
2. **Ordinance**

D. Conditional Use Permit – Pick Up Sticks Properties, LLC – Indoor Recreational Facility

1. **Public Hearing**
2. **Resolution**

E. Approval of Class C Liquor License Application – LIF LA Vista LLC dba Let It Fly Sports Bar

1. **Public Hearing**
2. **Resolution**

F. Special Assessment

1. **Public Hearing**
2. **Resolution**

G. Position Descriptions – New and Updates

H. Resolution – Authorize Purchase – In-Car Video Camera Systems

I. Discussion – Mobile Food Vendor

J. Discussion – Alcohol on Municipal Property

K. Executive Session – Personnel

- **Comments from the Floor**
- **Comments from Mayor and Council**
- **Adjournment**

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact the City Clerk prior to the meeting at 402-331-4343. A copy of the Open Meeting Act is posted in the Council Chamber and available in the public copies of the Council packet. Citizens may address the Mayor and Council under "Comments from the Floor." Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.

MINUTE RECORD

A-2

No. 729 — REDFIELD DIRECT E2106195KV

LA VISTA CITY COUNCIL SPECIAL MEETING BUDGET HEARING August 6, 2025

A special meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on August 6, 2025. Present were Mayor Kindig and Councilmembers: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Also in attendance were City Attorney Homann, City Administrator Ramirez, City Clerk Carl, Chief of Police Schofield, Fire Chief Gottsch, Chief Director of Public Works Soucie, Finance Director Harris, Deputy Library Director Norton, Human Resources Director Lowery, Recreation Director Buller, Community Development Director Fountain and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on July 23, 2025. 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.

A. PUBLIC HEARING – PROPOSAL TO REVISE THE PREVIOUSLY ADOPTED BUDGET STATEMENT FOR FISCAL YEARS 2025 & 2026 BIENNIAL BUDGET

At 6:01 p.m. Mayor Kindig opened the public hearing to hear testimony on the proposal to revise the previously adopted budget statement for fiscal years 2025 and 2026 biennial budget stating that this public hearing is required by State Statute 13-506.

Finance Director Harris gave a brief presentation on the proposed revisions to the previously adopted budget statement for Fiscal Years 2025 & 2026 Biennial Budget.

At 6:03 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

ADJOURNMENT

At 6:03 p.m. Councilmember Quick made a motion to adjourn the special meeting. Seconded by Councilmember Hale. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Voting nay: None. Motion carried.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

MINUTE RECORD

A-3

No. 729 — REDFIELD DIRECT E2106195KV

LA VISTA CITY COUNCIL MEETING August 6, 2025

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 6:03 p.m. on August 6, 2025. Present were Councilmembers: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Also in attendance were City Attorney McKeon, City Clerk Carl, Director of Administrative Services Pokorny, Chief of Police Schofield, Director of Public Works Soucie, Deputy Community Development Director Solberg, Library Director Barcal, Finance Director Harris, Recreation Director Buller and City Engineer Dowse.

A notice of the meeting was given in advance thereof by publication in the Sarpy County Times on July 23, 2025. Notice was simultaneously given to 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 made the announcements.

A. CONSENT AGENDA

- 1. APPROVAL OF THE AGENDA AS PRESENTED**
- 2. APPROVAL OF THE MINUTES OF THE JULY 15, 2025 CITY COUNCIL
MEETING**
- 3. APPROVAL OF THE MINUTES OF THE JULY 14, 2025 BUDGET WORKSHOP**
- 4. APPROVAL OF THE MINUTES OF THE JULY 10, 2025 LIBRARY ADVISORY
BOARD MEETING**
- 5. FY25 Q3 GRANT TRACKING REPORT**
- 6. REQUEST FOR PAYMENT – THOMPSON DREESSEN & DORNER, INC. –
PROFESSIONAL SERVICES – REFLECTION PLAZA – \$1,549.55**
- 7. REQUEST FOR PAYMENT – BRIAN SMILES – PROFESSIONAL SERVICES –
STORM WATER PUBLIC EDUCATION & OUTREACH – \$750.00**
- 8. REQUEST FOR PAYMENT – MACKIE CONSTRUCTION – CONSTRUCTION
SERVICES – REFLECTION PLAZA – \$43,045.55**
- 9. REQUEST FOR PAYMENT – FELSBURG, HOLT & ULLEVIG –
PROFESSIONAL SERVICES – 99TH & GILES ROAD SIGNAL IMPROVEMENTS
– \$13,690.50**
- 10. REQUEST FOR PAYMENT – HGM ASSOCIATES INC. – PROFESSIONAL
SERVICES – EAST LA VISTA SEWER AND PAVEMENT REHABILITATION –
\$34,896.12**
- 11. REQUEST FOR PAYMENT – HGM ASSOCIATES INC. – PROFESSIONAL
SERVICES – EAST LA VISTA SEWER AND PAVEMENT REHABILITATION –
\$29,762.45**
- 12. REQUEST FOR PAYMENT – REQUEST FOR PAYMENT – DLR GROUP –
PROFESSIONAL SERVICES – CITY CENTRE SURFACE PARKING LOT 12 –
\$1,655.50**

13. RESOLUTION NO. 25-099 – APPROVE PURCHASE – ICE CONTROL SALT

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF ICE CONTROL SALT FROM CENTRAL SALT, LYONS, KANSAS IN AN AMOUNT NOT TO EXCEED \$56,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of ice control salt is necessary; and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for this purchase; and

WHEREAS, the ice control salt is used by Public Works for winter operations; and

WHEREAS, Subsection (C) (8) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secures City Council approval in accordance with the Purchasing Policy approved by City Council;

MINUTE RECORD

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska authorizing the purchase of ice control salt from Central Salt, Lyons, Kansas in an amount not to exceed \$56,000.00.

14. APPROVAL OF CLAIMS

4IMPRINT, supplies	3,068.32
A+ UNITED RADIATOR, maint	450.00
ABM, services	17,662.74
ACTION BATTERIES, maint	143.55
ADP, payroll & taxes	904,106.66
ADP SCREENING, services	75.25
AKRS EQUIP, maint	501.77
AMAZON, supplies	4,025.53
AM HERITAGE LIFE IN, benefits	314.56
ARNOLD MOTOR, maint	1,333.67
AT&T MOBILITY, phones	2,849.83
BAXTER AUTO, maint	16.82
BGNE, maint	559.32
BIG RIG TRUCK, maint	544.00
BISHOP BUS EQUIP, supplies	64.15
BIZCO, equip	6,605.05
BLACK HILLS ENERGY, utilities	1,757.93
BOK FINANCIAL, services	908,480.83
BOOT BARN, apparel	166.77
BSN SPORTS, supplies	147.18
CENTER POINT, books	49.14
CENTRIS FED CU, services	2,450.00
CENTURY LINK/LUMEN, services	443.53
CHRISTOPHER SHELTON, events	400.00
CINTAS, apparel	553.97
CITY OF PAPILLION, services	30,666.58
CLEAN WATER GUYS, maint	117.59
CLEARVIEW PET CARE, services	491.55
COLONIAL LIFE & INS, benefits	2,172.54
CONNER PSYCH, services	930.00
CONVERGINT TECH, services	820.23
COX, phones	1,217.15
CULLIGAN, supplies	13.50
CUMMINS, bldg & gmnds	1,776.57
CVS, refund	935.00
D & K PRODUCTS, bldg & gmnds	3,335.50
DAIGLE LAW GRP, services	1,800.00
DATA REC, supplies	266.06
DEARBORN NAT'L LIFE INS, benefits	8,763.96
DELGADO, G, trng	15.00
DEMCO, supplies	177.57
DIAMOND VOGEL, supplies	643.49
DILLON BROS, maint	1,089.69
DOUGLAS CO SHERIFF, services	440.00
DOWSE, P, trng	15.00
DULTMEIER, bldg & gmnds	37.90
EBSCO, media	1,027.00
ECHO GRP, bldg & gmnds	4,742.73
ESRI, services	3,995.76
FACTORY MOTOR PARTS, maint	5,493.46
FERGUSON, bldg & gmnds	129.00

MINUTE RECORD

FLAGSHOOTER, maint	219.67
FOSTER, T, trng	93.50
FOP, dues	4,530.00
FUN SERVICES, events	1,770.00
GALE, books	107.96
GALLS, maint	384.70
GEN PARTS/NAPA, supplies	561.21
GRAINGER, maint	65.88
GRASS PAD, supplies	225.60
GREAT PLAINS, services	1,087.79
HARM'S CONCRETE, maint	183.49
HEARTLAND NAT GAS, utilities	568.03
HONEYMAN RENT-ALL, services	417.11
HUSKER AUTO GRP, equip	76,766.25
INGRAM LIBRARY SRVS, books	2,343.42
J & J SMALL ENG, bldg & grnds	164.24
JOHNSON HARDWARE, bldg & grnds	24.00
JOHNSTONE SPLY, bldg & grnds	94.95
JO-ON-THE-GO, events	1,572.50
J-TECH CONST, bldg & grnds	111,995.00
KEYMASTERS, services	58.99
KIMBALL MIDWEST, maint	1,023.44
KINDIG, D, reimburse	55.27
KRIHA FLUID PWR, maint	133.90
LANOHA NURSERY, supplies	141.84
LINCOLN NAT'L LIFE INS, benefits	7,896.44
LOGAN CONTR, maint	190.00
MACQUEEN EQUIP, maint	3,294.96
MATHESON TRI-GAS, supplies	468.60
MAVENCAMP, A, reimburse	42.25
MAX I WALKER, services	52.60
MCANANY CONST, services	1,423,840.00
MENARDS, supplies	45.38
METLIFE, benefits	1,147.58
METRO COMM COLLEGE, services	19,028.43
MUD, utilities	20,858.18
MICHAEL TODD CO, supplies	269.25
MIKTOM, maint	2,550.00
MISSIONSQUARE RETIRE, benefits	145,680.95
MOBOTREX, supplies	1,194.00
MR. PICNIC, events	666.54
MSC INDUSTL, bldg & grnds	857.30
MURPHY TRACTOR, maint	12.32
MDA, award	100.00
NE BANK/FARMERS STATE, services	114,407.53
NE DEPT OF REVENUE, taxes	74,544.00
NE LAKE MGMT, supplies	825.00
NE LIFE MAGAZINE, subsc	30.00
NE LIBRARY ASSN, subsc	30.00
NORM'S DOOR, maint	2,889.82
OCLC, media	2,397.76
OFFICE DEPOT, supplies	1,510.66
OPPD, utilities	56,773.14
OMAHA TACTICAL, fees	75.00
OMNI ENG, maint	567.18

MINUTE RECORD

August 6, 2025

No. 729 -- REDFIELD DIRECT E2106195KV

ONE CALL CONCEPTS, locates	568.62
O'REILLY, supplies	1,044.25
PAPILLION SANITATION, services	2,252.36
PAPILLION TIRE, maint	104.95
PITNEY BOWES, svcs/postage	716.73
POLICE/FIREMEN'S INS, benefits	586.26
POMP'S TIRE, maint	1,225.60
POSITIVE CONCEPTS/ATPI, supplies	466.00
PRIMA DIST, supplies	87.18
PRINTCO GRAPHICS, services	2,068.24
READY MIX, maint	1,752.60
RED EQUIP, maint	1,792.18
REVOLUTION WRAPS, services	228.32
ROCKMOUNT, supplies	280.79
RTG BLDG, bldg & grnds	7,330.89
S5 CREATIVE, services	75.00
SAMANTA GENTRY, services	140.00
SARPY CO COURTHOUSE, services	4,582.00
SCHLEGEL, J, tming	93.50
SHI INTERNAT'L, services	2,642.10
SIGN IT, services	1,230.00
SE AREA CLERK'S ASSOC, dues	20.00
STAGEPAY SERVICES, events	2,217.60
STEVEN PETTY, events	1,600.00
SUBURBAN NEWS, services	660.40
SUMMIT FIRE, services	1,979.90
SUN VALLEY, bldg & grnds	525.00
TED'S MOWER, bldg & grnds	285.43
THE SCHEMMER ASSOC, services	1,292.50
THE WALDINGER CORP, bldg & grnds	795.00
THOMAS/THOMAS COURT REP, services	536.25
TD2, services	2,989.00
TRANS UNION RISK, services	75.00
TY'S OUTDOOR PWR, maint	471.97
U.S. CELLULAR, phones	2,505.78
UMR, benefits	83,842.08
UPS, services	38.56
UNMC, services	234.00
US BANK, supplies	19,412.94
V & V MFG, supplies	67.95
VERIZON FLEET, supplies	1,343.60
VERIZON WIRELESS, phones	479.99
VOIANCE LANGUAGE, services	85.63
WEMHOFF, A, tning	95.07
WESTLAKE HARDWARE, supplies	1,503.81
WHITE CAP, apparel	271.53
WINCAN, services	5,300.00
WINSUPPLY, bldg & grnds	618.12
YARD MARKET, supplies	382.50
ZEITNER, Z, tning	114.50

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

MINUTE RECORD

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Finance Director Harris reported that the grant report is in Council's packet and will be updated quarterly.

Recreation Director Buller reported that the game room furniture was installed on 8/1/2025; ribbon cutting details to be determined.

Papillion Fire Chief Gottsch reported on the completion of the training center; will put together tours for elected officials August 20th and August 21st.

Director of Public Works Soucie gave an update on 72nd Street; announced he received a letter notifying APWA Accreditation was achieved; recognized Public Works accreditation team for their work; official ceremony to be determined.

B. FISCAL YEARS 25 & 26 BIENNIAL BUDGET

1. APPROPRIATIONS ORDINANCE – AMEND FY26 BIENNIAL BUDGET – FIRST READING

Councilmember Quick introduced Ordinance No. 1554 entitled: AN ORDINANCE TO AMEND ORDINANCE NO. 1490 AND THE BIENNIAL BUDGET APPROPRIATING THE SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL OF THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026, AND TO AMEND AMOUNTS APPROPRIATED FOR THE FIRST AND SECOND YEARS OF SUCH BIENNIAL BUDGET FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT TO BE APPROPRIATED FOR EACH OBJECT OR PURPOSE; SPECIFYING THE AMOUNT TO BE RAISED BY TAX LEVY; PROVIDING FOR THE FILING AND CERTIFICATION OF THE BUDGET AND TAX LEVY HEREIN SENT TO THE STATE AUDITOR AND COUNTY CLERK OF SARPY COUNTY; TO REPEAL INCONSISTENT OR CONFLICTING ORDINANCES OR RESOLUTIONS AS ORIGINALLY ENACTED; AND PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Councilmember Thomas made a motion to approve Ordinance No. 1554 on its first reading and pass it on to a second reading. Seconded by Councilmember Sheehan. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

C. APPROVAL OF CLASS C LIQUOR LICENSE APPLICATION – LA VISTA HOTELS, LLC DBA HAMPTON INN

1. PUBLIC HEARING

At 6:20 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the Approval of Class C Liquor License Application – La Vista Hotels, LLC dba Hampton Inn. A representative for Hampton Inn was available for questions.

At 6:21 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION

Councilmember Sell introduced and moved for the adoption of Resolution No. 25-100 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING TO THE NEBRASKA LIQUOR CONTROL

MINUTE RECORD

COMMISSION, APPROVAL OF A CLASS C LIQUOR LICENSE FOR LA VISTA LODGING, LLC DBA HAMPTON INN IN LA VISTA, NEBRASKA.

WHEREAS, La Vista Lodging, LLC dba Hampton Inn, 12331 Southport Parkway, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class C 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 a Class C Liquor License submitted by La Vista Lodging, LLC dba Hampton Inn, 12331 Southport Parkway, La Vista, Sarpy County, Nebraska.

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

D. SPECIAL ASSESSMENT

1. PUBLIC HEARING

At 6:22 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the Special Assessment.

At 6:22 p.m. Councilmember Hale made a motion to close the public hearing. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

2. RESOLUTION

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-101 entitled: 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 A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of 7225 James Avenue \$211.00 were notified that the property needed debris removed, as they were in violation of the City Municipal Code, Section 50.03, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the debris removed from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they 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

MINUTE RECORD

for Improvements in the amount and against the property specified above, located within Sarpy County, La Vista, Nebraska.

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

E. RESOLUTION – SUBMITTAL OF TURNBACK TAX APPLICATION

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-102 entitled: A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE STATE OF NEBRASKA FOR ASSISTANCE UNDER THE SPORTS ARENA FACILITY FINANCING ASSISTANCE ACT TO FUND PARKING FACILITIES NEAR ASTRO THEATER.

BE IT RESOLVED by the City Council of the City of La Vista, Nebraska:

Section 1. The City Council (the “Council”) of the City of La Vista, Nebraska, (the “City”) hereby finds and determines as follows:

- (a) The Nebraska Legislature has enacted the Sports Arena Facility Financing Assistance Act, Nebraska Revised Statutes §§ 13-3101 to 13-3110 (the “Act”), to promote the construction and development of certain types of facilities within the State of Nebraska, including publicly owned parking facilities near a privately owned concert venue like The Astro, which is a privately owned theater located in the City with an indoor seating capacity of 2,400 guests (the “Concert Venue”). Under Section 13-3102(9)(d), the Concert Venue qualifies as an “eligible sports arena facility” under the Act. As a result, Section 13-3103(3) of the Act qualifies the City for assistance from the state to pay the costs of “nearby parking facilities” constructed and owned by the City which are located within 700 yards of the Theater (the “Parking Facilities”).
- (b) The City is a city of the first class in the State of Nebraska, and the Act provides financial support to the City from the State of Nebraska in the form of the remittance of a portion of the State sales tax collected on certain transactions in an area around the Concert Venue, subject to the limitations under the Act (the “Turnback Tax”).
- (c) Under the Act, the City may submit an application requesting the Turnback Tax to be used by the City to pay back amounts expended by the City, or borrowed by the City through one or more issues of bonds to be expended by the City, to acquire, construct, improve, or equip the Parking Facilities (the “Eligible Costs”) under the conditions of Sections 13-3103(4) of the Act. If the application is approved, such Turnback Tax may be used by the City and applied to pay such Eligible Costs as permitted by Section 13-3103(4).
- (d) A building permit was issued for the construction of the Astro Theater, and the City has constructed and expects to construct Parking Facilities near the Astro Theater in order to provide adequate parking for the efficient and productive operation of the Astro Theater to promote increased visitors to the City and the State. The City constructed and will construct the Parking Facilities in anticipation of assistance from the State through the Turnback Tax in order to benefit the State through increased tourism and visitors.
- (e) It is advisable and appropriate for the City to authorize the submission of an application for assistance under the Act by officers of the City to pay the costs of the Parking Facilities.

Section 2. The City shall apply for assistance under the Act for Turnback Tax to pay for the Parking Facilities. The City hereby authorizes the Mayor, City Administrator, Director of Administrative Services, and Finance Director (each, an “Authorized Officer”) to approve the form and contents of an application, and all materials submitted therewith (the “Application”) and to execute and submit the Application on behalf of the

MINUTE RECORD

City in pursuance of the requirements of the Act to secure Turnback Tax for the City's Parking Facilities.

Section 3. Upon approval of the Application from the Sports Arena Facilities Financing Assistance Board under the Act (the "Board"), and upon receipt of such Turnback Tax, the City may use the Turnback Tax to pay the costs of the Parking Facilities expended by the City and for other permitted purposes under the Act.

Section 4. The Authorized Officers are hereby authorized to do all things and execute all documents as may by them be deemed necessary and proper to complete and submit the Application and the actions contemplated by this Resolution.

Seconded by Councilmember Frederick. Bond Counsel Mike Rogers explained how the turnback tax works and the application process. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

F. RESOLUTION – AUTHORIZE AMENDMENT NO. 1 – PROFESSIONAL SERVICES AGREEMENT – 84TH STREET TRAIL, GILES TO HARRISON

Councilmember Hale introduced and moved for the adoption of Resolution No. 25-103 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AMENDMENT NO. 1 TO A PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WORKSHOP, OMAHA, NEBRASKA TO PROVIDE ADDITIONAL SERVICES FOR THE 84TH STREET TRAIL, GILES TO HARRISON IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$20,452.35.

WHEREAS, City of La Vista and Design Workshop have previously executed a Preliminary Engineering Services Agreement for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

WHEREAS, City of La Vista understands that it must strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

WHEREAS, City of La Vista and Design Workshop wish to enter into a Preliminary Engineering Services Supplemental Agreement, setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of La Vista, Nebraska that Douglas Kindig, Mayor of the City of La Vista, is hereby authorized to sign the Preliminary Engineering Services Supplemental Agreement No. 1 between the City of La Vista and Design Workshop.

NDOT Project Number: DPS-77(67)
NDOT Control Number: 22885
NDOT Project Name: 84th Street Trail, Giles – Harrison

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

G. RESOLUTION – RETIREMENT 457 PLAN UPDATES

Councilmember Thomas introduced and moved for the adoption of Resolution No. 25-104 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE ADDITION OF A ROTH CONTRIBUTION OPTION TO THE 457 DEFERRED COMPENSATION PLAN FOR THE CITY'S RETIREMENT PLANS WITH MISSION SQUARE RETIREMENT AND GIVING AUTHORITY TO THE DIRECTOR OF ADMINISTRATIVE SERVICES TO SIGN AND/OR APPROVE ALL PLAN-RELATED ITEMS.

MINUTE RECORD

WHEREAS, the City Council of the City of La Vista has determined that the addition of a Roth (after-tax) contribution option to the City's retirement plans with Mission Square Retirement is beneficial; and

WHEREAS, recent changes authorized under the SECURE 2.0 Act allow the addition of a Roth contribution option to the 457 deferred compensation plan for the City's retirement plans with Mission Square; and

WHEREAS, the Police Retirement Committee and Civilian Retirement Committee, in consultation with the City's financial advisor, recommend the addition of a Roth contribution option for the City's retirement plans with Mission Square;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve the addition of a Roth contribution option to the 457 deferred compensation plan for the City's retirement plans with Mission Square Retirement and give authority to the Director of Administrative Services to sign and/or approve all plan-related items.

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

Councilmember Wetuski motioned to move Comments from the Floor up on the agenda ahead of item L. Executive Session - Personnel. Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

COMMENTS FROM THE FLOOR

Dave Demyan 8129 S 104th Street La Vista, NE commented on the Applewood Creek Trail; would like to see a trail expansion.

L. EXECUTIVE SESSION – PERSONNEL

At 6:40 p.m. Councilmember Quick made a motion to go into executive session for protection of the reputation of an individual to discuss personnel matters. Seconded by Councilmember Wetuski. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. 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 7:00 p.m. the Council came out of executive session. Councilmember Quick made a motion to reconvene in open and public session. Seconded by Councilmember Thomas. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale, and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

COMMENTS FROM MAYOR AND COUNCIL

Councilmember Frederick asked about the food truck ordinance timeline.

Councilmember Quick commented on the special services bus ribbon cutting.

Councilmember Thomas commented in favor of National Night Out Celebration.

Mayor Kindig commented on upcoming legislative session.

At 7:02 p.m. Councilmember Thomas made a motion to adjourn the meeting. Seconded by Councilmember Quick. Councilmembers voting aye: Frederick, Ronan, Sheehan, Thomas, Quick, Sell, Hale and Wetuski. Nays: None. Abstain: None. Absent: None. Motion carried.

MINUTE RECORD

No. 729 — REDFIELD DIRECT E2106195KV

August 6, 2025

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.
CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



Monthly Statement of Revenue and Expenditure

July

	General Fund	Debt Service Fund	Capital Improvement Fund	Lottery Fund	Redevelopment Fund	Total Nonmajor Funds ¹	Total Governmental Funds	Sewer Fund	Total Proprietary Fund
Revenue									
Property Tax	206,810	16,545	-	-	-	117,790	341,145	-	-
Sales and use taxes	820,520	410,260	-	-	410,260	-	1,641,039	-	-
Other Taxes ²	384,380	380	-	-	24,510	-	409,269	-	-
Licenses and Permits	22,395	-	-	-	-	-	22,395	-	-
Intergovernmental Revenues ³	222,630	-	-	-	-	45,825	268,455	-	-
Charges for Services	65,487	-	-	-	-	-	65,487	-	-
Grant Income	14,895	-	-	-	-	-	14,895	-	-
Lottery Proceeds	-	-	-	-	-	-	-	-	-
Interest Income	58,370	4,023	16,967	19,905	24,685	7,436	131,385	21,516	21,516
Sewer Fees	-	-	-	-	-	-	-	14,474	14,474
Other Revenues ⁴	15,488	32,350	-	-	-	20,913	68,751	-	-
Bonds	-	-	-	-	-	-	-	-	-
Total Revenues	1,810,974	463,557	16,967	19,905	459,454	191,963	2,962,821	35,990	35,990
Expenditures									
CIP/Capital Outlay	264,794	-	1,525,438	-	-	-	1,790,232	31,036	31,036
Debt Service: Principal Expense	-	-	-	-	720,000	-	720,000	-	-
Debt Service: Interest Expense	-	-	-	-	188,031	-	188,031	-	-
Debt Service: Bond Issue Expense	-	-	-	-	450	-	450	-	-
General Government Expenses	342,393	13,693	-	85	-	115,878	472,049	3,601	3,601
Public Works	151,931	-	-	-	-	-	151,931	-	-
Public Safety	828,737	-	-	-	-	16,567	845,305	-	-
Culture and Recreation	246,922	-	-	-	-	-	246,922	-	-
Public Library	80,007	-	-	-	-	-	80,007	-	-
Community Betterment	-	-	-	22,918	-	-	22,918	-	-
Community Development	55,077	-	-	-	-	-	55,077	-	-
Sewer	-	-	-	-	-	-	-	363,655	363,655
Total Expenditures	1,969,862	13,693	1,525,438	23,003	908,481	132,446	4,572,922	398,293	398,293
Transfers In	-	-	-	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Change in Net Position	(158,888)	449,865	(1,508,471)	(3,098)	(449,026)	59,518	(1,610,101)	(362,303)	(362,303)

Key Trends

Revenue \$1.6M sales tax	
Expenditures \$908K in bond payments \$1.4M CIP STRT25006 - Ubas parking lot preservation	

¹Nonmajor Funds (EDF, OSP, PAF, QSF, TIF)

²Other tax - OCC, Hotel, Rest

³Intergovernmental Rev - rev for state, county, other municipality

⁴Other rev - parking, library, other misc.



