



## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO DOUG GRABER, of the La Vista Volunteer Fire & Rescue Department, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Doug Graber, has served the City of La Vista since January 4, 2005, and

WHEREAS, Doug Graber's input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to Doug Graber on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 5TH DAY OF JANUARY, 2010.

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Douglas Kindig, Mayor

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Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk





## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO **KIRSTEN BRADLEY**, of the **La Vista Volunteer Fire & Rescue Department**, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, *Kirsten Bradley*, has served the City of La Vista since January 4, 2005, and

WHEREAS, *Kirsten Bradley's* input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to *Kirsten Bradley* on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 5TH DAY OF JANUARY, 2010.

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Douglas Kindig, Mayor

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Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk





## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO MELANIE SMITH, of the La Vista Volunteer Fire & Rescue Department, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Melanie Smith, has served the City of La Vista since January 4, 2005, and

WHEREAS, Melanie Smith's input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to Melanie Smith on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 5TH DAY OF JANUARY, 2010.

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Douglas Kindig, Mayor

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Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk





## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO **TRAVIS PROSSER**, of the Public Works Department FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, *Travis Prosser*, has served the City of La Vista since December 27, 2004, and

WHEREAS, *Travis Prosser's* input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to *Travis Prosser* on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 5TH DAY OF JANUARY, 2010.

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk





## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO ALAN RONAN FOR 15 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Alan Ronan, has served the City of La Vista since December 20, 1994, and

WHEREAS, Alan Ronan's input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to Alan Ronan on behalf of the City of La Vista for 15 years of service to the City.

DATED THIS 4TH DAY OF JANUARY, 2010.

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Douglas Kindig, Mayor

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Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV



ATTEST:

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Pamela A. Buethe, CMC  
City Clerk



## CITY OF LA VISTA

### CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO BRENDA CARLISLE FOR 15 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Brenda Carlisle, has served the City of La Vista since December 20, 1994, and

WHEREAS, Brenda Carlisle's input and contributions to the City of La Vista have contributed to the success of the City.

NOW, THEREFORE BE IT RESOLVED, that this Certificate of Appreciation is hereby presented to Brenda Carlisle on behalf of the City of La Vista for 15 years of service to the City.

DATED THIS 4TH DAY OF JANUARY, 2010.

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Douglas Kindig, Mayor

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Ronald Sheehan  
Councilmember, Ward I

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Brenda L. Carlisle  
Councilmember, Ward I

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Mike Crawford  
Councilmember, Ward II

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Terrilyn Quick  
Councilmember, Ward II

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Mark D. Ellerbeck  
Councilmember, Ward III

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Alan W. Ronan  
Councilmember, Ward III

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Kelly R. Sell  
Councilmember, Ward IV

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Anthony J. Gowan  
Councilmember, Ward IV

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk



# MINUTE RECORD

No. 729—REFIELD & COMPANY, INC., OMAHA

## LA VISTA CITY COUNCIL MEETING December 15, 2009

A meeting of the City Council of the City of La Vista, Nebraska was convened in open and public session at 7:00 p.m. on December 15, 2009. Present were Councilmembers: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Absent: Gowan. Also in attendance were City Attorney McKeon, City Engineer Kottmann, City Administrator Gunn, Assistant City Administrator Ramirez, City Clerk Buethe, Community Development Director Birch, Library Director Barcal, Police Chief Lausten, Fire Chief Uhl, Community Relations Coordinator Beaumont, Finance Director Lindberg, Recreation Director Stopak, Building and Grounds Director Archibald, and Public Works Director Soucie.

A notice of the meeting was given in advance thereof by publication in the Times on December 3, 2009. 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 and led the audience in the pledge of allegiance.

Mayor Kindig made an announcement regarding the agenda policy statement providing for expanded opportunity for public comment on the agenda items.

### SERVICE AWARD – MARK ELLERBECK – 5 YEARS

Mayor Kindig presented a service award to Mark Ellerbeck for 5 years of service to the City.

### APPOINTMENTS

- LIBRARY ADVISORY BOARD – RE-APPOINT KIM SCHMIT-POKORNY – 2 YEAR TERM  
- PARK & RECREATION ADVISORY BOARD – RE-APPOINT PAT LODES AND JEFF KUPFER – 2 YEAR TERMS

Mayor Kindig stated that with the approval of Council Mayor Kindig would like to make the following appointments and reappointments: - Library Advisory Board – Re-appoint Kim Schmit-Pokorny – 2 year term- Park & Recreation Advisory Board – Re-appoint Pat Lodes and Jeff Kupfer – 2 year terms. Councilmember Ellerbeck motioned the approval, seconded by Councilmember Crawford. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

### SPECIAL REPORT – TOBY CHURCHILL – SARPY COUNTY ECONOMIC DEVELOPMENT CORP.

Toby Churchill of the Sarpy County Economic Development Corporation presented the third quarter report to Council.

#### A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF CITY COUNCIL MINUTES FROM DECEMBER 1, 2009
3. APPROVAL OF CITY COUNCIL MINUTES FROM DECEMBER 8, 2009
4. APPROVAL OF PLANNING COMMISSION MINUTES FROM NOVEMBER 19, 2009
5. MONTHLY FINANCIAL REPORT - NOVEMBER 2009
6. PAY REQUEST FROM SARPY COUNTY ECONOMIC DEVELOPMENT CORPORATION – ANNUAL INVESTMENT - \$10,000.00
7. PAY REQUEST FROM BERENS-TATE CONSULTING GROUP – PROFESSIONAL SERVICES - \$5,500.00
8. APPROVAL OF CLAIMS

Councilmember Carlisle made a motion to approve the consent agenda. Seconded by Councilmember Ellerbeck. Councilmember Sell reviewed the claims for this period and reported that he found everything to be in order. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried. Motion carried.

# MINUTE RECORD

No. 729—REFFIELD & COMPANY, INC., OMAHA

December 15, 2009

ABE'S PORTABLES, Rentals	85.00
ACTION BATTERIES, Vehicle Maint.	648.60
ALL MAKES, Repair	71.00
ALUMINUM ATHLETIC EQUIPMENT, Bldg & Grnds	76.25
AMERICAN MARKING CORP, Repair	82.56
APPLIED INFORMATION MGMT, Contract Services	3,585.00
ARAMARK UNIFORM, Contract Services	244.98
ASPEN EQUIPMENT, Winter Maint.	360.00
BCDM-BERINGER CIACCIO DENNELL, Professional Services	407.50
BENNINGTON EQUIPMENT, Vehicle Maint/Bldg & Grnds	216.60
BENSON RECORDS, Contract Services	653.16
BLACK HILLS ENERGY, Utilities	4,374.68
BOBCAT, Vehicle Maint.	60.97
BRAD J WILLIAMS PHOTOGRAPHY, Printing	300.00
BRODART, Supplies	186.09
BROWN TRAFFIC PRODUCTS, Traffic Signs	188.00
BUETHE, PAM, Supplies/Travel/Postage	190.72
BUILDERS SUPPLY, Bldg & Grnds	118.73
BURT, STACIA, Training	432.00
CARDMEMBER SERVICE, Training/Travel/Supplies	4,958.96
CENTERING CORPORATION, Books,	24.95
CITY OF OMAHA, Contract Services	43.57
CJ'S HOME CENTER, Bldg & Grnds/Traffic Signs/Street Maint.	955.83
COLOMBO/PHELPS COMPANY, Concessions	14.70
COMER, DELORES, Rescue Revenue	37.28
COMPUTER & NETWORK SERVICES, Contract Services	114.89
CORNHUSKER INTL TRUCKS, Vehicle Maint.	116.93
COX, Phone	58.65
CREW OMAHA METRO, Travel	275.00
DIAMOND VOGEL PAINTS, Maintenance	163.25
DILLON BROS HARLEY DAVIDSON, Vehicle Maint.	1,108.11
DITCH WITCH, Vehicle Maint.	377.50
DULTMEIER SALES & SERVICE, Maintenance	11.24
EBEL, TY, Supplies	53.92
ED M. FELD EQUIPMENT, Wearing Apparel	384.00
EDAW, 84th Street Redevelopment	17,928.07
FILTER CARE, Vehicle Maint.	40.80
FOSTER, TERRY, Wearing Apparel	74.89
G I CLEANER & TAILORS, Uniform Cleaning	189.70
GALE, Books	204.46
GCR OMAHA TRUCK TIRE CENTER, Vehicle Supplies	39.90
GEISSINGER, DAWN, Refund	35.00
GENUINE PARTS COMPANY, Vehicle Maint.	779.36
GOLDMAN, JOHN, Travel	36.95
GRAYBAR ELECTRIC, Bldg & Grnds	264.21
GREAT PLAINS GFOA, Dues	150.00
GREAT PLAINS ONE-CALL SVC, Contract Services	215.42
GREAT PLAINS UNIFORMS, Wearing Apparel	247.00
GREENKEEPER, Street Maint.	315.00
H & H CHEVROLET, Vehicle Maint.	66.63
HANEY SHOE STORE, Wearing Apparel	105.95
HELGET GAS, Squad Supplies	20.00
HOLIDAY INN, Travel	153.90
HUNDEN STRATEGIC PARTNERS, Contract Services	5,815.80
HUNTEL, Contract Services	123.50
HY-VEE, Supplies	247.98
ICSC-INTL COUNCIL OF SHPG CTRS, Travel	100.00
J Q OFFICE EQUIPMENT, Supplies	780.31
KRIHA FLUID POWER, Vehicle Maint.	331.14
LA VISTA COMMUNITY FOUNDATION, Payroll Deduction	70.00
LAUGHLIN, KATHLEEN, Payroll Withholdings	809.00
LEAGUE ASSN OF RISK MGMT, Insurance	42.00
LIBERTY FLAG & SPECIALTY, Flags	616.85
LIBRA INDUSTRIES, Supplies	69.00
LINWELD, Street Maint./Supplies	284.69
LOGAN CONTRACTORS SUPPLY, Street Maint.	2,651.60
LOU'S SPORTING GOODS, Equipment	386.20

# MINUTE RECORD

No. 729—REFIELD & COMPANY, INC., OMAHA

December 15, 2009

MAACO, Vehicle Maint.	600.00
MARSHALL CAVENDISH CORP, Books	835.05
METRO AREA TRANSIT, Contract Services	563.00
METRO COMMUNITY COLLEGE, Utilities/Phone/Contract Services	24,388.29
MID CON SYSTEMS, Bldg & Grnds	186.28
MIDLANDS COMMUNITY HOSPITAL, Advertising	150.00
MIDWEST PLASTICS, Bldg & Grnds	161.40
MUD, Utilities	179.70
NATIONAL PAPER, Supplies	378.22
NE CLERK INSTITUTE, Training	460.00
NE DEPT OF ENVIRONMENTL QUALTY, Copies	4.50
NE STATE FIRE MARSHALL, Professional Services	360.00
NEMSA-NE EMER MED SVCS ASSN, Dues	590.00
NOTARY PUBLIC UNDERWRITERS, Dues	94.00
NSFSI-NE SOC/FIRE SVC INSTRS, Training	170.00
NUTS AND BOLTS, Vehicle Maint.	2.70
OCCUVAX, Vaccinations	880.00
OFFICE DEPOT, Supplies	75.50
OPPD, Utilities	40,511.11
PAPILLION TIRE, Vehicle Maint.	81.15
PARAMOUNT LINEN & UNIFORM, Uniform Cleaning	573.69
PAYLESS OFFICE, Supplies	389.90
PERFORMANCE CHRYSLER JEEP, Vehicle Maint.	561.04
PROFESSIONAL GROUNDS MGMT, Dues	125.00
QWEST, Phone	134.49
RADIO SHACK, Bldg & Grnds	43.98
RALSTON COSTUME, Wearing Apparel	35.00
ROSE EQUIPMENT, Vehicle Maint.	837.33
RUNZA RESTAURANT, Supplies	375.00
RUSTY ECK FORD, Vehicle Maint.	37.47
SAM'S CLUB, Supplies	665.34
SARPY COUNTY CHAMBER, Travel	300.00
SARPY COUNTY TREASURER, Sewer Fees	14,850.00
STATE FIRE MARSHALL, Training Assistance	200.00
SUN LIFE & HEALTH INSURANCE, Payroll Withholdings	1,959.78
SUPERIOR LAMP, Bldg & Grnds	244.56
TARGET BANK, Supplies	8.97
TED'S MOWER SALES & SERVICE, Repair	89.17
THERMO KING CHRISTENSEN, Vehicle Maint.	335.37
THOMPSON DREESSEN & DORNER, Planning/Professional Services	15,554.74
TIEHEN, JAMES, Auto Allowance	100.00
TITAN MACHINERY, Vehicle Maint.	276.28
TRACTOR SUPPLY CREDIT PLAN, Supplies	135.96
U S ASPHALT, Street Maint.	514.60
UPBEAT, Bldg & Grnds	524.00
VAIL, ADAM, Auto Allowance	100.00
VETTER EQUIPMENT, Utility Vehicle	8,500.00
WAL-MART, Supplies	641.24
WASTE MANAGEMENT, Contract Services	3,010.29
WICK'S STERLING TRUCKS, Vehicle Maint.	62.93
ZOLL MEDICAL, Repair	146.12

## REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

Assistant City Administrator Ramirez introduced Mitch Beaumont, the new Community Relations Coordinator to Council.

Police Chief Lausten informed Council that Sgt Waugh assisted in saving the life of a La Vista resident who had a heart attack while shoveling snow this past week. Waugh was able to detect a pulse after his use of an automatic external defibrillator, which is kept in the squad car.

Lausten informed Council that only two cars were towed due to the Snow Emergency last week.

Public Works Director Soucie informed Council that Greg Goldman had completed his LPA training in November and December and now there are two responsible charges for federal projects on staff.

# MINUTE RECORD

Mayor Kindig and Councilmember Sheehan complimented the public works crew for an outstanding job during this last snow storm. Public Works Director Soucie said he would pass that on to the crew.

Community Development Director Birch stated the representatives for Cimarron Terrace have requested a continuance with regard to the Cimarron Terrace project and that Portal Ridge would be on the January 5, 2010 agenda.

