



CITY OF LA VISTA

CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO SHAWN DOOLING, of the La Vista Police Department, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Shawn Dooling, has served the City of La Vista since April 18, 2005, and

WHEREAS, Shawn Dooling'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 Shawn Dooling on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 20TH DAY OF APRIL, 2010.

Douglas Kindig, Mayor

Ronald Sheehan
Councilmember, Ward I

Brenda L. Carlisle
Councilmember, Ward I

Mike Crawford
Councilmember, Ward II

Terrilyn Quick
Councilmember, Ward II

Mark D. Ellerbeck
Councilmember, Ward III

Alan W. Ronan
Councilmember, Ward III

Kelly R. Sell
Councilmember, Ward IV

Anthony J. Gowan
Councilmember, Ward IV

ATTEST:

Pamela A. Bueth, CMC
City Clerk





CITY OF LA VISTA

CERTIFICATE OF APPRECIATION

A CERTIFICATE OF APPRECIATION PRESENTED TO MARK HARDESTY, of the La Vista Police Department, FOR 5 YEARS OF FAITHFUL AND EFFICIENT SERVICE TO THE CITY OF LA VISTA.

WHEREAS, Mark Hardesty, has served the City of La Vista since April 18, 2005, and

WHEREAS, Mark Hardesty'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 Mark Hardesty on behalf of the City of La Vista for 5 years of service to the City.

DATED THIS 20TH DAY OF APRIL, 2010.

Douglas Kindig, Mayor

Ronald Sheehan
Councilmember, Ward I

Brenda L. Carlisle
Councilmember, Ward I

Mike Crawford
Councilmember, Ward II

Terrilyn Quick
Councilmember, Ward II

Mark D. Ellerbeck
Councilmember, Ward III

Alan W. Ronan
Councilmember, Ward III

Kelly R. Sell
Councilmember, Ward IV

Anthony J. Gowan
Councilmember, Ward IV

ATTEST:

Pamela A. Buethe, CMC
City Clerk





ARBOR DAY PROCLAMATION

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

NOW, THEREFORE, I, Douglas Kindig, Mayor of the City of La Vista, do hereby proclaim Friday, April 30, 2010 as ***Arbor Day*** in the City of La Vista, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to plant trees to promote the well-being of this and future generations.

DATED THIS 20TH DAY OF APRIL, 2010.



Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



***PROCLAMATION
NATIONAL VOLUNTEER WEEK 2010***

WHEREAS, volunteering of ones time and resources is an essential part of our country's tradition and is essential to its spirit; and

WHEREAS, it is ever more in evidence that our nation's greatest resource is its people; and

WHEREAS, volunteerism is increasingly recognized as a central partner with government, education, and industry in doing the work of our nation; and

WHEREAS, volunteerism directly reflects the democratic principles upon which this nation was founded in that everyone, regardless of circumstance or station or factors of race, age, sex, or creed can volunteer; and

WHEREAS, we are seeking even more contributions of human resources in volunteerism and better application of these valuable contributions.

NOW, THEREFORE, I, Douglas Kindig, Mayor of the City of La Vista, wish to honor and to thank the dedicated citizens of the City of La Vista who give so freely of their valuable time, energy, and abilities by proclaiming the week of April 18-24, 2010 as **National Volunteer Week** in La Vista. And in doing so, I call on all citizens to help renew and sustain the spirit and vitality of this great nation by committing a portion of their time in addressing the needs of their community through voluntary action.

IN WITNESS WHEREOF, I have set my hand and caused the official Seal of the City of La Vista to be affixed this 20th day of April, 2010.



Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

MINUTE RECORD

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

LA VISTA CITY COUNCIL MEETING April 6, 2010

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 April 6, 2010. Present were Councilmembers: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Absent: None. Also in attendance were City Attorney McKeon, City Engineer Kottmann, City Administrator Gunn, Assistant City Administrator Ramirez, City Clerk Buethe, Library Director Barcal, Police Chief Lausten, Fire Chief Uhl, Recreation Director Stopak, Finance Director Lindberg, Community Development Director Birch, 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 March 25, 2010. 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 an expanded opportunity for public comment on the agenda items.

SERVICE AWARDS – RICK ROY, SR. AND RYAN SOUTH – 5 YEARS; RANDY RUHGE AND BRAD WOOD – 10 YEARS

Mayor Kindig recognized Rick Roy, Sr. and Ryan South for 5 years of service to the City and Randy Ruhge and Brad Wood for 10 years of service to the City.

PROCLAMATIONS – NATIONAL LIBRARY WEEK AND NATIONAL KITE FLYING MONTH

Mayor Kindig read a proclamation declaring April 11th through April 17th as National Library Week, which was presented to Library Director Barcal. Mayor Kindig read a proclamation declaring April as National Kite Flying Month.

APPOINTMENT – JEFF SCHOVANEC – CITIZEN ADVISORY REVIEW COMMITTEE – FILL VACANCY

Mayor Kindig stated that with the approval of Council he would like to appoint Jeff Schovanec to the Citizen Advisory Review Committee to fill a vacancy. Councilmember Sell motioned the approval, seconded by Councilmember Quick. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

A. CONSENT AGENDA

1. APPROVAL OF THE AGENDA AS PRESENTED
2. APPROVAL OF CITY COUNCIL MINUTES FROM MARCH 16, 2010
3. APPROVAL OF LIBRARY ADVISORY BOARD MINUTES FROM JANUARY 14, 2010
4. APPROVAL OF CIVIL SERVICE COMMISSION MINUTES FROM MARCH 11, 2010
5. PAY REQUEST NO. 11 FROM EDAW/AECOM - 84TH STREET REDEVELOPMENT
VISION - \$3,341.28
6. APPROVAL OF CLAIMS

Councilmember Carlisle made a motion to approve the consent agenda. Seconded by Councilmember Quick. Councilmember Gowan 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, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