City of La Vista NE
Monthly Treasurer Report
July FY25

Types	Institution	Balance	Interest Rate	Interest Earned	Accrued Interest	Maturity Date
CD	American National Bank	\$ 1,643,167	4.2%		\$ 5,683	
	Dayspring Bank	\$ -	0.6%		\$ -	
	Total CD's	\$ 1,643,167				
Money Market	Access Bank	\$ 1,346,882	1.0%	\$ 1,094		
	Dayspring Bank	\$ 6,105,354	4.4%	\$ 22,599		
	NPAIT	\$ 36,875,668	4.2%	\$ 127,802		
	Nebraska Class	\$ -	4.3%	\$ -		
	NFIT	\$ -				
	Total Money Market	\$ 44,327,904				
Checking	Access Bank	\$ 1,410,651	1.0%	\$ 1,122		
Checking	Dayspring Bank-FSA	\$ 13,159	4.5%	\$ 47		
Savings	Access Bank	\$ 239,907	1.0%	\$ 238		
Checking	Access Bank-Health Ins	\$ 105,566	1.0%	\$ 104		
	Total Portfolio	\$ 47,740,353		\$ 153,006	\$ 5,683	

Key Trends

- Unrestricted cash of \$15M
- Nebraska Class and Npait consolidated. All funds in Nebraska Class were transferred to Npait at the beginning of June
- Restricted Funds for Redevelopment projects, Sewer, Lottery, CIP projects, Police Academy
- Interest Rates are starting to decline as the Fed lowers rates

TD2 File No.: 171-400
August 1, 2025

PAYMENT RECOMMENDATION NO. 2 ON CONTRACT FOR LA VISTA REFLECTIONS PLAZA

OWNER: City of La Vista
8816 Park View Boulevard
La Vista, NE 68128

CONTRACTOR: Mackie Construction
14565 Portal Circle STE #117
La Vista, NE 68138

ORIGINAL CONTRACT AMOUNT: \$ 438,499.79

AMOUNT OF PREVIOUS PAYMENT RECOMMENDATION: \$ 43,045.55

Item	Description	In Place Quantities	Unit Price	Amount Due
1	Mobilization/Demobilization	1 L.S.	\$ 13,363.62	\$ 13,363.62
2	Common Earthwork, In Place	225 C.Y.	\$ 9.96	\$ 2,241.00
3	Subgrade Preparation	- S.Y.	\$ 12.45	\$ -
4	Stockpile and Redistribute Topsoil (210 C.Y. Moved Twice)	210 C.Y.	\$ 7.47	\$ 1,568.70
5	Install Silt Fence	384 L.F.	\$ 3.86	\$ 1,482.24
6	Maintain Silt Fence	- L.F.	\$ 2.49	\$ -
7	Remove Silt Fence	- L.F.	\$ 1.25	\$ -
8	Install Construction Entrance	1 L.S.	\$ 2,302.14	\$ 2,302.14
9	Maintain Construction Entrance	- L.S.	\$ 622.20	\$ -
10	Remove Construction Entrance	- L.S.	\$ 1,182.18	\$ -
11	Clearing and Grubbing Trees Over 18" to 27" Diameter	5 EA.	\$ 995.52	\$ 4,977.60
12	Remove and Salvage Existing Sprinkler Heads	- EA.	\$ 93.33	\$ -
13	Remove Pavement	100 S.Y.	\$ 22.40	\$ 2,240.00
14	Embankment - Borrow (Haul-In), In Place	- C.Y.	\$ 17.93	\$ -
15	Install Straw Wattle (9" Dia.), In Place	- L.F.	\$ 3.68	\$ -
16	Install Rolled Erosion Control, Type I with Seeding - Type A	- S.Y.	\$ 2.37	\$ -
17	Construct 6" P.C.C. Sidewalk, In Place	- S.Y.	\$ 112.11	\$ -
18	Construct Pavers Over 4" P.C.C. Base	- S.F.	\$ 39.85	\$ -
19	Furnish and Install Flag Pole and Flag Pole Footing	- EA.	\$ 2,256.54	\$ -
20	Paint ADA Seating Designation Symbol	- EA.	\$ 230.84	\$ -
21	Furnish and Install Park Bench and P.C.C. Pad	- EA.	\$ 1,798.86	\$ -
22	Furnish and Install Limestone Block Seating	- TON	\$ 516.43	\$ -
23	Construct 8" Wide, Limestone Block Border Around Plaza	- L.F.	\$ 26.36	\$ -
24	Construct Cast-In-Place Pillar Footing	3 EA.	\$ 2,045.22	\$ 6,135.66
25	Install 3/8" Steel for Planter Bed Edge	- L.F.	\$ 41.07	\$ -
26	Construct Cast-In-Place Walls and Footing for Landscape Feature	1 L.S.	\$ 44,360.71	\$ 31,052.50
27	Furnish and Install Pre-Cast Concrete Rings for Landscape Feature	- L.S.	\$ 35,817.61	\$ -
28	Install River Rock and Planter Bed Backfill	- L.S.	\$ 2,414.14	\$ -
29	Furnish and Install Water/Fire Element for Landscape Feature	- L.S.	\$ 15,555.00	\$ -
30	Install Water, Gas, and Power Connections for Landscape Feature	0.3 L.S.	\$ 14,808.36	\$ 4,442.51
31	Install Gas Valve and Curb Box for Landscape Feature	- L.S.	\$ 1,717.28	\$ -
32	Construct Fountain Drains with Gravel Guard	2 EA.	\$ 1,493.28	\$ 2,986.56
33	Construct 4" SDR 26 PVC Pipe, Bedding, Bends, and Fittings for Fountain Drain	55 L.F.	\$ 104.53	\$ 5,749.15
34	Construct Double Cleanout	1 EA.	\$ 1,641.37	\$ 1,641.37
35	Tap Existing Sanitary Sewer Manhole	1 EA.	\$ 5,587.36	\$ 5,587.36
36	Construct 1" Water Service Line, In Place	60 L.F.	\$ 73.42	\$ 4,405.20
37	Directionally Bore 1" Water Service Line	- L.F.	\$ 60.98	\$ -
38	Tap Existing Water Main with 1" Water Tap	- EA.	\$ 4,211.05	\$ -
39	Construct 54" I.D. Water Service Manhole with Valves	- EA.	\$ 12,187.66	\$ -

40	Furnish and Install Simmons 815LF Yard Hydrant (Or Approved Equal), In Place	- EA.	\$ 1,519.42	\$ -
41	Install 1.5" HDPE Conduit, DR13.5, In Place	- L.F.	\$ 33.05	\$ -
42	Install 4" PVC Conduit, In Place	- L.F.	\$ 34.27	\$ -
43	Directionally Bore 1.5" Conduit	- L.F.	\$ 18.00	\$ -
44	Directionally Bore 4" Conduit	- L.F.	\$ 28.27	\$ -
45	Furnish and Install Pull Box PB-6, In Place	- EA.	\$ 2,708.84	\$ -
46	Furnish and Install 3-Phase OPPD Pull Box	- EA.	\$ 15,751.79	\$ -
47	Inlet Protection	1 EA.	\$ 195.81	\$ 195.81

STORED MATERIALS

SM.1	Stored Materials	1.00 L.S.	\$ 47,828.39	\$ 47,828.39
	Stored Materials (Now In Place)	(0.32) L.S.	\$ 47,828.39	\$ (15,176.62)

TOTAL

Less 10% Retainage	\$ 123,023.19
Less Previous Payments	\$ 12,302.32
	\$ 43,045.55

AMOUNT DUE CONTRACTOR

\$ 67,675.32

We recommend that payment in the amount of \$67,675.32 be made to Mackie Construction.

Respectfully submitted,



Trevor Veskna, P.E.
THOMPSON, DREESSEN & DORNER, INC.

TDV/bph

Enclosures

cc: Mackie Construction

05.71.0917.000 - PARK 02001

Ole to Pay
G. Delgado
8/11/25

MGT Impact Solutions, LLC
 4320 West Kennedy Blvd - Suite 200
 Tampa FL 33609
 arinv@mgt.us
 www.mgt.us



Bill To
 City of La Vista
 8116 Park View Blvd
 La Vista NE 68128
 Re: Recruitment of City
 Administrator

Invoice: GHR2001058
 Date: 7/13/2025
 Due Date: 8/12/2025
 Purchase Order:

DESCRIPTION	AMOUNT
Recruitment & Search La Vista NE, City of: City Administrator [2/3]	\$8,600.00
Advertisement	\$1,426.50

PLEASE REMIT TO: **BALANCE DUE** \$10,026.50

For Checks:

MGT Impact Solutions, LLC
 PO Box 735759
 Chicago, IL 60673

For ACH Delivery:

Primary Bank Routing Number: 072000326
 Account Number: 952915533
 Account Name: MGT Impact Solutions, LLC

For Wire Transfers:

Bank Routing Number: 021000021
 SWIFT Code: CHASUS33
 General Bank Reference Address: JPMorganChase New York, NY 10017
 Account Number: 952915533
 Account Name: MGT Impact Solutions, LLC

R. Ramiriz
 7/29/25
 01.14.0314.000



GHR2001058

**SHIP TO:**

925 S 7th Street
Council Bluffs, IA 51501

REMIT PAYMENT TO:

P.O. Box 2005
Council Bluffs, IA 51502-2005

InvoiceDateInvoice #

8/4/2025

220444

**SIGN DESIGN, MANUFACTURING, INSTALLATION, & REPAIR
EXTERIOR & PARKING LOT LIGHTING REPAIR**

Bill To:

City of LaVista
Attn: Chris Solberg
8116 Park View Blvd
LaVista, NE 68128

Work Done At:

Same

Approved for payment
CAS 8/13/2025
05.71.0917.000-ADMIN22001

Terms	Due Date	P.O. No.
Due on Completion	8/5/2025	

Description	Qty	Rate	Amount
--Quoted VitalSigns Designated Job Number # 250126 Job Description: Primary Park Identification Signage Fabricate and install QTY 5 new illuminated, double sided monument signs. * LED module Illumination warranty 10 year product & 5 year limited labor * LED power supply warranty 10 year product & 5 year limited labor * Workmanship 2 year warranty; standard 1 extended to 2 * Lifetime structural warranty on bases	1	61,750.00	61,750.00

*** PAY SECURELY ONLINE @ https://www.vtlsign.com/payment *** 	Subtotal	\$61,750.00
NO ADDITIONAL FEES. RECEIPT IS EMAILED TO YOU AUTOMATICALLY!!	Sales Tax (0.0%)	\$0.00

Thank You for Your Business	Total	\$61,750.00
	Payments/Credits	\$0.00
Office: 800-400-1867 Local: 712-256-4766 Fax: 712-256 9256	Balance Due	\$61,750.00

**SPENCER MANAGEMENT LLC**

P.O. BOX 111623
 OMAHA, NEBRASKA 68111
 402.201.8246 (24/7)
 Email: jmoore@spencermanagement.org

OWNER: CITY OF LAVISTA
 JEFF CALENTINE
 9900 PORTAL RD.
 LAVISTA, NE 68128

A-8
INVOICE-VISTA-

~~005 007~~

DATE: 8/13/2025

WORK PERFORMED: 7/17 - 8/9
**CITY OF LAVISTA 2025 ON-CALL CITY
 CITY WIDE PAVING REPAIRS**

LINE #	DESCRIPTION	QUANTITY	PRICE / UOM	UOM	TOTAL
1	5" SIDEWALKS		\$6.50	SF	\$0.00
2	SIDEWALKS REMOVALS	28	\$1.50	SF	\$42.00
3	8" PAVEMENT / BROOM FINISH	219	\$85.00	SY	\$18,626.05
8	CONSTRUCT CURB & GUTTER	254	\$32.00	LF	\$8,128.00
9	CURB RAMP	28	\$15.00	SF	\$420.00
10	DWP	8	\$30.00	SF	\$240.00
11	ADJ		\$750.00	EA	\$0.00
12	REPLACE INLET TOP		\$4,200.00	EA	\$0.00
13	REPLACE INLET BOX		\$9,000.00	EA	\$0.00
24	REMOVE CURB & GUTTER		\$15.00	LF	\$0.00
7	10" PAVEMENT	3,616	\$95.00	SY	\$343,514.30
38	6" STAMPED		\$75.00	SY	\$0.00
16	CONVERT CURB INLET TO SADDLE CREEK	4	\$5,000.00	EA	\$20,000.00
17					\$0.00
18					\$0.00
19					
20					
21					
22					
23					
					TOTAL INVOICE \$390,970.35

ok to pay
 05.71.0917.000
 START 25005
 S.C.

Approved to Pay
045 8/14/25
05.71,0917.000-ADMIN2001



Remit To:
RDG Planning & Design
301 Grand Avenue
Des Moines, Iowa 50309
Questions: Invoicing@rdgusa.com

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

July 31, 2025
Project No: R3006.811.01
Invoice No: 60700

Project R3006.811.01 City of La Vista - Wayfinding Signs - Vehicular Wayfinding

Professional Services through July 31, 2025

Fee

Billing Phase	Fee	Billed %	Earned	Prior Fee	Current Fee
Fee	11,780.00	50.00	5,890.00	0.00	5,890.00
Total Fee	11,780.00		5,890.00	0.00	5,890.00
Total Fee					5,890.00

Reimbursable Expenses

Printing	10.73
Total Reimbursables	10.73
Total this Invoice	\$5,900.73



League of Nebraska Municipalities
402-476-2829
1335 L Street
Lincoln, NE 68508

Invoice

Date	Invoice #
8/8/2025	195081

Bill To
La Vista 8116 Park View Blvd. La Vista, NE 68128-2198

P.O. No.	Terms		
	Net 30		
Quantity	Description	Rate	Amount
	League of Nebraska Municipalities Membership Dues for September 1, 2025 through August 31, 2026	55,205.00	55,205.00 0.00
			Okay to pay: 01.00.0019  8/13/2025
			Total \$55,205.00

Please send a copy of this invoice with your payment.

ACCOUNTS PAYABLE CHECK REGISTER

A-11

Check #	Check Date	Vendor Name	Amount	Voided
37	08/19/2025	FIRST RESPONDER OUTFITTERS, INC	.00	N
145509	08/08/2025	BRIAN SMILES	750.00	N
145510	08/08/2025	DLR GROUP	1655.50	N
145511	08/08/2025	FELSBURG HOLT & ULLEVIG INC	13690.50	N
145512	08/08/2025	HGM ASSOCIATES, INC.	64658.57	N
145513	08/08/2025	MACKIE CONSTRUCTION	43045.55	N
145514	08/08/2025	PAPILLION SANITATION	682.42	N
145515	08/08/2025	THOMPSON DREESSEN & DORNER, INC.	1549.55	N
145516	08/19/2025	AA WHEEL & TRUCK SUPPLY INC	195.91	N
145517	08/19/2025	ACTION BATTERIES UNLTD INC	147.50	N
145518	08/19/2025	AKRS EQUIPMENT SOLUTIONS, INC.	978.26	N
145519	08/19/2025	AMAZON CAPITAL SERVICES, INC.	307.39	N
145520	08/19/2025	ARNOLD MOTOR SUPPLY	1655.24	N
145521	08/19/2025	BACON LETTUCE CREATIVE	2040.00	N
145522	08/19/2025	BARCO MUNICIPAL PRODUCTS INC	422.34	N
145523	08/19/2025	BIG RED LOCKSMITHS	639.00	N
145524	08/19/2025	BIG RIG TRUCK ACCESSORIES	1110.00	N
145525	08/19/2025	BIZCO, INC.	10655.80	N
145526	08/19/2025	BOOT BARN	195.49	N
145527	08/19/2025	CANOYER GARDEN CENTER	68.97	N
145528	08/19/2025	CINTAS CORPORATION NO. 2	497.63	N
145529	08/19/2025	CITY OF PAPILLION	1425.00	N
145530	08/19/2025	CONRECO INCORPORATED	220.00	N
145531	08/19/2025	CONTROL MASTERS INCORPORATED	72.50	N
145532	08/19/2025	D & K PRODUCTS	3427.20	N
145533	08/19/2025	DIAMOND VOGEL PAINTS	278.17	N
145534	08/19/2025	DOG WASTE DEPOT	831.92	N
145535	08/19/2025	DULTMEIER SALES LLC	22.50	N
145536	08/19/2025	ECHO GROUP INCORPORATED	117.14	N
145537	08/19/2025	EDGEWEAR SCREEN PRINTING	2284.00	N
145538	08/19/2025	FEDEX	14.62	N
145539	08/19/2025	FERGUSON US HOLDINGS INC	61.46	N
145540	08/19/2025	FIKES COMMERCIAL HYGIENE LLC	198.00	N
145541	08/19/2025	FIRST WIRELESS INC	350.75	N
145542	08/19/2025	FITZGERALD SCHORR BARMETTLER	26782.63	N
145543	08/19/2025	FLEETPRIDE	99.00	N
145544	08/19/2025	GALE	113.21	N
145545	08/19/2025	GALLS LLC	409.14	N
145546	08/19/2025	GRASS PAD INC	73.35	N
145547	08/19/2025	GRAYBAR ELECTRIC COMPANY INC	72.58	N
145548	08/19/2025	GREAT PLAINS UNIFORMS	1640.00	N
145549	08/19/2025	HARM'S CONCRETE INC	727.88	N
145550	08/19/2025	HELM MECHANICAL	9806.06	N
145551	08/19/2025	HONEYMAN RENT-ALL #1	399.43	N
145552	08/19/2025	HOTSY EQUIPMENT COMPANY	114.60	N
145553	08/19/2025	ID WHOLESALER	191.80	N
145554	08/19/2025	INDUSTRIAL SALES COMPANY INC	121.99	N
145555	08/19/2025	J & A TRAFFIC PRODUCTS	879.00	N
145556	08/19/2025	J & J SMALL ENGINE SERVICE	108.66	N
145557	08/19/2025	J-TECH CONSTRUCTION LLC	100004.50	N
145558	08/19/2025	JONES AUTOMOTIVE INC	319.00	N
145559	08/19/2025	KIESLER POLICE SUPPLY	29395.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145560	08/19/2025	KIMBALL MIDWEST	242.33	N
145561	08/19/2025	KRIHA FLUID POWER CO INC	534.57	N
145562	08/19/2025	LABRIE, DONALD P	300.00	N
145563	08/19/2025	LARSEN SUPPLY COMPANY	1230.22	N
145564	08/19/2025	LOWES	17.96	N
145565	08/19/2025	MARTIN ASPHALT - MONARCH OIL	420.00	N
145566	08/19/2025	MATHESON TRI-GAS INC	287.18	N
145567	08/19/2025	MENARDS-RALSTON	6333.10	N
145568	08/19/2025	MICHAEL TODD AND COMPANY INC	2618.07	N
145569	08/19/2025	MICROFILM IMAGING SYSTEMS, INC.	180.00	N
145570	08/19/2025	MILLARD SPRINKLER INC	4886.75	N
145571	08/19/2025	MSC INDUSTRIAL SUPPLY CO	69.06	N
145572	08/19/2025	MYNX MERCH LLC	5439.00	N
145573	08/19/2025	O'REILLY AUTO PARTS	428.33	N
145574	08/19/2025	OFFICE DEPOT INC	92.78	N
145575	08/19/2025	OLSSON, INC.	1800.00	N
145576	08/19/2025	OMNI ENGINEERING	207.84	N
145577	08/19/2025	ONE CALL CONCEPTS INC	669.81	N
145578	08/19/2025	PAPILLION SANITATION	855.68	N
145579	08/19/2025	PER MAR SECURITY SERVICES	214.47	N
145580	08/19/2025	POMP'S TIRE SERVICE, INC	180.00	N
145581	08/19/2025	PORT-A-JOHNS	180.00	N
145582	08/19/2025	PRINTCO GRAPHICS INC	85.75	N
145583	08/19/2025	RALSTON AREA BASEBALL ASSOCIATION	1750.00	N
145584	08/19/2025	READY MIX CONCRETE COMPANY	2005.98	N
145585	08/19/2025	RED EQUIPMENT LLC	964.49	N
145586	08/19/2025	REVOLUTION WRAPS LLC	228.39	N
145587	08/19/2025	RTG BUILDING SERVICES INC	7330.89	N
145588	08/19/2025	S5 CREATIVE	75.00	N
145589	08/19/2025	SARPY COUNTY CHAMBER OF COMMERCE	1495.00	N
145590	08/19/2025	SARPY DOUGLAS LAW ENFORCE. ACADEMY	6110.00	N
145591	08/19/2025	SECURITY EQUIPMENT INC.	957.67	N
145592	08/19/2025	SHERWIN-WILLIAMS	111.53	N
145593	08/19/2025	SIGN IT	811.00	N
145594	08/19/2025	SPIRIT FOOTBALL LEAGUE OF PAPILLION	1850.00	N
145595	08/19/2025	STRADA OCCUPATIONAL HEALTH	460.00	N
145596	08/19/2025	STRAIGHT-LINE STRIPING	20610.00	N
145597	08/19/2025	STREICHER'S, INC.	7008.27	N
145598	08/19/2025	STRYKER MEDICAL	1950.00	N
145599	08/19/2025	SUMMIT FIRE PROTECTION CO	1373.97	N
145600	08/19/2025	TED'S MOWER SALES & SERVICE INC	149.50	N
145601	08/19/2025	THE WALDINGER CORPORATION	3935.17	N
145602	08/19/2025	TRANS UNION RISK AND ALT. DATA SOL.	75.00	N
145603	08/19/2025	TROUT, DONNA L	520.00	N
145604	08/19/2025	TRUCK CENTER COMPANIES	726.99	N
145605	08/19/2025	TY'S OUTDOOR POWER & SERVICE	39.73	N
145606	08/19/2025	ULTIMATE TRUCK ACCESSORIES INC.	317.00	N
145607	08/19/2025	UNITE PRIVATE NETWORKS LLC	4976.00	N
145608	08/19/2025	VERIZON WIRELESS	36.04	N
145609	08/19/2025	VERIZON WIRELESS	479.97	N
145610	08/19/2025	VOIANCE LANGUAGE SERVICES, LLC	31.88	N
145611	08/19/2025	WALMART COMMUNITY BRC	74.89	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145612	08/19/2025	WELDON PARTS INC.	267.72	N
145613	08/19/2025	WESTLAKE HARDWARE INC NE-022	25.98	N
145614	08/19/2025	WESTLAKE HARDWARE INC NE-022	72.79	N
145615	08/19/2025	WESTLAKE HARDWARE INC NE-022	16.97	N
145616	08/19/2025	WESTLAKE HARDWARE INC NE-022	21.98	N
145617	08/19/2025	WESTLAKE HARDWARE INC NE-022	15.57	N
145618	08/19/2025	WESTLAKE HARDWARE INC NE-022	32.76	N
145619	08/19/2025	WESTLAKE HARDWARE INC NE-022	7.58	N
145620	08/19/2025	WESTLAKE HARDWARE INC NE-022	83.55	N
145621	08/19/2025	WESTLAKE HARDWARE INC NE-022	5.99	N
145622	08/19/2025	WESTLAKE HARDWARE INC NE-022	19.99	N
145623	08/19/2025	WESTLAKE HARDWARE INC NE-022	22.35	N
145624	08/19/2025	WESTLAKE HARDWARE INC NE-022	26.99	N
145625	08/19/2025	WESTLAKE HARDWARE INC NE-022	26.99	N
145626	08/19/2025	WESTLAKE HARDWARE INC NE-022	6.59	N
145627	08/19/2025	WESTLAKE HARDWARE INC NE-022	28.86	N
145628	08/19/2025	WESTLAKE HARDWARE INC NE-022	77.97	N
145629	08/19/2025	WESTLAKE HARDWARE INC NE-022	31.57	N
145630	08/19/2025	WESTLAKE HARDWARE INC NE-022	7.99	N
145631	08/19/2025	WESTLAKE HARDWARE INC NE-022	2.79	N
145632	08/19/2025	WESTLAKE HARDWARE INC NE-022	9.58	N
145633	08/19/2025	WESTLAKE HARDWARE INC NE-022	67.97	N
145634	08/19/2025	WESTLAKE HARDWARE INC NE-022	19.99	N
145635	08/19/2025	WESTLAKE HARDWARE INC NE-022	6.99	N
145636	08/19/2025	WESTLAKE HARDWARE INC NE-022	13.99	N
145637	08/19/2025	WESTLAKE HARDWARE INC NE-022	18.97	N
145638	08/19/2025	WESTLAKE HARDWARE INC NE-022	25.99	N
145639	08/19/2025	WESTLAKE HARDWARE INC NE-022	31.99	N
145640	08/19/2025	WESTLAKE HARDWARE INC NE-022	1.00	N
145641	08/19/2025	WESTLAKE HARDWARE INC NE-022	6.99	N
145642	08/19/2025	WESTLAKE HARDWARE INC NE-022	87.95	N
145643	08/19/2025	WESTLAKE HARDWARE INC NE-022	5.98	N
145644	08/19/2025	WESTLAKE HARDWARE INC NE-022	7.59	N
145645	08/19/2025	WESTLAKE HARDWARE INC NE-022	39.98	N
145646	08/19/2025	WESTLAKE HARDWARE INC NE-022	23.97	N
145647	08/19/2025	WESTLAKE HARDWARE INC NE-022	5.60	N
145648	08/19/2025	WESTLAKE HARDWARE INC NE-022	39.98	N
145649	08/19/2025	WESTLAKE HARDWARE INC NE-022	21.49	N
145650	08/19/2025	WESTLAKE HARDWARE INC NE-022	19.98	N
145651	08/19/2025	WESTLAKE HARDWARE INC NE-022	5.41	N
145652	08/19/2025	WESTLAKE HARDWARE INC NE-022	128.62	N
145653	08/19/2025	WESTLAKE HARDWARE INC NE-022	243.38	N
145654	08/19/2025	WESTLAKE HARDWARE INC NE-022	25.98	N
145655	08/19/2025	WESTLAKE HARDWARE INC NE-022	9.59	N
145656	08/19/2025	WESTLAKE HARDWARE INC NE-022	52.98	N
145657	08/19/2025	WESTLAKE HARDWARE INC NE-022	51.06	N
145658	08/19/2025	WESTLAKE HARDWARE INC NE-022	11.97	N
145659	08/19/2025	WESTLAKE HARDWARE INC NE-022	3.99	N
145660	08/19/2025	WESTLAKE HARDWARE INC NE-022	18.97	N
145661	08/19/2025	WHITE CAP LP	288.31	N
145662	08/19/2025	WINSUPPLY OF OMAHA	384.00	N
145663	08/19/2025	ZIMCO SUPPLY COMPANY	222.00	N