## **B. APPLICATION FOR FINAL PUD PLAN, FINAL PLAT, CUP AND SUBDIVISION AGREEMENT APPROVAL – LOT 380, CIMARRON WOODS**

### **1. PUBLIC HEARING**

At 7:15 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on an application for Final PUD Plan, Final Plat, CUP and Subdivision Agreement Approval – Lot 380, Cimarron Woods. Larry Jobeun, representing the applicant, addressed Council to request a continuance to the January 19, 2010 City Council meeting.

Councilmember Sell made a motion to continue the public hearing to the meeting of January 19, 2010. Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **C. APPLICATION FOR CDBG FUNDING – EASYWAY INTERNATIONAL, LLC**

### **1. RESOLUTION - ADOPT POLICIES AND PROCEDURES FOR CDBG FUNDING**

Councilmember Carlisle introduced and moved for the adoption of Resolution No. 09-138: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF LA VISTA, NEBRASKA TO ADOPT POLICIES AND PROCEDURES REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING AND TO EXECUTE THE NECESSARY DOCUMENTS

WHEREAS, the City of La Vista, Nebraska is an eligible local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and,

WHEREAS, the City of La Vista, Nebraska must assure and certify to the Nebraska Department of Economic Development that it has adopted an Excessive Force Policy, a Code of Conduct, Procurement Procedures, a Residential Anti-displacement and Relocation Assistance Plan, Citizen Participation Plan, Fair Housing Practices, and a Financial Management Certification.

NOW THEREFORE, BE IT RESOLVED BY, that the Mayor and City Council of La Vista Nebraska, do hereby adopt policies and procedures regarding CDBG funding and authorize and direct the Mayor to proceed with the execution of these documents.

Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent Gowan. Motion carried.

### **2. PUBLIC HEARING**

At 7:17 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on an application for CDBG Funding – Easyway International, LLC. Jake Hanson, addressed Council to explain that the Sarpy County EDC and Omaha Chamber of Commerce International Business Division had asked if the city would apply for this funding.

At 7:19 p.m. Councilmember Ellerbeck made a motion to close the public hearing. Seconded by Councilmember Quick. Councilmember Sheehan asked if there was a limit of how much money one city can apply for. Hanson stated there was not a limit per city, but per project. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **3. RESOLUTION – CONSIDER AN APPLICATION FROM EASYWAY INTERNATIONAL, LLC FOR CDBG FUNDS**

Councilmember Carlisle introduced and moved for the adoption of Resolution No. 09-139: A RESOLUTION AUTHORIZING THE MAYOR AND CITY COUNCIL OF LA VISTA, NEBRASKA TO APPLY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT, AND TO EXECUTE ANY RELEVANT DOCUMENTS REFERENCING THE EASYWAY INTERNATIONAL, LLC. PROJECT.

# MINUTE RECORD

No. 729—REFIELD & COMPANY, INC., OMAHA

December 15, 2009

WHEREAS, the City of La Vista, Nebraska is an eligible local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and,

WHEREAS, the City of La Vista, Nebraska has obtained its citizen's comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application, and received favorable public comment respecting the application in the amount of \$505,000 for Working Capital Assistance to a For Profit Business, and Grant Administration Costs, and

NOW THEREFORE, BE IT RESOLVED BY, that the Mayor and City Council of La Vista Nebraska, do hereby authorize the application for a Community Development Block Grant and authorize and direct the Mayor to proceed with the formulation of any and all contracts, documents, or other memoranda between the City of La Vista, Nebraska and the Nebraska Department of Economic development so as to effect the acceptance of the grant application.

Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **D. LAND ACQUISITION – 7215 S. 83<sup>RD</sup> STREET**

### **1. PUBLIC HEARING**

At 7:20 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on land acquisition – 7215 S. 83<sup>rd</sup> Street.

At 7:21 p.m. Councilmember Ellerbeck made a motion to close the public hearing. Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

### **2. RESOLUTION – APPROVAL OF PURCHASE**

Councilmember Carlisle introduced and moved for the adoption of Resolution No. 09-140: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AUTHORIZE AND APPROVE THE PURCHASE OF A SITE AND TO AUTHORIZE AND APPROVE THE EXECUTION AND DELIVERY OF THE PURCHASE AGREEMENT AND EARNEST MONEY.

WHEREAS, the owner of the Site located at 7215 South 83<sup>rd</sup> Street, desires to sell the Site to the City, and the City desires to purchase the Site from the owner.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council find and determine that:

- (i) A purchase agreement for the Site has been presented to the City by the owner of the Site in the form and content attached hereto as Exhibit A and incorporated herein by this reference ("Purchase Agreement"); and
- (ii) The Purchase Agreement provides for a purchase price of \$435,000 for an approximately 11,000 square foot building located on approximately 1.16 acres in addition to other terms and conditions; and
- (iii) Neb. Rev. Stat. Section 18-1755 requires that the City, before purchasing an interest in real property, authorize the acquisition by action at a public meeting after notice and public hearing; and
- (iv) The City published notice of public hearing on the proposed purchase of the Site, to be held during the regular City Council meeting on November 29, 2009; which notice is hereby approved, and public hearing was held and completed prior to consideration of this Resolution; and
- (v) Neb. Rev. Stat. Section 13-403 requires that the City, before purchasing, lease-purchasing or otherwise acquiring for consideration real property having an estimated value of \$100,000 or more, obtain an appraisal of the property from a certified real estate appraiser; and

# MINUTE RECORD

(vi) The City will obtain an appraisal of the Site from a certified real estate appraiser, which appraisal shall establish the Site's fair market value at an amount equal to or greater than the price stated in the Purchase Agreement attached hereto and referred to in (ii) above, and which appraisal may be accepted in a form and amount satisfactory to the City Administrator and City Attorney.

BE IT FURTHER RESOLVED, that, in consideration of the foregoing, the Mayor and City Council hereby adopt and approve the Purchase Agreement and authorize and approve the purchase of the Site for the amount and on such other terms and conditions set forth in said Purchase Agreement in a form and amount satisfactory to the City Administrator and City Attorney.

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to take such other action as is necessary or appropriate to carry out the Resolutions approved herein.

Seconded by Councilmember Quick. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **E. RESOLUTION - NEBRASKA DEPARTMENT OF ROADS SUPPLEMENTAL AGREEMENT NO. 3 - LA VISTA LINK – KEYSTONE TRAIL**

Councilmember Sell introduced and moved for the adoption of Resolution No. 09-141: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE MAYOR TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 3 WITH THE NEBRASKA DEPARTMENT OF ROADS (NDOR) FOR THE LA VISTA LINK – KEYSTONE TRAIL PROJECT.

WHEREAS, the City Council of the City of La Vista has determined that said improvements to the La Vista trail system are necessary; and

WHEREAS, the FY 2009/10 Construction Fund budget includes funds for the La Vista link-Keystone Trail Project; and

WHEREAS, the project has been designated as being partially funded by Federal grant funding through the NDOR Transportation Enhancement Program; and

WHEREAS, the supplemental agreement outlines the responsibilities of the state to let the project, designate the Responsible Charge Person and associated responsibilities, and extends the deadline of the project outlined in the agreement previously executed by the City of La Vista and the State; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, to authorize the Mayor and City Clerk to enter into supplemental agreement no. 3 with the Nebraska Department of Roads for the La Vista Link – Keystone Trail project in La Vista.

Seconded by Councilmember Quick. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **F. RESOLUTION - PURCHASE - DIGITAL IN-CAR CAMERA SYSTEM**

Councilmember Quick introduced and moved for the adoption of Resolution No. 09-142: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PURCHASE OF SIX DIGITAL IN-CAR CAMERA SYSTEMS FROM DIGITAL ALLY, OVERLAND PARK, KS, IN AN AMOUNT NOT TO EXCEED \$29,000.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of digital in-car camera systems for the City's marked police cars is necessary, and

WHEREAS, funding for the purchase has been made available from two grant sources and an approved amount included in the City's FY09/10 General Fund budget, and

WHEREAS, the police department has secured the Nebraska State bid price from Digital Ally, Overland Park, KS for the equipment, and

# MINUTE RECORD

No. 729—REFIELD & COMPANY, INC., OMAHA

December 15, 2009

WHEREAS, Paragraph 9 of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secure Council approval prior to authorizing any purchase over \$5,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of six digital in-car camera systems for the police department from Digital Ally, Overland Park, Kansas, in an amount not to exceed \$29,000.

Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **G. RESOLUTION – PURCHASE – MOBILE DATA COMPUTERS**

Councilmember Sell introduced and moved for the adoption of Resolution No. 09-143: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE PURCHASE OF TWO (2) MOBILE DATA TERMINALS FROM D & D COMMUNICATIONS, OMAHA, NEBRASKA, IN AN AMOUNT NOT TO EXCEED \$14,176.00.

WHEREAS, funding for equipment has been made available to the La Vista Police Department through the "American Recovery and Reinvestment Act of 2009", and

WHEREAS, a grant application for the funds through the "Edward Byrne Memorial Justice Assistance Grant" has been made by the police department, and

WHEREAS, the grant application was awarded to the La Vista Police Department by the U.S. Department of Justice, and

WHEREAS, the police department has secured the Nebraska State bid price from D & D Communications, Inc, Omaha, Nebraska, for the equipment, and

WHEREAS, Paragraph 9 of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secure Council approval prior to authorizing any purchase over \$5,000.00;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of two mobile data terminals for the police department from D & D Communications, Inc., Omaha, Nebraska, in an amount not to exceed \$14,176.00.

Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **H. PORTAL GREENWAY REVIEW**

Public Works Director Soucie informed Council he met with homeowners from Val Vista, and also sent a letter to Mayfair residents to attend this meeting.

City Engineer Kottmann gave a presentation on the trail system. Randy Smith, 7608 S 101<sup>st</sup> Street, addressed Council to state that the area behind 101<sup>st</sup> Street is heavily vegetated and could be considered natural habitat. He stated that there is an array of wildlife in the area, including deer, turkey, owls, and various species of birds, all which would be affected by the loss of trees. Smith also stated the area is very secluded and hard to access from the back. The change would cause the loss of security from the back. Smith stated there is some concern about the general maintenance of the system. It is not an asset to those living on 101<sup>st</sup> Street.

## **I. STRATEGIC PLAN – PROGRESS REPORT**

City Administrator Gunn informed Council the final concept for Vision 84 will be presented to the Planning Commission in late February and to Council in mid-March. Councilmember Sheehan commented on the addition of another "paid" Fire Department position. Fire Chief Uhl stated that the grant should be ready to send in by the end of the week and this would pay everything for the position for four years.

# MINUTE RECORD

## **J. RESOLUTION – AUTHORIZATION TO PURCHASE COMPUTER EQUIPMENT – WESTERN STATES CONTRACTING ALLIANCE & DELL**

Councilmember Crawford introduced and moved for the adoption of Resolution No. 09-144: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF TECHNOLOGY RELATED ITEMS FROM WESTERN STATES CONTRACTING ALLIANCE (WSCA), and DELL IN AN AMOUNT NOT TO EXCEED \$18,000.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of nine (9) computers with monitors and software; and

WHEREAS, the FY 10 General, Sewer and Golf Fund budgets did include funds for the purchase of said technology items; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the city administrator secure Council approval prior to authorizing any purchase over \$5,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of nine (9) computers with monitors and software, from Dell through the Western States Contracting Alliance (WSCA), in an amount not to exceed \$18,000.

Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

Councilmember Quick made a motion to move "Comments from the Floor" up on the agenda ahead of Item K. "Executive Session". Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **COMMENTS FROM THE FLOOR**

Mayor Kindig asked if there were any comments from the floor; and stated that anyone having comments should limit them to three minutes. Jeff Toberer, representing US Cold Storage, addressed Council in reference to the recent annexation of SID 59, contending that Sarpy County, by resolution, set the subdivision as industrial, and questioning the City's authority to annex the area. Randall Boice, representing Streck Laboratories, Bob Tallman, representing McKesson Corporation, and Daniel Goodhard, the plant manager for US Cold Storage, also addressed Council to express their opposition to the annexation

## **K. EXECUTIVE SESSION – PERSONNEL**

At 7:58 p.m. Councilmember Carlisle made a motion to go into executive session for the protection of the reputation of an individual to discuss personnel matters. Seconded by Councilmember Crawford. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 8:23 p.m. the Council came out of executive session. Councilmember Carlisle made a motion to reconvene in open and public session. Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

## **COMMENTS FROM MAYOR AND COUNCIL**

Councilmember Sheehan stated that a copy of the form for the Rental Inspection Program should be put on the internet. Sheehan asked if 83<sup>rd</sup> street was dedicated. City Engineer Kottmann stated this is was. Councilmember Sheehan asked why there were no sidewalks. City Engineer Kottmann stated the Right of Way is 5' back from the curb. There is not enough room to put in sidewalks. He stated that a sidewalk improvement district could be created, which would require some acquisition or easements.

Mayor Kindig stated the removal of snow was exceptional after the recent storm. He wished everyone a Merry Christmas and a Happy Holiday.

# MINUTE RECORD

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

December 15, 2009

At 8:26 p.m. Quick made a motion to adjourn the meeting. Seconded by Councilmember Carlisle. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, and Ellerbeck. Nays: None. Absent: Gowan. Motion carried.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2010.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

K:\APPS\CITYHALL\09COUNCIL MINUTES\December 15, 2009

DEC - 1 2009

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

BILLING

No. 109

November 18, 2009

Bill To: City of LaVista  
8116 Park View Boulevard  
LaVista, NE 68128-2198

# 41651  
JW# 60751

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Material & Supplies	Quantity	Unit Price	Amount
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Billing for OPW 50007, Harrison Street Improvements 48<sup>th</sup> to 71<sup>st</sup> Street:

MFT Construction \$426,884.37 @ 4% \$17,075.37  
Payment Estimate #25 - 27

TOTAL: \$17,075.37

---

2006 Transportation Bond

2009.13182.117113.1879.45399.0000 TOTAL BILLED: \$17,075.37

Patty Cantrell  
Prepared By

Harold Johnson  
Approved

OK for Payment  
12-21-09 J.S.  
05.71.0818.03

## Invoice

Ann Birch  
 City of La Vista  
 8116 Park View Boulevard  
 La Vista, NE 68128-2198

December 7, 2009  
 Project No: 08030111.01  
 Invoice No: 9

Project 08030111.01 84th Street Redevelopment Vision

Description of Services: Community meeting and working group #4.