84TH STREET CAFÉ, Supplies	346.38
ACTION BATTERIES, Vehicle Supplies	90.95
ACW MANUFACTURING, Bldg & Grnds	70.00
AIR POWER, Bldg & Grnds	225.49
ALAMAR UNIFORMS, Wearing Apparel	16.88

MINUTE RECORD

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

April 6, 2010

AMERICAN FENCE, Bldg & Grnds	701.48
AMSAN, Contract Services	161.61
ARAMARK UNIFORM SERVICES, Contract Services	424.91
ASPHALT & CONCRETE MATERIALS, Street Maint.	901.58
BADGER BODY, Vehicle Maint.	28.08
BAKER & TAYLOR BOOKS, Books	1,588.11
BARCAL, ROSE, Travel	198.00
BCDM-BERINGER CIACCIO DENNELL, Professional Services	1,725.00
BCR-BIBLIOGRAPHICAL, Contract Services	23.97
BEACON BUILDING SERVICES, Contract Services	6,712.00
BEAUMONT, MITCH, Travel	99.50
BENNINGTON EQUIPMENT, Vehicle Maint.	886.79
BENSON RECORDS, Contract Services	53.92
BETTER BUSINESS EQUIPMENT, Rentals	46.30
BLACK HILLS ENERGY, Utilities	4,095.67
BOBCAT, Vehicle Maint.	31.00
BOB'S RADIATOR REPAIR, Vehicle Maint.	104.50
BRENTWOOD AUTO WASH, Vehicle Maint.	120.00
BUETHE, PAM, Travel/Phone/Supplies/Postage	546.52
BUILDERS SUPPLY, Bldg & Grnds/Vehicle Maint.	1,047.16
BURCAW, LAURIE, Books	10.39
C E SMITH CABINETS, Bldg & Grnds	5,464.51
CALENTINE, JEFFREY, Phone	30.00
CALLAWAY GOLF, Pro Shop	671.88
CAROLINA CUSTARD, Permit Refund	30.00
CAVLOVIC, PAT, Wearing Apparel	120.00
CDW GOVERNMENT, Equipment	5,937.41
CHOQUETTE, ALYSA, Refund	4.99
CITY OF OMAHA, Contract Services	45,029.30
COLOMBO/HELPS COMPANY, Concessions	137.17
COMP CHOICE, Professional Services	349.50
CORNHUSKER INTL TRUCKS, Vehicle Maint.	95.76
COX, Contract Services	179.15
D & D COMMUNICATIONS, Wearing Apparel	973.25
DAVIDSON TITLE, Books	73.36
DEMCO, Supplies	928.93
DENNE, STACY, Books	11.99
DHS SYSTEMS, Squad Supplies	186.51
DISPLAY SALES, LV50 Banners	11,285.00
ELECTRIC FIXTURE & SUPPLY, Bldg & Grnds	152.10
ELECTRONIC ENGINEERING, Vehicle Maint.	76.91
ELLIOTT EQUIPMENT, Vehicle Maint.	387.28
EMERGENCY SERVICES MKTG, Contract Services	800.00
FAMILY CHRONICLE, Books	20.00
FARQUHAR, MIKE, Auto Allowance	100.00
FEDEX, Postage	6.00
FILTER CARE, Vehicle Maint.	168.40
FITZGERALD SCHORR BARMETTLER, Professional Services	48,453.69
FITZGERALD, MIKE, Contract Services	16.00
FORT DEARBORN LIFE INSURANCE, Employee Benefits	1,235.00
FROELICH, RORY, Auto Allowance	100.00
FUTUREWARE DISTRIBUTING, Contract Services	9.00
G I CLEANER & TAILORS, Uniform Cleaning	182.80
GALE, Books	95.19
GALLS, Wearing Apparel	75.46
GCR OMAHA TRUCK TIRE CENTER, Vehicle Supplies	421.55
GOLDMAN, JOHN, Phone	85.00
GREAT PLAINS GFOA, Training	100.00
GREAT PLAINS UNIFORMS, Wearing Apparel	25.00
GROSSENBACHER BROTHERS, Supplies	253.00
GUNN, BRENDA, Travel/Phone	201.00
H & H CHEVROLET, Vehicle Maint.	53.38
HARM'S CONCRETE, Sewer Repair	136.00
HEARTLAND PAPER, Supplies	100.00
HELGET GAS PRODUCTS, Squad Supplies	73.00
HOBBY LOBBY STORES, Supplies	153.49
HOLIDAY INN, Travel	140.00