ACCOUNTS PAYABLE CHECK REGISTER

Check #	Check Date	Vendor Name	Amount	Voided
145664	08/19/2025	SARPY COUNTY TREASURER	15784.71	N
1262415	08/08/2025	CITY OF PAPILLION - MFO	246596.00	N
1262416	08/19/2025	CITY OF OMAHA	52.57	N
1262417	08/19/2025	FRATERNAL ORDER OF POLICE	2215.00	N
1262418	08/19/2025	POLICE & FIREMEN'S INSURANCE	293.13	N
1262419	08/19/2025	CITY OF OMAHA	316535.99	N
1262420	08/19/2025	ACTIVE NETWORK LLC	878.13	N
1262421	08/19/2025	ADP INC	433717.18	N
1262422	08/19/2025	BLACK HILLS ENERGY	805.02	N
1262423	08/19/2025	CENTURY LINK/LUMEN	587.01	N
1262424	08/19/2025	CENTURY LINK/LUMEN	105.31	N
1262425	08/19/2025	CNA SURETY	3035.13	N
1262426	08/19/2025	COX COMMUNICATIONS, INC.	470.53	N
1262427	08/19/2025	ESSENTIAL SCREENS	136.60	N
1262428	08/19/2025	METROPOLITAN UTILITIES DISTRICT	30009.64	N
1262429	08/19/2025	MISSIONSQUARE RETIREMENT	70829.13	N
1262430	08/19/2025	OMAHA PUBLIC POWER DISTRICT	58842.49	N
1262431	08/19/2025	VERIZON CONNECT FLEET USA	671.80	N

TOTAL: \$1603504.56

APPROVED BY COUNCIL MEMBERS ON: 02/10/2025

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
AMENDING FY25 - FY26 BIENNIAL BUDGET	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	MEG HARRIS FINANCE DIRECTOR

SYNOPSIS

A second reading of the Appropriations Ordinance has been scheduled to consider the proposed amendment to the FY25 – FY26 biennial budget. The final assessed property valuation of the City will not be received from Sarpy County until August 20, 2025.

FISCAL IMPACT

The recommended amended budget for FY26 is \$63,622,961 in all funds, an increase of \$11,193,918. The total proposed preliminary property tax request for FY26 is for \$13,645,071 which requires a property tax levy of \$0.54 per \$100 dollars of assessed valuation.

In FY25 the owner of a home valued at \$200,000 will pay \$1080 in property taxes, or \$90 per month.

RECOMMENDATION

Approval of second reading of the Appropriations Ordinance.

BACKGROUND

The City Council held a budget workshop on July 14, 2025. The proposed Appropriations Ordinance is based on the discussions from these meetings.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NO. 1516 AND THE BIEENNIAL BUDGET APPROPRIATING THE SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL OF THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026, AND TO AMEND AMOUNTS APPROPRIATED FOR THE FIRST AND SECOND YEARS OF SUCH BIEENNIAL BUDGET FOR THE FISCAL PERIOD BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AND FOR THE FISCAL PERIOD BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT TO BE APPROPRIATED FOR EACH OBJECT OR PURPOSE; SPECIFYING THE AMOUNT TO BE RAISED BY TAX LEVY; PROVIDING FOR THE FILING AND CERTIFICATION OF THE BUDGET AND TAX LEVY HEREIN SENT TO THE STATE AUDITOR AND COUNTY CLERK OF SARPY COUNTY; TO REPEAL INCONSISTENT OR CONFLICTING ORDINANCES OR RESOLUTIONS AS ORIGINALLY ENACTED; AND PRESCRIBING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF LA VISTA, SARPY COUNTY, NEBRASKA.

Section 1. That (i) the Mayor and City Council find and determine that there are circumstances which could not reasonably have been anticipated at the time the budget for the biennial period was adopted, and proposed revisions to the previously adopted budget statement have been presented and are hereby ratified and affirmed, and (ii) after publication of notice and conducting a public hearing in accordance with applicable requirements, the Mayor and City Council desire to approve the proposed revised budget.

Section 2. That Section 1 of Ordinance No.1516 is hereby amended to revise amounts of the current biennial budget specified for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; and the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 as follows:

"Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statements, as amended and on file with the City Clerk, is hereby approved as The Annual Appropriation Bill for the fiscal year beginning October 1, 2024, through September 30, 2025 and the fiscal year beginning October 1, 2025, through September 30, 2026, including summaries and supporting documentation. All sums of money contained in the revised budget statement are hereby appropriated for the necessary expenses and liabilities of the City of La Vista. The following amounts appropriated shall be raised primarily as follows. A copy of the budget document, as amended, shall be forwarded as provided by law to the Auditor of Public Accounts, State Capital, Lincoln, Nebraska, and to the County Clerk of Sarpy County, Nebraska for use by the levying authority.

Fund	Proposed Budget of Disbursements and Transfers FY25	Proposed Budget of Disbursements and Transfers FY26	Amount to be Raised by Property Tax Levy FY25	Amount to be Raised by Property Tax Levy FY26
General Fund	27,743,521.00	29,575,521.00	12,021,710.00	12,634,325.00
Sewer Fund	6,630,389.00	6,233,862.00	0.00	0.00
Sewer Reserve Fund	0.00	0.00	0.00	0.00
Debt Service Fund	4,669,315.00	4,331,308.00	961,737.00	1,010,746.00
Capital Fund	9,868,817.00	3,625,350.00	0.00	0.00
Lottery Fund	1,404,378.00	1,316,411.00	0.00	0.00
Economic Development	1,147,555.00	1,152,374.00	0.00	0.00
Internal Service	0	2,620,962.00	0.00	0.00
Redevelopment Fund	8,175,769.00	12,796,675.00	0.00	0.00
Police Academy	234,947	249,533.00	0.00	0.00
TIF – City Centre Phase 1A	426,173.00	439,226.00	0.00	0.00
TIF – City Centre Phase 1B	647,702.00	667,460.00	0.00	0.00
Qualified Sinking Fund	370,000.00	450,000.00	0.00	0.00
TIF – City Centre Phase 1C	67,061.00	69,581.00	0.00	0.00
TIF – City Centre Phase 1D	91,626.00	94,698.00	0.00	0.00
Total All Funds	61,477,253.00	63,622,961.00	12,983,447.00	13,645,071.00

Section 3. Section 1 of Ordinance No. 1516, and any other ordinance or resolution of the City, or part of any such ordinance or resolution of the City, as previously enacted that is inconsistent or in conflict with this Ordinance is hereby repealed to the extent of the conflict or inconsistency.

Section 4. This ordinance shall take effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS ____TH DAY OF ____ 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
ZONING MAP AMENDMENT PICK UP STICKS PROPERTIES, LLC LOT 2 BROOK VALLEY II BUS. PK RPLT THREE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSOCIATE CITY PLANNER

SYNOPSIS

A public hearing has been scheduled and ordinance prepared to consider an application for the rezoning of Lot 2 Brook Valley II Business Park Replat Three from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District for the purpose of developing an industrial building generally located northeast of the intersection of S. 117th Street and Cary Street.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

Pick Up Sticks Properties, LLC is seeking to construct a 23,800 square foot industrial building on Lot 2 Brook Valley II Business Park Replat Three to house both their contracting business and an indoor recreational facility for Beyond All Stars Cheerleading, for which they have also applied for a Conditional Use Permit. In order to construct an industrial building and allow for permitted and permitted conditional industrial land uses on the property, Pick Up Sticks Properties, LLC is seeking to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District.

The properties immediately to the east and west of this property are currently zoned I-1 Light Industrial, and the property to the south is zoned I-2 Heavy Industrial. The Future Land Use Map of the La Vista Comprehensive Plan designates this property as Business Park, for which commercial or light industrial zoning districts are listed as compatible. Additionally, this property would remain in the Gateway Corridor Overlay District to ensure that the building constructed would fit in appropriately with the design of the existing and potential future commercial development to the north. For these reasons, staff find this rezoning request appropriate for this location.

The Planning Commission held a public hearing on July 17, 2025, and voted to recommend approval of the Zoning Map Amendment as the request is consistent with the La Vista Comprehensive Plan. A detailed staff report is attached.

ORDINANCE NO._____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Rezoning. On July 17, 2025, the La Vista Planning Commission conducted a public hearing on the matter of the zoning map amendment for Lot 2 Brook Valley II Business Park Replat Three, the tract of land set forth in Section 2 of this ordinance, and reported to the City Council that it recommended approval of the zoning map amendment which includes the zoning of said tracts be changed from C-3 Highway Commercial/Office Park District & Gateway Corridor District (Overlay District) to I-1 Light Industrial & Gateway Corridor District (Overlay District) for Lot 2 Brook Valley II Business Park Replat Three. On August 19, 2025, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed changes in zoning are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, written notice to adjacent property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the Zoning Ordinance. The City Council hereby approves said proposed changes in zoning as set forth in Section 2 of this ordinance.

Section 2. Amendment of the Official Zoning Map. Pursuant to Article 3 of the Zoning Ordinance, Lot 2 Brook Valley II Business Park Replat Three in the NW $\frac{1}{4}$ of Section 20, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, is hereby rezoned from C-3 Highway Commercial/Office Park District & Gateway Corridor District (Overlay District) to I-1 Light Industrial & Gateway Corridor District (Overlay District) and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning as described above and displayed in the attached Zoning Map Exhibit, hereby incorporated into this Ordinance by reference.

The amended version of the official zoning map of the City of La Vista is hereby adopted, and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is the official zoning map referred to in Article 3 Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

Section 3. Effective Date. This ordinance shall be in full force and effect upon the date passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBER: PRZ25-001;

FOR HEARING OF: AUGUST 19, 2025
REPORT PREPARED ON: JULY 18, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Pick Up Sticks Properties, LLC
Attn: Myles Mckeever
4716 S. 180th Street
Omaha, NE 68135

B. PROPERTY OWNER:

Pick Up Sticks Properties, LLC
Attn: Myles Mckeever
4716 S. 180th Street
Omaha, NE 68135

C. LOCATION: Parcel #011595796, located northeast of the intersection of S. 117th Street and Cary Street.

D. LEGAL DESCRIPTION: Lot 2 Brook Valley II Business Park Replat Three.

E. REQUESTED ACTION(S): Approval of a Zoning Map Amendment to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District.

F. EXISTING ZONING AND LAND USE: The property is currently zoned C-3 Highway Commercial/Office Park District and the property is currently vacant and undeveloped. The property is designated in the Future Land Use Map of the Comprehensive Plan for Business Park development.

G. PURPOSE OF REQUEST: To allow for the construction of a multi-tenant industrial building. The owner proposes to include space in the proposed industrial building for an Indoor Recreational Facility to house Beyond All Stars Competitive Cheerleading (which requires a conditional use permit) in addition to a bay for a contractor business.

H. SIZE OF SITE: 91,040 square feet (2.09 acres).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes gradually downward to the north and to the east.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Business Park	C-3 Highway/Office Park Commercial District with a Gateway Corridor District Overlay	Multi-tenant commercial building; Olsson, Hausmann Construction, Revolution Wraps, and Tint Revolution Businesses
East	Business Park	I-1 Light Industrial District with a Gateway Corridor District Overlay	Multi-tenant industrial building; Access Systems and Craftsman Window Coverings Businesses
South	Industrial	I-2 Heavy Industrial	The Brenmar Company industrial warehouse
West	Industrial	I-1 Light Industrial District	Multi-tenant industrial building; Productivity and Omnicare businesses

C. RELEVANT CASE HISTORY:

1. N/A

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 9.01 of the La Vista Zoning Ordinance – Amendments

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Comprehensive Plan Future Land Use Map designates this property for Business Park development, with which commercial and light industrial zoning districts and development are compatible. This proposal to rezone the property to light industrial is consistent with the comprehensive plan.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. The property is proposed to have two access driveways to the site; one off of S. 117th Street and one off of Cary Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

IV. REVIEW COMMENTS:

A. Considering that the properties to the east and west of this property are currently zoned I-1 Light Industrial, and that the property to the south is zoned I-2 Heavy Industrial, in addition to the fact that this property would remain in the Gateway Corridor Overlay District to ensure that the building constructed would still fit in appropriately with the commercial development to the north, staff find this rezoning request appropriate for this location.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the Zoning Map Amendment for Lot 2 Brook Valley II Business Park Replat Three to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial District & Gateway Corridor Overlay District as the request is consistent with La Vista's Comprehensive Plan.

VI. PLANNING COMMISSION RECOMMENDATION – ZONING MAP AMENDMENT:

The Planning Commission held a public hearing and reviewed the application on July 17, 2025 and voted to recommend approval of the Zoning Map Amendment for Lot 2 Brook Valley II Business Park Replat Three to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial District & Gateway Corridor Overlay District as the request is consistent with La Vista's Comprehensive Plan.

VII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Rezoning Request Letter
- C. Proposed, Revised Official Zoning Map

VIII. COPIES OF REPORT SENT TO:

- A. Myles McKeever, Pick Up Sticks Properties, LLC
- B. Mike Milburn, RoofRite Exteriors, LLC
- C. Public Upon Request

Cal Bracken

Prepared by: Associate City Planner

Eric A. Jones

7-18-25

Community Development Director

Date

Proposed Rezoning from C-3
Highway Commercial/Office Park
District & Gateway Corridor Overlay
District to I-1 Light Industrial &
Gateway Corridor Overlay District

S. 117th Street

Lot 2 Brook
Valley II Business
Park Replat
Three

Giles Road

Cary Street

S. 114th Street

0 115 230 460 690
Feet

Vicinity Map: Proposed Rezoning - Pick Up Sticks Properties, LLC

Legend

Zoning Districts

- TA Transitional Agriculture
- C-3 Highway Commercial/Office Park District

I-1 Light Industrial

I-2 Heavy Industrial

PUD

Gateway Corridor



We are formally requesting a zoning change for Lot 2 in Brook Valley II Business Park. Our primary goal with this change is to broaden the appeal of the additional space on the property, which will not be utilized by the cheerleading gym. By rezoning, we hope to attract a wider range of businesses and contractors.

Furthermore, I am personally interested in having the option to relocate my roofing and restoration company to this specific space in the future. My company is currently based in Lincoln, and I am exploring the possibility of opening an additional branch in the Omaha area. Having the appropriate zoning for this property would greatly facilitate that potential expansion.

Thanks,

Myles

Best Regards!



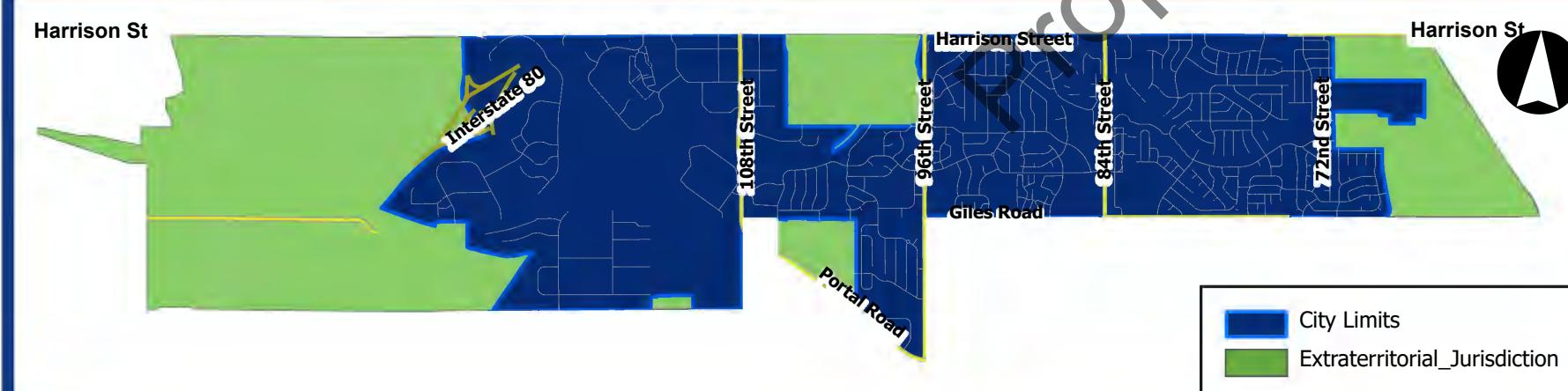
Myles McKeever

Chief Executive Officer / Founder

Cell: 402.889.6233

Office: 402.430.9538

myles@roofriteexteriors.com



7/1/2025
Drawn By: CB



**City of La Vista
Official Zoning Map
Adopted December 18, 2018
Updated August 5, 2025
Ordinance Number _____**

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT PICK UP STICKS PROPERTIES, LLC INDOOR RECREATIONAL FACILITY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSOCIATE CITY PLANNER

SYNOPSIS

A public hearing has been scheduled and resolution prepared for Council to consider an application for a Conditional Use Permit for Pick Up Sticks Properties, LLC to allow for the operation of an indoor recreational facility for Beyond All Stars Cheerleading in a tenant bay in a proposed industrial building located on Lot 2 Brook Valley II Business Park Replat Three.

FISCAL IMPACT

None.

RECOMMENDATION

Approval of the Conditional Use Permit for Pick Up Sticks Properties, LLC.

BACKGROUND

Pick Up Sticks Properties, LLC is seeking to construct a 23,800 square foot industrial building on Lot 2 Brook Valley II Business Park Replat Three and has applied for a Conditional Use Permit to allow for the operation of an indoor recreational facility in a bay that would occupy 15,000 square feet of the building. The indoor recreational facility would be used by Beyond All Stars Cheerleading for competitive cheerleading activities, lessons, and training.

Indoor recreational facilities are permitted with approval of a Conditional Use Permit in the I-1 Light Industrial Zoning District, per Section 5.13.03 of the La Vista Zoning Ordinance. The property is located within the Gateway Corridor Overlay District so the building design must be approved through the City's design review process for conformance with the Gateway Corridor District Design Guidelines.

The Planning Commission held a public hearing on July 17, 2025 and voted to recommend approval of the Conditional Use Permit for Pick Up Sticks Properties, LLC for the construction and operation of an indoor recreational facility as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

A detailed staff report is attached.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR PICK UP STICKS PROPERTIES, LLC TO ALLOW FOR THE OPERATION OF AN INDOOR RECREATIONAL FACILITY WITHIN AN INDUSTRIAL TENANT BAY LOCATED ON LOT 2 BROOK VALLEY II BUSINESS PARK REPLAT THREE.

WHEREAS, Pick Up Sticks Properties, LLC has applied for a Conditional Use Permit to allow for the operation of an indoor recreational facility for Beyond All Stars Cheerleading within an industrial tenant bay located on Lot 2 Brook Valley II Business Park Replat Three; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit for such purposes;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, with such modifications that the City Administrator or City Attorney may determine necessary or advisable, for Pick Up Sticks Properties, LLC to allow for the operation of an indoor recreational facility within an industrial tenant bay on Lot 2 Brook Valley II Business Park Replat Three.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBERS: PCUP25-0001

FOR HEARING OF: AUGUST 19, 2025
REPORT PREPARED ON: JULY 18, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Pick Up Sticks Properties, LLC
Attn: Myles Mckeever
4716 S. 180th Street
Omaha, NE 68135

B. PROPERTY OWNER:

Pick Up Sticks Properties, LLC
Attn: Myles Mckeever
4716 S. 180th Street
Omaha, NE 68135

C. LOCATION: Parcel #011595796, located northeast of the intersection of S. 117th Street and Cary Street.

D. LEGAL DESCRIPTION: Lot 2 Brook Valley II Business Park Replat Three.

E. REQUESTED ACTION(S): Approval of a Conditional Use Permit to allow for the construction and operation of a 15,000 square foot Indoor Recreational Facility.

F. EXISTING ZONING AND LAND USE: The property is currently zoned C-3 Highway Commercial/Office Park District and Gateway Corridor Overlay District. The property is currently vacant and undeveloped. If the associated rezoning request is approved, the property will be zoned I-1 Light Industrial and Gateway Corridor Overlay District. The property is designated in the Future Land Use Map of the Comprehensive Plan for Business Park development.

G. PURPOSE OF REQUEST: To allow for the construction and operation of an Indoor Recreational Facility to house Beyond All Stars Competitive Cheerleading and the various cheerleading activities, lessons, and trainings that they perform.

H. SIZE OF SITE: 91,040 square feet (2.09 acres).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes gradually downward to the north and to the east.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Business Park	C-3 Highway/Office Park Commercial District with a Gateway Corridor District Overlay	Multi-tenant commercial building; Olsson, Hausmann Construction, Revolution Wraps, and Tint Revolution Businesses
East	Business Park	I-1 Light Industrial District with a Gateway Corridor District Overlay	Multi-tenant industrial building; Access Systems and Craftsman Window Coverings Businesses
South	Industrial	I-2 Heavy Industrial	The Brenmar Company industrial warehouse
West	Industrial	I-1 Light Industrial District	Multi-tenant industrial building; Productivity and Omnicare businesses

C. RELEVANT CASE HISTORY:

1. Simultaneously with this application, the property owner has submitted an application to rezone this property from C-3 Highway Commercial/Office Park District and Gateway Corridor Overlay District to I-1 Light Industrial and Gateway Corridor Overlay District. Rezoning this property to I-1 will allow for the owner to also house his contractor business in the building, adjacent to the indoor recreational facility.

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Comprehensive Plan Future Land Use Map designates this property for Business Park development, with which commercial and light industrial development are compatible. This proposal to construct and operate an indoor recreational facility is consistent with the comprehensive plan.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. The property is proposed to have two access driveways to the site; one off of S. 117th Street and one off of Cary Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The applicant has indicated that the maximum number of building occupants during peak time in the recreational facility shall be 180 persons. Per the La Vista Zoning Ordinance Section 7.06, the minimum number of provided off-street parking stalls for recreational facilities shall be one (1) space per 4 occupants, equating to a requirement from the zoning ordinance for 45 off-street parking stalls.
2. In addition to the recreational facility, the owner is proposing an area on the site for a potential future 7,700 square foot industrial building addition. Per Section 7.06 of the La Vista Zoning Ordinance, the minimum number of provided off-street parking stalls for office uses shall be one (1) space per 200 square feet of gross floor area, and the minimum number of stalls for industrial uses/industrial flex space is one (1) space per 3,000 square feet of gross floor area. Even in the event that all of this building addition is used for an approved office use (contractor office, for example), this equates to a required 39 stalls for the future building addition.
3. The total required off street parking stalls for the site is (up to) 84 and the proposed site plan shows 123 parking stalls being provided, greatly exceeding the minimum amount required.
4. No on-street parking will be allowed on adjacent S. 117th Street, Cary Street, or other streets, and on private off-street parking lots.

IV. REVIEW COMMENTS:

- A. A Certificate of Occupancy must be granted by the Chief Building Official and the Fire Marshal prior to occupation and use of the facility.
- B. The building design, site, landscaping, and lighting plans shall be reviewed and approved through the City's Design Review Process for conformance with the Gateway Corridor District Design Guidelines prior to application for building permits.