Professional Services from October 31, 2009 to November 27, 2009

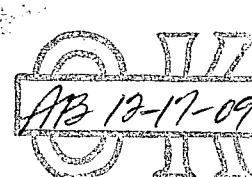
## Fee

Billing Phase	Fee	Percent Complete	Previous Fee	Current Fee
			Billing	Billing
Project	42,840.00	100.00	42,840.00	42,840.00
Startup/Inventory/Analysis				0.00
Initial Outreach	51,724.00	100.00	51,724.00	51,724.00
Developing A Vision	52,822.00	100.00	52,822.00	52,822.00
Vision Plan Preparation	24,559.00	100.00	24,559.00	24,067.82
Vision Plan Refinement	27,844.00	80.00	22,275.20	491.18
Total Fee	199,789.00		194,220.20	22,275.20
		Total Fee		22,766.38

Total this Invoice \$22,766.38

## Outstanding Invoices

Number	Date	Balance
8	11/11/09	17,928.07
Total		17,928.07 <i>AB 12-17-09</i>

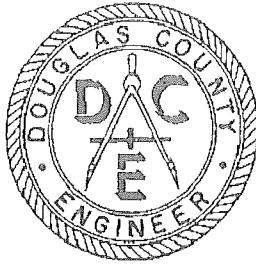


*05-11-0830.01*  
*Consent Agenda*  
*1-5-10*

Remit payment to EDAW Inc. Dept 9269-03. Los Angeles California 90084-9269. Tel 970.484.6073

Wire payment to Wells Fargo Bank. 420 Montgomery Street. San Francisco California 94104. Routing #121000248 (Domestic)  
 Swift #WFBILUS6S (Intl). Acct #4030013163

When making payment, please reference itemized amount by invoice number and EDAW job number. Payment terms net 30 days.  
 A 1.5% per month finance charge will be assessed on all past due accounts.



**TOM DOYLE  
DOUGLAS COUNTY ENGINEER**

15505 West Maple Road  
Omaha, Nebraska 68116-5173  
(402) 444-6372  
Fax: (402) 444-6244  
engineer@douglascounty-ne.gov

December 18, 2009

City of LaVista  
ATTN: Pamela A. Buethe  
8116 Park View Boulevard  
LaVista Nebraska 68128-2198

RE: Douglas County Project No. C-28(498)  
Douglas County Project No. SP-2008(03)  
Hell Creek

Dear Pamela:

In reference to the Interlocal Agreement for the design and construction costs for the stabilization of the Hell Creek Bridge signed by the Douglas County Board of Commissioners February 10, 2009, LaVista shares 25% of the costs for the referenced project.

In addition, per the Interlocal Agreement signed by the Douglas County Board of Commissioners August 11, 2009, LaVista shares equally in the professional engineering services for the referenced project.

Jochim Precast Concrete (\$35,723.70) – 25% share	\$ 8,930.93
<u>WLA Consulting Inc (\$34,600.00) – 33.3%</u>	<u>\$11,521.80</u>
	\$20,452.73

Please issue payment in the amount of \$20,452.73 to the DOUGLAS COUNTY ENGINEER, 15505 West Maple Road, Omaha Nebraska 68116.

Very truly yours,

Dan Kutilek  
Manager-Engineer  
Design & Planning

Encl.

OK for payment

12-24-09 JF

05.71.0837.03

Consent Agenda

## ACCOUNTS PAYABLE CHECK REGISTER

BANK NO	BANK NAME	CHECK NO	DATE	VENDOR NO	VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
1 Bank of Nebraska (600-873)									
Thru	46069				Payroll Checks				
Thru	46075								
Thru	46076			Gap in Checks					
Thru	98453								
98454	12/16/2009	532	SARPY COUNTY ECONOMIC DEV.CORP		10,000.00		**MANUAL**		
98455	12/16/2009	131	BERENS-TATE CONSULTING GROUP		5,500.00		**MANUAL**		
98456	12/16/2009	2388	NEBRASKA NATIONAL BANK		1,163.43		**MANUAL**		
98457	12/16/2009	2546	BOLER WOOD & ASSOCIATES		4,954.35		**MANUAL**		
98458	12/23/2009	3702	LAUGHLIN, KATHLEEN A, TRUSTEE		809.00		**MANUAL**		
98459	1/05/2010	762	ACTION BATTERIES UNLTD INC		32.18				
98460	1/05/2010	2723	AKSARBEN GARAGE DOOR SVCS INC		85.00				
98461	1/05/2010	571	ALAMAR UNIFORMS		38.99				
98462	1/05/2010	81	AMSAN		161.61				
98463	1/05/2010	1973	ANN TROE		570.00				
98464	1/05/2010	536	ARAMARK UNIFORM SERVICES INC		230.72				
98465	1/05/2010	706	ASSOCIATED FIRE PROTECTION		1,035.60				
98466	1/05/2010	2945	AVI SYSTEMS INC		947.70				
98467	1/05/2010	201	BAKER & TAYLOR BOOKS		4,348.72				
98468	1/05/2010	4218	BARATTA, NATHAN		80.00				
98469	1/05/2010	1839	BCDM-BERINGER CIACCIO DENNELL		1,150.00				
98470	1/05/2010	4168	BCR-BIBLIOGRAPHICAL		26.18				
98471	1/05/2010	929	BEACON BUILDING SERVICES		6,437.00				
98472	1/05/2010	3965	BEAUMONT, MITCH		825.00				
98473	1/05/2010	1784	BENNINGTON EQUIPMENT INC		595.44				
98474	1/05/2010	196	BLACK HILLS ENERGY		2,031.28				
98475	1/05/2010	56	BOB'S RADIATOR REPAIR CO INC		190.00				
98476	1/05/2010	1242	BRENTWOOD AUTO WASH		150.00				
98477	1/05/2010	3760	BUETHE, PAM		20.00				
98478	1/05/2010	4024	CALENTINE, JEFFREY		30.00				
98479	1/05/2010	92	CARL JARL LOCKSMITHS		5.55				
98480	1/05/2010	2285	CENTER POINT PUBLISHING		240.84				
98481	1/05/2010	244	CHILD'S WORLD		1,155.60				
98482	1/05/2010	152	CITY OF OMAHA		35,702.84				
98483	1/05/2010	3176	COMP CHOICE INC		.00	**CLEARED**	**VOIDED**		
98484	1/05/2010	3176	COMP CHOICE INC		1,767.00				
98485	1/05/2010	836	CORNHUSKER INTL TRUCKS INC		4.41				
98486	1/05/2010	2158	COX COMMUNICATIONS		179.15				
98487	1/05/2010	3136	D & D COMMUNICATIONS		847.00				
98488	1/05/2010	111	DEMCO INCORPORATED		133.29				
98489	1/05/2010	127	DON'S PIONEER UNIFORMS		24.95				
98490	1/05/2010	4153	DUNKLE, AUBRIANA		80.00				
98491	1/05/2010	2983	EAGLE ENGRAVING		125.16				
98492	1/05/2010	632	EASTERN LIBRARY SYSTEM		25.00				
98493	1/05/2010	1042	ED M. FELD EQUIPMENT		4,473.00				
98494	1/05/2010	3193	ED ROEHR SAFETY PRODUCTS CO		339.70				
98495	1/05/2010	3463	FARQUHAR, MIKE		100.00				
98496	1/05/2010	3310	FBINAA-FBI NATL ACAD ASSOCS		180.00				

## BANK NO BANK NAME

CHECK NO DATE VENDOR NO VENDOR NAME      CHECK AMOUNT      CLEARED      VOIDED      MANUAL

98497	1/05/2010	1235 FEDEX KINKO'S	11.25			
98498	1/05/2010	2061 FERGUSON ENTERPRISES INC #226	119.24			
98499	1/05/2010	1245 FILTER CARE	42.20			
98500	1/05/2010	439 FIREGUARD INC	24.57			
98501	1/05/2010	142 FITZGERALD SCHORR BARMETTLER	23,823.55			
98502	1/05/2010	3834 FLEET US LLC	4,995.00			
98503	1/05/2010	1254 FLEETPRIDE	71.16			
98504	1/05/2010	3132 FORT DEARBORN LIFE INSURANCE	1,262.00			
98505	1/05/2010	4130 FOX, ANDREA	446.25			
98506	1/05/2010	1256 FREMONT NATIONAL BANK & TRUST	1,694.52			
98507	1/05/2010	4050 FROEHLICH, RORY	100.00			
98508	1/05/2010	3705 FUTUREWARE DISTRIBUTING INC	15,027.00			
98509	1/05/2010	1344 GALE	188.61			
98510	1/05/2010	1248 GASSERT, MIKE	649.50			
98511	1/05/2010	53 GCR OMAHA TRUCK TIRE CENTER	315.84			
98512	1/05/2010	3271 GLENDALE PARADE STORE	95.50			
98513	1/05/2010	1660 GODFATHER'S PIZZA	113.96			
98514	1/05/2010	35 GOLDMAN, JOHN G	85.00			
98515	1/05/2010	285 GRAYBAR ELECTRIC COMPANY INC	742.55			
98516	1/05/2010	4086 GREAT PLAINS UNIFORMS	268.50			
98517	1/05/2010	1624 GUNN, BRENDA	100.00			
98518	1/05/2010	426 HANEY SHOE STORE	120.00			
98519	1/05/2010	104 HARROD, RAYMOND	1,500.00			
98520	1/05/2010	1744 HEARTLAND AWARDS	608.00			
98521	1/05/2010	3657 HEARTLAND PAPER	95.00			
98522	1/05/2010	1403 HELGET GAS PRODUCTS INC	73.00			
98523	1/05/2010	1705 HENRY, MARK A	84.00			
98524	1/05/2010	797 HOBBY LOBBY STORES INC	88.99			
98525	1/05/2010	4234 HUGGINS, BRIDGET	39.59			
98526	1/05/2010	1612 HY-VEE INC	316.92			
98527	1/05/2010	1151 ICMA-INTL CITY/COUNTY MANAGE	743.14			
98528	1/05/2010	3440 ICSC-INTL COUNCIL OF SHPG CTRS	100.00			
98529	1/05/2010	1896 J Q OFFICE EQUIPMENT INC	565.84			
98530	1/05/2010	3663 JONES AND BARTLETT PUBLISHERS	40.20			
98531	1/05/2010	788 KINDIG, DOUGLAS	80.00			
98532	1/05/2010	1054 KLINKER, MARK A	200.00			
98533	1/05/2010	2057 LA VISTA COMMUNITY FOUNDATION	70.00			
98534	1/05/2010	926 LAMP RYNEARSON/ASSOCIATES INC	205.70			
98535	1/05/2010	84 LARRY'S BOILER SERVICE INC	444.97			
98536	1/05/2010	3198 LEAGUE OF NEBR MUNICIPALITIES	281.00			
98537	1/05/2010	787 LERNER PUBLISHING GROUP	803.61			
98538	1/05/2010	4213 LIBERTY FLAG & SPECIALTY CO	314.31			
98539	1/05/2010	3931 LIBRARY ADVANTAGE	550.00			
98540	1/05/2010	1288 LIFE ASSIST	349.67			
98541	1/05/2010	877 LINWELD	491.97			
98542	1/05/2010	2124 LUKASIEWICZ, BRIAN	50.00			
98543	1/05/2010	1539 MALLARD SAND & GRAVEL COMPANY	4,786.43			
98544	1/05/2010	4029 MAPES, HANNAH	90.00			
98545	1/05/2010	4125 MAPES, RYAN	90.00			
98546	1/05/2010	1875 MARSHALL CAVENDISH CORP	539.02			
98547	1/05/2010	3624 MC DONALD AND ASSOCIATES	148.25			
98548	1/05/2010	4230 METALMASTERS TARGET SYSTEMS	374.50			
98549	1/05/2010	553 METROPOLITAN UTILITIES DIST.	.00	**CLEARED**	**VOIDED**	