MINUTE RECORD

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

April 6, 2010

HOME DEPOT, Supplies	183.97
HY-VEE, Supplies	386.58
INLAND TRUCK PARTS, Vehicle Maint.	179.10
INTERSTATE ALL BATTERY, Batteries	119.90
IPMA, Dues	360.00
J Q OFFICE EQUIPMENT, Supplies/Contract Services	918.53
JONES, JESSICA, Books	4.99
KALLEMEYN, LARRY, Movie Night	1,300.00
KINDIG, DOUGLAS, Phone	80.00
KLINKER, MARK, Professional Services	200.00
KRIHA FLUID POWER, Winter Maint.	80.97
KUSTOM SIGNALS, Batteries	19.13
LA VISTA COMMUNITY FOUNDATION, Payroll Deduction	50.00
LA VISTA FIREFIGHTERS, Donation	250.00
LAUGHLIN, KATHLEEN, Payroll Withholdings	1,618.00
LEAGUE OF NEBRASKA MUN, Training	708.00
LIBRARY STORE, Supplies	62.48
LINDSEY ENTERPRISES, Refund	175.00
LINWELD, Supplies	80.28
LITTLE, TROY, Travel	264.00
LUKASIEWICZ, BRIAN, Phone	50.00
MAPA, Travel	60.00
MARKOWSKY, THOMAS, Travel	264.00
MARSHALL CAVENDISH CORP, Books	117.52
MATT FRIEND TRUCK EQUIPMENT, Vehicle Maint.	198.25
MATT PARROTT AND SONS, Printing	540.28
MENARDS, Bldg & Grnds	2,139.00
METRO AREA TRANSIT, Contract Services	516.00
METRO COMMUNITY COLLEGE, Utilities/Contract Services	17,086.88
MICHAEL TODD AND COMPANY, Vehicle Maint.	1,130.58
MID AMERICA PAY PHONES, Phone	50.00
MIDLANDS LIGHTING & ELECTRIC, Bldg & Grnds	70.07
MIDWEST TURF & IRRIGATION, Bldg & Grnds	254.93
MILLER BRANDS, Concessions	91.50
MR CHEF, LV50 Employee Activity	800.00
MUD, Utilities	1,420.41
N U DRYWALL, Contract Services	3,035.00
NATIONAL PAPER, Supplies	53.74
NE DEPT OF REVENUE, Contract Services	100.00
NEBRASKA APA CHAPTER, Training	80.00
NEBRASKA MEDICAL CENTER, Contract Services	335.16
NEBRASKA MUNICIPAL CHIEFS ASSN, Dues	50.00
NEBRASKA TURFGRASS ASSOCIATION, Dues	250.00
NEBRASKA WELDING, Bldg & Grnds	277.00
NEXTEL, Phone	693.56
NIKE USA, Pro Shop	721.23
NLA-MEMBERSHIPS, Dues	100.00
NOBBIES, Supplies	26.57
NP DODGE MGMT, Contract Services	15.00
NPZA-NE PLANNING/ZONING ASSN, Training	210.00
NUTS AND BOLTS, Vehicle Maint.	43.45
OFFICE DEPOT, Supplies	911.84
O'KEEFE ELEVATOR, Bldg & Grnds	637.00
OMAHA WINNELSON, Bldg & Grnds	28.60
OMAHA WORLD HERALD, Legal Advertising	1,209.46
OMB EXPRESS POLICE SUPPLY, Postage	8.99
OPPD, Utilities	1,650.13
O'REILLY AUTOMOTIVE, Vehicle Maint.	641.31
ORIENTAL TRADING, Supplies	43.90
ORIZON CPAS, Professional Services	16,100.00
PARAMOUNT LINEN & UNIFORM, Uniform Cleaning	607.29
PAYLESS OFFICE PRODUCTS, Supplies	605.38
PELAN, ANGELA, Refund	13.96
PERFORMANCE CHRYSLER JEEP, Vehicle Maint.	105.60
PERFORMANCE DODGE, Vehicles	63,928.00
PITNEY BOWES, Supplies	221.00
PRECISION INDUSTRIES, Vehicle Maint.	127.61

MINUTE RECORD

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April 6, 2010

PREMIER-MIDWEST BEVERAGE, Concessions	91.50
PRINCIPAL LIFE-FLEX SPENDING, Employee Benefits	229.50
PROGRESSIVE BUSINESS, Contract Services	335.00
PRO-SIGN & SCREEN PRINTING, Permits	250.00
PROSOURCE, Dues	25.00
QUALITY BRANDS, Concessions	371.80
QUALITY INN, Travel	243.80
QWEST, Phone	1,160.46
RAINBOW GLASS & SUPPLY, Bldg & Grnds	48.00
RAMIREZ, RITA, Phone	43.00
RECORDED BOOKS, Media	734.43
REGAL AWARDS, Supplies	19.34
RUSTY ECK FORD, Vehicle Maint.	101.99
SAM'S CLUB, Supplies	719.24
SAPP BROS PETROLEUM, Vehicle Supplies	492.50
SARPY COUNTY COURTHOUSE, Contract Services	3,495.03
SARPY COUNTY REGISTER OF DEEDS, Legal Advertising	202.00
SCHOLASTIC BOOK FAIRS, Summer Reading	150.95
SINNETT, HELEN, Supplies	30.00
SINNETT, JEFF, Travel	22.53
SMITH, LI ANN, Refund	13.96
SOFTCHOICE CORPORATION, Equipment	658.35
SOLBERG, CHRISTOPHER, Travel	188.27
SOUCIE, JOSEPH, Travel/Phone	111.25
SPRINT, Phone	119.91
STERIL MANUFACTURING, Repair	226.00
STEVENS, MARK, Travel	264.00
STOPAK, SCOTT, Phone	50.00
STUDIO C 41, LV50 Kickoff	330.00
SUBURBAN NEWSPAPERS, Books/LV50 Kickoff	557.24
TARGET BANK, LV50 Kickoff	5.72
THERMO KING CHRISTENSEN, Vehicle Maint.	107.10
THOMPSON DREESSEN & DORNER, Professional Services	11,318.67
TIEHEN, JAMES, Auto Allowance	100.00
TITLEIST, Pro shop	408.41
TOMLINSON, RALPH, Training	180.76
TRACTOR SUPPLY CREDIT PLAN, Bldg & Grnds/Supplies	247.84
TY'S OUTDOOR POWER & SVC, Winter Maint.	260.00
UNIVERSITY MEDICAL ASSOCIATES, Contract Services	806.00
UNIVERSITY OF NEBRASKA LINCOLN, Training	150.00
UPS, Postage	17.41
UPSTART, Summer Reading	376.95
VAIL, ADAM, Auto Allowance	100.00
VERIZON, Phone	193.98
WAL-MART, Supplies/Equip	326.50
WALSWORTH PUBLISHING, History Book	7,941.60
WHEELER, ANDREW, Refund	15.00

REPORTS FROM CITY ADMINISTRATOR AND DEPARTMENT HEADS

City Administrator Gunn informed Council that Governor Heineman signed LB1018 yesterday. She stated she is excited the bill was passed.

City Clerk Buethe informed Council that Deputy City Clerk Lupomech and she attended the Nebraska Clerks Academy in March and wanted to take this opportunity to thank them for this training opportunity.