- C. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- D. As Beyond All Stars Competitive Cheerleading will primarily be using the facility during typical non-work hours (evenings and weekends), the impact of this use on surrounding businesses is expected to be minimal.
- E. The Conditional Use permit request was initially submitted stand-alone and without the rezoning request, and was subsequently reviewed initially as if the property would remain commercial which would necessitate the construction of sidewalks. The staff review letters, therefore, reference the need to include sidewalks on the site plan. The applicant then decided to apply for a rezoning to allow for more industrial-type uses to occupy the adjacent tenant bay in the proposed building, including the option to allow for the owner's existing contractor business. If the rezoning application is approved, the applicant would not be required to construct sidewalks on the perimeters of the property, as referenced in the review letters, which is why the site plan attached to the Conditional Use Permit does not show them.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit for Lot 2 Brook Valley II Business Park Replat Three for an Indoor Recreational Facility, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:

The Planning Commission held a public hearing for and reviewed the application on July 17th, 2025 and voted to recommend approval of the Conditional Use Permit for Lot 2 Brook Valley II Business Park Replat Three for an Indoor Recreational Facility, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

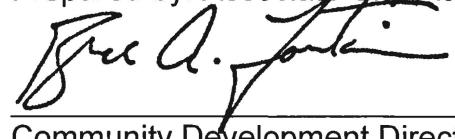
- A. Vicinity Map
- B. Review & Response Letters
- C. Draft Conditional Use Permit
 - a. Operating Statement
 - b. Site Plan

VIII. COPIES OF REPORT SENT TO:

- A. Myles Mckeever, Pick Up Sticks Properties, LLC
- B. Mike Milburn, RoofRite Exteriors, LLC
- C. Public Upon Request



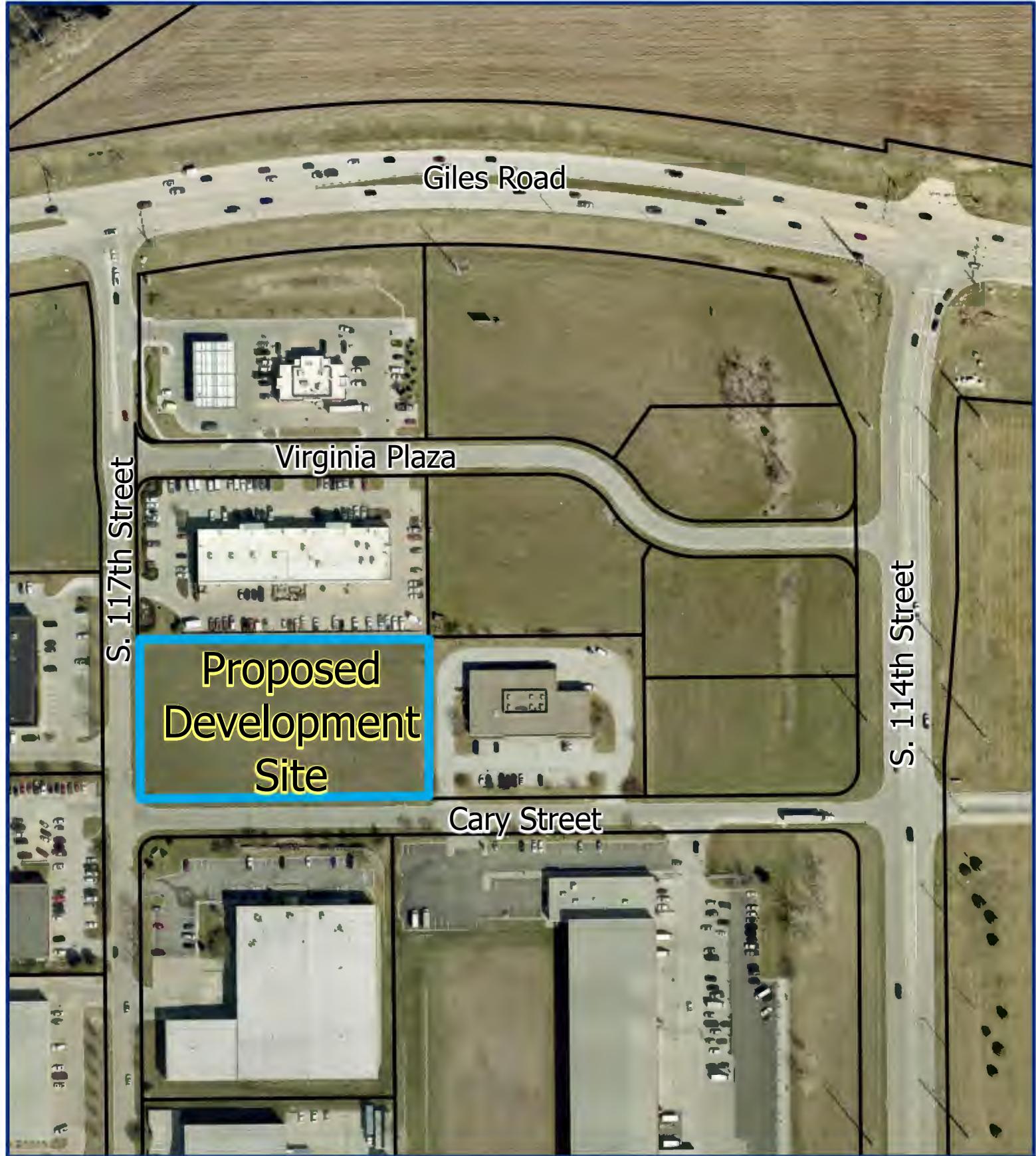
Prepared by: Associate City Planner



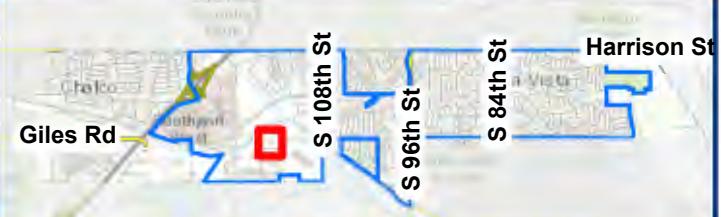
Community Development Director

7-18-15

Date



Conditional Use Permit Vicinity Map - Pick Up Sticks Properties, LLC



Legend

- Property Lines
- CUP Property





April 16, 2025

Roof Rite Exteriors, LLC
Attn: Mike Milburn
4608 Pierce Drive, STE 1
Lincoln, NE 68504

RE: Indoor Recreational Facility (Pick Up Sticks Cheer Facility) Conditional Use Permit – Initial Review Letter

Mr. Milburn,

Thank you for your submittal of the above-referenced Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal and have provided the following initial comments:

1. Parking will be limited to off-street at all times as there is no on-street parking permitted within Brook Valley Business Park. If existing parking is determined to be insufficient during operation of the site, paving and striping of additional stalls may be required for a portion or all of the area currently marked for future expansion.
2. Please include in your operating statement a parking contingency plan for the high-volume/peak events if parking demand exceeds the number of stalls present on-site. Additionally, what methods will you take to mitigate concerns with traffic and circulation during the peak-demand events (i.e. staggered arrivals, scheduling, etc.)?
3. Standard parking stall dimensions, per Section 7.09 of the La Vista Zoning Ordinance, are nine (9) feet by eighteen (18) feet. Except where the end of the parking space abuts a curbed area at least five (5) feet in width (with landscaping or a sidewalk), an overhang may be permitted which would reduce the length of the parking space by (2) feet. It appears that no such 5-foot buffer from the curb is present along the northern property line to allow for the reduction in stall length to 16 feet. Please review and correct as necessary.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. The site plan marks an area for a potential 10,000 square foot future building addition. Prior to issuance of building permit for that future expansion, the proposed occupants/land uses will need to be reviewed for conformance with Section 5.12 of the La Vista Zoning Ordinance pertaining to the permitted uses within the C-3 Highway Commercial/Office Park Zoning District, in addition to Section 7.06 pertaining to the minimum required off-street parking stalls which vary based upon the anticipated land use.
5. The Fire Marshall and Chief Building Official must authorize and issue a Certificate of Occupancy before you may occupy the space and have any employees or customers in the facility. We would highly recommend that you meet with the Fire Plans Examiner and/or Fire Inspector as soon as possible to discuss your proposal and ensure that you understand the life safety code requirements prior to the building permitting process.
6. Confirm that all activities related to the operation of this facility will take place inside of the facility.
7. Prior to the issuance of a building permit, the building design and elevations, landscaping plan, and site lighting plan will need to be reviewed and approved for conformance with the Gateway Corridor Overlay District Design Guidelines through the city's design review process. Please let us know when you are prepared to schedule a pre-application meeting with our third-party design review architect to describe the process in more detail.
8. Several items that will be identified through the design review process but that also pertain to this site plan include a required dumpster enclosure for the trash dumpsters that will need to be constructed of the same masonry utilized in the building, in addition to needing to utilize the approved site lighting pole and fixture for the Gateway Corridor Overlay District. There are multiple dumpster locations identified on the site plan within parking stalls. Please confirm the location(s) for the dumpster enclosure(s), and ensure that the space is not counted as a parking stall.
9. As a commercially zoned property, sidewalks shall be installed along perimeters with street frontage upon development of the property. Please include sidewalks in the site plan along Cary Street and S. 117th Street.
10. Please submit the address labels for property owners within 300 feet of the subject property, prepared by a title company, along with this resubmittal to allow for the scheduling and required notice for the Planning Commission and City Council public hearings.
11. Staff will create a draft of the Conditional Use Permit to be shared with you in the near future.

For this item to be reviewed by the Planning Commission during the May 15, 2025 meeting, please submit a response to the items above by next Wednesday, April 23 in order to provide the necessary time for publication of the public hearing notices. The Planning Commission meeting will be held at 6:30 pm in the Council Chambers at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128). We would like for you, or someone else with knowledge of this application, to be in attendance to present your request and answer any questions that the Planning Commission might have. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,



Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

CC Myles Mckeever, Pick Up Sticks Properties, LLC
 Christopher Solberg, Deputy Community Development Director
 Bruce Fountain, Community Development Director

Cale Brodersen

From: Mike Milburn <mike@roofriteexteriors.com>
Sent: Friday, April 25, 2025 1:22 PM
To: Cale Brodersen
Subject: [EXT]Re: Initial Review Letter - Cheer Facility CUP

Follow Up Flag: Follow up
Flag Status: Completed

Hello Cale,

Below is a copy of the letter that was sent. All of our responses will be in **BOLD ORANGE**.

April 16, 2025
Roof Rite Exteriors, LLC
Attn: Mike Milburn
4608 Pierce Drive, STE 1
Lincoln, NE 68504

RE: Indoor Recreational Facility (Pick Up Sticks Cheer Facility) Conditional Use Permit - Initial Review Letter

Mr. Milburn,

Thank you for your submittal of the above-referenced Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal and have provided the following initial comments:

1. Parking will be limited to off-street at all times as there is no on-street parking permitted within Brook Valley Business Park. If existing parking is determined to be insufficient during operation of the site, paving and striping of additional stalls may be required for a portion or all of the area currently marked for future expansion.

1. This should never be a problem, because with our 4 to 1 rule with parking, there will never be over 520 people in this building.

2. Please include in your operating statement a parking contingency plan for the high-volume/peak events if parking demand exceeds the number of stalls present on-site. Additionally, what methods will you take to mitigate concerns with traffic and circulation during the peak-demand events (i.e. staggered arrivals, scheduling, etc.)?

2. Parking demand will never exceed the number of stalls present on-site. Classes are approximately one hour with 20 to 40 people and practice is two hours with 20 to 40 people. These arrival times are staggered and practices are not always open to parents. Additionally, there will be traffic arrows showing the direction to enter and exit the parking lot.

3. Standard parking stall dimensions, per Section 7.09 of the La Vista Zoning Ordinance, are nine (9) feet by eighteen (18) feet. Except where the end of the parking space abuts a curbed area at least five (5) feet in width (with landscaping or a sidewalk), an overhang may be permitted which would reduce the length of the parking space by (2) feet. It appears that no such 5-foot buffer from the curb is present along the northern property line to allow for the reduction in stall length to 16 feet. Please review and correct as necessary.

3. Architectural innovations are working to clarify this issue with a new site plan. We're currently waiting for the civil engineer's report to address this issue and the stormwater retention area.

4. The site plan marks an area for a potential 10,000 square foot future building addition. Prior to issuance of building permit for that future expansion, the proposed occupants/land uses will need to be reviewed for conformance with Section 5 . 12 of the La Vista Zoning Ordinance pertaining to the permitted uses within the C-3 Highway Commercial/Office Park Zoning District, in addition to Section 7 .06 pertaining to the minimum required off-street parking stalls which vary based upon the anticipated land use.

4. At this time, we may decide to go ahead and build on this future site. If we decide to build now on this future site, we will adjust the site plan and the design review application.

5. The Fire Marshal and Chief Building Official must authorize and issue a Certificate of Occupancy before you may occupy the space and have any employees or customers in the facility. We would highly recommend that you meet with the Fire Plans Examiner and/or Fire Inspector as soon as possible to discuss your proposal and ensure that you understand the life safety code requirements prior to the building permitting process.

5. We plan on setting up a meeting with the fire plans examiner in the near future.

6. Confirm that all activities related to the operation of this facility will take place inside of the facility.

6. All activities related to this operation will take place inside the facility.

7. Prior to the issuance of a building permit, the building design and elevations, landscaping plan, and site lighting plan will need to be reviewed and approved for conformance with the Gateway Corridor Overlay District Design Guidelines through the city's design review process. Please let us know when you are prepared to schedule a pre-application meeting with our third-party design review architect to describe the process in more detail.

7. We are prepared to schedule a pre application meeting with the 3rd party design review architect in the near future. We have some proposed dates for May 14th, May 15th and May 16th.

8. Several items that will be identified through the design review process but that also pertain to this site plan include a required dumpster enclosure for the trash dumpsters that will need to be constructed of the same masonry utilized in the building, in addition to needing to utilize the approved site lighting pole and fixture for the Gateway Corridor Overlay District. There are multiple dumpster locations identified on the site plan within parking stalls. Please confirm the location(s) for the dumpster enclosure(s), and ensure that the space is not counted as a parking stall.

8.3. Architectural innovations are working to clarify this issue with a new site plan. We're currently waiting for the civil engineer's report to address this issue and the stormwater retention area.

9. As a commercially zoned property, sidewalks shall be installed along perimeters with street frontage upon development of the property. Please include sidewalks in the site plan along Cary Street and S. 117th Street.

9. 3. Architectural innovations are working to clarify this issue with a new site plan. We're currently waiting for the civil engineer's report to address this issue and the stormwater retention area.

10. Please submit the address labels for property owners within 300 feet of the subject property, prepared by a title company, along with this resubmittal to allow for the scheduling and required notice for the Planning Commission and City Council public hearings.

10. These labels have been provided.

11. Staff will create a draft of the Conditional Use Permit to be shared with you in the near future.

For this item to be reviewed by the Planning Commission during the May 15, 2025 meeting, please submit a response to the items above by next Wednesday, April 23 in order to provide the necessary time for publication of the public hearing notices. The Planning Commission meeting will be held at 6: 30 pm in the Council Chambers at La Vista City Hall (8 1 16 Park View Blvd, La Vista, NE 68 128). We would like for you, or someone else with knowledge of this application, to be in attendance to present your request and answer any questions that the Planning Commission might have. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,
Cale Brodersen,

If you have any questions or need anything else additional please contact me directly.

Thanks.

Mike Milburn
C: 402-499-8514

On Wed, Apr 16, 2025 at 8:18 AM Cale Brodersen <cbrodersen@cityoflavista.org> wrote:

Good morning,

We have reviewed your application for a conditional use permit for the facility for Beyond All Stars competitive cheerleading, and have several comments and requested revisions. Please see the attached initial review letter, and don't hesitate to reach out if you have any questions. Thanks,

Cale Brodersen, AICP

City of La Vista | Associate City Planner

402.593.6400 (Office)

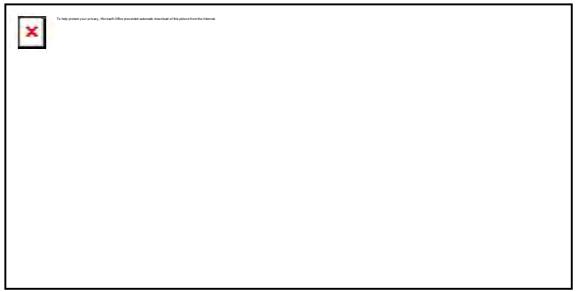
402.593.6405 (Direct)

8116 Park View Blvd. | La Vista, NE 68128

CityofLaVista.org

Accountability | Integrity | Public Service

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



Mike Milburn
General Manager
Cell: 402.499.8514
Office: 402.430.9538
mike@roofriteexteriors.com

This message originated from an **External Source. Use caution when opening attachments,
clicking links, or responding to this email.**
Use the "Phish Alert" button if you think this email is malicious.

Cale Brodersen

From: Cale Brodersen
Sent: Friday, June 13, 2025 2:58 PM
To: Mike Milburn
Subject: RE: [EXT]Beyond All Stars Gym

Hi Mike,

We are still reviewing the updated site plan, but here are a few additional changes that were not addressed in this site plan that we will need made:

- As a commercially zoned property, sidewalks shall be installed along perimeters with street frontage upon development of the property. Please include sidewalks in the site plan along Cary Street and S. 117th Street.
- It looks like the southern frontage does not contain the 15' required landscape buffer. Per Section 7.17.03.02 shown below, this 15 feet can be reduced to 10' if that additional square footage can be made up elsewhere. Could you have your architect/engineer provide that calculation to show that the additional landscaping area is made up elsewhere?
- Lastly, I know elsewhere 24' drive aisles have been required by the fire marshal. I will need to double check if that will be required here around each side of the building, and if so, could the building be shifted 6 inches to the east to help both the east and west aisles be 24'? Additionally, the northern most stall on both the east and west sides of the building may need to be removed to ensure that there is at least the 24' clearance on the north side of the building.

7.17.03.02

Street Frontage:

A landscaped area having a minimum depth of fifteen feet (15') from the property line shall be provided along the street frontage of all lots or sites including both street frontage of corner lots.

1. The required landscaped area fifteen feet (15') may be reduced to ten feet (10') if an equal amount of square feet of landscaped area, exclusive of required side and rear yard landscaped areas, is provided elsewhere on the site.
2. Exclusive of driveways and sidewalks not more than twenty five percent (25%) of the surface of the landscaped area shall have inorganic materials such as brick, stone, concrete, asphalt, aggregate, metal or artificial turf.
3. A minimum of one (1) tree shall be planted for every forty lineal feet (40') or fraction thereof.

Could you see if the above noted changes can be made to the site plan by next Wednesday afternoon so we can have the update site plan for the Planning Commission packets? Give me a call if you'd like to discuss. Thanks!

Cale Brodersen, AICP

City of La Vista | Associate City Planner

402.593.6400 (Office)

402.593.6405 (Direct)

8116 Park View Blvd. | La Vista, NE 68128

CityofLaVista.org

Accountability | Integrity | Public Service

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

From: Mike Milburn <mike@roofriteexteriors.com>
Sent: Wednesday, June 11, 2025 5:18 PM
To: Cale Brodersen <cbrodersen@cityoflavista.org>
Subject: [EXT]Beyond All Stars Gym

Hi Cale, Here is the most updated site plan.

--



Hi Cale

Mike Milburn
General Manager
Cell: 402.499.8514
Office: 402.430.9538
mike@roofriteexteriors.com

This message originated from an **External Source. Use caution when opening attachments,
clicking links, or responding to this email.**
Use the "Phish Alert" button if you think this email is malicious.

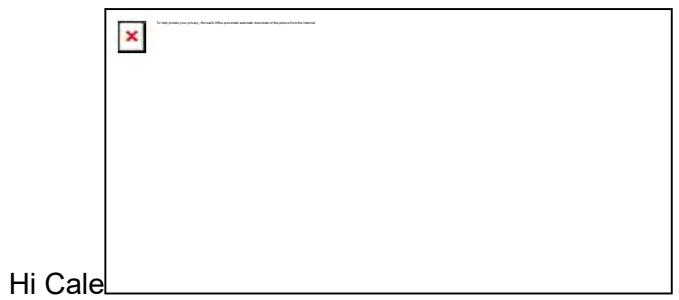
Cale Brodersen

From: Mike Milburn <mike@roofriteexteriors.com>
Sent: Wednesday, June 11, 2025 5:18 PM
To: Cale Brodersen
Subject: [EXT]Beyond All Stars Gym
Attachments: Beyond All Stars Gym - Site-AS1.0.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Cale, Here is the most updated site plan.

--



Mike Milburn
General Manager
Cell: 402.499.8514
Office: 402.430.9538
mike@roofriteexteriors.com

This message originated from an **External Source. Use caution when opening attachments, clicking links, or responding to this email.**

Use the "Phish Alert" button if you think this email is malicious.

City of La Vista Conditional Use Permit

Conditional Use Permit for Indoor Recreational Facility

This Conditional Use Permit issued this 15th day of July, 2025, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to Pick Up Sticks Properties, LLC (“Owner”), pursuant to the La Vista Zoning Ordinance for Beyond All Stars Cheer Facility (Indoor Recreational Facility).

WHEREAS, Owner wishes to construct and operate an indoor recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 2 Brook Valley II Business Park Replat Three, located in the NW ¼ Section 20, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located northeast of the intersection of Cary Street and S. 117th Street (“property” or “premises”).

WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing and operating a private indoor recreational facility upon the premises for competitive cheerleading activities, lessons, and training by Beyond All Stars.

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the Owner for such purposes, subject to the terms and provided in this permit.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions set forth in this permit, this conditional use permit is issued to the Owner to construct a building on Lot 2 Brook Valley II Business Park Replat Three for the purposes described above (“Permitted Use” or “Use”).

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. Breach of any terms hereof shall cause permit to automatically expire and terminate without any further action required of the City.
2. In respect to the Permitted Use:
 - a. The use shall be limited to the operations as described in the Owner’s Operational Statement attached as Exhibit “A” or in the City staff report presented with the Council agenda item to consider this permit. Any proposed additions or changes in the Permitted Use or operations including, but not limited to, the hours of operation or additional or different activities or intensity of activities on the property, shall require such reviews, amendments to the Conditional Use Permit, and approvals as the Planning Department in its sole discretion determines necessary or appropriate.
 - b. The site must be developed and the use must be operated in accordance with the approved Site Plan attached to the permit as Exhibit “B”.
 - c. There shall be no outdoor activities, or storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the indoor recreational facility, except appropriately screened trash receptacles and those approved in writing by the City.
 - d. The Permitted Use pursuant to this permit shall be limited to use of the premises as identified in the operating statement and there shall not be any games, tournaments, parties or events that exceed a

maximum occupancy of the commercial space as determined by the Chief Building Official of Fire Inspector.

- e. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
- f. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use without negatively impacting or limiting the number of parking spaces for surrounding businesses, or negatively impacting traffic or traffic flows on, in or around the Property or streets. The provided off-street parking shall be consistent with the site plan attached as "Exhibit B," which parking Owner has represented to City is in accordance with City requirements and sufficient for the Permitted Use. Additional off-street parking serving the property will be required if deemed necessary by the Planning Department, and the Owner at its cost shall be solely responsible for obtaining use of or constructing any such additional off-street parking. The requirements, location and other specifications of any additional off-street parking shall be subject to Planning Department or City Engineer approval. On-street parking on Cary Street and S. 117th Street, or otherwise in connection with the Permitted Use shall be prohibited. Stacking of vehicles in connection with the Permitted Use out onto any public street is prohibited. If vehicles stacking onto Cary Street and/or S. 117th Street become a safety threat as determined by the City Engineer, the City may require additional physical or operational improvements to mitigate the risk of stacking. The inability of Owner to stop vehicles in connection with the Permitted Use from stacking into public streets is a valid cause for termination of this permit.
- g. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local laws, rules, or regulations, as amended or in effect from time to time, including, but not limited to, applicable liquor control, environmental or safety laws, rules or regulations.
- h. Owner hereby indemnifies the City and all officials, officers, employees, and agents of the City ("Indemnified Parties") against, and holds the Indemnified Parties harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner, or Owner's agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The Owner's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval; or more frequent inspection upon any complaint to the City. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval or this permit.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the Owner has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at Owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof.

5. In the event of the Owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the Owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon Owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of Owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the Owner as follows:

Contact Name and Address: Pick Up Sticks Properties, LLC
Attn: Myles Mckeever
4716 S. 180th Street
Omaha, NE 68135

4. The City staff report presented with the Council agenda item to consider this permit, and all recitals and Exhibits of this permit, shall be incorporated into this permit by reference.

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Rachel Carl, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF _____

)
) ss.
)

On this _____ day of _____, 2025, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Rachel Carl, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

Notary Public

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner: Pick Up Sticks Properties, LLC

By: _____

Myles Mckeever

Its: Owner _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF _____

)
)
)
ss.

On this _____ day of _____, 2025, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Myles Mckeever, personally known by me to be the Owner of Pick Up Sticks Properties, LLC, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

Operating Statement

Beyond All Stars

March 21, 2025

This space will be used by Beyond All Stars for competitive cheerleading activities, tumbling, and other cheer-related recreational classes. This includes but is not limited to tumbling, stunting, dance, flexibility training, jump training, conditioning and other exercise.

Operating hours will be Sundays 10:00am - 8:00pm. Monday - Friday hours will be 3:30 - 9:00pm. Saturdays will be utilized on occasion for skills clinics, camps, registration events, in-house performances, and extra practices for competitive teams.

Beyond All Stars currently has 21 employees total. There will always be 2 employees on site at minimum. On a typical day, 4-8 employees will be present. For performances or showcase events, all 21 staff members will be present. Most employees work on average 4-8 hours/week.

The facility will be used at least 6 days of the week regularly for the following activities and events: Team practices, tumbling classes, jump classes, flexibility classes, Co-Ed style and group stunting, skills clinics and camps, and private lessons for any of the previously listed items. The facility will also host showcase performances on the premises for friends and family.

On an average night the facility will see approximately 40-90 athletes pass through. For showcase or performance events, peak occupancy is estimated at 180. This peak occupancy occurs approximately 1-2 times per year.