BANK NO	BANK NAME						
CHECK NO	DATE	VENDOR NO	VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
98550	1/05/2010	553	METROPOLITAN UTILITIES DIST.	852.24			
98551	1/05/2010	2497	MID AMERICA PAY PHONES	50.00			
98552	1/05/2010	4085	MNJ TECHNOLOGIES DIRECT INC	3,883.00			
98553	1/05/2010	918	MPH INDUSTRIES INCORPORATED	2,398.00			
98554	1/05/2010	680	NATIONAL ARBOR DAY FOUNDATION	15.00			
98555	1/05/2010	2331	NATIONAL LEAGUE OF CITIES	1,489.00			
98556	1/05/2010	479	NEBRASKA LIBRARY COMMISSION	1,889.50			
98557	1/05/2010	2685	NEBRASKA TURF PRODUCTS	235.50			
98558	1/05/2010	653	NEUMAN EQUIPMENT COMPANY	299.56			
98559	1/05/2010	4221	NEW LONDON REGALIA	22.70			
98560	1/05/2010	808	NEWMAN TRAFFIC SIGNS INC	1,641.00			
98561	1/05/2010	2631	NEXTEL COMMUNICATIONS	417.85			
98562	1/05/2010	2631	NEXTEL COMMUNICATIONS	625.73			
98563	1/05/2010	179	NUTS AND BOLTS INCORPORATED	4.89			
98564	1/05/2010	3415	OABR PRINT SHOP	292.25			
98565	1/05/2010	1014	OFFICE DEPOT INC-CINCINNATI	.00	**CLEARED**	**VOIDED**	
98566	1/05/2010	1014	OFFICE DEPOT INC-CINCINNATI	.00	**CLEARED**	**VOIDED**	
98567	1/05/2010	1014	OFFICE DEPOT INC-CINCINNATI	.00	**CLEARED**	**VOIDED**	
98568	1/05/2010	1014	OFFICE DEPOT INC-CINCINNATI	512.35			
98569	1/05/2010	3311	OLD NEWS	17.00			
98570	1/05/2010	3154	OMAHA WINDUSTRIAL CO	12.63			
98571	1/05/2010	46	OMAHA WORLD HERALD COMPANY	1,110.45			
98572	1/05/2010	46	OMAHA WORLD HERALD COMPANY	80.60			
98573	1/05/2010	3039	PAPILLION SANITATION	304.11			
98574	1/05/2010	2686	PARAMOUNT LINEN & UNIFORM	402.46			
98575	1/05/2010	1953	PAUL LUCHT & SONS INC	3,054.08			
98576	1/05/2010	1769	PAYLESS OFFICE PRODUCTS INC	194.36			
98577	1/05/2010	1821	PETTY CASH-PAM BUETHE	154.66			
98578	1/05/2010	74	PITNEY BOWES INC-KY	.00	**CLEARED**	**VOIDED**	
98579	1/05/2010	74	PITNEY BOWES INC-KY	221.00			
98580	1/05/2010	159	PRECISION INDUSTRIES	104.47			
98581	1/05/2010	1921	PRINCIPAL LIFE-FLEX SPENDING	216.00			
98582	1/05/2010	1713	QUALITY AUTO REPAIR & TOWING	75.00			
98583	1/05/2010	802	QUILL CORPORATION	426.29			
98584	1/05/2010	219	QWEST	1,117.81			
98585	1/05/2010	427	RAMIREZ, RITA M	43.00			
98586	1/05/2010	4232	REED, CHRISTIE	10.00			
98587	1/05/2010	604	ROURKE PUBLISHING COMPANY	901.68			
98588	1/05/2010	487	SAPP BROS PETROLEUM INC	358.05			
98589	1/05/2010	2240	SARPY COUNTY COURTHOUSE	3,495.03			
98590	1/05/2010	4233	SHEEHAN, ALLISON	60.00			
98591	1/05/2010	115	SIRCHIE FINGER PRINT LABS	84.08			
98592	1/05/2010	3226	SMITH, GREGORY	108.00			
98593	1/05/2010	533	SOUCIE, JOSEPH H JR	60.00			
98594	1/05/2010	3838	SPRINT	495.44			
98595	1/05/2010	3069	STATE STEEL OF OMAHA	186.73			
98596	1/05/2010	2634	STERIL MANUFACTURING CO	75.00			
98597	1/05/2010	871	STOPAK, SCOTT	50.00			
98598	1/05/2010	47	SUBURBAN NEWSPAPERS INC	79.00			
98599	1/05/2010	4090	SUCCESS FACTORS INCORPORATED	7,000.00			
98600	1/05/2010	659	SUMMER KITCHEN CAFE INC	21.13			
98601	1/05/2010	4224	TIEHEN, JAMES	100.00			
98602	1/05/2010	161	TRACTOR SUPPLY CREDIT PLAN	7.98			

## BANK NO BANK NAME

CHECK NO	DATE	VENDOR NO VENDOR NAME	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
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98603	1/05/2010	3735 TY'S OUTDOOR POWER & SVC INC	54.31			
98604	1/05/2010	2426 UNITED PARCEL SERVICE	10.71	APPROVED BY COUNCIL MEMBERS		
98605	1/05/2010	3052 V & V MANUFACTURING INC	90.07	<u>01/15/10</u>		
98606	1/05/2010	4223 VAIL, ADAM	100.00			
98607	1/05/2010	809 VERIZON WIRELESS, BELLEVUE	99.79			
98608	1/05/2010	766 VIERREGGER ELECTRIC COMPANY	1,769.75			
98609	1/05/2010	1174 WAL-MART COMMUNITY BRC	.00	**CLEARED**	**VOIDED**	
98610	1/05/2010	1174 WAL-MART COMMUNITY BRC	758.73			
98611	1/05/2010	78 WASTE MANAGEMENT NEBRASKA	948.39			
98612	1/05/2010	1919 WAUGH, BRYAN	510.00			
98613	1/05/2010	4043 WEIGL PUBLISHERS INCORPORATED	816.51			
98614	1/05/2010	2813 WESTON WOODS	132.65			
98615	1/05/2010	968 WICK'S STERLING TRUCKS INC	237.62			

COUNCIL MEMBER

BANK TOTAL	191,999.14
OUTSTANDING	191,999.14
CLEARED	.00
VOIDED	.00

FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
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01 GENERAL FUND	134,209.72	134,209.72	.00	.00
02 SEWER FUND	43,554.74	43,554.74	.00	.00
04 BOND(S) DEBT SERVICE FUND	6,400.00	6,400.00	.00	.00
05 CONSTRUCTION	333.75	333.75	.00	.00
08 LOTTERY FUND	5,148.30	5,148.30	.00	.00
09 GOLF COURSE FUND	2,284.67	2,284.67	.00	.00
15 OFF-STREET PARKING	67.96	67.96	.00	.00

REPORT TOTAL	191,999.14
OUTSTANDING	191,999.14
CLEARED	.00
VOIDED	.00

Gross Payroll 12/24/09 215,730.39

COUNCIL MEMBER

GRAND TOTAL \$407,729.53

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 5, 2010 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AMENDMENT TO PUD PLAN &		
AMENDMENT TO SUBDIVISION	◆ RESOLUTION	ANN BIRCH
AGREEMENT –	◆ ORDINANCE	COMMUNITY DEVELOPMENT
PORTAL RIDGE	RECEIVE/FILE	DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and an ordinance prepared to amend the final planned unit development plan (PUD), and a resolution has been prepared to amend the subdivision agreement to allow for 5-foot side yard setbacks on certain lots in the Portal Ridge subdivision.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider amendments proposed by the developer to allow for 5-foot side yard setbacks on certain lots in the Portal Ridge subdivision.

The original PUD plan for the Portal Ridge subdivision required 7-foot side yard setbacks. The developer has requested an amendment to the PUD plan and Subdivision Agreement to allow for 5 feet on the majority of the vacant lots (157 lots out of a total of 242 platted in the subdivision). The developer has stated the additional 4 feet will allow for a 3-car garage, ranch-style home to be built on some of the smaller lots. The amendment to the Subdivision Agreement also provides for a minimum square footage of each residence to be constructed on these lots (see additional detail in the staff report attached).

The Planning Commission held a public hearing on November 19, 2009, and recommended approval of the amendment to the PUD plan to allow for the 5-foot side yard setbacks and approval of the amendment to the Subdivision Agreement with revisions as noted in the staff report.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ORDINANCE NO. 933 BY ESTABLISHING NEW SETBACK STANDARDS FOR CERTAIN LOTS; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. In accordance with Section 5.15 of the La Vista Zoning Ordinance No. 848, the final PUD plan for the Portal Ridge subdivision is amended for the following described real estate, to wit:

LEGAL DESCRIPTION

LOTS 4, 10-14, 16-18, 20, 22, 25-28, 30, 32, 34, 35, 37-50, 62, 64, 67, 68, 70, 71, 73, 74, 79, 81, 83-89, 91-93, 95, 108, 110-112, 114-121, 123, 133, 135-155, 158-160, 165-184, 186-192, 194-197, 199-207, 210-230, 233-236 AND 238-241 PORTAL RIDGE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

Section 2. This document provides for the interior side yard setback as established in the final PUD plan to be amended from seven feet to five feet on the above-described lots. Said amendment does not change the underlying R-1 zoning on said real estate as authorized in the PUD plan.

Section 3. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF JANUARY 2010.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING AN AMENDMENT TO THE RESIDENTIAL SUBDIVISION AGREEMENT FOR PORTAL RIDGE IN A FORM SATISFACTORY TO THE CITY ADMINISTRATOR AND CITY ATTORNEY.

WHEREAS, the City did on June 6, 2006, approve the Residential Subdivision Agreement for Portal Ridge; and

WHEREAS, the City has approved an amendment to the final PUD plan to allow for a five-foot interior side yard setback on the following lots: Lots 4, 10-14, 16-18, 20, 22, 25 – 28, 30, 32, 34, 35, 37-50, 62, 64, 67, 68, 70, 71, 73, 74, 79, 81, 83-89, 91-93, 95, 108, 110-112, 114-121, 123, 133, 135-155, 158-160, 65-184, 186-192, 194-197, 199-207, 210-230, 233-236 and 238-241 Portal Ridge, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska

NOW THEREFORE, BE IT RESOLVED, that an Amendment to the Residential Subdivision Agreement presented at the January 5, 2010, City Council meeting for Portal Ridge be, and hereby is approved, and the Mayor and City Clerk be and hereby are, authorized to execute same on behalf of the City with such revisions or amendments thereto that the City Administrator and City Attorney may determine necessary to carry out the intent of the City Council.

PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF JANUARY 2010.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

FOR HEARING OF: January 5, 2010  
Report prepared on December 28, 2009

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Boyer Young Development  
9719 Giles Road  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Boyer Young Development  
9719 Giles Road  
La Vista, NE 68128

**C. LOCATION:**

101<sup>st</sup> & Giles Road

**D. LEGAL DESCRIPTION:**

Portal Ridge, a subdivision in Section 21, Township 14N, Range 12E of the 6<sup>th</sup> P.M., Sarpy County, NE

**E. REQUESTED ACTION(S):**

Amendment of the Final Planned Unit Development (PUD)  
Amendment to Residential Subdivision Agreement

**F. EXISTING ZONING AND LAND USE:**

R-1 PUD, Single-Family Residential Planned Unit Development  
Subdivision partially developed.

**PURPOSE OF REQUEST:**

Amend the PUD to allow for 5-foot side yard setbacks on certain vacant lots; 7 feet is currently required.

**G. SIZE OF SITE:**

88.532 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

New subdivision with existing homes, homes under construction and vacant lots for development.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Val Vista subdivision; R-1 Single-Family Residential

2. **East:** Val Verde subdivision; R-1 Single-Family Residential
3. **South:** Portal Plaza South subdivision (City of Papillion)
4. **West:** Portal Plaza subdivision (City of Papillion)

**C. REVELANT CASE HISTORY:**

Ordinance No. 993 approved the PUD Overlay District on Lots 1-242 and Outlots A-F, Portal Ridge. The final PUD plan and the Subdivision Agreement for the development identified a side yard setback requirement of 7 feet.

**D. APPLICABLE REGULATIONS:**

Section 5.15, Zoning Ordinance, regarding the PUD Planned Unit Development District.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan identifies this area for medium density residential development.

**B. OTHER PLANS:**

Not applicable.

**C. TRAFFIC AND ACCESS:**

Not applicable.

**D. UTILITIES:**

Not applicable.

**IV. REVIEW COMMENTS:**

1. The developer of this subdivision has requested an amendment to the final PUD plan and Subdivision Agreement to allow for 5-foot side yard setbacks on certain lots. Seven feet is currently required. The developer has stated the additional 4 feet will allow for a 3-car garage, ranch-style home to be built on some of the smaller lots.
2. The engineer for the applicant has submitted calculations (see attachment) regarding the required open space for the development. The requirement in the PUD regulations regarding a minimum of 30% open space is met with the reduced side yard setbacks. (However the areas which qualify to be calculated as open space according to the Zoning Ordinance should be discussed in the future.)
3. Other residential subdivisions which allow for a 5-foot side yard setback include: Cimarron Woods, Southwind and Val Verde. The R-1 district regulations list the minimum side yard setback at 5 feet.
4. The applicant has submitted a draft amendment to the Subdivision Agreement which establishes the modification to the side yard setback, and also identifies a minimum square footage for the houses to be constructed in the subdivision. The amendment also identifies which lots it applies to.

**V. STAFF RECOMMENDATION:**

1. APPROVAL the amendment to the final PUD plan to allow for 5-foot side yard setbacks, and
2. APPROVAL the amendment to the Subdivision Agreement with revision as noted in staff report.

**VI. ATTACHMENTS TO REPORTS:**

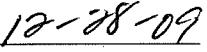
1. Vicinity Map
2. Open Space Calculations
3. Amendment to Residential Subdivision Agreement and Planned Unit Development

**VII. COPIES OF REPORT TO:**

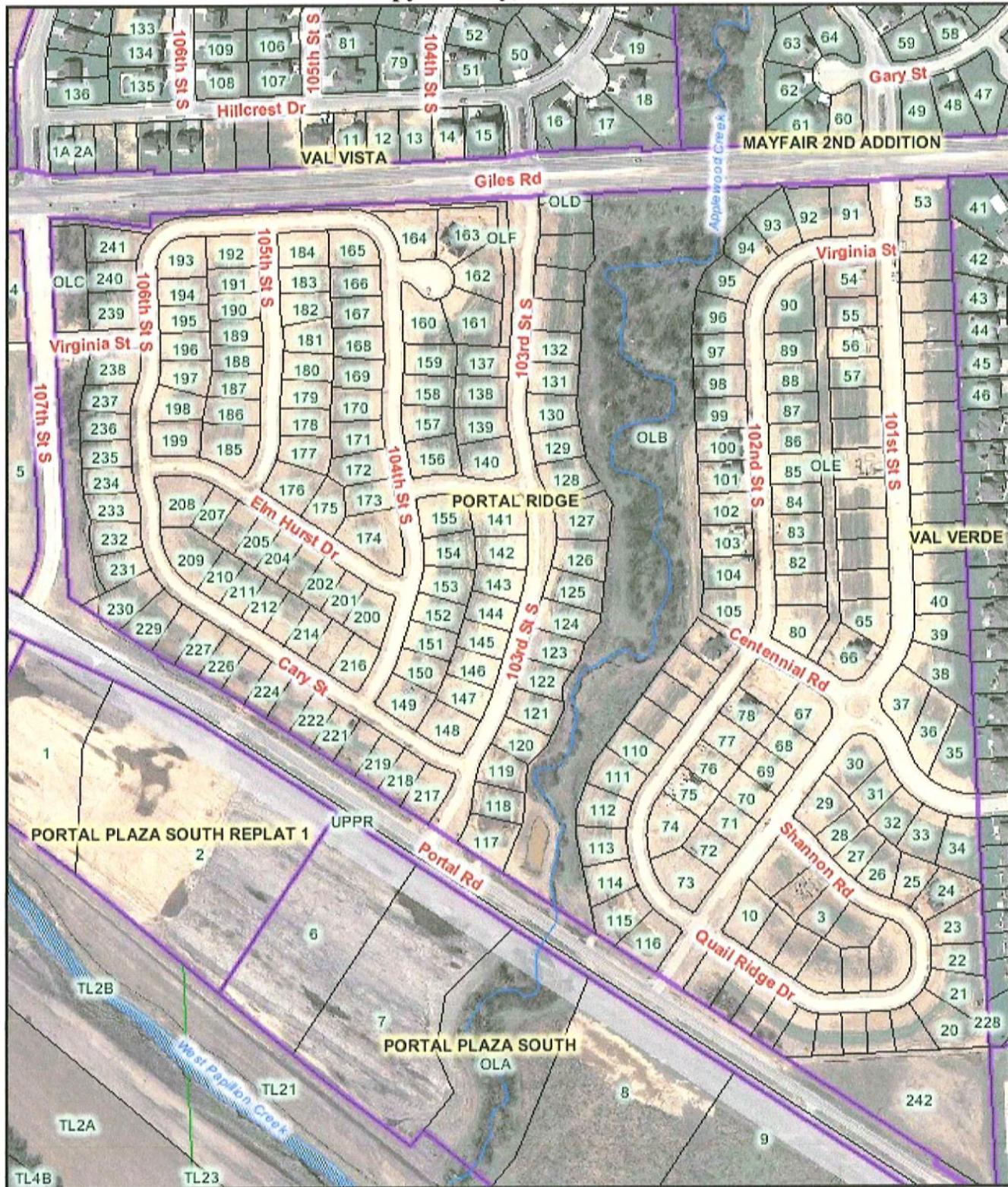
1. Tim Young, Boyer Young Development
2. John Fullenkamp, Fullenkamp, Doyle & Jobeun
3. Mark Westergard, E & A Consulting Group
4. Michelle Morehouse, 8515 S. 102<sup>nd</sup> Street
5. Public Upon Request