Assistant City Administrator Ramirez informed Council the LV50 Walking Tour will be held on April 11th (maps are available) and on April 24th, Howard Hamilton will give a presentation at the Library.

Finance Director Lindberg reminded Council that budget season has arrived.

Police Chief Lausten informed Council that D.A.R.E. graduations will be held at 2:00 p.m. on Friday at Portal Elementary, and at 9:00 a.m. on April 22nd at G. Stanley Hall. Lausten informed Council the problems at Billy Frogs are being taking care of. Lausten informed Council that a high speed chase, which began after gunshots in Papillion, ended in La Vista.

MINUTE RECORD

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

April 6, 2010

Fire Chief Uhl informed Council that Medical Training Officer Smith invites everyone to attend CPR training classes on April 22nd and 27th, from 1:00 p.m. to 4:00 p.m. at the District 2 Fire Station.

Public Works Director Soucie introduced John Kottmann to Council as the new City Engineer Assistant Public Works Director. Soucie informed Council the Water Feature at the City Parking Lot will be in service by the end of the week. Public Works is wrapping up its street sweeping operations. The Sports Complex is just about ready to open; the Public Works Department has been very busy. Soucie informed Council that Clean-Up Days will be held on April 16th and 17th.

Community Development Director Birch informed Council the 84th Street Vision Plan will be presented to the Planning Commission on Thursday night and to Council on the 20th if approved.

Building and Grounds Director Archibald informed Council that he has inspected City property now that the snow has cleared. The sign in the front of the building needs to be repaired. The chiller that has been buried in snow is damaged – water got into the circuit board. Snow also smashed pipes from the chiller into the roof. A light is broken on the chiller at the fire station.

Recreation Director Stopak informed Council the annual Easter Egg Hunt was held on Saturday at the Sports Complex. He wanted to thank all departments and the volunteer group for their assistance. Stopak informed Council that La Vista received a Tree City USA award in Lincoln for the 19th straight year.

Library Director Barcal informed Council she attended the National Library Conference two weeks ago. She stated it was a great opportunity and the City received \$400.00 worth of books. Barcal stated the Library is reorganizing and relabeling their DVDs. Barcal stated the Library attended an event at Fazoli's on March 23rd.

B. CITIZEN ADVISORY REVIEW COMMITTEE – EDP REPORT

1. PUBLIC HEARING

At 7:30 p.m. Mayor Kindig opened the public hearing and stated the floor was now open for discussion on the Citizen Advisory Review Committee – EDP Report. Lynda Schafer, of the Citizen Advisory Review Committee, was available to answer any questions.

At 7:31 p.m. Councilmember Gowan made a motion to close the public hearing. Seconded by Councilmember Ellerbeck. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

C. AMEND ZONING REGULATIONS – SECTION 2.02, 5.06, 5.07, 5.08, AND 5.09(TABLED FROM MARCH 16, 2010 MEETING)

1. ORDINANCE – AMEND SECTION 2.02 OF ZONING REGULATIONS – RESIDENTIAL

Councilmember Carlisle introduced Ordinance No. 1117 entitled: AN ORDINANCE TO AMEND SECTION 2.02 OF ORDINANCE NO. 848 (ZONING ORDINANCE); TO REPEAL SECTION 2.02 OF ORDINANCE NO. 848 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

Councilmember Carlisle moved that the statutory rule requiring reading on three different days be suspended. Councilmember Quick seconded the motion to suspend the rules and upon roll call vote on the motion the following Councilmembers voted aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. The following voted nay: None. The following were absent: None. The motion to suspend the rules was adopted and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title and thereafter Councilmember Carlisle moved for final passage of the ordinance which motion was seconded by Councilmember Gowan. The Mayor then stated the question was, "Shall Ordinance No. 1117 be passed and adopted?" Upon roll call vote the following Councilmember voted aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. The following voted nay: None. The following were absent: None. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

2. ORDINANCE – AMEND SECTIONS 5.06, 5.07, 5.08 AND 5.09 OF ZONING REGULATIONS

MINUTE RECORD

Councilmember Carlisle introduced Ordinance No. 1118 entitled: AN ORDINANCE TO AMEND SECTIONS 5.06, 5.07, 5.08, AND 5.09 OF ORDINANCE NO. 848 (ZONING ORDINANCE); TO REPEAL SECTIONS 5.06, 5.07, 5.08, AND 5.09 OF ORDINANCE NO. 848 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

Councilmember Carlisle moved that the statutory rule requiring reading on three different days be suspended. Councilmember Ellerbeck seconded the motion to suspend the rules and upon roll call vote on the motion the following Councilmembers voted aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. The following voted nay: None. The following were absent: None. The motion to suspend the rules was adopted and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title and thereafter Councilmember Carlisle moved for final passage of the ordinance which motion was seconded by Councilmember Crawford. The Mayor then stated the question was, "Shall Ordinance No. 1118 be passed and adopted?" Upon roll call vote the following Councilmember voted aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. The following voted nay: None. The following were absent: None. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

D. RESOLUTION – CONTRACT WITH NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT – EASYWAY INTERNATIONAL, LLC

Councilmember Sell introduced and moved for the adoption of Resolution No. 10-038: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF LA VISTA AND THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT(DED) FOR ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT IN AN AMOUNT NOT TO EXCEED \$505,000.00.

WHEREAS, the City has determined that it is desirable to approve the contract with the DED for the administration of the CDBG grant; and

WHEREAS, the project award is \$505,000.00 of which \$5,000.00 will be paid to MAPA for administering the grant and \$500,000.00 will be loaned to Easyway International, LLC for working capital; and

WHEREAS, Easyway International, LLC will create and maintain 19 new jobs at the facility for three years from the date of the award and at least 51% of all new jobs will be by persons from low to moderate income households; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the Mayor to execute a contract between the City of La Vista and the Nebraska Department of Economic Development for administration of the Community Development Block Grant in an amount not to exceed \$505,000.00.