DRAFT

Revision Dates		
No.	Description	MM-DD-YY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		
482		
483		</

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 A CLASS C LIQUOR LICENSE FOR LIF LA VISTA, LLC DBA LET IT FLY IN LA VISTA, NEBRASKA.

WHEREAS, LIF La Vista, LLC dba Let It Fly, 7861 Main Street, Suite J, La Vista, Sarpy County, Nebraska, has applied to the Nebraska Liquor Control Commission for a Class C 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 a Class C Liquor License submitted by LIF La Vista, LLC dba Let It Fly, 7861 Main Street, La Vista, Sarpy County, Nebraska.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



LA VISTA POLICE DEPARTMENT Inter-Department Memo

TO: **Rachel Carl**

FROM: **Sgt Collett**

DATE: **August 18th, 2025**

RE: **Local Background Check- Let it Fly**

The La Vista Police Department has reviewed the Nebraska Liquor Control Commission License application completed by the applicant. We have conducted a local records check related to the Manager Application for Let it Fly, Michael Beene. Beene has a disturbing the peace conviction in Sarpy County in 2019 and a trespassing conviction in Douglas County in 2008. No other criminal convictions were located.

As with all Nebraska Retail Liquor Licenses, the La Vista Police Department asks the applicant to strictly conform to Nebraska Liquor Commission rules and regulations under Section 53-131.01, Nebraska Liquor Control Act.

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Michael Alan Beene	President		100

ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 125855 (Active) - Class C Beer, Wine, Spirits On and Off Sale (Nov 01, 2024 - Oct 31, 2025)
CITY PUB (CITY PUB LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE	PREMISES NAME
Bar/Lounge (on prem)	LaVista City Centre
OPERATOR	CORPORATE LIMIT DESIGNATION
	Inside

LEASE OR OWN

Lease	EXPIRATION DATE
	2035-08-01

PHYSICAL ADDRESS

7861 Main Street, Suite J
Omaha, NE 68128

MAILING ADDRESS

7861 Main St, La Vista, Nebraska, 68128

CONTACT NAME	PREFERRED CONTACT METHOD
Michael Alan Beene	Email

CONTACT PHONE

[REDACTED]

ALTERNATE PHONE

FAX

EMAIL

michael.alan@mrlmusicgroup.com

PREMISES MANAGER

PREMISES MANAGER EMAIL

Michael Alan Beene

michael.alan@mrlmusicgroup.com

QUESTIONS

Class C Beer, Wine, Spirits On a

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY
§53-125(5)

Has any officer, member, owner, or manager named in 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 (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE:

NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L105, W78

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Yes

L15, W45

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

2 floors, 1st and 2nd both included in the liquor license

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

Yes

(document uploaded)

9. What date do you intend to open for business?

August 14, 2025

10 What are the anticipated hours of operation?

Monday 11AM-12AM

Tuesday 11AM-12AM

Wednesday 11AM-12AM

Thursday 11AM-12AM

Friday 11AM-1AM

Saturday 11AM-1AM

Sunday 11AM-12AM

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

Yes

Minority investors are expected in the future, none have been brought in yet

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

First National Bank of Omaha. Only Michael Alan Beene is authorized to write checks/make withdrawals.

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Michael Alan Beene owns and operates two other restaurants in the Omaha area (Let It Fly).

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

Yes

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

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

Let It Fly Nebraska LLC, Nebraska, 125357

Let If Fly Nebraska LLC, Nebraska, 126191

20 Has the premises location been previously licensed within the last 2 years?

Yes

21 Are you applying for a Temporary Operating Permit?

Yes

(document uploaded)

22 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

23 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

24 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Michael Alan Beene

25 What is the manager's address?

[REDACTED]

26 What is the manager's phone number?

[REDACTED]

27 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Sarpy County

28 What is the manager's email address? An email will be sent to them to obtain their personal information.

michael.alan@mrlmusicgroup.com

29 Is the manager married?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	Lease for City Centre LaVista - signed (003).pdf	
Business Plan	Business Plan.pdf	
Premises Description & Diagram	LVCC DPG By AMPD TI - REV1 - ADDENDUM A.pdf	More detailed version
Alcohol Inventory	LIF LAVISTA LLC - ALCOHOL INVENTORY - JULY 172025 (002).pdf	
Premises Description & Diagram	Premises Diagram.pdf	Simpler version from lease exhibit
Temporary Operating Permit (TOP)	LIF LAVISTA LLC -TOP with ALCOHOL INVENTORY - JULY 172025 (002).pdf	Includes alcohol inventory, which is also attached separately
Privacy Act Statement	Privacy Act Statement.pdf	

APPLICANT

Michael Alan

DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

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 A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owner of
7135 Wood Lane Dr \$480.00
were notified that the property needed the dead tree limb and branches removed, as they were in violation of the City Municipal Code, Sections 50.03 and 94.07, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the tree limb and branches removed from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup upon which they 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 amount and against the property specified above, located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



July 7, 2025

Randy Kleist
7135 Wood Lane Dr
La Vista, NE 68128

Dear Randy Kleist;

On April 4, 2025, the property at 7135 Wood Lane Dr in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 50.03 and 94.07, and notification was made to correct the violations by April 22, 2025 or the city would correct it at the expense of the property owner. On June 5, 2025, a dead branch was cut and removed from the front yard by Salvation Lawn Care and on June 6, 2025, a pile of dead tree limbs were removed from the driveway by Salvation Lawn Care. The cost of \$480.00 was incurred by the City for the dead tree limb removal.

Please remit \$480.00, 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 August 19, 2025, 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,

Rachel D. Carl, CMC
City Clerk

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

RN#: 25-2356 Date: 2.27.25 RV Date: 3.27.25

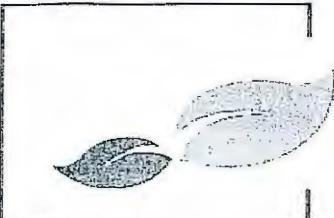
Location 7135 Woodlawn Dr.

Violation 50.03 & 94.07

Time to Comply _____

Description pile of limbs in driveway &
dead limbs in tree in front yard

Follow-up Officer _____

**Salvation Lawn Service LLC**

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice #

102

Invoice Date

06/12/2025

Description	Amount
7135 Wood Lane Dr La Vista, NE 68128	480.00
Tree removal and dump.	
Rental fee - \$280	
Remove Tree and dump fee- \$200	
Total- \$480	
Invoice Total	\$480.00

Terms & Conditions

Payment is due within 15 days



Trees-Hazard to Life and Property (94-07) Enforcement | EEN25-0160

Property Information

010578455 7135 WOOD LANE DR Subdivision: PARK VIEW HEIGHTS
LA VISTA, NE 68128 Lot: Block:

Name Information

Owner: KLEIST/RANDY L Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/27/2025 Date Closed: 06/06/2025 Status: Closed - Abated

Complaint:

2.27.2025: Dead Hanging Limbs. MH1303

2.27.2025: Dead hanging limbs from tree in front yard. Pics taken. Posted. MH130

4.2.2025: violations not corrected. MH130

4.4.2025: First class letter dropped off at City Hall. MH130

6.5.2025: Dead branch cut and removed by Salvation Lawn Care. Pics taken. MH130

6.12.2025: Salvation Lawn Invoice #102 dropped off at City Hall, MH130

Last Action Date: 02/27/2025 Last Inspection:

Last Action:

Yellow Tag Posted

Status:

Result:

Scheduled:

Completed;

Violations:

Uncorrected

Comments:

Garbage, Trash, Waste & Litter (50.03) Enforcement | EEN25-0161

Property Information

010578455 7135 WOOD LANE DR Subdivision: PARK VIEW HEIGHTS
LA VISTA, NE 68128 Lot: Block:

Name Information

Owner: KLEIST/RANDY L Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/27/2025 Date Closed: 06/06/2025 Status: Closed - Abated

Complaint:

2.27.2025: Pile of branches/limbs in driveway. MH130

2.27.2025: Pile of branches/limbs in driveway. Posted. Pics taken. MH130

4.2.2025: Violations not corrected. MH130

4.4.2025: First Class letter dropped off at City Hall. MH130

6.6.2025: Pile removed. Pics taken. MH130

6.12.2025: Salvation Lawn Invoice #102 dropped off at City Hall. MH130

Last Action Date: 02/27/2025 Last Inspection:

Last Action:

Yellow Tag Posted

Status: **Result:**
Scheduled: **Completed:**

Violations:

Uncorrected

Comments:



Date: 04-04-2025

Randy Kleist
71335 Wood Lane Dr
La Vista, NE 68128

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has two-mile ETJ authority) is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. An investigation is being conducted at your property (71335 Wood Lane Dr.) This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

50.03: *It shall be unlawful for any person to keep in, on or about any dwelling, building or premises, or any other place in the city, garbage or rubbish of any kind that may be injurious to the public health or offensive to the residents of the city...*

94.07: *All trees and shrubs within the city shall be pruned or removed when such trees or shrubs constitute a hazard to life and property... remove tree or all broken and/or hanging limbs from trees.*

The attached sheet categorizes your violation(s) provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violation(s) are required to be eliminated on or before 04-22-2025.

Please contact Code Enforcement Office at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. with any questions. Please leave a voicemail with your address, a return phone number and best date and time to contact you is necessary.

The City of La Vista hope's you will work with us to maintain a positive community environment. If this violation is not corrected, this matter will be forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office
La Vista Police Department
7701 South 96th Street
La Vista NE 68123

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

**SARPY COUNTY ASSESSOR'S OFFICE**

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 4/3/2025 at 08:51

Parcel Information		Ownership Information	
Parcel Number : 010578455		Current Owner : KLEIST/RANDY L	
Map Number : 2959-15-0-30007-000-0111		Address : 7135 WOOD LANE DR	
Situs : 7135 WOOD LANE DR		City ST, Zip : LA VISTA NE 68128	
Legal : LOT 412 PARK VIEW HEIGHTS REPLAT		Property Name :	

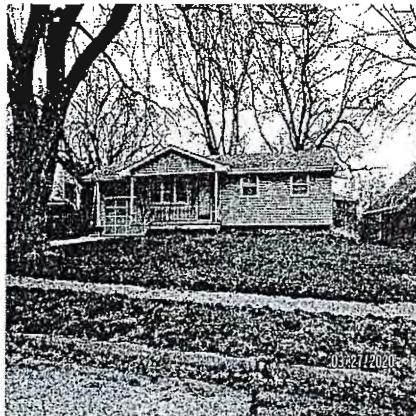
Current Valuation		Assessment Data	Property Classification
Land Value : 37,000	District/TIF Fund : 27142	Status : 01 - IMPROVED	
Impr. Value : 204,919	School Base : 127:77-0027 PAPILLION-LAVISTA SCH	Use : 01 - SINGLE FAMILY	
OutBuildings :	Affiliated Code :	Zoning : 01 - SINGLE FAMILY	
Total value : 241,919	Neighborhood : LPV	Location : 01 - URBAN	
Exemptions : 0	Greenbelt Area :	City Size : 03 - 12,001 - 100,000	
Taxable Value : 241,919	Greenbelt Date :	Lot Size : 02 - 10,001 SQ FT - 20,000 SQ FT	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/01/2010	2010-14106	HOWARD SHAWN E & MANDY M	KLEIST RANDY L	135,000	135,000
06/01/2006	2006-19598	HOWARD SHAWN E	HOWARD SHAWN E & MANDY M	0	0
05/27/2004	2004-20742	MEYER DANIEL E	HOWARD SHAWN E	123,000	123,000

BOE Appeal History			Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Assessment Milestones									
Year	Description		Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT		1000		37,000	204,919	0	241,919	241,919
2024	CTL		1000		35,000	200,840	0	235,840	235,840
2024	BOE		1000		35,000	200,840	0	235,840	235,840
2024	ABSTRACT		1000		35,000	200,840	0	235,840	235,840
2023	CTL		1000		30,000	186,594	0	216,594	216,594

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2024	35,000	200,840		235,840		235,840	3,923.01
2023	30,000	186,594		216,594		216,594	4,378.50
2022	27,000	176,699		203,699		203,699	4,372.76
2021	25,000	159,746		184,746		184,746	4,025.38
2020	25,000	148,084		173,084		173,084	3,809.28





SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor, Printed on 6/6/2025 at 07:10

Parcel Information	Ownership Information
Parcel Number : 010578455	Current Owner : KLEIST/RANDY L
Map Number : 2959-15-0-30007-000-0111	
Situs : 7135 WOOD LANE DR	Address : 7135 WOOD LANE DR
Legal : LOT 412 PARK VIEW HEIGHTS REPLAT	City ST. Zip : LA VISTA NE 68128- Property Name :

Property Name :		
Current Valuation	Assessment Data	Property Classification
Land Value : 37,000	District/TIF Fund : 27142	Status : 01 - IMPROVED
Impr. Value : 204,919	School Base : 127: 77-0027 PAPILLION-LAVISTA SCH	Use : 01 - SINGLE FAMILY
OutBuildings :	Affiliated Code :	Zoning : 01 - SINGLE FAMILY
Total value : 241,919	Neighborhood : LPV	Location : 01 - URBAN
Exemptions : 0	Greenbelt Area :	City Size : 03 - 12,001 - 100,000
Taxable Value : 241,919	Greenbelt Date :	Lot Size : 02 - 10,001 SQ FT - 20,000 SQ FT

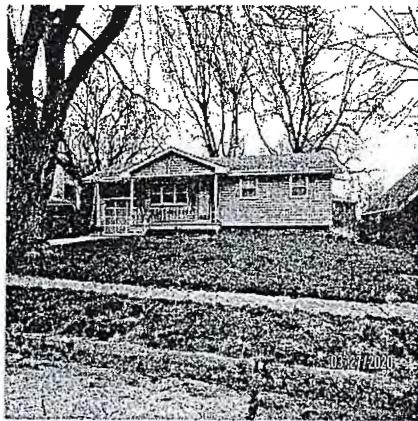
Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	Comments
06/01/2010	2010-14106	HOWARD SHAWN E & MANDY M	KLEIST RANDY L	135,000	135,000	
06/01/2006	2006-19598	HOWARD SHAWN E	HOWARD SHAWN E & MANDY M	0	0	
05/27/2004	2004-20742	MEYER DANIEL E	HOWARD SHAWN E	123,000	123,000	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Page 1 of 1

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT	1000		37,000	204,919	0	241,919	241,919
2024	CTL	1000		35,000	200,840	0	235,840	235,840
2024	BOE	1000		35,000	200,840	0	235,840	235,840
2024	ABSTRACT	1000		35,000	200,840	0	235,840	235,840
2023	CTL	1000		30,000	186,594	0	216,594	216,594

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2024	35,000	200,840		235,840		235,840	3,923.01
2023	30,000	186,594		216,594		216,594	4,378.50
2022	27,000	176,699		203,699		203,699	4,372.76
2021	25,000	159,746		184,746		184,746	4,025.38
2020	25,000	148,084		173,084		173,084	3,809.28







CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
POSITION DESCRIPTIONS: NEW AND UPDATES	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	WENDY LOWERY HUMAN RESOURCES DIRECTOR

SYNOPSIS

Job descriptions for the newly created Grant Writer and Crime Analyst positions are presented for review. Updated descriptions for Police Chief, Police Captain, and Police Sergeant positions are presented as well.

FISCAL IMPACT

The FY25/FY26 Biennial Budget provides funding for these positions.

RECOMMENDATION

Approval.

BACKGROUND

The Grant Writer position is a newly created role for the FY26 budget. The job description, submitted for review, outlines a dual role combining Grant Writer and Purchasing Manager responsibilities. This position will research, identify, apply for, and track grants that align with the City's mission, with the long-term goal of becoming self-sustaining through increased successful grant awards. It will also manage all Requests for Proposals (RFPs), ensure compliance with City policies and state statutes, and explore cooperative purchasing opportunities to reduce costs.

The Crime Analyst position is also a newly created and essential role for the Police Department, converting an existing Administrative Specialist position into one focused on analyzing crime data to identify trends, patterns, and potential threats. This specialized role will provide actionable intelligence to command staff, detectives, and patrol officers, enabling more strategic resource deployment and proactive crime prevention. By enhancing data-driven decision-making and strengthening information sharing with regional, state, and federal partners, the Crime Analyst will directly support improved public safety outcomes for our community.

Additionally, the job descriptions for Chief, Captain, and Sergeant have been updated to reflect prior policy changes approved by either the City Council or Civil Service, ensuring all requirements for the positions are current.

Complete job descriptions for the Crime Analyst and Grant Writer, as well as the updated descriptions for Chief, Captain, and Sergeant, are attached.

0 0
POSITION DESCRIPTION
CITY OF LA VISTA

Position Title: **Grant Writer/Purchasing Specialist**
Position Reports To: Finance Director
Position Supervises: Non-Supervisory Position

Description

Under the direction of the Finance Director, this position will research, apply for, and track grant funding for the City's projects and operations. This position will also oversee the City's purchasing to ensure that policies are being followed.

Essential Functions

- Reviews literature dealing with funds available through grants from governmental agencies and private foundations to determine the feasibility of developing programs to supplement local annual budget allocations.
- Discusses program requirements and sources of funds available with department heads and administrative personnel.
- Work with department heads to develop program goals and objectives, outline how funds are to be used, and explain procedures necessary to obtain funding.
- Writes grant applications, press releases, and support documentation according to format required, and submits applications to funding agencies, foundations, and economic development initiatives.
- Directs and coordinates evaluation and monitoring of grant-funded programs, or writes specifications for evaluation or monitoring of the program by outside agencies.
- Assists in writing periodic reports to comply with grant requirements.
- Maintains master files on grants.
- Monitors paperwork connected with grant-funded programs.
- Assists with preparation of SEFA (Schedule of Expenditure of Federal Awards).
- Works with appropriate personnel in acquiring bids or Request for Proposals (RFP) for the purchase of items that require bids and RFP per the City's purchase.
- Analyze spending, identify cost-savings opportunities, and negotiate favorable pricing.
- Research, evaluate, and select potential suppliers based on criteria like, quality, reliability, and cost-effectiveness.
- Ensure compliance with City policies, legal regulations, and ethical standards.
- Prepare reports for management.
- Other duties as assigned.

Essential Physical and Environmental Demands

Work is primarily performed in an office setting, requiring hand-eye coordination to operate computers and office equipment. Duties may involve occasional standing, sitting, walking, handling objects, reaching, climbing, balancing, stooping, kneeling, crouching, crawling, talking, and hearing. May occasionally lift or move up to 10 pounds. Vision requirements include close, distance, color, peripheral, depth perception, and focus adjustment. Must be able to hear and understand voices at normal conversational levels.

Education, Training, License, Certification and Experience**

- Bachelor's Degree in Business Administration, Finance, or related field.
- Two (2) years of successful grant writing experience.
- CDBG (Community Development Block Grant) Certified Grant Administrator Designation required or obtained within 1 year of acceptance of position, dependent on NE Department of Economic Development schedule.

- Experience with Federal and State Online grant portals.

Knowledge, Skills and Abilities

- Analytical skills demonstrated through the ability to synthesize complex or diverse information; collect and research data; use intuition and experience to complement data.
- Ability to calculate figures and amounts such as discounts, interest, commissions, proportions, percentages, area, circumference, and volume. Ability to apply concepts of basic algebra and geometry. Grant budget preparation and monitoring.
- Ability to design workflows and demonstrate attention to detail.
- Ability to work well in group problem-solving situations
- Project Management skills, including: developing plans, coordinating projects, communicating change, and progress.
- Self-motivated, always striving to continuously build knowledge and skills.
- Excellent oral communication skills; speaks clearly and persuasively in positive or negative situations; listens and gets clarification; responds well to questions; demonstrates group presentation skills; participates in meetings.
- Excellent written communication skills; writes clearly and informatively; edits work for spelling and grammar; varies writing style to meet needs; presents numerical data effectively; able to read and interpret written information.
- Cost Consciousness, work with approved budget, develops and implements cost-saving measures, contributes to revenue, and conserves organizational resources.
- Ability to make good decisions, supports and explains reasoning for decisions; includes appropriate people in decision-making process; makes timely decisions.
- Ability to follow instructions, respond to management direction, take responsibility for own actions, keep commitments, complete tasks on time, or notify the appropriate person with an alternate plan.
- Computer skills, including basic word processing, spreadsheet, database skills, and ability to use MS Office products.

Contributions this Position Makes to the City

The position will work with department heads to help find funding for needed projects or programs not currently funded through other means. This position will help to ensure the City successfully meets the goals set forth in the City's Strategic Plan. This position will also ensure that the City's purchases are in line with the City's Policies and Procedures and help to reduce the cost of supplies and services.

Disclaimer

This position description does not constitute an employment agreement between the City and the employee, and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

I have read and understand the requirements of this position description.

(Signature)

(Date)

**The City of La Vista reserves the right to utilize equivalences where deemed appropriate with regard to education and experience requirements and may consider combinations of education and experience likely to lead to success with essential duties and responsibilities



Pay Range: I
Date: 8/11/2025
Non-Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: **Crime Analyst**
Position Reports To: Operations Support Division Commander
Position Supervises: Non-Supervisory Position

Description

Under the general direction of the Police Commander, the Crime Analyst is responsible for collecting, analyzing, and disseminating crime and intelligence data to support police operations. The position assists with identifying trends, supporting investigations, and improving crime prevention and enforcement strategies. The analyst works in partnership with law enforcement personnel and external agencies to promote data-driven policing and public safety.

Essential Functions (with or without reasonable accommodation).

- Collect, evaluate, and analyze crime reports and data from a variety of sources including local, state, and federal agencies; social media; neighborhood watch groups; private vendors; and internal records.
- Identify and track crime trends, patterns, and series; provide analysis to assist with investigations and strategic planning.
- Monitor social media for suspect activity, threats, and intelligence trends; assess and disseminate relevant findings.
- Conduct research to develop suspect profiles using data such as suspect descriptions, crime elements, vehicle information, and locations.
- Create detailed crime trend reports, maps, and presentations using GIS, Excel, PowerPoint, and other visualization tools.
- Assist investigators with reviewing data, video/audio recordings, and electronic evidence; support analysis for complex investigations.
- Act as liaison with law enforcement agencies, community partners, and private entities to exchange and obtain crime data.
- Respond to internal and external requests for crime-related information and statistical reports.
- Maintain and utilize law enforcement databases such as RMS, CAD, NIBRS, and other intelligence systems.
- Ensure accuracy and timely submission of crime statistics to state and federal agencies.
- Provide briefings and presentations to officers, command staff, and community groups as needed.
- Attend training and conferences to remain current on crime analysis practices and technologies.
- Perform other related duties as assigned.

Essential Physical and Environmental Demands

Work is primarily performed indoors in an office environment with extended periods of sitting and computer use; some fieldwork may be required. Occasional exposure to disturbing or graphic content related to crimes. Requires regular use of hands and fingers, good visual acuity, hearing, and the ability to lift up to 20 pounds. Must be able to communicate effectively in person, by phone, and in writing.

Education, Training, License, Certification and Experience**

- Bachelor's Degree in Criminal Justice, Criminology, Statistics, Sociology, Psychology, Geography, Computer Science, or a related field preferred.
- Minimum of two years of analytical experience in a law enforcement or related setting.
- Certification in Crime and Intelligence Analysis (e.g., IACA) is highly desirable.
- Proficient in Microsoft Office Suite, GIS software, statistical tools, RMS, and CAD systems.
- Must possess a valid driver's license.
- Must be a U.S. citizen.

Special Requirements

No prior criminal history and must not engage in conduct or a pattern of conduct that would jeopardize public trust; must be of good moral character.

Knowledge, Skills and Abilities

- Strong understanding of crime analysis techniques and the criminal justice system.
- Proficiency in analyzing quantitative and qualitative crime data.
- Knowledge of local, state, and federal crime reporting systems and standards.
- Ability to conduct temporal, spatial, and demographic crime analyses.
- Excellent communication and presentation skills.
- Ability to maintain confidentiality and handle sensitive information.
- Strong organizational and problem-solving abilities.
- Ability to work independently, prioritize tasks, and meet deadlines.
- Collaborative and professional in interactions with staff, external partners, and the public.
- Knowledge of modern law enforcement practices, technologies, and data systems.

Contributions this Position Makes to the City

This position provides critical support to law enforcement by enhancing data-driven decision-making, supporting investigations, improving patrol deployment, and increasing the effectiveness of crime prevention strategies.

Disclaimer

This position description does not constitute an employment agreement between the City and the employee, and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

I have read and understand the requirements of this position description.

(Signature)

(Date)



Pay Range: SS
Date: 8/19/2025
Civil Service
Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: **Chief of Police/Director of Public Safety**
Position Reports To: City Administrator
Position Supervises: Police command staff; responsible for all personnel

Description:

The Chief of Police/Director of Public Safety serves as a member of the City Administrator's Executive Leadership Team and is responsible for providing the vision, direction, and oversight for all functions and activities related to Public Safety including Police, Fire, 911 Communications, Emergency Management, Police Academy and Animal Control. The position reports directly to the City Administrator with wide latitude for the interpretation and application of policies, rules and regulations, judgment, and discretion.

ESSENTIAL FUNCTIONS: (with or without reasonable accommodation).