  
Prepared by:

  
Community Development Director

 12-28-09  
Date

## Sarpy County, Nebraska



*Disclaimer:* This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale  
1 inch = 360 feet

PORAL RIDGE OPEN SPACE CALCULATIONS  
 10/19/2009(Added Notes 11/2/09)

	ORIGINAL PLAT WITH 7' SIDEYARDS (ACRES)	2009 PUD WITH 5' SIDEYARDS (ACRES)
PARK / BUFFERS(SEE NOTE 1)	12.4	12.4
SINGLE FAMILY, TOWNHOME TO SETBACK LINES	<u>49.5</u>	<u>47.9</u>
TOTAL OPEN SPACE (X)	61.9	60.3
GROSS SITE AREA (Y)	88.5	88.5
% OPEN SPACE (X / Y)	69.94%	68.14%

NOTES

1 Parks / Buffers

Outlot A	0.869 Acres
Outlot B	9.871 Acres
Outlot C	0.514 Acres
Outlot D	0.06 Acres
Outlot E	0.697 Acres
Outlot F	<u>0.564</u> Acres
	12.575 Acres

2 To calculate the open space on lots, the front(25'), rear(25') side(5') and street side(25') setbacks were considered to be open space.

3 The gross site area is the platted tract area of Portal Ridge.

**AMENDMENT TO  
RESIDENTIAL SUBDIVISION AGREEMENT  
(Portal Ridge Subdivision)  
**PUD-1 PLANNED UNIT DEVELOPMENT****

THIS AMENDMENT TO RESIDENTIAL SUBDIVISION AGREEMENT is made and entered into by and between the CITY OF LA VISTA, NEBRASKA (hereinafter referred to as "La Vista"), SANITARY AND IMPROVEMENT DISTRICT NO. 276 OF SARPY COUNTY, NEBRASKA.

**PRELIMINARY STATEMENT**

SID #276 and La Vista did, on or about October 11, 2006 execute a Residential Subdivision "Agreement" to provide for a PUD-1 Planned Unit Development located on approximately 88.532 acres south of 101<sup>st</sup> and Giles Road to be known as Portal Ridge.

That the Portal Ridge, lots have had potential home buyers who have requested larger three car garage homes, particularly ranch style which cannot be accommodated on the said lots with the existing side yard restrictions resulting in lost sales and/or smaller homes with reduced valuations.

It is in the best interests and would be mutually advantageous to all parties to make certain amendments to the Agreement to accommodate such requests.

NOW THEREFORE, in consideration of, and based on the foregoing Preliminary Statement , the parties hereto agree that:

1. The interior side yard setback requirements set forth in paragraph 19 of the Agreement shall be amended from 7 to 5 feet on the following described lots, to-wit:

Lots 4, 10-14, 16-18, 20, 22, 25-28, 30, 32, 34, 35, 37-50, 62, 64, 67, 68, 70, 71, 73, 74, 79, 81, 83-89, 91-93, 95, 108, 110-112, 114-121, 123, 133, 135-155, 158-160, 165-184, 186-192, 194-197, 199-207, 210-230, 233-236 and 238-241 Portal Ridge, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska

2. The minimum square footage ("sf") of each residence constructed in the Portal Ridge subdivision exclusive of basements, garages and breezeways shall be as follows:

a. Ranch	1500 sf.
b. One and ½ and two story	1800 sf.

All other terms and conditions contained in the original agreement attached hereto as Exhibit "A" shall remain in full force and effect.

Executed by the City of La Vista, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

CITY OF LA VISTA, NEBRASKA

By: \_\_\_\_\_

ATTEST:

**APPROVED AS TO FORM:**

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**City Clerk**

By: \_\_\_\_\_  
City Attorney

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2009, before me a Notary Public, duly commissioned and qualified in and for said County, appeared \_\_\_\_\_, personally known by me to be the Mayor of the City of La Vista and \_\_\_\_\_, to me personally known to be the City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Amendment to Residential Subdivision Agreement, and they acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

WITNESS my hand and Notarial Seal the day and year last above written.

---

## Notary Public

**CITY OF LA VISTA, NEBRASKA**

By:

ATTEST:

APPROVED AS TO FORM:

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**City Clerk**

By: \_\_\_\_\_  
City Attorney

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2009, before me a Notary Public, duly commissioned and

qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista, and Rita Ramirez, to me personally known to be the City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Amendment to Subdivision Agreement

SANITARY AND IMPROVEMENT DISTRICT NO.  
276 OF SARPY COUNTY, NEBRASKA

By: 

Chairman

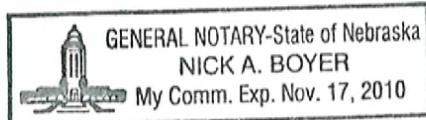
ATTEST: \_\_\_\_\_  
Clerk

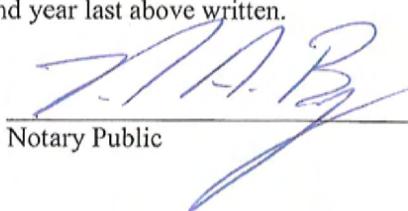
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )ss.

On this 28 day of DECEMBER, 2009, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Tim Young, personally known by me to be the Chairman of Sanitary and Improvement District No. 276 of Sarpy County, Nebraska, and \_\_\_\_\_, to me personally known to be the Clerk of said District, and the identical persons whose names are affixed to the foregoing Amendment to Subdivision Agreement, and they acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said District.

WITNESS my hand and Notarial Seal the day and year last above written.



  
Notary Public

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 5, 2010 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPLICATION FOR CUP APPROVAL— LOT 4, HARRISON HEIGHTS	◆RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

The public hearing was held by the Council at their December 1, 2009, meeting and the resolution was tabled to approve a Conditional Use Permit for Lot 4, Harrison Heights for the purpose of senior housing, generally located north and east of Gertrude Street and south of Harrison Street at 75<sup>th</sup>.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

On December 1, 2009, the Council held a public hearing to consider the following actions for Lots 13 and 14, Crestview Heights:

1. Approval of a Final PUD Plan for 112 units of senior housing with 52 garages and 75 parking stalls; 48 units of affordable senior housing with 60 parking stalls; and three buildings for commercial development totaling 20,500 square feet of commercial flex space with 102 parking stalls.
2. Approval of a Final Plat to subdivide Lots 13 and 14, Crestview Heights, into five lots for residential and commercial purposes, to be known as Lots 1 thru 5, Harrison Heights.
3. Approval of a Conditional Use Permit for 112 multiple family dwellings for seniors on proposed Lot 4, Harrison Heights.
4. Approval of a Subdivision Agreement.

All of these actions were approved by the Council with the exception of the Conditional Use Permit which was tabled pending the applicant's review of additional language proposed by the City Attorney. These revisions have now been completed and the document is attached for Council's consideration.

The property is located north and east of Gertrude Street and south of Harrison Street at approximately 75<sup>th</sup> Street. The application has been submitted by Scott Kennedy of Calamar Enterprises on behalf of the property owner, the Empire Group, LLC.

On August 4, 2009 the City Council approved an amendment to the City's Future Land Use Map to high density residential and commercial uses. A rezoning was also approved to R-3 PUD, High Density Residential Planned Unit Development, and C-2 PUD, General Commercial District Planned Unit Development to allow for senior apartments and an abutting commercial development.

This application is for a Conditional Use Permit for Lot 4, Harrison Heights, which includes 112 units of senior independent market rate housing with surface parking and 52 enclosed garages.

The property is not within the Gateway Corridor Overlay District however the applicant agreed to adopt the design guidelines as part of the PUD approval. Architectural review of the buildings and garages has been completed however minor revisions based on comments from the City's design review architect will be completed at the time of building permit review.

The Planning Commission held public hearings on September 17, 2009, and October 15, 2009, and recommended approval of the Conditional Use Permit for Lot 4, Harrison Heights.

\\Lvdcfp01\users\Administration\BRENDA\COUNCIL\09 Memos\Harrison Heights CUP.doc

**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 MULTIPLE FAMILY DWELLINGS FOR SENIORS ON PROPOSED LOT 4, HARRISON HEIGHTS

WHEREAS, Scott Kennedy of Calamar Enterprises, on behalf of the property owner, the Empire Group, LLC, has applied for a conditional use permit for the purpose of having multiple family dwellings for seniors on proposed Lot 4, Harrison Heights; 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, for the Empire Group, LLC, represented by Scott Kennedy of Calamar Enterprises for the purpose of having multiple family dwellings for seniors on proposed Lot 4, Harrison Heights.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2010.

CITY OF LA VISTA

ATTEST:

---

Douglas Kindig, Mayor

---

Pamela A. Buethe, CMC  
City Clerk

**City of La Vista  
Conditional Use Permit**

**Conditional Use Permit for Multi-family Housing, Lot 4 Harrison Heights**

This Conditional Use Permit issued this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to \_\_\_\_\_. ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate senior apartments upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 4 of Harrison Heights Subdivision, within the NE  $\frac{1}{4}$  of Section 14, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing an apartment complex for seniors **55 years of age or older** meant for independent living.; and

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 certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A" hereto for multi-family residential, specifically senior apartments for independent living, said use hereinafter being referred to as "Permitted Use or Use".

**Conditions of Permit**

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

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
  - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as "Exhibit A".
  - b. These apartments are intended for senior independent living. Apartments shall be exclusively operated for, marketed and leased to, and occupied by persons age 55 and older, except for units occupied by an on-site manager or other employee of the Owner who is under the age of 55 and performs substantial duties related to management or maintenance of the facility (and said manager's or other employee's family members residing in the same unit); or as otherwise required to provide reasonable accommodations to disabled residents under applicable laws, rules or regulations. To carry out this requirement, Owner shall:
    - (i) From time to time during this permit, adopt, publish and adhere to written rules, policies and procedures to implement and carry out said requirement in accordance with 24 CFR Section 100.36, as adopted, amended or superseded from time to time, subject to review and approval of the City

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Administrator, which approval shall not be withheld or refused so long as the rules, policies and procedures satisfy the requirements of "b" above and 24 CFR Section 100.36; and

- (ii) Take all other actions during this permit as may be required from time to time under the Federal Fair Housing Act, Housing for Older Persons Act of 1995, Nebraska Fair Housing Act, or any other applicable laws, rules or regulations, as adopted, amended or superseded from time to time, to carry out this subparagraph "b" in accordance with all applicable requirements, and specifically to qualify and continue the qualification of the facility as senior housing exempt from any applicable familial status protections.
- c. All parking for residents and visitors is to remain on-site; no on-street parking is allowed on Gertrude Street.
- d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the indoor facility, except trash receptacles and those approved in writing by the City.
- e. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
- f. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
- g. 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.
- h. 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 regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- i. Owner hereby indemnifies the City against, and holds the City 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 intentional acts or omissions, or negligence, of the owner, his 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 applicant'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. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. Construction for the use authorized by the conditional use permit must commence no later than December 31, 2010, and the premises must be ready for occupancy for the use authorized by the conditional use permit, in full compliance, with the terms of approval no later than January 31, 2012. This permit shall be void if there is a failure to begin construction or have the premises ready for occupancy for the permitted use by the specified applicable date.
- 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

**Deleted:** ¶  
Provide significant facilities and services during this permit specifically designed to meet the physical and social needs of older persons; or if such facilities or services will not be provided, Owner hereby represents and can demonstrate, if required, that such senior housing is necessary to provide important housing opportunities for older persons;

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Hanging: 0.5"

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the Use.

c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. If construction for the permitted use is not commenced on or before December 31, 2010, or if occupancy for the permitted use is not ready on or before January 31, 2012, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

6. 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.

7. 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.

**Deleted:** within one (1) year from \_\_\_\_\_, 2009

#### **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 except to the extent and for the duration specifically authorized by this permit.
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:**

**(TO BE FILLED IN)**

#### **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:

Pam Buethe  
City Clerk

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:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\\\Lvdcfp01\\users\\Community Development\\MBaker\\Planning Commission\\staff reports\\Harrison Heights\\Draft CUP.DOC



**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 5, 2010 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPROVE PROPOSAL TO PRINT AND BIND LA VISTA HISTORY BOOK	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RITA RAMIREZ ASSISTANT CITY ADMINISTRATOR

**SYNOPSIS**

A resolution has been prepared approving the proposal of Walsworth Print Group for printing and binding services associated with the publication of the City's history book in an amount not to exceed \$5,770.

**FISCAL IMPACT**

The FY 10 budget provides funds for the history book.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The City's first history book is nearly complete and ready for printing. Quotes were requested from four companies for the printing and hard-cover binding of 1,000 books. Two proposals were received; two companies did not respond.

Walsworth Print Group                    \$ 5,770

Elman & Co. Inc.                    \$13,257

The large price discrepancy is due in part to the fact that Walsworth does the binding in-house and Elman has to outsource the binding portion of the project.