Seconded by Councilmember Quick. Community Development Director Birch clarified that Easyway only is required to create 15 new jobs. Councilmember Sell stated he would vote "No" because he believes the NE Department of Economic Development should do more to find local companies, stating he had nothing against Easyway. Mayor Kindig stated that the Governor stated there is money available for local companies. Councilmembers voting aye: Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: Sell. Absent: None. Motion carried.

E. FIREWORKS PERMITS

1. ORDINANCE - AMEND SECTION 111.17 – MUNICIPAL CODE

Councilmember Ellerbeck introduced Ordinance No. 1120 entitled: AN ORDINANCE TO AMEND SECTION 111.17 OF THE LA VISTA MUNICIPAL CODE AS IT PERTAINS TO PERMIT, APPLICATION AND FEE REQUIREMENTS FOR THE SALE OF PERMISSIBLE FIREWORKS; TO REPEAL SECTION 111.17 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

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April 6, 2010

Councilmember Ellerbeck moved that the statutory rule requiring reading on three different days be suspended. Councilmember Sell seconded the motion to suspend the rules and upon roll call vote on the motion the following Councilmembers voting aye: Sell, Quick, Carlisle, Crawford, Ellerbeck, and Gowan. The following voted nay: Sheehan and Ronan. The following were absent: None. The motion to suspend the rules was adopted and the statutory rule was declared suspended for consideration of said ordinance.

Representatives from the organizations applying for permits spoke to council regarding the numbers of permits and the process of obtaining permits.

Said ordinance was then read by title and thereafter Councilmember Ellerbeck moved for final passage of the ordinance which motion was seconded by Councilmember Carlisle. The Mayor then stated the question was, "Shall Ordinance No. 1120 be passed and adopted?" Upon roll call vote the following Councilmember voted aye: Sell, Quick, Carlisle, Crawford, and Ellerbeck. The following voted nay: Ronan, Sheehan, and Gowan. The following were absent: None. The passage and adoption of said ordinance having been concurred on by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor, in the presence of the Council, signed and approved the ordinance and the City Clerk attested the passage/approval of the same and affixed her signature thereto.

2. RESOLUTION – ESTABLISH NUMBER OF PERMITS (TABLED FROM MARCH 16, 2010 MEETING)

Councilmember Ellerbeck introduced and moved for the adoption of Resolution No. 10-039: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ESTABLISHING THE MAXIMUM NUMBER OF FIREWORKS STANDS TO BE PERMITTED IN THE CITY OF LA VISTA FOR CALENDAR YEAR 2010.

WHEREAS, Section 111.17 and Section 111.18 of the Municipal Code establish criteria that must be met for the issuance of fireworks stand permits, and

WHEREAS, Section 111.17 (A) of the Municipal Code states in part that, "Each year the City Council shall, by resolution, establish the maximum number of permits to be issued."

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, that the maximum number of fireworks stand permits to be issued in calendar year 2010 shall not exceed seven.

BE IT FURTHER RESOLVED, that per Section 111.17 (C) (10) of the Municipal Code, permit holders shall provide the City of La Vista with a certificate of insurance for their fireworks stand in the type and amount outlined.

BE IT FURTHER RESOLVED, that the written statement of income and expenses, which is required by Section 111.17 (C) (3) of the Municipal Code, be detailed and provide the City with a breakdown of specific expenditures related to the fireworks operation, income from the sale of fireworks, net profit, and specific community betterment expenditures.

BE IT FURTHER RESOLVED, that the issuance of a fireworks permit is conditional upon compliance with the Municipal Code, the Zoning Ordinance, and any other applicable regulations.

Seconded by Councilmember Quick. Councilmember Ellerbeck stated the City was large enough to support this number of permits. Councilmember Sheehan stated that changes should not be made to appease an individual group. Any changes should be considered during the off-season. Councilmember Quick stated there are no criteria on how to select those approved for a permit if all submittals meet the City's requirements. Councilmember Ronan stated that he is not in favor of the change at this time. Any change should be reviewed in the off-season. Councilmembers voting aye: Sell, Ronan, Quick, Carlisle, and Ellerbeck. Nays: Sheehan, Crawford, and Gowan. Absent: None. Motion carried.

3. RESOLUTION – ISSUANCE OF PERMITS (TABLED FROM MARCH 16, 2010 MEETING)

Councilmember Sell introduced and moved for the adoption of Resolution No. 10-040: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE FIREWORKS STAND PERMIT APPLICATION OF MONARCHS WRESTLING CLUB, LA VISTA YOUTH FOOTBALL AND CHEERLEADING, LA VISTA AREA CHAMBER OF

MINUTE RECORD

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

April 6, 2010

COMMERCE, LA VISTA YOUTH, LA VISTA LANCERS SOCCER CLUB, AND LA VISTA YOUTH BASEBALL ASSOCIATION.

WHEREAS, the City of La Vista requires City approval of the sale of fireworks within the City limits, and

WHEREAS, the guidelines for application and sale of fireworks in La Vista are specified in the La Vista Municipal Code, Section 111.17 and Section 111.18; and

WHEREAS, seven (7) non-profit organizations have applied for permission to sell fireworks in the City of La Vista in conformance with the Municipal Code, the Zoning Ordinance and any other applicable regulations; and

WHEREAS, City staff has reviewed all applications received in 2010 for the purpose of determining which applications were compliant with the Municipal Code, the Zoning Ordinance or any other applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, hereby conditionally grant a permit to:

Monarchs Wrestling Club, La Vista Youth Football And Cheerleading, La Vista Area Chamber Of Commerce, La Vista Youth, La Vista Lancers Soccer Club and La Vista Youth Baseball Association.

to sell fireworks within the City of La Vista for the 2010 calendar year subject to receipt of all appropriate application materials and compliance with recommendations made by the Chief Building Official regarding their site plan; compliance with the Municipal Code, the Zoning Ordinance and any other applicable regulations; and attendance by an official of the nonprofit organization which applied for the permit at a meeting with City staff (date and time to be established).