1. Directs Police Department operations; exercises independent judgment within broad policy guidelines; provides leadership, direction and guidance in police and public safety strategies, policy development and priorities; monitors and communicates changes in state and federal regulations, standards, and legislation.
2. Provides direction and oversees activities and operations of assigned functions to assure maximum efficiency and effectiveness in meeting established goals and objectives.
3. Plans, directs, and coordinates, through subordinate level managers, the work plan of the Police Department; meets with management staff to identify and resolve problems; assign projects and programmatic areas of responsibility; review and evaluate work methods and procedures; meets with all department employees either individually or in groups to discuss work methods and procedures and progress toward meeting goals and objectives.
4. Serves as principal advisor to the City Administrator on Public Safety related issues: compiles, evaluates and analyzes information, and recommends and implements solutions; assures department activities and procedures are compliant with all laws, policies, regulations, and standards.
5. Assists with the development and implementation of short- and long-term plans to align with the City's strategic plan.
6. Directs the selection, hiring, orientation, and training of new employees, as well as performance management, including mentoring and promoting career development, wage administration, and discipline of employees in the Police Department in accordance with Civil Service regulations.
7. Manage and participate in the development and administration of the department budget; directs the forecast of additional funds needed for staffing, equipment, materials, and supplies; directs the monitoring of and approves expenditures; directs the preparation of and implements budgetary adjustments as necessary. Oversees grant applications and administration.
8. Provides strategic direction for community public safety and develops strong relationships and strategic partnerships within the City organization, the governing body, the law

enforcement community, state and federal officials, business groups, representatives of the media and the public.7.

7.

ESSENTIAL FUNCTIONS: *(Continued)*

8. Performs responsibilities in a manner that clearly shows effective communication and collaboration with other units of the City, surrounding jurisdictions, and other law enforcement agencies that promotes open exchange of information, respect, high ethical standards, and professionalism.
9. Performs responsibilities in a manner that clearly shows effective communication and collaboration with other units of the City, surrounding jurisdictions, and other law enforcement agencies that promotes open exchange of information, respect, high ethical standards, and professionalism.
10. Participates on a variety of boards and commissions; attends and participates in professional group meetings, community activities and events, City Council meetings and a variety of other meetings as needed or directed.
11. Prepares a variety of studies, reports, and related information for decision-making purposes; conducts research, does analysis, and prepares recommendations regarding policies, procedures or proposals for programs, grants, services, budget, equipment, etc.
12. Assists with preparation of City Council agendas by reviewing submitted items, preparing resolutions, analyzing materials, recommending changes, ensuring departments submit necessary materials and reviewing final product for quality control.
13. Oversees enforcement of those provisions of the La Vista Municipal Code, ordinances, regulations, state and federal laws pertaining to the preservation of law and order, the maintenance of public peace and safety, and the protection of life and property.
14. Investigates and/or responds to citizens' questions, concerns and/or complaints relating to the Police Department.
15. Assumes direct command in major emergency situations. Serves as liaison with County emergency preparedness director in emergency situations and as liaison with other area law enforcement agencies in enforcement and investigations.
16. Keeps the City Administrator informed of police operations to ensure a good understanding of programs, and to improve the effective functioning of the Department.
17. Direct regular staff meetings of the department; review activity reports and crime reports and statistics; prepare a variety of reports regarding departments activities, programs and projects.
18. Oversees the Sarpy Douglas Law Enforcement Academy (SDLEA) in accordance with the responsibilities and duties of SDLEA agreement and in accordance with the Nebraska Commission on Law Enforcement and Criminal Justice through the Police Standards Advisory Council.
19. Makes public presentations.
20. Performs other duties as directed or as the situation dictates.

Essential Physical and Environmental Demands

- Work is performed both indoors and outdoors year-round in varying weather and environmental conditions. Exposure to climatic conditions includes hot, cold, wet and/or humid weather conditions.
- Work is also performed in office settings. Long periods of sitting. Intermittent periods of standing and walking. Hand-eye coordination is necessary to efficiently operate computers and various pieces of office equipment.

- Constant talking, hearing, near and far sight acuity, depth perception, color vision, field of vision, concentration, judgment and writing ability.
- Intermittent stooping, kneeling, crouching, crawling, reaching, handling, dexterity and feeling.
- Must be able to hear and understand voices at normal conversational levels.
- Occasionally, the employee may visit construction or work sites, which may be dusty, noisy and hazardous.
- Moderate to high levels of stress may be experienced
 - Exposure to unknown health conditions from contacts with individuals or animals with contagious and communicable diseases. Occasional exposure of work time to hazardous situations which involve armed or physically violent persons or handling mentally or emotionally disturbed persons.
 - Must be able to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.
 - Work time may require irregular hours and shifts; at times voluntary and involuntary overtime may be available or necessary, as well as being called back to duty on short notice.

Note: ~~Physical examination and drug screening tests will follow all conditional offers of employment.~~

Education, Training, License, Certification and Experience**

1. Bachelor's degree from an accredited college or university in Criminal Justice/Public Administration/Business or related field.
2. Master's Degree Criminal Justice/Public Administration/Business or related field preferred.
3. Minimum of ten (10) years law enforcement experience in a local government agency that demonstrates expertise in all facets of police administration, including at least five (5) years of increasingly responsible management experience in a command level position with a range of operational and administrative experience in an urban/suburban police department.
4. Completion of an advanced police leadership training such as the FBI National Academy, Senior Management Institute for Police, Northwestern School of Police, or similar program is preferred.
5. Must possess a valid Driver's license.
6. Must be a U.S. citizen.
7. Must successfully complete all elements of the Civil Service testing and application procedures resulting in selection and appointment to the Civil Service eligibility list.
8. Must be able to pass a comprehensive law enforcement background investigation and psychological assessment.
9. Must have successfully completed the basic supervision and management training from the Nebraska Law Enforcement Training Center (or equivalent).
10. Must successfully become certified as a police officer in Nebraska by the Police Standards Advisory Council within one year of appointment.

Special Requirements

1. ~~Police Chief shall reside within a reasonable travel time distance to the City of La Vista~~ ~~Must be a resident of the City of La Vista or within its extra territorial zoning jurisdiction.~~

Knowledge, Skills and Abilities

1. Comprehensive knowledge of modern law enforcement principles, practices/procedures and methods of police operations and administration.

- 2.0 Comprehensive knowledge of federal, state and city laws and ordinances.
- 3.0 Understanding of municipal government structure and function as well as knowledge of procedures, standards, and current developments in effective city government.
- 4.0 Skills in modern management principles and practices of public administration, community planning and federal and state programs.
- 5.0 Knowledge of personnel laws, principles and procedures and skills in training, supervision, employee counseling/discipline, classification, and personnel policies.
- 6.0 Knowledge of and related proficiencies in strategic planning, financial and budgetary processes, capital improvement program management, intergovernmental relations, labor relations/negotiations/contract administration, and land use and traffic and transportation issues.
- 7.0 Outstanding interpersonal, relationship building, and communication skills.
- 8.0 Strong critical thinking and strategic planning skills necessary to develop and implement citywide and department mission, vision, goals and values.
- 9.0 Ability to establish and maintain effective working relations with city officials, fellow employees, members of the public and patrons.
- 10.0 Ability to provide effective leadership and maintain cooperation and interaction between city departments.
- 11.0 Ability to accomplish tasks in a timely manner to meet deadlines.
- 12.0 Ability to analyze organizational and administrative problems, adopt an effective course of action and provide leadership to others in such actions.
- 13. Ability to effectively delegate responsibility to subordinates.
- 14.0 Strong ability to maintain confidences and routinely handle extremely sensitive and political information; skills in human relations, diplomacy, tact and negotiating.
- 15.0 Ability to work independently, as part of a team, and with the public.
- 16.0 Ability to collect and analyze technical information, evaluates municipal programs, policies, and operational needs; and prepares clear, accurate, comprehensive recommendations and reports.
- 17.0 Ability to critically assess situations, resolve problems, and work effectively under stress within deadlines and changes in priorities.
- 18.0 Ability to maintain regular and dependable attendance and be available for a varying schedule including evenings, weekends, and holidays.
- 19.0 Effective writing skills and sufficient oral skills to speak in public and deliver presentations.
- 20.0 Knowledge and understanding of computer operations.
- 21.0 Skill in identifying emerging issues, developing and implementing new approaches and/or refining the department's organization structure to generate desired results as efficiently as possible; ability to anticipate and resolve problems before a crisis ensues.
- 22.0 Understanding of the City's political environment and sensitivities; ability to function effectively within that environment.

Contributions this Position Makes to the City

The Chief of Police/Director of Public Safety Ensuring works to ensure community safety by preventing and addressing crime and incivility which is a priority for the City of La Vista. This position provides highly responsible assistance to the City Administrator and contributes to the success of the City by working closely with the Executive Leadership Team on complex and strategic initiatives dealing with Public Safety and other organizational issues.

Disclaimer:

This position description does not constitute an employment agreement between the City and the employee, and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

I have read and understand the requirements of this position description.

(Signature)

(Date)

**The City of La Vista reserves the right to utilize equivalences where deemed appropriate with regard to education and experience requirements and may consider combinations of education and experience likely to lead to success with essential duties and responsibilities.



Pay Range: SS
Date: 8/19/2025
Civil Service
Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: **Chief of Police/Director of Public Safety**
Position Reports To: City Administrator
Position Supervises: Police command staff; responsible for all personnel

Description

The Chief of Police/Director of Public Safety serves as a member of the City Administrator's Executive Leadership Team and is responsible for providing the vision, direction, and oversight for all functions and activities related to Public Safety including Police, Fire, 911 Communications, Emergency Management, Police Academy and Animal Control. The position reports directly to the City Administrator with wide latitude for the interpretation and application of policies, rules and regulations, judgment, and discretion.

ESSENTIAL FUNCTIONS: (with or without reasonable accommodation).

- Directs Police Department operations; exercises independent judgment within broad policy guidelines; provides leadership, direction and guidance in police and public safety strategies, policy development and priorities; monitors and communicates changes in state and federal regulations, standards, and legislation.
- Provides direction and oversees activities and operations of assigned functions to assure maximum efficiency and effectiveness in meeting established goals and objectives.
- Plans, directs, and coordinates, through subordinate level managers, the work plan of the Police Department; meets with management staff to identify and resolve problems; assign projects and programmatic areas of responsibility; review and evaluate work methods and procedures; meets with all department employees either individually or in groups to discuss work methods and procedures and progress toward meeting goals and objectives.
- Serves as principal advisor to the City Administrator on Public Safety related issues: compiles, evaluates and analyzes information, and recommends and implements solutions; assures department activities and procedures are compliant with all laws, policies, regulations, and standards.
- Assists with the development and implementation of short- and long-term plans to align with the City's strategic plan.
- Directs the selection, hiring, orientation, and training of new employees, as well as performance management, including mentoring and promoting career development, wage administration, and discipline of employees in the Police Department in accordance with Civil Service regulations.
- Manage and participate in the development and administration of the department budget; directs the forecast of additional funds needed for staffing, equipment, materials, and supplies; directs the monitoring of and approves expenditures; directs the preparation of and implements budgetary adjustments as necessary. Oversees grant applications and administration.
- Provides strategic direction for community public safety and develops strong relationships and strategic partnerships within the City organization, the governing body, the law

enforcement community, state and federal officials, business groups, representatives of the media and the public.

- Works closely with the City Administrator to communicate a unified commitment to achieving the mission and promoting the values of the organization. This includes but is not limited to support of the strategic plan, brand standards and various other city sponsored work teams.
- Performs responsibilities in a manner that clearly shows effective communication and collaboration with other units of the City, surrounding jurisdictions, and other law enforcement agencies that promotes open exchange of information, respect, high ethical standards, and professionalism.
- Participates on a variety of boards and commissions; attends and participates in professional group meetings, community activities and events, City Council meetings and a variety of other meetings as needed or directed.
- Prepares a variety of studies, reports, and related information for decision-making purposes; conducts research, does analysis, and prepares recommendations regarding policies, procedures or proposals for programs, grants, services, budget, equipment, etc.
- Assists with preparation of City Council agendas by reviewing submitted items, preparing resolutions, analyzing materials, recommending changes, ensuring departments submit necessary materials and reviewing final product for quality control.
- Oversees enforcement of those provisions of the La Vista Municipal Code, ordinances, regulations, state and federal laws pertaining to the preservation of law and order, the maintenance of public peace and safety, and the protection of life and property.
- Investigates and/or responds to citizens' questions, concerns and/or complaints relating to the Police Department.
- Assumes direct command in major emergency situations. Serves as liaison with County emergency preparedness director in emergency situations and as liaison with other area law enforcement agencies in enforcement and investigations.
- Keeps the City Administrator informed of police operations to ensure a good understanding of programs, and to improve the effective functioning of the Department.
- Direct regular staff meetings of the department; review activity reports and crime reports and statistics; prepare a variety of reports regarding departments activities, programs and projects.
- Oversees the Sarpy Douglas Law Enforcement Academy (SDLEA) in accordance with the responsibilities and duties of SDLEA agreement and in accordance with the Nebraska Commission on Law Enforcement and Criminal Justice through the Police Standards Advisory Council.
- Makes public presentations.
- Performs other duties as directed or as the situation dictates.

Essential Physical and Environmental Demands

- Work is performed both indoors and outdoors year-round in varying weather and environmental conditions. Exposure to climatic conditions includes hot, cold, wet and/or humid weather conditions.
- Work is also performed in office settings. Long periods of sitting. Intermittent periods of standing and walking. Hand-eye coordination is necessary to efficiently operate computers and various pieces of office equipment.
- Constant talking, hearing, near and far sight acuity, depth perception, color vision, field of vision, concentration, judgment and writing ability.
- Intermittent stooping, kneeling, crouching, crawling, reaching, handling, dexterity and feeling.
- Must be able to hear and understand voices at normal conversational levels.
- Occasionally, the employee may visit construction or work sites, which may be dusty, noisy and hazardous.
- Moderate to high levels of stress may be experienced

- Exposure to unknown health conditions from contacts with individuals or animals with contagious and communicable diseases. Occasional exposure of work time to hazardous situations which involve armed or physically violent persons or handling mentally or emotionally disturbed persons.
- Must be able to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.
- Work time may require irregular hours and shifts; at times voluntary and involuntary overtime may be available or necessary, as well as being called back to duty on short notice.

Education, Training, License, Certification and Experience**

- Bachelor's degree from an accredited college or university in Criminal Justice/Public Administration/Business or related field.
- Master's Degree Criminal Justice/Public Administration/Business or related field preferred.
- Minimum of ten (10) years law enforcement experience in a local government agency that demonstrates expertise in all facets of police administration, including at least five (5) years of increasingly responsible management experience in a command level position with a range of operational and administrative experience in an urban/suburban police department.
- Completion of an advanced police leadership training such as the FBI National Academy, Senior Management Institute for Police, Northwestern School of Police, or similar program is preferred.
- Must possess a valid Driver's license.
- Must be a U.S. citizen.
- Must successfully complete all elements of the Civil Service testing and application procedures resulting in selection and appointment to the Civil Service eligibility list.
- Must be able to pass a comprehensive law enforcement background investigation and psychological assessment.
- Must have successfully completed the basic supervision and management training from the Nebraska Law Enforcement Training Center (or equivalent).
- Must successfully become certified as a police officer in Nebraska by the Police Standards Advisory Council within one year of appointment.

Special Requirements

Police Chief shall reside within a reasonable travel time distance to the City of La Vista

Knowledge, Skills and Abilities

- Comprehensive knowledge of modern law enforcement principles, practices/procedures and methods of police operations and administration.
- Comprehensive knowledge of federal, state and city laws and ordinances.
- Understanding of municipal government structure and function as well as knowledge of procedures, standards, and current developments in effective city government.
- Skills in modern management principles and practices of public administration, community planning and federal and state programs.
- Knowledge of personnel laws, principles and procedures and skills in training, supervision, employee counseling/discipline, classification, and personnel policies.
- Knowledge of and related proficiencies in strategic planning, financial and budgetary processes, capital improvement program management, intergovernmental relations, labor relations/negotiations/contract administration, and land use and traffic and transportation issues.
- Outstanding interpersonal, relationship building, and communication skills.

- Strong critical thinking and strategic planning skills necessary to develop and implement citywide and department mission, vision, goals and values.
- Ability to establish and maintain effective working relations with city officials, fellow employees, members of the public and patrons.
- Ability to provide effective leadership and maintain cooperation and interaction between city departments.
- Ability to accomplish tasks in a timely manner to meet deadlines.
- Ability to analyze organizational and administrative problems, adopt an effective course of action and provide leadership to others in such actions.
- Ability to effectively delegate responsibility to subordinates.
- Strong ability to maintain confidences and routinely handle extremely sensitive and political information; skills in human relations, diplomacy, tact and negotiating.
- Ability to work independently, as part of a team, and with the public.
- Ability to collect and analyze technical information, evaluates municipal programs, policies, and operational needs; and prepares clear, accurate, comprehensive recommendations and reports.
- Ability to critically assess situations, resolve problems, and work effectively under stress within deadlines and changes in priorities.
- Ability to maintain regular and dependable attendance and be available for a varying schedule including evenings, weekends, and holidays.
- Effective writing skills and sufficient oral skills to speak in public and deliver presentations.
- Knowledge and understanding of computer operations.
- Skill in identifying emerging issues, developing and implementing new approaches and/or refining the department's organization structure to generate desired results as efficiently as possible; ability to anticipate and resolve problems before a crisis ensues.
- Understanding of the City's political environment and sensitivities; ability to function effectively within that environment.

Contributions this Position Makes to the City

The Chief of Police/Director of Public Safety Ensuring works to ensure community safety by preventing and addressing crime and incivility which is a priority for the City of La Vista. This position provides highly responsible assistance to the City Administrator and contributes to the success of the City by working closely with the Executive Leadership Team on complex and strategic initiatives dealing with Public Safety and other organizational issues.

Disclaimer:

This position description does not constitute an employment agreement between the City and the employee, and is subject to change by the employer as the needs of the City and the requirements of the position change over time.

I have read and understand the requirements of this position description.

(Signature)

(Date)

**The City of La Vista reserves the right to utilize equivalences where deemed appropriate with regard to education and experience requirements and may consider combinations of education and experience likely to lead to success with essential duties and responsibilities.



Pay Range: Q
Date: 8/19/2025
Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: **Police Captain**
Position Reports To: Chief of Police
Position Supervises: Police Sergeants & Police Officers & Civilian Personnel

Description

Under the direction of the Chief of Police, assists in the coordination, planning and directing of Police Department activities and personnel.

Essential Functions (As required, appropriate or directed, and with or without reasonable accommodation).

- Supervises the assignment and activities of sworn and civilian personnel.
- Assures proper enforcement of Federal, State and Local laws.
- Assists the Police Chief in making disciplinary recommendations to the City Administrator.
- Advises the Police Chief on the selection, training, assignment and promotion of personnel.
- Coordinates and supervises departmental and recruit training.
- Responsible for the supervision of Police Sergeants.
- Conducts performance evaluations on all employees under his/her supervision.
- Assists in the development, implementation and review of departmental procedures.
- Plans and directs arrests and seizures.
- Works in conjunction with other law enforcement agencies in enforcement and investigation.
- Advises officers regarding difficult cases and seeks legal counsel as needed.
- Oversees operations at major crime scenes.
- Provides guidance in criminal investigations.
- Reviews and approves police reports.
- Evaluates and makes recommendations regarding departmental programs and activities.
- Serves as department's liaison with the media.
- Serves as department liaison for animal control services.
- Directs crowd control as needed.
- Prepares reports, correspondence, and other documentation.
- Addresses citizen and City staff inquiries and concerns.
- Acts in the absence of Police Chief.
- Makes public presentations.
- Attends meetings as required or directed.
- Investigates internal complaints at the direction of the Police Chief.
- Assists in the development and implementation of departmental budget.
- Assists in the preparation of grant applications and implementation of awarded grants.
- Assists the Police Chief and Civil Service Commission in testing and reviewing job applicants.
- Responsible for overseeing the inventory and acquisition of equipment and supplies to include fleet, property and uniforms.
- Responsible for coordinating building security and operations
- Performs other duties as directed or as the situation dictates.

Essential Physical and Environmental Demands

Work is performed both indoors and outdoors year-round in varying weather and environmental conditions. Exposure to climatic conditions includes hot, cold, wet and/or humid weather conditions. Job duties may require physical activity, including walking, running, standing, kneeling, bending, crouching, reaching, climbing, lifting, carrying, sitting, pulling and pushing. Must be able to lift or drag up to 150 pounds, for up to 15 feet. Incumbents must also possess the coordination and manual dexterity to physically access and maneuver on rough terrain. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception and the ability to focus. Vision must be correctable to 20/30. Must be able to hear and understand voices at normal conversational levels. Moderate to high levels of stress may be experienced. Involves contact with dangerous persons; exposure to hazardous materials, narcotics, loud noises, noxious odors and blood borne pathogens. Must be able to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.

Education, Training, License, Certification and Experience

- Bachelor's degree or 120 credit hours in Criminal Justice, Police Science, Administration of Justice, Law Enforcement or other closely related field from a U.S. institution accredited by a regionally recognized organization is required.
- Must possess a valid driver's license.
- Must be a U.S. Citizen
- Must successfully complete all elements of the Civil Service testing and application procedures resulting in selection and appointment to the Civil Service eligibility list.
- Six years progressively responsible law enforcement experience and a minimum of two (2) years as a Sergeant or line supervisor in a municipal police organization.
- Must have successfully completed the basic supervision training from the Nebraska Law Enforcement Training Center (or equivalent).

SPECIAL REQUIREMENTS

No prior criminal history and must not engage in conduct or a pattern of conduct that would jeopardize public trust; must be of good moral character.

Knowledge, Skills and Abilities

- Knowledge of the principles and practices of modern police department administration, organization, and operations. Knowledge of the equipment, automation, and weapons used in modern law enforcement, including communications systems and vehicles.
- Knowledge of applicable federal, state and local laws, ordinances, statutes, rules, regulations, policies and procedures.
- Knowledge of the techniques of crime prevention, community policing and law enforcement; including surveillance, investigation, preservation of evidence, and the legal requirements and limitation on police authority. Knowledge of the laws governing rights of citizens, custody of persons, search and seizure, the rules of evidence, and the maintenance and use of police records and their application to the solution of police problems.
- Ability to supervise, manage, lead and coordinate activities of a growing, complex and evolving organization and the ability to plan, structure and supervise the work of a large number of subordinates performing varied operations.
- Ability to understand police budgets.
- Ability to handle confidential information in a sensitive manner.
- Ability to work independently, as part of a team and with the public.
- Ability to exercise initiative and sound, ethical judgment in evaluating situations and in making decisions.
- Ability to resolve conflicts.
- Skill in conducting investigations of a criminal activity.
- Skill in the use of firearms and other police equipment.
- Computer skills and ability to use MS Office products.
- Ability to work a varying schedule including, evenings, weekends, and holidays.

- Ability to establish and maintain effective working relations with fellow law enforcement officers and supervisors; exercise good judgment, tact and diplomacy in dealing with city officials, department personnel, volunteers, patrons, outside agencies and the public.
- Ability to maintain regular and dependable attendance on the job.

Contributions this Position Makes to the City

The Police Captain plays a critical leadership role in ensuring the safety and well-being of the La Vista community by overseeing daily operations, managing personnel, and implementing departmental goals and strategies. This position supports the Chief of Police by providing operational oversight, fostering interdepartmental collaboration, and helping to ensure that public safety initiatives are carried out effectively and efficiently in alignment with the City's priorities.

I have read and understand the requirements of this position description.

(Signature)

(Date)



Pay Range: Q
Date: 8/19/2025 ~~DRAFT~~
Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: **Police Captain**

Position Reports To: Chief of Police

Position Supervises: Police Sergeants & Police Officers & Civilian Personnel

Description:

Under the direction of the Chief of Police, assists in the coordination, planning and directing of Police Department activities and personnel.

Essential Functions: (As required, appropriate or directed, and with or without reasonable accommodation).

- 1.0 Supervises the assignment and activities of sworn and civilian personnel.
- 2.0 Assures proper enforcement of Federal, State and Local laws.
- 3.0 Assists the Police Chief in making disciplinary recommendations to the City Administrator.
- 4.0 Advises the Police Chief on the selection, training, assignment and promotion of personnel.
- 5.0 Coordinates and supervises departmental and recruit training.
- 6.0 Responsible for the supervision of Police Sergeants.
- 7.0 Conducts performance evaluations on all employees under his/her supervision.
- 8.0 Assists in the development, implementation and review of departmental procedures.
- 9.0 Plans and directs arrests and seizures.
- 10.0 Works in conjunction with other law enforcement agencies in enforcement and investigation.
- 11.0 Advises officers regarding difficult cases and seeks legal counsel as needed.
- 12.0 Oversees operations at major crime scenes.
- 13.0 Provides guidance in criminal investigations.
- 14.0 Reviews and approves police reports.
- 15.0 Evaluates and makes recommendations regarding departmental programs and activities.
- 16.0 Serves as department's liaison with the media.
- 17.0 Serves as department liaison for animal control services.
- 18.0 Directs crowd control as needed.
- 19.0 Prepares reports, correspondence, and other documentation.
- 20.0 Addresses citizen and City staff inquiries and concerns.
- 21.0 Acts in the absence of Police Chief.
- 22.0 Makes public presentations.
- 23.0 Attends meetings as required or directed.
- 24.0 Investigates internal complaints at the direction of the Police Chief.
- 25.0 Assists in the development and implementation of departmental budget.
- 26.0 Assists in the preparation of grant applications and implementation of awarded grants.
- 27.0 Assists the Police Chief and Civil Service Commission in testing and reviewing job applicants.
- 28.0 Responsible for overseeing the inventory and acquisition of equipment and supplies to include fleet, property and uniforms.