We are planning to sell the books for \$20.00 each. Sales proceeds will be used to cover the cost of writing and publishing. Any proceeds over and above these costs will be used to supplement other La Vista 50 activities.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING THE PROPOSAL OF WALSWORTH PRINT GROUP FOR PRINTING AND BINDING SERVICES ASSOCIATED WITH THE PUBLICATION OF THE CITY'S HISTORY BOOK IN AN AMOUNT NOT TO EXCEED \$5,770.00.

WHEREAS, the City contracted for the writing of a history book in conjunction with the 50<sup>th</sup> anniversary of the City; and

WHEREAS, the book has been completed and is ready for publication; and

WHEREAS, quotes for printing and binding were requested from four vendors and two quotes were received; and

WHEREAS, Walsworth Print Group provided the lowest, most responsive quote.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska do hereby approve the proposal of Walsworth Print Group for printing and binding services associated with the publication of the City's history book in an amount not to exceed \$5,770.00

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2010.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
JANUARY 5, 2010 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
AUTHORIZATION TO PURCHASE — OUTDOOR MOVIE SYSTEM	◆ RESOLUTION ORDINANCE RECEIVE/FILE	KEVIN POKORNY POLICE CAPTAIN

**SYNOPSIS**

A resolution has been prepared authorizing the purchase of an outdoor movie system from Outdoor Movies, Rockville, MD, in an amount not to exceed \$16,850.

**FISCAL IMPACT**

The FY 2009/2010 Community Betterment Fund provides funding for the purchase of this equipment.

**RECOMMENDATION**

Approval

**BACKGROUND**

The staff committee formed to identify opportunities to initiate ongoing events such as community movie nights is recommending the purchase of an outdoor movie system. City Council authorized the advertisement for bids on December 1, 2009. Bids were opened on December 21, 2009; the results of the bid opening are listed below:

Outdoor Movies	\$16,580.00
SuperScreen	\$20,040.00

Staff recommends Outdoor Movies as the lowest responsible bid.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF ONE (1) OUTDOOR MOVIE SYSTEM FROM OUTDOOR MOVIES, ROCKVILLE MARYLAND, IN AN AMOUNT NOT TO EXCEED \$16,850.00

WHEREAS, the City Council of the City of La Vista has determined that the purchase of one Outdoor Movie System is necessary; and

WHEREAS, the FY09/10 Community Betterment Fund budget does include funds for the purchase of said equipment; and

WHEREAS, Outdoor Movies, Rockville Maryland, is the most responsible bidder; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secure Council approval prior to authorizing any purchase over \$5,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the purchase of one Outdoor Movie System from Outdoor Movies, Rockville Maryland, in an amount not to exceed \$16,850.00.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2010.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk

F

**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 LOCATIONS AND IN AMOUNTS CITED HEREIN.

WHEREAS, the property owners of  
10812 Harry Wantanabe Drive, Lots 43B & 44B/Brook Valley Business Park,  
\$1,107.41  
were notified to clean up their property as they were in violation of the City  
Municipal Code, Section 133.01 and the International Property Management  
Code 302.9, or the City would do so and bill them accordingly, and

WHEREAS, the property owners of said addresses chose not to clean the property, thus  
necessitating the City to do the clean up, and

WHEREAS, the City sent the property owners bills for said clean up which 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  
amounts and against the properties specified above, all located within Sarpy  
County, La Vista, Nebraska.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2010

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

---

Pamela A. Buethe, CMC  
City Clerk

Cathy,

Please bill for  
the bid amount \$ 975.00  
and P.W.'s work \$ 82.41  
Total \$ 1057.41

Graffiti IPMC 302.9  
Detacement of property

5 fragrant Waters,  
flowing Weeds, 133.01  
+  
Litter

7009 0820 0001 7684 4794

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

110.9  
Postmark  
Here

7009 HELP FOUNDATION OF OMAHA  
Street, Apt. No.  
or PO Box No. 105 N 31ST Ave STE 101  
City, State, ZIP+4  
OMAHA NE 68131

PS Form 3800, August 2006 See Reverse for Instructions



November 18, 2009

H E L P Foundation of Omaha, Inc  
105 N 31<sup>st</sup> Ave Suite 101  
Omaha, NE 68131

RE: 10812 Harry Wantanabe Dr  
Lots 43B & 44B Brook Valley Business Park

To Whom It May Concern:

On September 1, 2009, the property on Wantanabe Street in La Vista was in violation of the City of La Vista's Municipal Code, Section 133.01 and the International Property Management Code 302.9. On October 9, 2009, the Public Works Department boarded up the broken doors/windows of the former golf dome, and CJ Services, which was contracted by the City, removed graffiti, removed debris, and mowed and trimmed. The cost of \$1,107.41 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
La Vista Public Works – Boarding up Broken Windows/Doors		
Two Workers, 1 Hour Each		57.16
Equipment Cost		25.00
Material		.25
CJ Services – Graffiti Removal, Debris Clean-up, Mowing, and Trimming		
Total Cost to City		975.00
<b>TOTAL</b>	\$	<b><u>1,107.41</u></b>

Please remit \$1,107.41, 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 January 5, 2010, 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,

Pamela A. Buethe, CMC  
City Clerk

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

October 26, 2009

TO: Valerie Houloose  
Code Enforcement

FR: Joe Soucie  
Public Works Director

RE: Commercial Property Clean-Up  
10812 Harry Watanabe Dr. - former Golf Dome

The following is a list of the expenses incurred by the Public Works Department on October 9, 2009 while boarding up the broken doors/windows of the former golf dome at 10812 Harry Watanabe Dr. per your request.

**LABOR:**

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	\$26.49	1	\$26.49
Employee #2	\$30.67	1	\$30.67
<b>TOTAL</b>			<b>\$57.16</b>

**EQUIPMENT:**

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
(1) 1 ton pickup #1116	\$25.00	1	\$25.00
<b>TOTAL</b>			<b>\$25.00</b>

**MATERIALS:**

6 X 3 - 1/2" Plywood - surplus at P.W. shop	\$0.00
1 X 6 - 1/2" Plywood - surplus at P.W. shop	\$0.00
Screws - taken from stock	\$0.25
<b>TOTAL</b>	<b>\$0.25</b>

**TOTAL LABOR, EQUIPMENT and MATERIALS:** **\$82.41**

11/16/09 Original paperwork has been misplaced at this point. Cannot process without the letter that was sent to the owner. The first portion was paid out by using a Requisition; the paperwork is not with the requisition.

4181	10/20/09	97808	097808
CJ SERVICES			
GL ACCT NO	REFERENCE		NET
01.18.0505	-----	-----	-----
57719	PROPERTY CLEAN UP@10812	HARRY	975.00

CHECK TOTAL: \* \* \* \* \* 975.00

LA VISTA, NEBRASKA

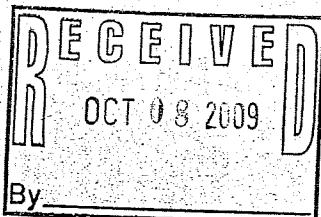
RECEIVED  
OCT 09 2009

057719

**INVOICE**



CITY OF LA VISTA  
8116 PARK VIEW BOULEVARD  
LA VISTA NE 68128  
402-331-4343



## VENDOR:

4181 CJ SERVICES  
7013 NORTH 87TH STREET  
OMAHA NE 68122

## DELIVER TO:

CITY HALL  
8116 PARK VIEW BLVD  
LA VISTA, NE 68128

57719

## VENDOR INSTRUCTIONS AND CONDITIONS:

1. SHIP AND MARK SHIPMENT AS SHOWN IN "DELIVER TO".
2. MAIL INVOICE AND RELATED CORRESPONDENCE AS SHOWN IN "DELIVER TO".
3. THIS ORDER IS SUBJECT TO THE TERMS, CONDITIONS AND SPECIFICATIONS STATED ON THE FACE AND BACK HEREOF AND ANY ATTACHMENTS HERETO.

FISCAL YEAR: 2010

DEPARTMENT: 18

ORDERED BY: SD

Date Ordered: 10/07/09 Delivery Date: 10/07/09

QTY	GL ACCOUNT	DESCRIPTION	PRICE	AMOUNT
1.00	01 18 0505	PROPERTY CLEAN UP@10812 HARR	975.00	975.00
			TOTAL	975.00
			=====	=====

Purchase order number must appear on all invoices submitted for payment.

Need Deck # New

## COMMUNITY DEVELOPMENT REQUISITION PROCESS

(sdennis...forms/cd requisition process)

Requested By:	<u>Valerie Houlose</u>	Request Date:	<u>10/1/09</u>
Vendor ID#	<u>4481</u>	Vendor Name:	<u>CJ Complete Services</u>
Vendor Address:	<u>1013 N. 87th St. Omaha 68122</u>		
Items Requested:			
Qty	Description	Price/each	Ext. Price

Disapproved

Approved

**Ext. Price**

Price/each

Qty      Description

1) Clean up @ 10812 Hwy Watermilk 9/15 02  
On

**Please add these comments to the Requisition:** Eight Companies were contacted: only one came back with a bid by the deadline which was 9/29/09, end of business day. One other bid came in after the deadline but CTS will do entire project whereas Randy's Lawn Care will only do the mowing.

Requisition processed by:

Date: 10/7/9

\* \* \* \* \*

Dept. Head Signature:

Dated: 10-5-09

Dated: 10-5-09

SI Account Code/s: 01-16-1505  
Date: \_\_\_\_\_

06-10 Dent # 18

Purchase Order (purple) from AP reviewed by:

Date: 10/8/9

If APPROVED: Staple the two and forward to Accts Payable

If NOT APPROVED/invoice is different from PO): Dept. Signature is required on invoice and stamp approved and send to

