

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 18, 2014 AGENDA**

Subject:	Type:	Submitted By:
AMENDMENT TO THE COMPREHENSIVE PLAN — CHAPTER 9, ANNEXATION PLAN	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolutions prepared to amend the Comprehensive Plan by adopting an update to Chapter 9, Annexation Plan.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled and a resolution prepared to consider the following amendment to the Comprehensive Plan:

Update to Chapter 9, Annexation Plan

As part of their annual strategic planning process, the Mayor and City Council identified the need to annually review the City's Annexation Plan. It is also an Action Strategy of the Comprehensive Plan to conduct an annual review of the Comprehensive Plan that includes the Annexation Plan as Chapter 9.

Through staff's annual review of the Comprehensive Plan, it was identified that modifications to the Annexation Plan were warranted. Changes to the fiscal analysis worksheets were completed to update the sheets to the current fiscal status. Modification to the Annexation Map proposed include:

- Update of the City Limits to reflect annexations finalized in 2013.
- Designation of SID 237 (Cimarron Woods) for consideration in the 1-5 year timeline.
- Designation of Bella La Vista for consideration in the 5-10 year timeline.

On February 20, 2014, by a vote of 5-0, the Planning Commission recommended approval of the amendments to the City of La Vista Comprehensive Plan, Chapter 9, Annexation Plan.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, IN SUPPORT OF AMENDING CHAPTER 9, ANNEXATION PLAN, OF THE COMPREHENSIVE PLAN

WHEREAS, the Comprehensive Plan currently has an Annexation Plan in Chapter 9 which includes a narrative section, a chart and a map; and

WHEREAS, amendments are proposed to update the Plan based on an annual review; and

WHEREAS, the Planning Commission has recommended approval of the amendments to Chapter 9, Annexation Plan; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of La Vista, Nebraska, hereby directs the City Administrator to have prepared the necessary amendment to Chapter 9, Annexation Plan, of the Comprehensive Plan.

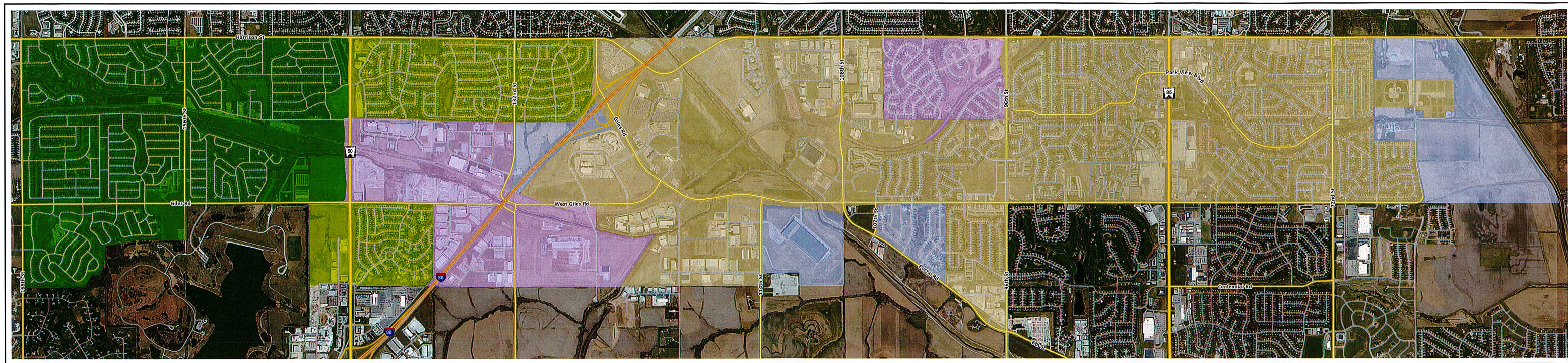
PASSED AND APPROVED THIS 18TH DAY OF MARCH 2014.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