- 29. Responsible for coordinating building security and operations
- 30. Performs other duties as directed or as the situation dictates.
-
-

Essential Physical and Environmental Demands

Work is performed both indoors and outdoors year-round in varying weather and environmental conditions. -Exposure to climatic conditions includes hot, cold, wet and/or humid weather- conditions. -Job duties may require physical activity, including walking, running, standing, kneeling, bending, crouching, reaching, climbing, lifting, carrying, sitting, pulling and pushing. Must be able to lift or drag up to 150 pounds, for up to 15 feet. Incumbents must also possess the coordination and manual dexterity to physically access and maneuver on rough terrain.

Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception and the ability to focus. -Vision must be correctable to 20/30. Must be able to hear and understand voices at normal conversational levels. Moderate to high levels of stress may be experienced. Involves contact with dangerous persons; exposure to hazardous materials, narcotics, loud noises, noxious odors and blood borne pathogens. Must be able to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.

Note: Physical examination and drug screening tests will follow all conditional offers of employment.

Education, Training, License, Certification and Experience

- 4. Bachelor's degree or 120 credit hours in Criminal Justice, Police Science, Administration of Justice, Law Enforcement or other closely related field from a U.S. institution accredited by a regionally recognized organization is required.
- 2. Must possess a valid driver's license.
- 3. Must be a U.S. Citizen
- 4. Must successfully complete all elements of the Civil Service testing and application procedures resulting in selection and appointment to the Civil Service eligibility list.
- 5. Six years progressively responsible law enforcement experience and a minimum of twothree (32) years as a Sergeant or line supervisor in a municipal police organization.
- 6. Must have successfully completed the basic supervision training from the Nebraska Law Enforcement Training Center (or equivalent).
-

SPECIAL REQUIREMENTS

- 1. No prior criminal history and-
- 2. ~~M~~Must not engage in conduct or a pattern of conduct that would jeopardize public trust; must be of good moral character.

Knowledge, Skills and Abilities

- 1. Knowledge of the principles and practices of modern police department administration, organizationorganization, and operations.- Knowledge of the equipment, automation, and weapons used in modern law enforcement, including communications systems and vehicles.
- 2. Knowledge of applicable federal, state and local laws, ordinances, statutes, rules, regulations, policies and procedures.
- 3. Knowledge of the techniques of crime prevention, community policing and law enforcement; including surveillance, investigation, preservation of evidence, and the legal requirements and limitation on police authority. Knowledge of the laws governing rights of citizens, custody of persons, search and seizure, the rules of evidence, and the maintenance and use of police records and their application to the solution of police problems.

- 4.● Ability to supervise, manage, lead and coordinate activities of a growing, complex and evolving organization and the ability to plan, structure and supervise the work of a large number of subordinates performing varied operations.
- 5.● Ability to understand police budgets.
- 6.● Ability to handle confidential information in a sensitive manner.
- 7.● Ability to work independently, as part of a team and with the public.
- 8.● Ability to exercise initiative and sound, ethical judgment in evaluating situations and in making decisions.
- 9.● Ability to resolve conflicts.
- 10.● Skill in conducting investigations of a criminal activity.
- 11.● Skill in the use of firearms and other police equipment.
- 12.● Computer skills and ability to use MS Office products.
- 13.● Ability to work a varying schedule including, evenings, weekends, and holidays.
- 14.● Ability to establish and maintain effective working relations with fellow law enforcement officers and supervisors; exercise good judgment, tact and diplomacy in dealing with city officials, department personnel, volunteers, patrons, outside agencies and the public.
- 15.● Ability to maintain regular and dependable attendance on the job.

Contributions this Position Makes to the City

The Police Captain plays a critical leadership role in ensuring the safety and well-being of the La Vista community by overseeing daily operations, managing personnel, and implementing departmental goals and strategies. This position supports the Chief of Police by providing operational oversight, fostering interdepartmental collaboration, and helping to ensure that public safety initiatives are carried out effectively and efficiently in alignment with the City's priorities.

I have read and understand the requirements of this position description.

(Signature)

(Date)



Pay Range: 426
Date: 8/19/25
Non-Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: Police Sergeant
Position Reports To: Captain
Position Supervises: Police Officers

Description:

Under the direction of the Captain or other designated supervisor, performs supervisory work and other work as directed in areas of patrol, investigations or staff functions within the La Vista Police Department.

Essential Functions: —(As required, appropriate or directed, and with or without reasonable accommodation).

- 1.0 Distributes assignments at the beginning of shift.
- 2.0 Supervises police officers and non-sworn personnel during the shift.
- 3.0 Supervises and assists with investigations and apprehensions.
- 4.0 Coordinates efforts among shift personnel and other police personnel.
- 5.0 Patrols the City to assure proper enforcement of federal, state and local laws; issues citations and makes arrests.
- 6.0 Responds to personal injury accidents and other emergency situations.
- 7.0 Administers first aid in emergency situations.
- 8.0 Testifies in court proceedings.
- 9.0 Assists in controlling and directing traffic.
- 10.0 Responds to citizen and City staff inquiries and concerns.
- 11.0 Maintains departmental records relating to personnel and assists in employee evaluations.
- 12.0 Coordinates and assures proper personnel coverage.
- 13.0 Supervises the receiving, searching and booking of prisoners.
- 14.0 Reviews reports of all shift personnel.
- 15.0 Assists in budget preparation and administration.
- 16.0 Prepares reports, correspondence and other written documentation.
- 17.0 Assists in writing grants and grant applications.
- 18.0 Assists in evaluation of law enforcement problems.
- 19.0 Assists in the development of community service programs.
- 20.0 Utilizes community policing techniques.
- 21.0 Makes public presentations.
- 22.0 Performs other duties as directed or as the situation dictates.

Essential Physical and Environmental Demands

Work is performed both indoors and outdoors year round in varying weather and environmental conditions. Exposure to climatic conditions includes hot, cold, wet and/or humid weather conditions. Job duties require a considerable amount of physical activity, including walking, running, standing, kneeling, bending, crouching, reaching, climbing, lifting, carrying, sitting, pulling and pushing. Must be able to lift or drag up to 150 pounds, for up to 15 feet. Incumbents must also possess the coordination and manual dexterity necessary to physically access and maneuver on rough terrain. Specific vision abilities required by this job include close vision,

distance vision, peripheral vision, depth perception and the ability to focus. Vision must be correctable to 20/30. Must be able to hear and understand voices at normal conversational levels. Moderate to high levels of stress may be experienced. Involves contact with dangerous persons; exposure to hazardous materials, narcotics, loud noises, noxious odors and blood borne pathogens. Ability to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.

Note: ~~Physical examination and drug screening tests will follow all conditional offers of employment.~~

Education, Training, License, Certification and Experience**

Education, Training, License, Certification and Experience

- 1.0** An Associate Degree or 60 semester hours from an accredited college or university.
- 2.0** Must possess a valid Drivers license.
- 3.0** Must be 21 years of age.
- 4.0** Must be a U.S. citizen.
- 5.0** Must successfully complete all elements of the Civil Service testing and application procedures.
- 6.0** ~~Five years of experience as a sworn law enforcement officer, with a minimum of two~~^{Three}~~Three (23)~~ years of experience with the City of La Vista Police Department. ~~of sworn experience in civilian police work.~~
- 7.** Must have successfully completed the basic training certification required by the Nebraska Law Enforcement Training Center (or equivalent) with additional investigative training.

●

Knowledge, Skills and Abilities

- 1.0** Must be available for call out and able to work a varying schedule, including nights, weekends, holidays, overtime and emergency callback.
- 2.0** Knowledge of municipal police administration and organization.
- 3.0** Knowledge of municipal and police budgets.
- 4.0** Knowledge of ~~community based~~community-based police procedures, techniques and policies.
- 5.0** Knowledge of laws governing custody of persons, search and seizure and the rules of evidence.
- 6.0** Knowledge of Federal and State criminal justice systems and laws.
- 7.0** Basic skill in the use of firearms.
- 8.0** Basic computer skills.
- 9.0** Ability to analyze situations and adopt quick, effective and reasonable courses of action giving due regard to surrounding hazards and circumstances.
- 10.0** Basic mathematical skills.
- 11.0** Ability to resolve conflicts.
- 12.0** Ability to make proper decisions rapidly in emergency situations.
- 13.0** Ability to work without direction.
- 14.0** Ability to supervise employees and coordinate the activities of volunteers.
- 15.0** Ability to establish and maintain effective working relations with fellow law enforcement officers and supervisors; exercise good judgment, tact and diplomacy in dealing with city officials, department personnel, volunteers, patrons, outside agencies and the public.
- 16.0** Ability to maintain regular and dependable attendance on the job.

Contributions this Position Makes to the City

~~The Police Sergeant serves as a front-line supervisor, directly supporting the mission of the La Vista Police Department by leading patrol officers and ensuring effective response to community~~

needs. This position contributes to the safety and quality of life in La Vista by providing guidance in the field, enforcing policies and procedures, and promoting professional development among staff. The Sergeant plays a key role in maintaining operational readiness and building trust through positive community engagement.

I have read and understand the requirements of this position description.

(Signature)

(Date)



Pay Range: 426
Date: 8/19/25
Non-Exempt

POSITION DESCRIPTION CITY OF LA VISTA

Position Title: Police Sergeant
Position Reports To: Captain
Position Supervises: Police Officers

Description

Under the direction of the Captain or other designated supervisor, performs supervisory work and other work as directed in areas of patrol, investigations or staff functions within the La Vista Police Department.

Essential Functions (As required, appropriate or directed, and with or without reasonable accommodation).

- Distributes assignments at the beginning of shift.
- Supervises police officers and non-sworn personnel during the shift.
- Supervises and assists with investigations and apprehensions.
- Coordinates efforts among shift personnel and other police personnel.
- Patrols the City to assure proper enforcement of federal, state and local laws; issues citations and makes arrests.
- Responds to personal injury accidents and other emergency situations.
- Administers first aid in emergency situations.
- Testifies in court proceedings.
- Assists in controlling and directing traffic.
- Responds to citizen and City staff inquiries and concerns.
- Maintains departmental records relating to personnel and assists in employee evaluations.
- Coordinates and assures proper personnel coverage.
- Supervises the receiving, searching and booking of prisoners.
- Reviews reports of all shift personnel.
- Assists in budget preparation and administration.
- Prepares reports, correspondence and other written documentation.
- Assists in writing grants and grant applications.
- Assists in evaluation of law enforcement problems.
- Assists in the development of community service programs.
- Utilizes community policing techniques.
- Makes public presentations.
- Performs other duties as directed or as the situation dictates.

Essential Physical and Environmental Demands

Work is performed both indoors and outdoors year round in varying weather and environmental conditions. Exposure to climatic conditions includes hot, cold, wet and/or humid weather conditions. Job duties require a considerable amount of physical activity, including walking, running, standing, kneeling, bending, crouching, reaching, climbing, lifting, carrying, sitting, pulling and pushing. Must be able to lift or drag up to 150 pounds, for up to 15 feet. Incumbents must also possess the coordination and manual dexterity necessary to physically access and maneuver on rough terrain. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception and the ability to focus. Vision must be correctable to 20/30. Must be able to hear and understand voices at normal conversational

levels. Moderate to high levels of stress may be experienced. Involves contact with dangerous persons; exposure to hazardous materials, narcotics, loud noises, noxious odors and blood borne pathogens. Ability to effectively use communication devices, crowd and belligerent individual control techniques and devices, and designated firearms and incapacitating agents.

Education, Training, License, Certification and Experience**

- An Associate Degree or 60 semester hours from an accredited college or university.
- Must possess a valid Drivers license.
- Must be 21 years of age.
- Must be a U.S. citizen.
- Must successfully complete all elements of the Civil Service testing and application procedures.
- Five years of experience as a sworn law enforcement officer, with a minimum of two (2) years of experience with the City of La Vista Police Department.
- Must have successfully completed the basic training certification required by the Nebraska Law Enforcement Training Center (or equivalent) with additional investigative training.

Knowledge, Skills and Abilities

- Must be available for call out and able to work a varying schedule, including nights, weekends, holidays, overtime and emergency callback.
- Knowledge of municipal police administration and organization.
- Knowledge of municipal and police budgets.
- Knowledge of community-based police procedures, techniques and policies.
- Knowledge of laws governing custody of persons, search and seizure and the rules of evidence.
- Knowledge of Federal and State criminal justice systems and laws.
- Basic skill in the use of firearms.
- Basic computer skills.
- Ability to analyze situations and adopt quick, effective and reasonable courses of action giving due regard to surrounding hazards and circumstances.
- Basic mathematical skills.
- Ability to resolve conflicts.
- Ability to make proper decisions rapidly in emergency situations.
- Ability to work without direction.
- Ability to supervise employees and coordinate the activities of volunteers.
- Ability to establish and maintain effective working relations with fellow law enforcement officers and supervisors; exercise good judgment, tact and diplomacy in dealing with city officials, department personnel, volunteers, patrons, outside agencies and the public.
- Ability to maintain regular and dependable attendance on the job.

Contributions this Position Makes to the City

The Police Sergeant serves as a front-line supervisor, directly supporting the mission of the La Vista Police Department by leading patrol officers and ensuring effective response to community needs. This position contributes to the safety and quality of life in La Vista by providing guidance in the field, enforcing policies and procedures, and promoting professional development among staff. The Sergeant plays a key role in maintaining operational readiness and building trust through positive community engagement.

I have read and understand the requirements of this position description.

(Signature)

(Date)

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
AUTHORIZE PURCHASE – IN-CAR VIDEO CAMERA SYSTEMS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	TODD ARMBRUST POLICE CAPTAIN

SYNOPSIS

A resolution has been prepared to authorize the purchase of twenty-two (22) M500 Basic ALPR VAAS In-Car Video Camera Systems from Motorola Solutions, Inc., Chicago, IL in an amount not to exceed \$59,112.16.

FISCAL IMPACT

The FY25/FY26 Biennial Budget provides funding for the proposed purchase.

RECOMMENDATION

Approval.

BACKGROUND

This purchase was budgeted as part of the FY25-FY26 budget within the mid-biennium adjustment for FY26. This purchase is part of a multi-year contract to implement a new in-car video camera system into the marked fleet. This is a five-year agreement with Motorola Solutions, Inc.

Year one of this agreement is \$59,112.16, years two through five of the agreement will be \$46,110.24. The total cost of this agreement over five years is \$243,553.12.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE PURCHASE OF TWENTY-TWO (22) IN -CAR VIDEO CAMERA SYSTEMS FROM MOTOROLA SOLUTIONS, CHICAGO, ILLINOIS IN AN AMOUNT NOT TO EXCEED \$59,112.16.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of twenty-two (22) in-car video camera systems are necessary, and

WHEREAS, the FY25/FY26 Biennial Budget provides funding for the proposed purchase, and

WHEREAS, Motorola Solutions is a sole source vendor and will extend that price to the City of La Vista, and

WHEREAS, Motorola Solutions is a highly qualified specialty public safety communications provider, and

WHEREAS, Subsection (C) (8) of Section 31.23 of the La Vista Municipal code requires that the City Administrator secures City Council approval in accordance with the Purchasing Policy approved by City Council.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of twenty-two (22) in-car video camera systems from Motorola Solutions, Chicago, Illinois in an amount not to exceed \$59,112.16.

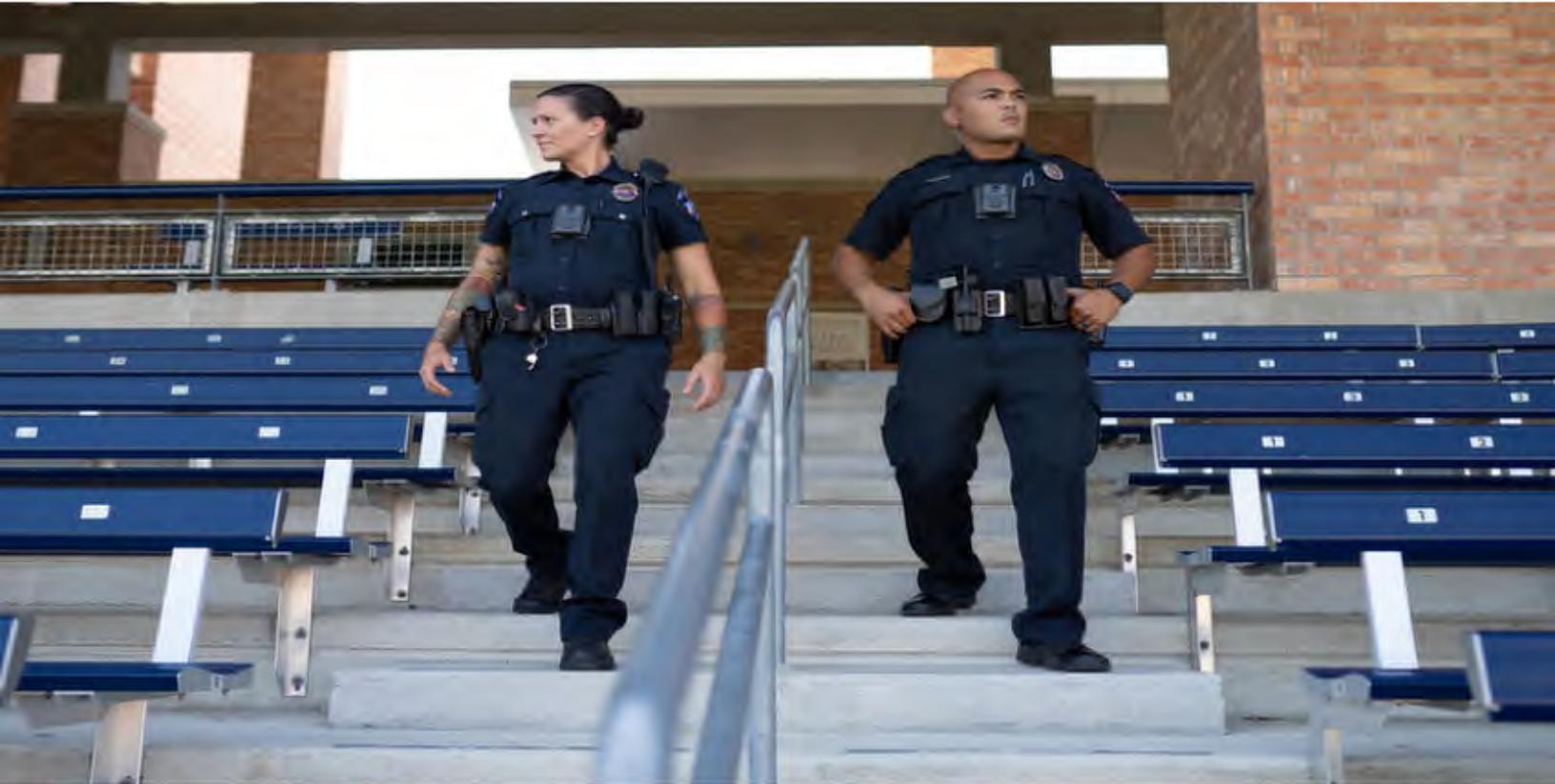
PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Rachel D. Carl, CMC
City Clerk



LA VISTA POLICE DEPT

22 M500

05/30/2025

Billing Address:
 LA VISTA POLICE DEPT
 8116 PARK VIEW BLVD
 LA VISTA, NE 68128
 US

Shipping Address:
 LA VISTA POLICE DEPT
 8116 PARK VIEW BLVD
 LA VISTA, NE 68128
 US

Quote Date:05/30/2025
 Expiration Date:09/07/2025
 Quote Created By:
 Joshua Medeiros
 Regional Sales Manager - Video, IA/NE
 Josh.Medeiros@
 motorolasolutions.com
 402.269.6932

End Customer:
 LA VISTA POLICE DEPT

AGREEMENT: WG AGREEMENT
 Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Term	Ext. Sale Price
Video as a Service					
1	AAS-M5-5YR-001	M500 IN-CAR VIDEO SYSTEM AND VIDEO MANAGER EL CLOUD - 5 YEARS VIDEO-AS-A-SERVICE*	22	5 YEAR	\$150,990.45
2	WGW00122-303	IN-CAR VIDEO SYSTEM CONFIGURATION SERVICE	22		\$8,662.94
3	PSV00S03897A	REMOTE DEPLOYMENT, CONFIGURATION AND PROJECT MANAGEMENT	1		\$2,218.42
4	WGB-0176AAS	V300 WIFI BASE FOR M5 VAAS	22		Included
5	WGB-0700A	M500 IN-CAR SYSTEM FRONT/ PASSENGER CAM*	22		Included
6	AAS-BWC-WIF-DOC	V300/V700 WIFI CHARGE/UPLOAD DOCK - VIDEO-AS-A-SERVICE	22	5 YEAR	\$4,575.56
7	WGW00502	M500 EXTENDED WARRANTY	22	5 YEAR	Included
8	WGC02002-VAAS	VIDEOMANAGER EL CLOUD, ANNUAL UNLIMITED STORAGE PER IN-CAR VIDEO SYSTEM WITH 2 CAMERAS VAAS*	22	5 YEAR	Included
9	WGB-0189A	MTIK CONF KIT,802.11AC,M500POE,5GHZANT	22		Included

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	Ext. Sale Price
10	WGP01394-001	4RE/M500 RADIO ANTENNA CABLE, 17FT	22		Included
LPR Integrations and Parking					
11	WGS00222	M500 BASIC ALPR VAAS	22	5 YEAR	\$39,349.20
12	RMT-IC-LPR	REMOTE IN-CAR LPR SETUP	1		\$110.92
CommandCentral Evidence Legacy					
13	ISV00S01459A	DIGITAL EVIDENCE DELIVERY SERVICES	1		\$4,765.49
14	PSV00S04239A	CC EVIDENCE VIRTUAL TRAINING*	1		\$746.83
15	SSV00S03751A	INTEGRATION: VIDEO MANAGER EL (CLOUD) TO EVIDENCE*	1	5 YEAR	\$0.00
16	SSV00S01450B	LEARNER LXP SUBSCRIPTION*	15	5 YEAR	\$0.00
17	SSV00S03753A	INTEGRATION: RESPONDER TO EVIDENCE*	1	5 YEAR	\$0.00
18	SSV00S03388A	INTEGRATION: PREMIERONE RMS*	1	5 YEAR	\$0.00
19	SSV00S02601A	COMMANDCENTRAL EVIDENCE PLUS*	1	5 YEAR	\$24,333.31
20	SSV00S03748A	INTEGRATION: AWARE TO EVIDENCE*	1	5 YEAR	\$0.00
21	SSV00S02604A	COMMANDCENTRAL FIELD RESPONSE APPLICATION*	1	5 YEAR	Included
22	SSV00S02605A	COMMANDCENTRAL RECORDS MANAGEMENT SUBSCRIPTION*	1	5 YEAR	Included
23	SSV00S03682A	INTEGRATION: CC EVIDENCE TO COMMUNITY*	1	5 YEAR	\$0.00
24	SSV00S02783A	COMMANDCENTRAL CLOUD STORAGE GB*	3000	5 YEAR	\$7,800.00
25	SSV00S02782A	COMMANDCENTRAL COMMUNITY INTERACTION TOOL SUBSCRIPTION*	1	5 YEAR	\$0.00
Subtotal					\$355,281.34
Total Discount Amount					\$111,728.22
Grand Total					\$243,553.12(USD)

Pricing Metric :

Price is indicative of the following -
 # of Named Users for - 15

Pricing Summary

	Sale Price
Upfront Costs for Hardware, Accessories and Implementation (if applicable)	\$59,112.16
Year 2 Subscription Fee	\$46,110.24
Year 3 Subscription Fee	\$46,110.24
Year 4 Subscription Fee	\$46,110.24
Year 5 Subscription Fee	\$46,110.24
Grand Total System Price (Inclusive of Upfront and Annual Costs)	\$243,553.12

**Upfront costs include the cost of Hardware, Accessories and Implementation, where applicable.*

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.
- Additional information is required for one or more items on the quote for an order.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.
- Unless otherwise noted in this quote / order, installation of equipment is not included.

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
DISCUSSION – MOBILE FOOD VENDOR UPDATED ORDINANCE	RESOLUTION ORDINANCE RECEIVE/FILE	CHRIS SOLBERG DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT

SYNOPSIS

Proposed updates have been made to the Mobile Food Vendor Ordinance.

FISCAL IMPACT

N/A.

RECOMMENDATION

Review and direction from Council.

BACKGROUND

Following discussion at the May 2025 City Council meetings, staff prepared changes to the ordinance based on the comments provided by the City Council. A copy of the ordinance with the proposed changes is attached to this report.

ORDINANCE NO. 1396

AN ORDINANCE AMENDING ORDINANCE NO. 1396 AUTHORIZING MOBILE FOOD VENDORS; TO PROVIDE RULES AND REGULATIONS GOVERNING MOBILE FOOD VENDORS; TO PROVIDE FOR THE ISSUANCE OF LICENSES FOR MOBILE FOOD VENDORS; TO PROVIDE FOR FEES FOR THE ISSUANCE OF LICENSES FOR MOBILE FOOD VENDORS AND FOR THE COLLECTION THEREOF; TO PROVIDE FOR PENALTIES FOR VIOLATION OF THE PROVISIONS HEREOF.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, as follows:

~~Section 1. The Mayor and City Council of the City of La Vista desire to establish rules, regulations, and a licensing process for mobile food vendors as Section 113.11 of the La Vista Municipal Code as provided in this Ordinance.~~

Section 12. Section 113.11 of the La Vista Municipal Code is hereby ~~adopted amended and approved~~ as follows:

“§ 113.11 MOBILE FOOD VENDORS

§ 113.11.0. – FINDINGS AND PURPOSE.