### Accts Payable

PO00DR011 Wed Oct 1, 2009 12:30 PM  
02.06.09 POSTING DATE: 10/07/2009

\*\*\*\* CITY OF LA VISTA \*\*\*\*  
PURCHASE ORDER POSTING JOURNAL

OPER: SD  
JRNL:7346

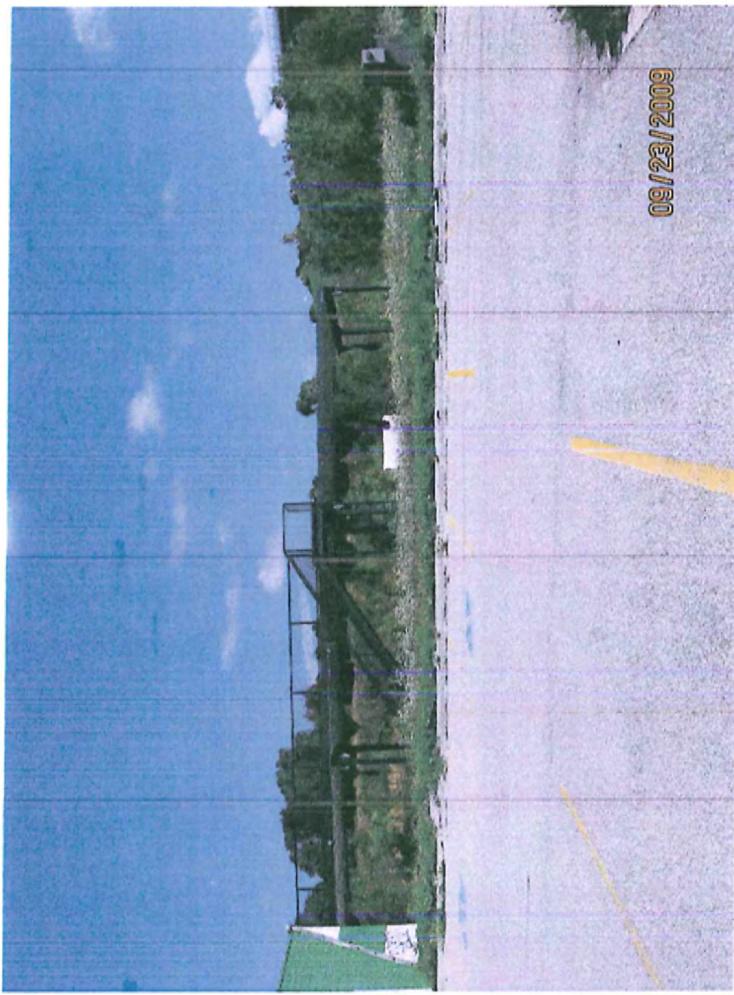
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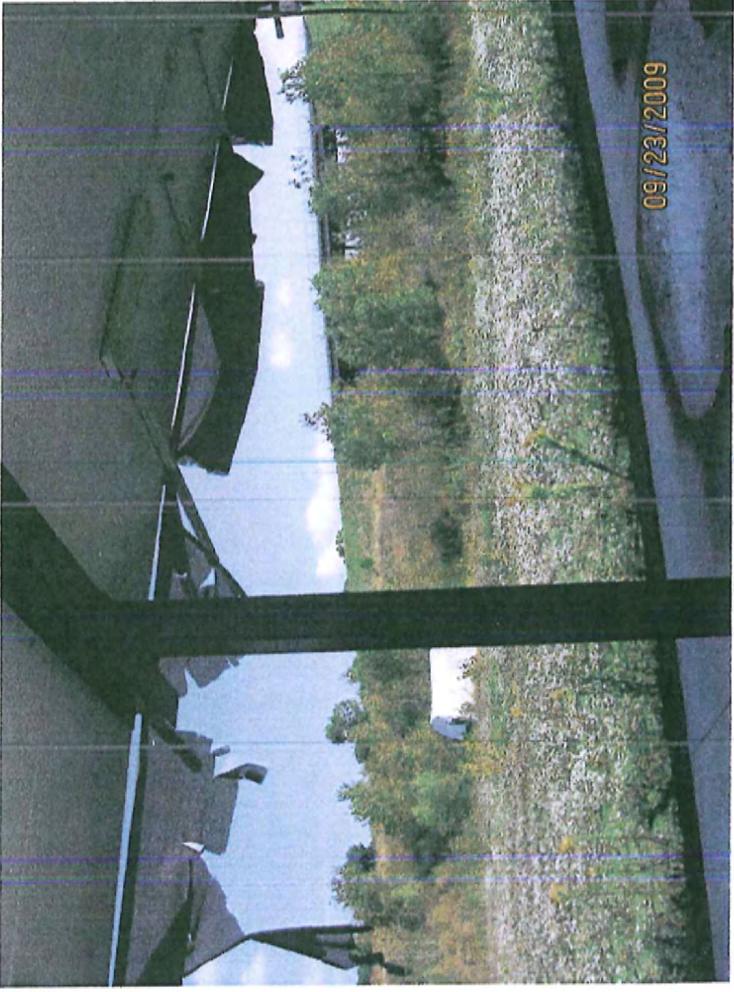
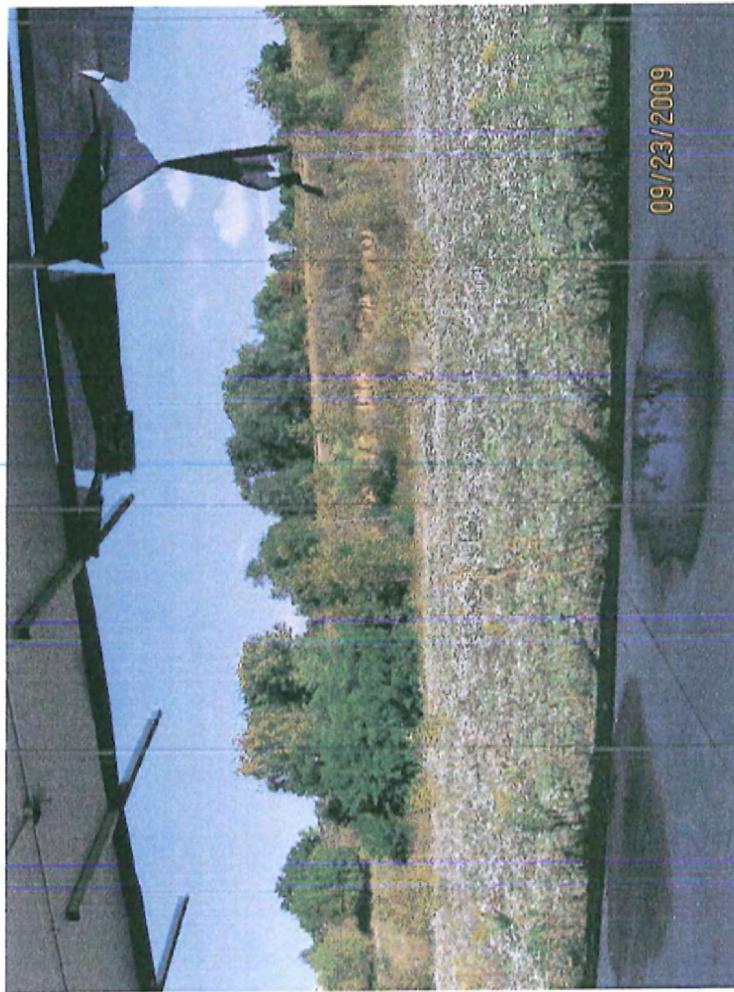
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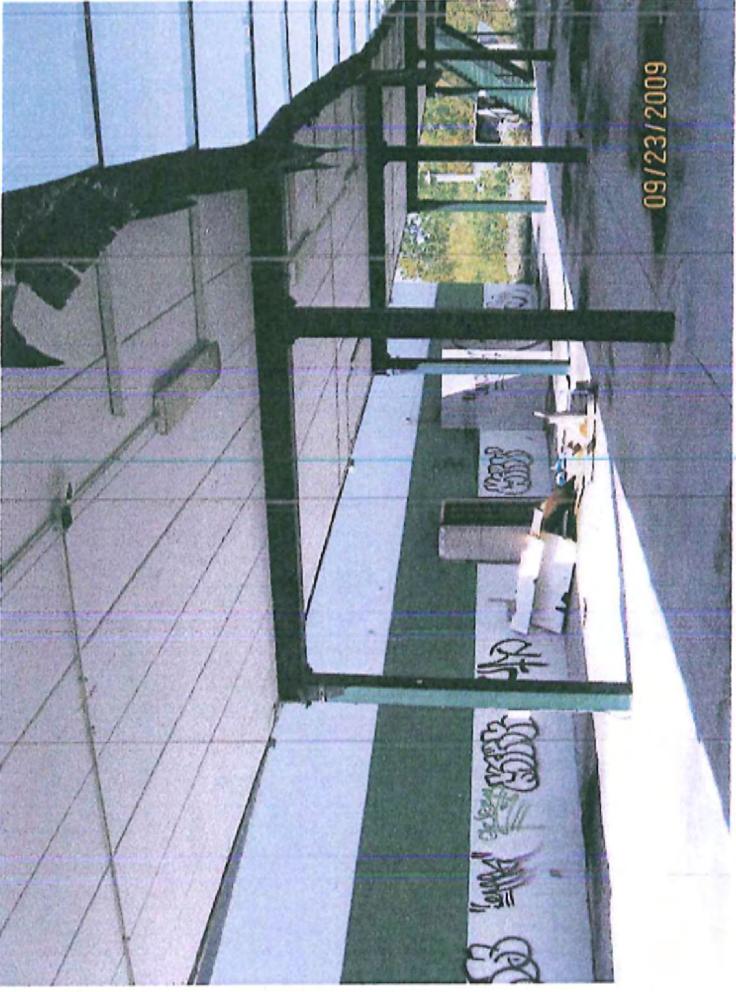
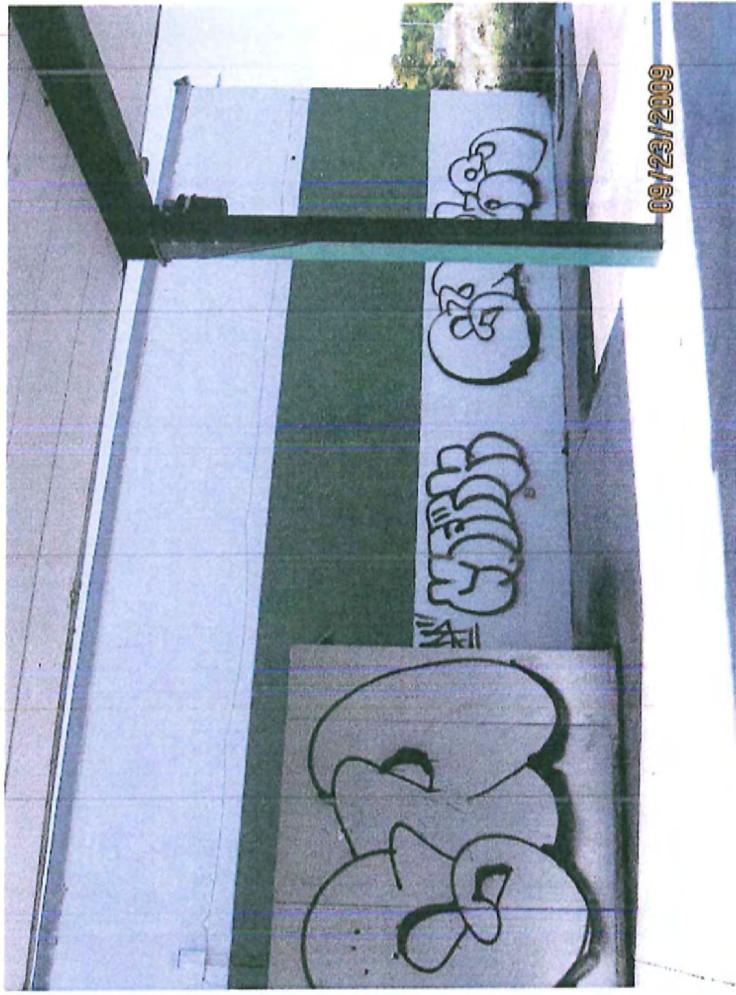
NEW REQUISITION

425098 4181 CJ SERVICES (402)305-3114 UPON RCPT BEST WAY 10/07/09 10/07/09 CITY HALL  
7013 NORTH 87TH STREET  
OMAHA NE 68122  
8116 PARK VIEW BLVD  
LA VISTA, NE  
68128

LNE STOCK NUMBER	DESCRIPTION/REFERENCE		VEN STK NO/MANU NO	TAX MSDS LOC	QUANTITY UM	PRICE	EXT PRICE
1 *	PROPERTY CLEAN UP@10812 HARRY WATANABE DRIVE 01.18.0505			N	1.00 EACH	975.0000	975.00
POST TOTAL	WEIGHT	.00	LINES	1 QUANTITY	1.00	TOTAL PRICE	975.00
RQ TOTAL	WEIGHT	.00	LINES	1 QUANTITY	1.00	TOTAL PRICE	975.00
REPORT TOTAL	WEIGHT	.00	LINES	1 QUANTITY	1.00	TOTAL PRICE	975.00
ALL TOTAL	WEIGHT	.00	LINES	1 QUANTITY	1.00	TOTAL PRICE	975.00