Seconded by Councilmember Ellerbeck. Quick stated the Cornerstone Church's application should be reviewed again if a new site was selected within two weeks. Councilmember Sheehan stated that he has issues with Big Red Fireworks' promotional signs. The signs should show who the money is going to. City Administrator Gunn stated that staff would review this concern. Councilmember Ellerbeck stated it doesn't bother him as to what they put on the sign as long as it meets our sign requirements. Councilmember Crawford stated that staff needs to develop criteria before next year Councilmembers voting aye: Sell, Quick, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: Ronan. Abstain: Sheehan. Absent: None. Motion carried.

F. THOMPSON CREEK

1. RESOLUTION – REVIEW APPRAISAL SERVICES – THOMPSON CREEK PROJECT

Councilmember Sell introduced and moved for the adoption of Resolution No. 10-041: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ACCEPTING THE PROPOSAL FOR REVIEW EVALUATION SERVICES ASSOCIATED WITH THE THOMPSON CREEK PROJECT AS SUBMITTED BY VALUATION SERVICES IN AN AMOUNT NOT TO EXCEED \$6,000.00

WHEREAS, the City Council of the City of La Vista has determined that said review appraisal services are necessary as part of the FEMA requirements for the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the FY 2009/10 Budget includes funding for this project; and

WHEREAS, the City council accepted a FEMA grant award of \$2,040,930.00 to facilitate the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the City received proposals from three separate appraisal services; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, to accept the proposal for review evaluation services associated with the Thompson Creek Project as submitted by Valuation Services in an amount not to exceed \$6,000.00.

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

MINUTE RECORD

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

April 6, 2010

2. RESOLUTION – ACQUISITION SERVICES – THOMPSON CREEK PROJECT

Councilmember Quick introduced and moved for the adoption of Resolution No. 10-042: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO ACCEPT THE PROPOSAL SUBMITTED BY MIDWEST RIGHT OF WAY SERVICES, INC. FOR ACQUISITION AND RELOCATION SERVICES ASSOCIATED WITH THE THOMPSON CREEK GRANT PROJECT IN AN AMOUNT NOT TO EXCEED \$129,800.00

WHEREAS, the City Council of the City of La Vista has determined that said acquisition and relocation services are necessary as part of the FEMA requirements for the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the FY 2009/10 Budget includes funding for this project; and

WHEREAS, the City council accepted a FEMA grant award of \$2,040,930.00 to facilitate the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the City Engineer has determined that this is the only local acquisition consultants on the NDOR list of approved consultants with extensive experience working on federal grant projects such as this one; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, to accept the proposal submitted by Midwest Right of Way Services, Inc. for acquisition and relocation services associate with the Thompson Creek Grant Project in an amount not to exceed \$129,800.00.

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

G. RESOLUTION – INTERLOCAL COOPERATION AGREEMENT – LEAGUE ASSOCIATION OF RISK MANAGEMENT (LARM)

Councilmember Sell introduced and moved for the adoption of Resolution No. 10-043: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA RELATING TO THE TERM OF PARTICIPATION IN THE LEAGUE ASSOCIATION OF RISK MANAGEMENT.

WHEREAS the City of La Vista is a member of the League Association of Risk Management (LARM); and

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Director of Insurance at least 90 days prior to the desired termination date and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates, and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM; and

WHEREAS, the Mayor and City Council have determined that it is in the best financial interest of the City to extend the term of agreement by three years and establish notice of termination terms in order to receive participation discounts.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of La Vista, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2013, and hereby authorize the Mayor to execute the necessary agreements to implement the action authorized herein.

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

H. RESOLUTION – ADOPT PANDEMIC FLU PLAN

MINUTE RECORD

Councilmember Crawford introduced and moved for the adoption of Resolution No. 10-044: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING THE LA VISTA PANDEMIC INFLUENZA PREPAREDNESS PLAN.

WHEREAS, it had been determined that a Pandemic Influenza Preparedness Plan has been developed in order to provide for the continuity of essential municipal services in response to pandemic in La Vista; and

WHEREAS, in order to provide for the continuity of essential municipal services in response to a pandemic in La Vista, the City Council of La Vista deems it advisable and in the best interest of the community to approve said Pandemic Influenza Preparedness Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of La Vista, Nebraska, that the Pandemic Influenza Preparedness Plan be, and hereby is, approved.

Seconded by Councilmember Carlisle. Police Chief Lausten informed Council that City Administrator Gunn would like to see a process put together to get all City staff informed of procedures, which he will work on. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

I. RESOLUTION – APPROVAL TO PURCHASE TENT

Councilmember Gowan introduced and moved for the adoption of Resolution No. 10-045: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF ONE (1) USED 40' X 100' TENT WITH SIDES FROM LINCOLN TENT INC., LINCOLN, NEBRASKA, IN AN AMOUNT NOT TO EXCEED \$9,790.00.

WHEREAS, the City Council of the City of La Vista has determined that the joint purchase of one tent with sides is necessary and of value to the city; and

WHEREAS, the cities of Ralston and Papillion have agreed to share in the cost of this purchase in the amount of 1/3 of the purchase price each; and

WHEREAS, the FY 2009/2010 Community Betterment Fund Budget provides funding for the purchase of said tent; and

WHEREAS, Lincoln Tent, Inc., provided the lowest most responsible quote; 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 used 40' x 100' tent from Lincoln Tent, Inc., Lincoln NE in an amount not to exceed \$9,790.00.