Mobile food vendors provide a beneficial service to the general public within the city while, due to their distinct manner of operation, also presenting substantial differences of circumstances from other food retailers and vehicle users which suggest the expediency of diverse legislation. It is, thus, desirable to regulate, and require licenses for, mobile food vendors so that their transitory use of various properties and right-of-way locations can occur in a fair and safe manner, and so that public safety and welfare can be protected. The purpose of this section is to enact regulations to serve those goals.

While the city wishes to encourage the business of mobile food vendors, the city also recognizes the benefits of permanent food establishments. The owners of permanent food establishments make substantial and long-lasting capital investments in buildings, infrastructure, and the built environment. These investments benefit the city, improve real property, and provide consistent locales for the entertainment and enjoyment of city residents and visitors. The city wishes to cultivate and encourage the creation and maintenance of permanent food establishments. Accordingly, it is also the purpose of this section to encourage the co-existence of mobile food vendors and permanent food establishments, to provide appropriate places for each within the fabric of the city, and to accommodate the interests of each, toward the goal of achieving a rich and diverse community.

§ 113.11.1. – DEFINITIONS. As used in this section, the following words and phrases shall have the meanings ascribed to them in this subsection, except where the context clearly indicates or requires a different meaning:

Beverage shall mean any drinkable liquid for humans for hydration, nutrition, taste, pleasure or similar purposes, including without limitation, any such liquid that is frozen, alcoholic or nonalcoholic.

Caterer shall mean a person who transports ready-to-eat food from a permitted food service establishment to another location or building for service on a per event basis for hire and does not include a temporary food service event.

City Administrator shall mean the City of La Vista City Administrator or any designee of the City Administrator.

City Clerk shall mean the City of La Vista City Clerk or any designee of the City Clerk.

City-Sponsored Event shall mean any event, activity, or meeting organized or sponsored, in whole or in part, by the city or any department of the city.

Food shall mean all edible substances, whether solid, semi-solid, liquid, concentrated, frozen, dried, dehydrated, or otherwise, for ingestion, chewing, or consumption by humans for nutrition, taste, refreshment, pleasure or similar purposes.

Mobile food vendor shall mean a person who by traveling from place to place upon the public ways sells or offers for sale food from public or private property to consumers for immediate delivery and consumption upon purchase. The following activities are excluded from such definition, and, alone, do not subject a vendor to being covered by such definition: (a) the sale or offer for sale of farm products produced or raised by such a vendor from land occupied and cultivated by him/her; or (b) the sale or offer for sale of food by a caterer.

Permanent food establishment shall mean a fixed building which a person occupies on a continual basis and from which such person sells or offers to sell food for immediate delivery and consumption upon purchase. Such term shall not include a location where a mobile food vendor sells or offers to sell food.

§ 113.11.2. – LICENSE REQUIRED.

It shall be unlawful for any person to sell or offer for sale food as a mobile food vendor or operate as a mobile food vendor within the city unless such person complies with the requirements and regulations of this section, including holding a valid and active mobile food vendor license issued by the City Clerk under this section.

§ 113.11.3. – APPLICATION.

An applicant for a license pursuant to this section shall file with the City Clerk a signed application on a form to be furnished by the City Clerk, which shall contain the following information:

- (a) The applicant's business name, address, and phone number; and e-mail address;
- (b) If the applicant is a corporation, partnership, or other entity, the names of all officers and managers of such entity;
- (c) The vehicle license numbers and descriptions of all vehicles from which the applicant proposes to sell food, and the names of all persons expected to drive such vehicles;
- (d) A copy of the vehicle registration and proof of insurance;
- (e) The description of the general type of food items to be sold;
- (f) Documentation from the Nebraska Department of Agriculture showing its approval of the applicant's sale of food, if required;
- (g) A copy of the State of Nebraska sales tax permit, or proof of an applicable sales tax exemption, for the applicant;
- (h) ~~A general description of the types of locations the applicant anticipates selling from;~~
- (i) Such other information as the City Clerk may require and as requested in the said application form.

(j) Upon receipt of a completed application, the application shall be reviewed to investigate the applicant's business and background and ensure that it complies with the requirements of this chapter. The review process shall be based on the following criteria, but shall not be limited to:

(1) The applicant shall not have been convicted in the past five years of any violation of any federal or state statute or regulation, or of any local ordinance, which adversely reflects upon the person's ability to conduct the business in a professional, honest, and legal manner. Such violations shall include, but are not limited to, burglary, theft, robbery, larceny, swindling, fraud, deceit, unlawful business practices, and any form of actual or threatened physical harm againform of actual or threatened physical harm against another person.

§ 113.11.4. – ISSUANCE OR DENIAL.

(a) Upon receipt of a complete application for a license pursuant to this section, the City Clerk shall make or cause to be made any inquiry or investigation that may be necessary to determine whether the applicant is in compliance with the provisions of all applicable laws and this Code. The City Clerk may request and take into consideration the recommendations of other affected departments of the city.

(b) After receipt of the completed application and application fee, the City Clerk shall either approve or deny the application. Grounds for denial may include, but are not limited to, the following:

(1) A finding that the application is incomplete;

(2) The nonpayment of applicable fees;

(3) A finding that the application is not in conformance with any applicable laws or this Code;

(4) A finding that the applicant has been convicted of three or more separate violations of the provisions of this section within the 12 months preceding the submission of a complete application.

§ 113.11.5. – LICENSE FEE.

An application for a license under this section shall be accompanied by a nonrefundable processing fee as set forth in the Master Fee Schedule, provided, however, that the processing fee for the remainder of 2020 calendar year alone shall be \$75.00. Mobile food vendors who have already paid for an occupation license in 2020 do not have to pay the processing fee.

§ 113.11.6. – RENEWAL.

A license issued under this section shall be valid from April 1 through March 31 of the following year. A License will expire on December March 31 of each year, unless renewed for the following year by the licensee. The licensee shall renew the license for the following year by filing with the City Clerk, on or before December March 31, a registration updating or confirming the information provided in the immediately preceding license application or registration. The registration shall be on a form provided by the City Clerk. At the time of registration, the licensee shall pay a renewal fee as set forth in the Master Fee Schedule per year for each motor vehicle, trailer, cart, or other piece of mobile equipment to be utilized in the business.

§ 113.11.7. – SALES REGULATIONS.

Mobile food vendors shall comply with the following regulations:

(a) A mobile food vendor shall not sell nor offer to sell food from a location within 50 feet of the main entrance used by customers to enter or exit a permanent food establishment during the hours food is sold within such permanent food establishment, unless each such permanent food establishment within such area has provided written consent.

(b) A motor vehicle from which a mobile food vendor sells or offers to sell food shall not exceed 40 feet in length and ~~96 inches~~⁸ feet in width. A mobile food vendor selling or offering the sale of food from or using a trailer or other auxiliary equipment shall, during such operations, keep the trailer or auxiliary equipment hitched to an operable motor vehicle towing it, unless otherwise permitted by the city in association with an authorized street show, festival, parade, block party, or similar event. An attached trailer or other auxiliary equipment shall not exceed 96 inches in width, and the combined length of the motor vehicle and trailer or auxiliary equipment shall not exceed 60 feet. The maximum dimensions in this subsection may be exceeded by a particular motor vehicle, trailer, or piece of equipment, if approved by the City Clerk upon a mobile food vendor's application for a waiver.

(c) A mobile food vendor may sell or offer to sell food from a motor vehicle at a location in a city right-of-way open to traffic or parking, but only from a motor vehicle parked in a location where a motor vehicle is authorized to park by law, signage, or city permit. Such a motor vehicle and auxiliary equipment shall not be parked at a diagonal parking space, unless specifically authorized by the City. Such a motor vehicle and auxiliary equipment shall not be parked in a parking space adjacent to the corner of a street intersection.

(d) A mobile food vendor shall not sell or offer to sell food from a location which would involve customers to be waited on or served while standing in a portion of a street being traversed by motor vehicle traffic.

(e) A mobile food vendor who sells or offers to sell food from a location on property other than a parking space or city right-of-way shall first obtain and ~~possess, and~~ be able to exhibit upon request, ~~each of the following:~~ written consent of the owner of such property.

~~(1) Written consent of the owner of such property; and~~

~~(2) A temporary use permit issued by the Community Development Director or his/her designee, where same permanent uses are permitted under the La Vista Zoning Ordinance; provided, that a temporary use permit shall not be required if the mobile food vendor is present as an authorized part of a private event or an event authorized by another city permit.~~

~~(f) In the City Centre Mixed-Use Zoning District specific parking spaces in the city right-of-way will be designated for the operation of mobile food vendors. One mobile food vendor per month will be permitted to use the designated parking spaces and each mobile food vendor will be limited to two reservations of these spaces during each license year. Participation in any city-sponsored event shall not count towards the two annual uses of these spaces. Reservations for these designated parking spaces must be made at least 30 days prior to the date of operation, but no more than 60 days prior to the date of operation. The City reserves the right to limit use of these designated spaces for mobile food vendors when it determines the spaces will be needed for parking due to other activities in City Centre.~~

Unless expressly allowed by the city, food trucks shall park with the order window facing the sidewalk.

(fg) A mobile food vendor shall not sell nor offer to sell food from ~~city park~~_{public} property unless he/she possesses the written consent of the ~~Director of Public Works~~_{City Clerk} or his/her designee.

(g) ~~A mobile food vendor shall not sell nor offer to sell food from a school property unless he/she possesses the written consent of an authorized representative of the school.~~

(h) A mobile food vendor shall not sell nor offer to sell food from an area developed as single-family residential except as a caterer or otherwise for an isolated private event hosted at the sole cost of the owner of the residence for the owner's personal guests, with no public access, or an event authorized by another city permit.

(i) A mobile food vendor shall not sell nor offer to sell food from a location within an area authorized for a street show, festival, parade, block party, or similar event, or within at least 200 feet of any boundary of such authorized area, unless the mobile food vendor is in possession of the written consent of the event licensee to sell or offer to sell food from that location.

(j) A mobile food vendor shall possess and be able to exhibit his/her license under this section, all required Nebraska Department of Agriculture permits, a State of Nebraska sales tax permit or proof of sales tax exemption, and any other written consents or documentation required under this section, at all times during which the mobile food vendor is selling or offering to sell food.

(k) An authorized employee of the public works or police departments may order a mobile food vendor to move from or leave a specific location, if the operation of the mobile food vendor at that location causes an obstruction to vehicular or pedestrian traffic or otherwise endangers the health, safety, or welfare of the public. The city may tow or otherwise move a mobile food vendor's vehicle or other auxiliary equipment to another location if the vehicle or equipment presents a danger to public safety and the mobile food vendor fails to move the same. The City Clerk shall provide to the mobile food vendor a written explanation for any such order, upon written request by the mobile food vendor to the City Clerk.

(l) An individual representative of the mobile food vendor shall be present with the motor vehicle and other auxiliary equipment operated by the mobile food vendor at all times that it is parked in city right-of-way or on city property, and at all times that it is parked on private property at a location where food is or will be offered for sale.

(m) A mobile food vendor may sell or offer to sell food seven days a week, but only from 6:00 a.m. to 2:30 a.m.~~12:00 a.m. (midnight)~~. It shall be unlawful for a mobile food vendor to sell or offer to sell food at any other times. Notwithstanding this subsection, upon evidence of endangerment of public safety, the Chief of Police or his/her designee may further limit hours of operation for all mobile food trucks within the city, as needed for the protection of public safety, for a period of no more than 30 consecutive days at a time.

(n) A mobile food vendor during non-hours of operation shall not leave a mobile food vendor motor vehicle or trailer parked or to remain on any city property or city right-of-way, or on any private property on which any sales have taken place, or on any other private property unless parking of such vehicles or trailers is permitted under applicable zoning and other laws or regulations.

(o) A mobile food vendor using a motor vehicle shall maintain a motor vehicle liability insurance policy for such motor vehicle as required by state law and shall exhibit proof of such policy when requested.

(p) A mobile food vendor shall maintain in operable condition all fire suppression equipment or devices as required by local, state or federal law.

(q) It shall be unlawful for a mobile food vendor to sell or offer to sell alcoholic beverages or alcoholic food.

(r) A mobile food vendor shall visibly display his/her business name on his/her motor vehicle or auxiliary equipment.

(s) Unless otherwise provided at location as part of a city-sponsored event, A mobile food vendor shall provide trash receptacles for the collection of trash and recyclable materials, in sizes sufficient to serve his/her customers. Prior to leaving a location, the mobile food vendor shall pick up and properly dispose of any trash, litter, or recyclable materials within 20 feet of the location. Receptacles and their contents shall be removed from the location for proper disposal or recycling.~~or~~
Unless otherwise provided as part of an city sponsored event, and contents shall not be deposited in public trash or recycling containers on city right-of-way or city property.

(t) A mobile food vendor shall not place on city right-of-way or city property any freestanding sign, table, chair, umbrella, ~~electric generator~~, or other fixture or equipment; provided, that a mobile food vendor may place one identification or menu sign and one table (not for seating customers) on the sidewalk or other area directly adjacent to his/her parked motor vehicle or other equipment.

(u) A mobile food vendor shall comply with all city ordinances regulating noise.

§ 113.11.8. – REVOCATION OR SUSPENSION.

(a) **Grounds.** A license issued under this section may be revoked or suspended by the City Clerk for any of the following reasons:

- (1) Any fraud, misrepresentation, or false statement contained in the application for license;
- (2) Any fraud, misrepresentation, or false statement made in connection with the selling of food;
- (3) Any violation of this section or any applicable laws or provisions of this Code;
- (4) Conducting the business licensed under this section in an unlawful manner or in such a manner as to constitute a breach of the peace or a menace to the health, safety, or general welfare of the public.

(b) **Multiple violations of this section or of any similar section.** The City Clerk shall revoke a license issued under this section for any mobile food vendor who on three or more separate occasions has been in violation of the provisions of this section within any consecutive 12-month period.

(c) **Notice.** To revoke or suspend a license, the City Clerk shall provide written notice to the license holder stating the revocation or suspension action taken, the grounds for such action, and the availability of an appeal under this section. Such notice shall be served personally upon the license holder or sent by regular U.S. mail to the license holder's permanent address as stated in his/her application.

(d) **Appeal.** A license holder aggrieved by the decision of the City Clerk under this section may file a written appeal with the City Administrator. The appeal shall be mailed by certified mail or hand delivered to the office of the City Administrator within fourteen calendar days from the date of service or mailing of the notice. Upon receipt of written appeal, the City Administrator will review and respond to appeal within ten calendar days.

(e) Re-application. A person whose license has been revoked under this section may not re-apply for a new license for a period of ~~six-twelve~~ months after the effective date of the revocation.

§ 113.11.9. – PENALTY.

It shall be unlawful for any person to violate the provisions of this section. Any person found guilty of violating any of the provisions of this section shall, upon conviction be fined a sum of not less than Two Hundred Dollars (\$200.00) nor more than Five Hundred Dollars (\$500.00) in addition to the penalties set forth herein.

§ 113.11.10. – PERIODIC REVIEW.

The City Administrator may review provisions of this article annually or at such other times as the City Administrator determines necessary or advisable.

SECTION 32. Repeal of Conflicting Provisions. Any and all Ordinances or portions thereof, which are in conflict herewith are hereby repealed.

SECTION 43. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this Ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 54. Pamphlet form. This Ordinance shall be published in pamphlet form.

Section 65. Effective date. This Ordinance shall take effect and be in full force from and after its passage, approval and publication.

PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. BuetheRachel D. Carl, CMC
City Clerk

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2025 AGENDA

Subject:	Type:	Submitted By:
DISCUSSION – ALCOHOL ON MUNICIPAL PROPERTY	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	HEATHER BULLER RECREATION DIRECTOR

SYNOPSIS

The City's current policy, Council Policy Statement 107 – Consumption of Alcoholic Beverages on Municipal Property, allows the *sale and consumption* of alcoholic beverages on municipal property only for non-profits and private parties at the Community Center.

Upon review, staff has identified conflicts between this policy and other City policies, as well as a growing number of requests to allow alcohol in other locations. Staff is seeking City Council guidance on expanding alcohol permissions to include facility rentals, park shelters, and other municipal properties.

FISCAL IMPACT

There is no fiscal impact associated with this discussion.

RECOMMENDATION

Discussion and general direction regarding permitting alcohol on municipal property.

BACKGROUND

Over the past couple of months, the City has received increased requests from residents and organizations to serve or sell alcohol at municipal properties, specifically sports fields, park shelters, and Central Park Clubhouse.

When researching the appropriate process for these requests, staff found several policies that conflict with each other regarding alcohol consumption on municipal property.

To address community interest, reduce confusion, and ensure compliance with Nebraska Liquor License Laws, staff recommends expanding allowances for the consumption of alcoholic beverages on municipal property for: facility rentals (Community Center, Central Park Clubhouse, and The Link), shelter rentals, field rentals, and parks. If allowed, this expansion would include clear restrictions and permitting processes aligned with state liquor regulations and best practices for safety and public welfare.

Based on Council's direction, staff will work to clean up policies and processes to adhere to the State of Nebraska Liquor License Laws.

Consumption of Alcoholic Beverages on Municipal Property

It shall be the policy of the City Council of the City of La Vista that the sale and consumption of alcoholic beverages on municipal property shall be closely restricted.

A permit by the City Council shall be required for the sale or consumption of alcoholic beverages on municipal property. A permit may be issued to a non-profit public service organization, based in La Vista. The permit shall be limited to one annual fundraising activity per year, per organization. Proceeds from any fundraising activity must be expended exclusively within the City of La Vista for the general betterment of its citizen (examples of eligible events are La Vista Days Beer Garden, La Vista Volunteer Fire Department Water Fights).

Requests for a permit shall be submitted in writing to the City Clerk at least 30 days prior to the scheduled activity and shall include the name of the organization, the activity for which the permit is sought, and the date, time and place of the activity for which the permit is requested. Additionally, in cases where the activity is not a City of La Vista sponsored event, the applicant must identify compliance with all State of Nebraska Liquor License Laws for the sale of alcoholic beverages (e.g. application for a Special Designated Permit).

Private parties may apply to the city Council for permission to serve alcohol on municipal property only when the following conditions are met:

1. Alcoholic beverages are distributed by a caterer/bartender licensed by the State of Nebraska to sell/serve alcoholic beverages offsite.
2. An off-duty police officer is contracted with for security and is present during the event.
3. A \$200 refundable security/damage deposit is due upon approval of the permit for any event at the Community Center.

Requests for a permit shall be submitted in writing to the City Clerk and shall include the name of the individual, the activity for which the permit is sought, and the date, time and place of the activity for which the permit is requested.

Prior to the approving a permit for a private party the City Council shall consider the following:

1. Will issuance of the permit and the presence of alcohol unreasonably interfere in the public's enjoyment of municipal facilities such as a park or the Community Center?
2. Will issuance of the permit and the presence of alcohol present an undesirable atmosphere for the youth of La Vista at municipal facilities such as a park or the Community Center?

Policy, Rules and Regulations for Use of the Community Center

Administration

The administration, scheduling and maintenance of the Community Center shall be the responsibility of the City of La Vista Recreation Department.

The scheduling and determination of acceptability of groups and functions shall be the responsibility of the Recreation Director or his designee. Any problems arising from there shall be directed to the City Administrator for final resolution.

Fees shall be reviewed annually by the Recreation Advisory Committee and approved by the Mayor and City Council.

Community Center Usage

The primary purpose of the Community Center is to provide highly structured recreation programs for all citizens of La Vista, plus provide the opportunity for individuals and groups to use the facility through unstructured open recreation. The facility will be scheduled to facilitate both of these purposes.

The Recreation Director, with recommendation of the Park and Recreation Advisory Board, shall establish the policies and procedures for use of the facility, along with the necessary fees, by individual residents of the City of La Vista and in limited cases use by non-residents of the City of La Vista. These policies and procedures shall be in written form and available to the public upon request.

A secondary purpose of the Community Center is to allow groups to rent the facility for special events. Request for use of the facility for special events will be considered but will not generally preempt highly structured recreation programs. Depending on the attendance at unstructured open recreation programs, special events may be given priority.

The scheduling of activities at the Community Center shall adhere to the following priority schedule:

1. Recreation groups under the sponsorship or direction of the Recreation Department.
2. Any Department, Board or Commission of the City of La Vista.
3. Service Organizations; such as Schools, Scouts, 4-H, Jaycees, Churches, Optimist, Sports Clubs, Pet Clubs and other service organizations serving the La Vista area.
4. Organizations and/or individuals whose activities are recreational or educational in nature.
5. Individuals or groups who wish to use the Community Center for fund raising activities in which the proceeds benefit the citizens of La Vista.
6. Individuals who wish to use the Community Center, for activities such as bridal and baby showers, reunions, and receptions.
7. Organizations and/or individuals whose activities are profitable in nature.

City of La Vista

Council Policy Statement

Policy, Rules and Regulations for Use of the Community Center

The City of La Vista prohibits the use of the Community Center for political activities except for use as a polling place or open public debates sponsored by non-partisan organizations.

The Recreation Director shall grant use of the Community Center in the order in which written applications are received in compliance with the above priorities, and such other administrative practices established for the purpose of managing the Community Center. When more than one group requests the use of the Community Center for the same time frame, La Vista residents will be given priority over non-resident groups.

The City reserves the right to locate said special events in the smaller meeting rooms if adequate space is available in these rooms.

Community Center Rules and Regulations

1. Every applicant who receives permission to use the Community Center shall, during the time of such use, be responsible for the preservation of law and order on the property.
2. Consumption or possession of alcoholic beverages shall be prohibited.
3. Possession of firearms/weapons shall be prohibited.
4. All raffles and games of chance must be pre-approved by the Chief of Police.
5. Reasonable equipment and special facility arrangements available at the Community Center and requested on the written application may be provided by the Recreation Director. No privately owned equipment or materials shall remain at the Community Center for any length of time.
6. Table and chairs may be set up by groups renting or using the Community Center and shall be taken down and placed in their original position after the activity.
7. All other areas of the Community Center shall be restored to an orderly condition, trash placed in proper personal property removed.
8. Users shall comply with all smoking, fire and other regulations.
9. Use of the Community Center by groups composed of minors (21 years of age and under) shall be granted only to adults who accept the responsibility for supervising the group throughout their activity.
10. Decorations shall be allowed under the following conditions; no nails, tacks or staples to be used on the walls, ceiling or equipment without the consent from the Recreation Director. Fire hoses or extinguishers shall not be covered by decorations or any obstructions placed so as to prohibit their use in case of emergency. Decorations shall be removed after use within such time as designated by the Recreation Director unless permission to leave them has been granted by the Recreation Director.
11. The placing of obstacles such as chairs, tables, benches, decorations, etc., which obstruct exit signs or doors shall not be permitted.
12. The burning of candles or any open flames is not permissible unless approved by the Recreation Director.
13. No animals, except those needed for assisting disabled individuals, shall be permitted in the Community Center unless approved by the Recreation Director.

City of La Vista

Council Policy Statement

Policy, Rules and Regulations for Use of the Community Center

14. The installation or use of additional electric wiring or the use of electrical appliances on any of the Community Center electrical circuits shall be allowed only upon approval by the Recreation Director or his designee.
15. All activities must end by 10:00 p.m. unless special permission is obtained from the Recreation Director.
16. Thermostats shall not be adjusted.
17. Sponsoring groups shall be responsible for the conduct of their activity. Groups charged with breakage or mistreatment of the Center and/or its equipment shall be financially responsible and liable for such damages and shall be denied further use of the Community Center until a time is designated by the Recreation Director.
18. The entire Community Center is a tobacco free facility. Smoking is not allowed anywhere in the Community Center.
19. Food or drink will be permitted in areas designated by the Recreation Director.
20. Any groups not complying with all of the above rules and regulations pertaining to the Community Center's usage, shall forfeit usage of the building until a time is designated by the Recreation Director.

Community Center Fees

Security deposits shall be required of all rental groups and such security deposits shall be paid at time of reservations. Security deposits shall be returned the next week after the scheduled activity. This is provided that the user group has not inflicted any damage to the Community Center, and has fulfilled their responsibilities to clean up the area following their usage of it. The deposit may be forfeited, and the user may be billed for damages, which exceeds the deposit, if the cleanup responsibilities are not fulfilled, as stated in the rental agreement. Security deposits may be forfeited automatically if the user group does not inform the Community Center two (2) weeks in advance that the group will not be using the Center. This does not apply when an activity is cancelled due to weather.

All other fees shall be paid three (3) calendar days in advance of the scheduled event. Failure to comply with this policy will result in the cancellation of the group's reservation.

Fees shall be established by resolution of the City Council as a part of the City's Master Fee Schedule.

Facility Rental

The entire facility can be rented for special events. Interested individuals should contact the Community Center for information on the type of special events allowed. Fees shall be established by resolution of the City Council as a part of the City's Master Fee Schedule.

Deposits must be paid one (1) month in advance (if reservation date is less than a month away, deposit must be paid immediately).

City of La Vista

Council Policy Statement

Policy, Rules and Regulations for Use of the Community Center

Racquetball/Walleyball Courts

The Community Center has two racquetball/walleyball courts. Use of the racquetball/walleyball courts is by reservation only. Fees shall be established by resolution of the City Council as a part of the City's Master Fee Schedule.

Residents and Non-Residents may reserve the courts at any time. If reserving for more than one session, payment must be made in advance for the next session. If reserving for consecutive weeks (as for leagues), payment for the entire season must be paid in advance of the season start date.

Courts are rented on the $\frac{1}{2}$ hour, (i.e., 12:30 to 1:30). Participants must bring their own equipment for racquetball. The Community Center does provide nets and balls for walleyball.