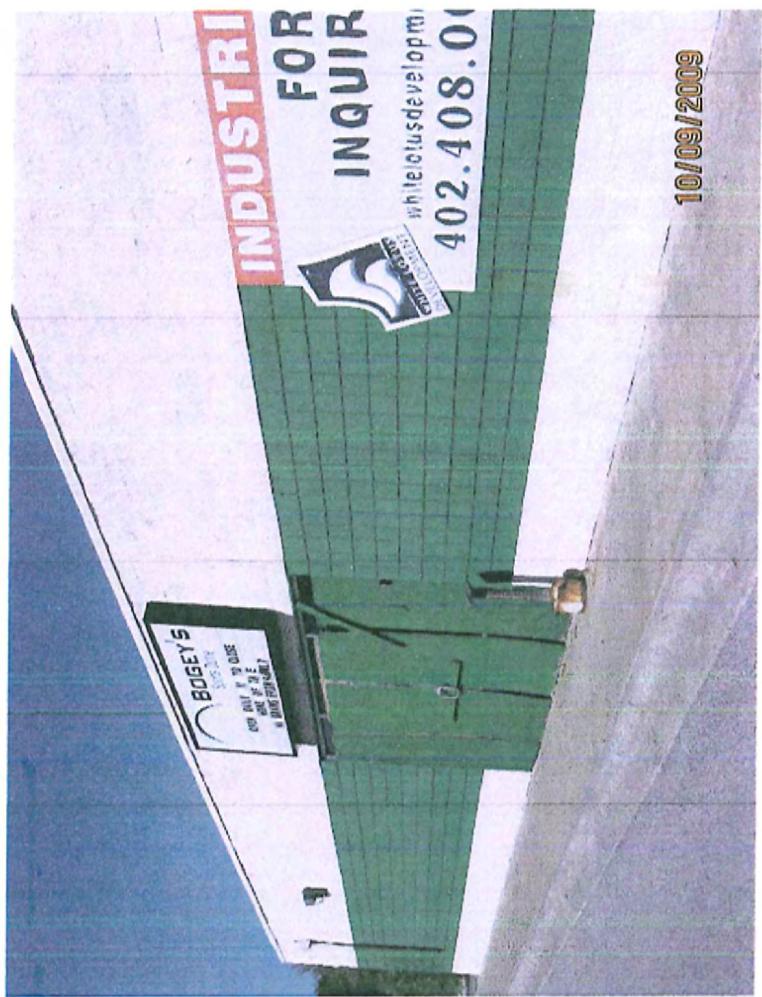








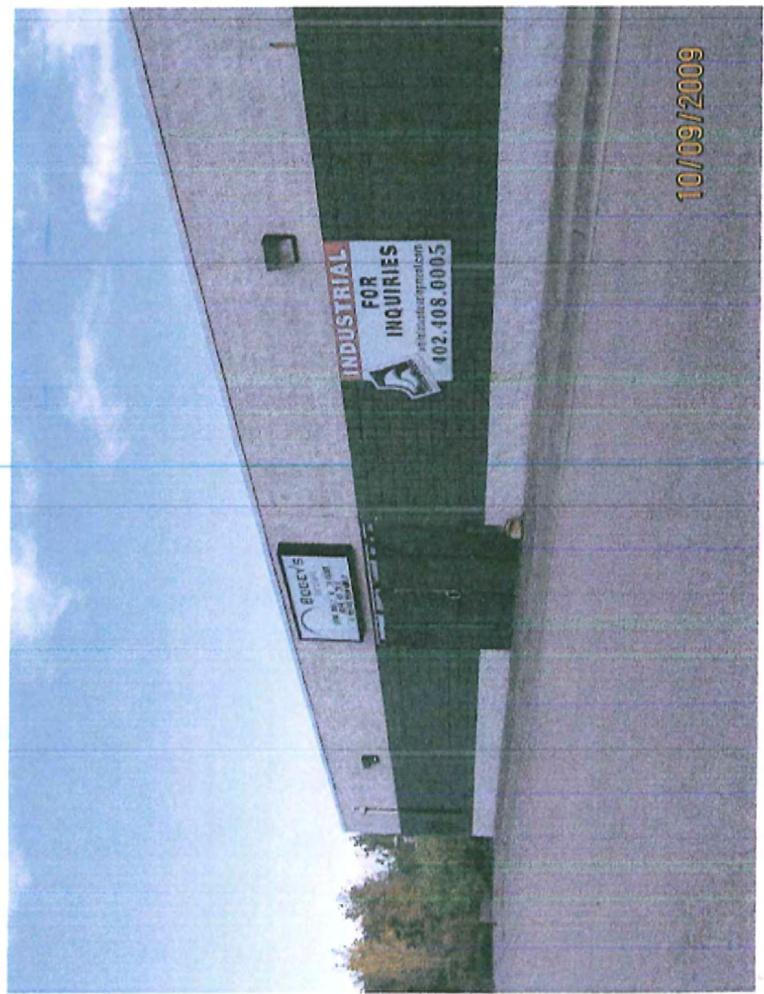
10/09/2009

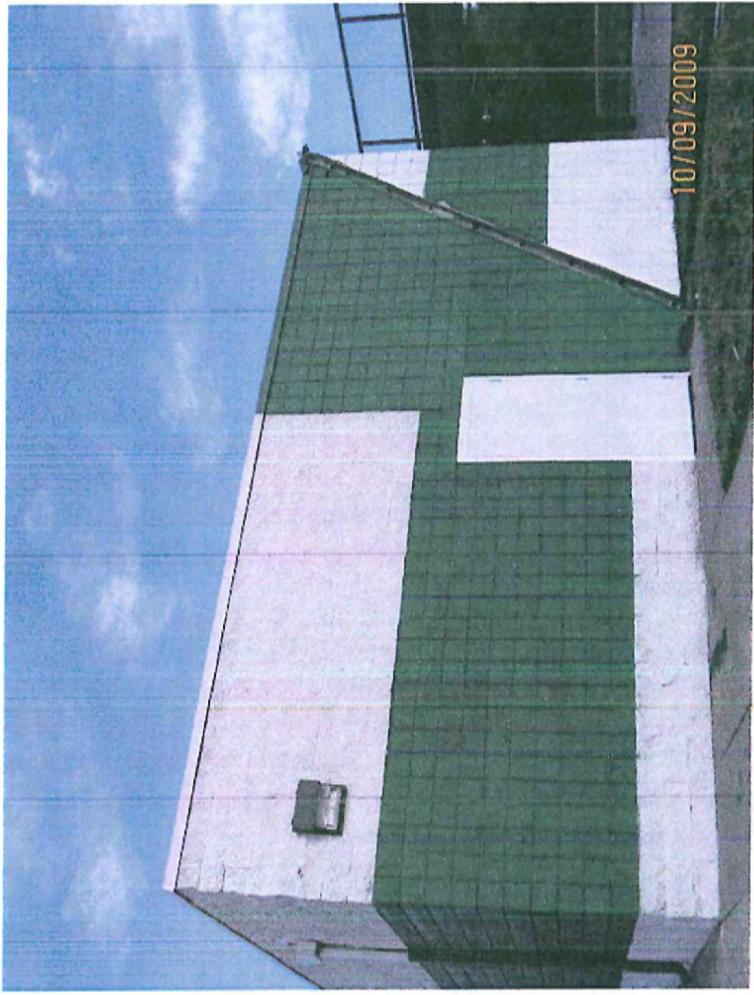


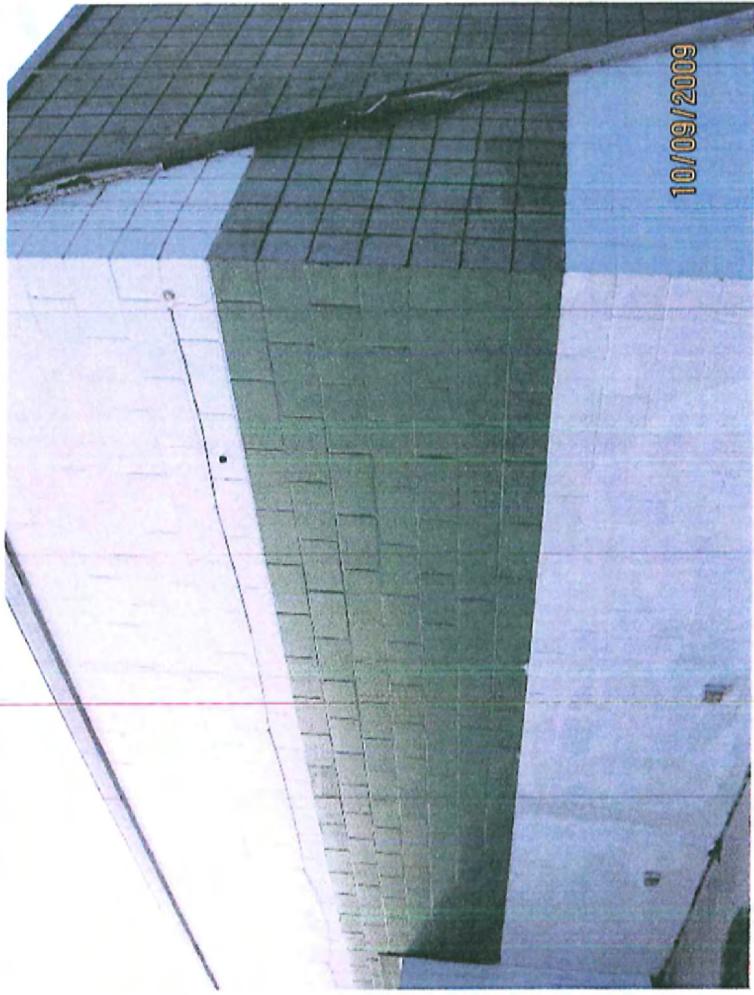
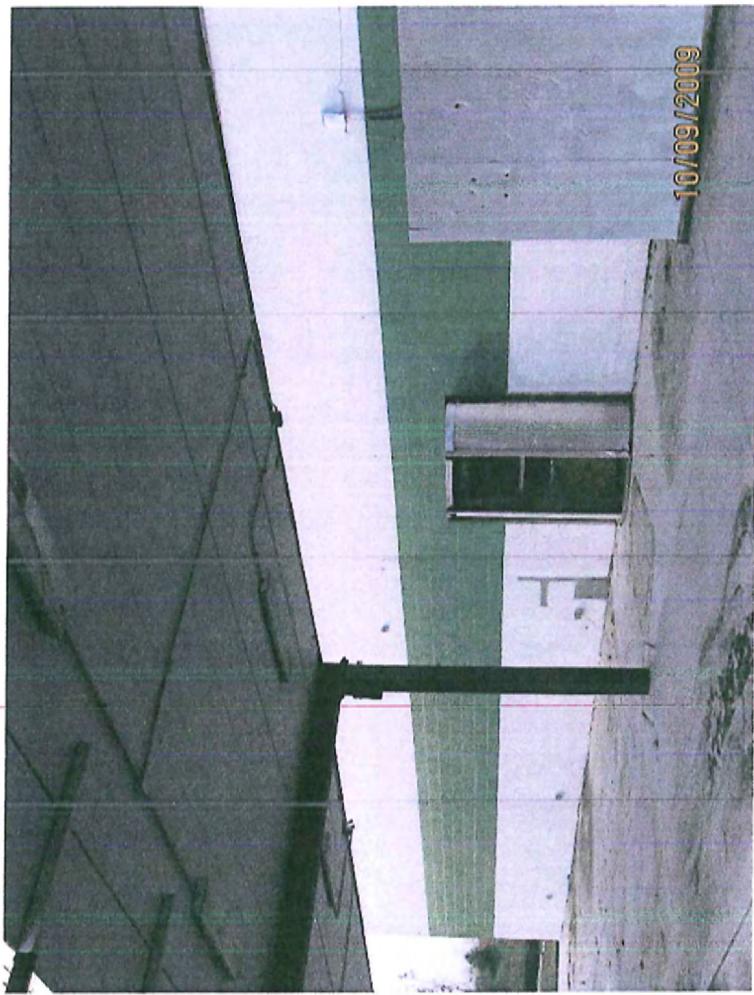
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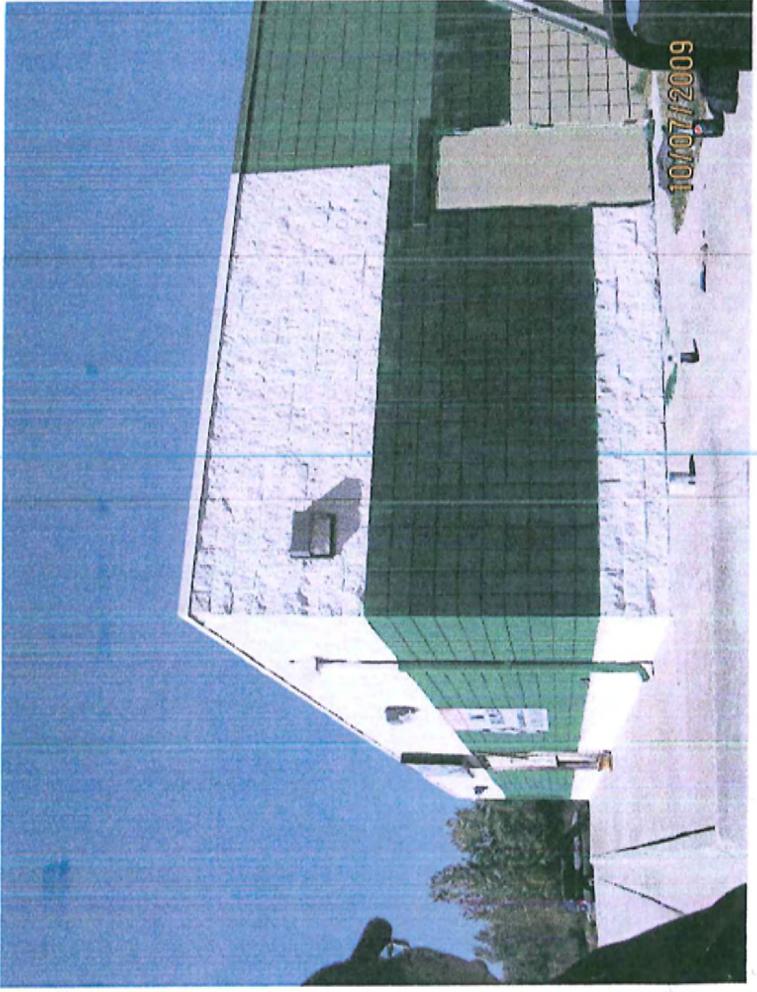
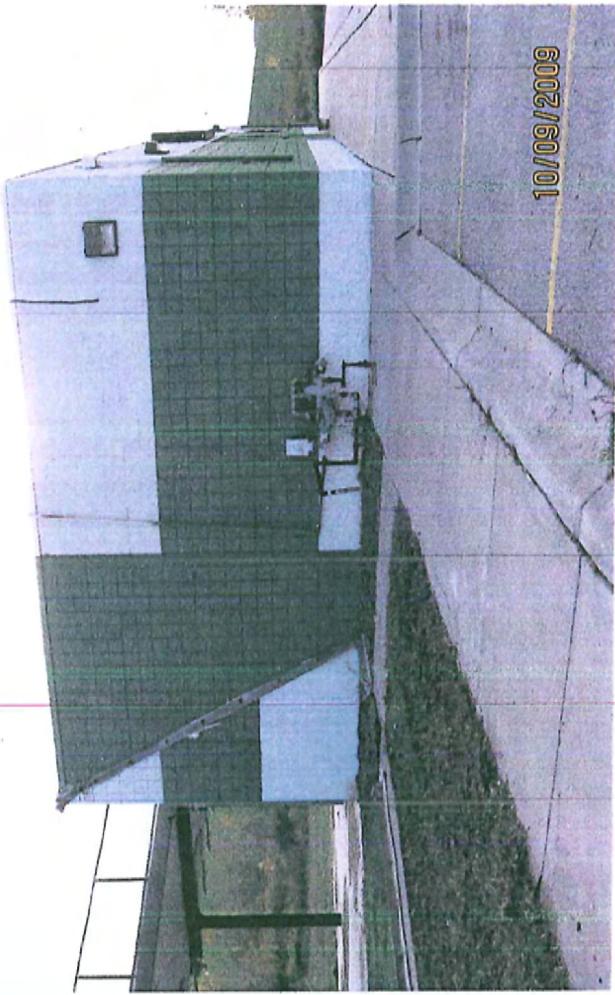


10/09/2009



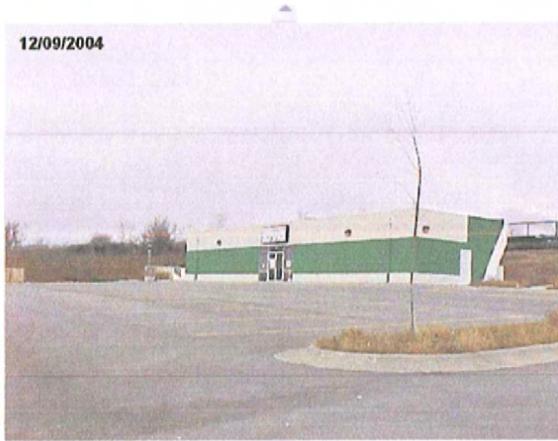






**Active**

Parcel Number: 011331445  
 Location: 10812 HARRY WANTANABE DR  
 Owner: H E L P FOUNDATION OF OMAHA INC  
 C\O  
 Mail Address: 105 N 31ST AVE STE 101  
 OMAHA NE 68131-  
 Legal: LOTS 43B & 44B BROOK VALLEY  
 BUSINESS PARK  
 Tax District: 27044  
 Map #: 2959-17-0-60574-000-0055



Click Picture/Sketch for Larger View.

Commercial Information for 1 January Roll Year 2009

Improvement Information

Business Name: H E L P/WHITE DOME/BOGEY'S SPORT DOME  
 Primary Description: TAVERN/BAR  
 Commercial units: 1  
 Lot Sqft: 151370  
 Total Area: 2520

Building Information

Bldg #	Built	STORIES	Total Area	Ext Wall	DESCRIPTION
1	1998	1	2520	SYNTHETIC PLASTER ON RIGID INSULATION	TAVERN/BAR

Refinements

Bldg #	Sec #	Code	Description	Sqft or Quantity
1	2	ASP	ASPHALT PAVING SF	27048
1	2	CON	CONCRETE SLAB SF	6603
1	2	CCB	CONCRETE CURB LF	276
1	2	LPO	LIGHT POLES LF	80
1	2	LPF	LIGHT FIXTURES	2

Sales Information (Updated 11/16/2009)

Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
8/19/2003 2003-48260	G-ZONE ENTERPRISES LLC C/O PEOPLES NATIONAL BANK P O BOX 557 COUNCIL BLUFFS IA 51502-0557	H E L P FOUNDATION OF OMAHA INC 105 N 31ST AVE OMAHA NE 68131-	\$399,000	\$399,000
10/17/1997 1997-23458	BROOK VALLEY LIMITED PARTNERSHIP	G-ZONE ENTERPRISES LLC	\$326,637	\$1,217,697

Valuation Information

Valuation  
 PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2009	\$378,425	\$1,575	\$0	\$380,000	NO
2008	\$378,425	\$1,575	\$0	\$380,000	NO
2007	\$378,425	\$1,575	\$0	\$380,000	NO
2006	\$378,425	\$1,575	\$0	\$380,000	NO
2005	\$378,425	\$1,575	\$0	\$380,000	NO