Seconded by Councilmember Sell. City Administrator Gunn asked if the other two cities were also approving tonight. Public Works Director Soucie stated the item was not on the agenda tonight in Ralston or Papillion. The cities are committed; it's just the details that are being reviewed. Councilmember Quick asked where the tent would be housed. Public Works Director Soucie stated the tent would be stored at the La Vista Public Works Department. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

J. DISCUSSION – CODE ENFORCEMENT

Police Chief Lausten stated that are in the process of updated the job description for code enforcement and the City wants to find the right person. This will not be a certified police officer position and will not fall under the FOP. Council discussed that code enforcement should be more proactive and face to face than is currently. Chief Lausten stated that this is their intent although there will still be just one person in code enforcement.

Councilmember Sell made a motion to move "Comments from the Floor" up on the agenda ahead of Item K. "Executive Session". Seconded by Councilmember Ellerbeck. Councilmembers voting

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April 6, 2010

aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. 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. City Engineer Assistant Public Works Director Kottmann addressed Council to thank them for the opportunity to become a member of the staff of the City of La Vista.

K. EXECUTIVE SESSION – PERSONNEL, LITIGATION STRATEGY SESSION

At 8:52 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; and for protection of the public interest for a litigation strategy session. Seconded by Councilmember Gowan. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried. Mayor Kindig stated the executive session would be limited to the subject matter contained in the motion.

At 10:10 p.m. the Council came out of executive session. Councilmember Carlisle made a motion to reconvene in open and public session. Seconded by Councilmember Crawford. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

COMMENTS FROM MAYOR AND COUNCIL

Mayor Kindig informed Council of the ribbon cutting at TTM toys last week and the Easyway announcement last week.

Mayor Kindig informed Council the City is still in discussion with the City of Omaha on sewer rates.

At 10:22 p.m. Councilmember Carlisle made a motion to adjourn the meeting. Seconded by Councilmember Crawford. Councilmembers voting aye: Sell, Ronan, Quick, Sheehan, Carlisle, Crawford, Ellerbeck, and Gowan. Nays: None. Absent: None. Motion carried.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

K:\APPS\CITYHALL\10 COUNCIL MINUTES\April 6, 2010

**MEETING OF THE LIBRARY ADVISORY BOARD
CITY OF LA VISTA**

**MINUTES OF MEETING
March 11, 2010**

Members Present: Rose Barcal Janice Podoll Kim Schmit-Pokorny
 Carol Westlund

Agenda Item #1: Call to Order

The meeting was called to order at 5:36 p.m.

Agenda Item #2: Announcement of Location of Posted Open Meetings Act

An announcement was made of the location of the posted copy of the Open Meetings Act for public reference.

Agenda Item #3: Introductions

There were no introductions made.

Agenda Item #4: Approval of Minutes of January 14, 2010 Meeting

Changes made to the following dates: Minutes of Meeting for January 14; Agenda Item #4: Approval of the November 12, 2009 minutes; and The next meeting is scheduled for March 11. It was moved by Schmit-Pokorny and seconded by Podoll that the minutes be accepted with noted changes. Ayes: all. Nays: none. Motion carried.

Agenda Item #5: Library Director's Report

- a. Programs: an overview of various programs was given including the Summer Reading Program for 2010.
- b. Employee updates were given.
- c. Library Meetings were reviewed including Legislative Day in Lincoln in February.
- d. General Library Information was reviewed.

Agenda Item #6: Circulation Report

Library Director Barcal distributed the circulation report. The report was discussed and accepted.

Agenda Item #7: Old Business

- a. Current and future grants were reviewed. The Midland Community Foundation Grant for Grieving Teen/Child Book Bags was awarded to Ted E. Bear Hollow. The La Vista Public Library as well as other Sarpy County public libraries was included in the grant. Staff member Marjorie Shaw received a grant for more in depth training through the center.
- b. State Report. The report was summarized. This report is a requirement for State Aid funding.

Agenda Item #8: New Business

- a. State Aid Letter. A letter was received from the Nebraska Library Commission stating the La Vista Public Library was awarded \$2,676 in State Aid.

- b. Overdrive, the new downloadable audio books, was reviewed. This service is now available through the library's webpage.

Agenda Item #9: Comments from the Floor

There were no comments from the floor.

Agenda Item #10: Comments from the Board

Question was requesting the number of summer programs the library has as well as volunteer opportunities for teens. A calendar of events will be available by next Board Meeting.

There was a motion by Podoll and seconded by Schmit-Pokorny to adjourn the meeting at 6:15 p.m.

The next meeting is scheduled for May 13, 2010 at 5:30 p.m. at the La Vista Public Library, Conference Room #142.

CITY OF LAYISTA, NEBRASKA
COMBINED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE-ALL GOVERNMENTAL FUND TYPES
For the six months ended March 31, 2010
50% of the Fiscal Year