Legend

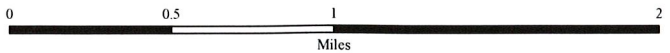
Annexation Areas

- 1-5 Years
- 5-10 Years
- 10-15 Years
- 15+ Years



CITY OF LA VISTA ANNEXATION PLAN

March 18, 2014



City of La Vista
Annexation Summary
FY14

General Description		Jurisdiction	Year Platted	SID #	Tax Levy /\$100	Fire Levy	Comparison Levy	2013 Valuation	Tax Revenue Generated	Long-Term Debt FY13 Audit Principal Only	Debt to Valuation Ratio	Tax Revenue at COLV Levy	Current Population	Build-Out Population	Cash On-Hand 6/30/2013
La Vista					0.550000		0.550000	1,243,966,760	6,841,817	55,720,000	4.48%	6,841,817	17,883 ¹		
One - Five Year															
96th & Harrison	1	Cimarron Woods	2004	237	0.560000	0.147273	0.707273	123,635,175	692,357	4,390,000	3.55%	679,993	1473	1754	709,000
126th & West Giles	2a	² Sarpy Industrial Park	2013					2,008,985	-	-	0.00%	11,049			
132nd & Giles	2b	² Claas	Unplatted					12,343,017	-	-	0.00%	67,887			
126th & West Giles	2c	² Sarpy Industrial Park-Phase 2	1998					125,184	-	-	0.00%	689			
136th & Chandler	3a	² Centech Business Park	1995	172	0.619999	0.099395	0.719394	45,986,169	285,114	1,650,000	3.59%	252,924			492,000
136th & Chandler	3b	² Centech NON-SID	1995					143,966	-	0	0.00%	792			
144th & Chandler	3c	Chalco Valley Business Park	1991					18,376,563	-	0	0.00%	101,071			
136th & Giles	3d	² Interstate Industrial Park	1990					14,155,000	-	-		77,853			
I-80 & Giles	3e	² I-80 Industrial Park	1993	163	0.407869	0.099395	0.507264	43,982,758	179,392	1,575,000	3.58%	241,905			197,000
Five-Ten Year															
132nd & Chandler		Bella La Vista						243,041	-	0	0.00%	1,337			
66th Street		³ All Purpose UT						2,647,932	-	0	0.00%	14,564			
100th & Giles		Portal Ridge	2006	276	0.900000	0.147273	1.047273	37,250,162	335,251	4,090,000	10.98%	204,876	321	670	541,000
114th & Giles		⁴ OTC Business Park	2004					28,992,366	-	0	0.00%	159,458			

¹ Population estimate - US Census Bureau 2011/ City Estimates 2014

² Look @ 132nd interchange timing, cost, implications - 2015 bid letting (short term) \$2.9M (10% City share & 10% County share)

³ Look @ funding split for 66th Street Improvements

⁴ In accordance with the Subdivision agreement can not annex until 12/31/19.

⁵ Not all of the SID boundaries are in future growth area. Would require a split of the SID.

⁶ Not located in the current ETJ.

⁷ County approved park improvements of \$297,815 on 2/4/14.

City of La Vista
Annexation Summary
FY14

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Ten - Fifteen Year														
SE 132nd & Harrison	Millard Highland South	1976	104	0.250003	0.099395	0.349398	119,753,989	299,389	795,000	0.66%	658,647	2690		928,000
SE 138th & Harrison	Southridge	1985	133	0.545000	0.099395	0.644395	36,090,174	196,691	850,000	2.36%	198,496	792		167,000
SE Hwy 50 & Harrison	Stonybrook South	1977	111	0.570001	0.099395	0.669396	62,710,439	357,450	452,000	0.72%	344,907	920		61,000
E of Hwy 50 S of Giles	The Meadows	1972	65	0.609039	0.099395	0.708434	63,120,235	384,427	760,000	1.20%	347,161	1585		253,000
144th & Giles	Lakeview South II		48 ⁵	0.100000	0.099395	0.199395	79,627,473	79,627	0	0.00%	437,951			588,000
144th & Giles	Tax Lot 4 23-14-11	Unplatted					188,875	-	0	0.00%	1,039			
Fifteen + Years														
Hwy 50 & Harrison	Willow Creek	1974	96 ⁶	0.277679	0.099395	0.377074	38,324,168	106,418	0	0.00%	210,783	1039		273,000
SW 144th & Harrison	Echo Hills	1975	68 ⁶	0.451009	0.099395	0.550404	24,844,306	112,050	130,000	0.52%	136,644	579		147,000
156th & Harrison	Emerald Oaks/Birchfield	1992	156 ⁶	0.530000	0.099395	0.629395	60,655,619	321,475	2,795,000	4.61%	333,606	1097		552,000
Kearny Ave&Chandler	Chalco Industrial Park/Other	1887					6,629,897	-	0	0.00%	36,464	50		
NE 156th & Giles	⁷ Rock Creek	1974	92 ⁶	0.730000	0.099395	0.829395	28,671,914	209,305	540,000	1.88%	157,696	651		205,000
NE 156th & Giles	Rock Creek Non-SID	2000					28,616,294	-	0	0.00%	157,390	1123		
156th & Giles	Chalco Point	1994	165 ⁶	0.740000	0.099395	0.839395	17,058,995	126,237	905,000	5.31%	93,824	366		121,000
156th & Giles	Giles Ridge	2001	225 ⁶	0.849998	0.099395	0.949393	28,342,548	240,911	2,115,000	7.46%	155,884	418	488	248,000
159th & Giles	Springhill Ridge	2003	233 ⁶	0.650000	0.099395	0.749395	76,353,022	496,295	4,840,000	6.34%	419,942	651		616,000
159th & Giles	Springhill Ridge NON-SID	2003					11,750,008	-	0	0.00%	64,625	449	1123	
SW 156th & Harrison	Millard Park	1994	162 ⁶	0.800000	0.099395	0.899395	132,976,825	1,063,815	6,420,000	4.83%	731,373	1920		657,000
SE 168th & Harrison	Millard Park South	2000	216 ⁶	0.750000	0.099395	0.849395	96,193,919	721,454	5,475,000	5.69%	529,067	1385	1499	559,000
168th & Giles	Stonecrest	2004	257	0.970000	0.099395	1.069395	83,077,215	805,849	9,187,000	11.06%	456,925	1258	1449	575,000
168th & Giles	Meridian Park	2007					1,598,385	-	0	0.00%	8,791			
Total Valuation and revenue at La Vista's levy				0.550000			2,570,441,378	\$14,137,428						
Total SID valuation and revenue at SID's levy								\$7,013,507						
Total Debt in SID's									\$46,969,000					
Total Population												36,650	24,866	