	General Fund			% of budget Used	Debt Service Fund			Capital Fund					
	Budget (12 month)	MTD Actual	YTD Actual		Over(under) Budget	Budget	MTD Actual	YTD Actual	Over(under) Budget	Budget	MTD Actual	YTD Actual	Over(under) Budget
REVENUES													
Property Taxes	\$ 4,834,007	\$ 157,122	\$ 510,912	11%	\$ (4,323,094)	\$ 816,253	\$ 24,861	\$ 68,588	\$ (747,665)	\$ -	\$ -	\$ -	\$ (573,656)
Sales and use taxes	1,955,000	181,810	1,198,579	61%	(756,421)	977,500	90,905	599,290	(378,210)	573,656	-	-	-
Payments in Lieu of taxes	90,000	-	-	0%	(90,000)	-	-	-	-	-	-	-	-
State revenue	915,403	85,924	530,439	58%	(384,964)	-	-	-	-	-	-	-	-
Occupation and franchise taxes	650,000	12,990	325,169	50%	(324,831)	-	-	-	-	-	-	-	-
Hotel Occupation Tax	474,407	45,356	248,528	52%	(225,879)	-	-	-	-	-	-	-	-
Licenses and permits	472,600	20,811	215,448	46%	(257,152)	-	-	-	-	-	-	-	-
Interest income	50,000	617	35,289	71%	(14,711)	75,000	1,961	53,047	(21,953)	-	-	-	-
Recreation fees	131,000	23,257	54,025	41%	(76,975)	-	-	-	-	-	-	-	-
Special Services	16,490	1,248	9,346	57%	(7,144)	-	-	-	-	-	-	-	-
Grant Income	348,059	7,901	58,495	17%	(289,564)	-	-	-	-	7,960,166	-	-	(7,960,166)
Other	2,418,256	30,440	161,754	7%	(2,256,502)	965,156	72,319	274,946	(690,210)	1,276,000	3,157	119,202	(1,156,798)
Total Revenues	12,355,222	567,477	3,347,984	27%	(9,007,237)	2,833,909	190,046	995,871	(1,838,038)	9,809,822	3,157	119,202	(9,690,620)
EXPENDITURES													
Current:													
Mayor and Council	182,262	10,208	62,511	34%	(119,751)	-	-	-	-	-	-	-	-
Boards & Commissions	10,685	803	9,644	90%	(1,041)	-	-	-	-	-	-	-	-
Public Buildings & Grounds	532,224	43,053	203,238	38%	(328,986)	-	-	-	-	-	-	-	-
Administration	706,494	50,607	305,130	43%	(401,364)	225,000	790	126,858	(98,142)	-	-	-	-
Police and Animal Control	3,607,692	267,778	1,644,429	46%	(1,963,263)	-	-	-	-	-	-	-	-
Fire	598,696	38,987	196,445	33%	(402,251)	-	-	-	-	-	-	-	-
Community Development	674,982	38,530	277,506	41%	(397,476)	-	-	-	-	-	-	-	-
Public Works	2,864,921	219,867	1,345,168	47%	(1,519,753)	-	-	-	-	-	-	-	-
Recreation	610,485	39,821	211,701	35%	(398,784)	-	-	-	-	-	-	-	-
Library	634,871	42,841	249,158	39%	(385,713)	-	-	-	-	-	-	-	-
Human Resources	457,321	5,724	360,120 *	79%	(97,201)	398,898	-	-	(398,898)	-	-	-	-
Special Services & Tri-City Bus	80,676	4,303	26,517	33%	(54,159)	13,545,000	190,000	12,905,390	(639,610)	10,273,825	3,157	119,202	(10,154,623)
Capital outlay	406,816	78,104	133,877	33%	(272,939)	1,550,878	37,389	648,299	(902,579)	-	-	-	-
Debt service: (Warrants)	-	-	-	-	-	15,719,776	228,180	13,680,547	(2,039,229)	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	11,368,125	840,626	5,025,444	44%	(6,342,681)	15,719,776	228,180	13,680,547	(2,039,229)	10,273,825	3,157	119,202	(10,154,623)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	987,097	(273,149)	(1,677,460)	-170%	2,664,557	(12,885,867)	(38,134)	(12,684,676)	(201,191)	(464,003)	-	-	(464,003)
OTHER FINANCING SOURCES (USES)													
Operating transfers in (out)	(669,000)	-	-	-	669,000	395,784	-	-	(395,784)	65,105	-	-	(65,105)
Bond/registered warrant proceeds	-	-	-	-	-	11,758,898	11,370,000	11,370,000	(388,898)	398,898	-	-	(398,898)
Total other Financing Sources (Uses)	(669,000)	-	-	-	669,000	12,154,682	11,370,000	11,370,000	(784,682)	464,003	-	-	(464,003)
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	\$ 318,097	\$ (273,149)	\$ (1,677,460)	-	\$ 1,995,557	\$ (731,185)	\$ 11,331,866	\$ (1,314,676)	\$ 583,491	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, beginning of the year												66,756	
FUND BALANCES, END OF PERIOD												\$ 66,756	

* FY10 Liability and Workers' Comp Insurance

CITY OF LAVISTA
COMBINED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE-PROPRIETARY FUNDS
BUDGET AND ACTUAL

For the six months ended March 31, 2010
50% of the Fiscal Year

	Sewer Fund					Golf Course Fund				
	Budget	MTD Actual	YTD Actual	Over (Under) Budget	% of Budget Used	Budget	MTD Actual	YTD Actual	Over (Under) Budget	% of Budget Used
REVENUES										
User fees	\$ 1,454,126	\$ 128,708	\$ 717,080	\$ (737,046)	49%	\$ 185,000	\$ 7,497	\$ 24,293	\$ (160,707)	13%
Service charge and hook-up fees	250,000	5,500	54,315	(195,685)	22%	-	-	-	-	-
Merchandise sales	-	-	-	-	-	33,800	612	3,303	(30,497)	10%
Grant	30,000	-	27,389	(2,611)	n/a	-	-	-	-	-
Miscellaneous	200	19	136	(64)	68%	300	-	116	-	39%
Total Revenues	1,734,326	134,227	798,920	(935,406)	46%	219,100	8,109	27,712	(191,204)	13%
EXPENDITURES										
General Administrative	388,427	28,722	172,454	(215,973)	44%	-	-	-	-	-
Cost of merchandise sold	-	-	-	-	-	23,500	546	5,650	(17,850)	24%
Maintenance	1,247,842	122,962	516,068	(731,774)	41%	185,771	13,778	79,861	(105,910)	43%
Production and distribution	-	-	-	-	-	134,122	6,079	48,368	(85,754)	36%
Capital Outlay	11,550	-	-	(11,550)	0%	5,000	-	-	(5,000)	0%
Debt Service:										
Principal	-	-	-	-	-	100,000	-	100,000	-	100%
Interest	-	-	-	-	-	28,178	-	15,426	(12,751)	55%
Total Expenditures	1,647,819	151,684	688,522	(959,297)	42%	476,571	20,403	249,305	(227,265)	52%
OPERATING INCOME (LOSS)	86,507	(17,457)	110,398	(23,891)	-	(257,471)	(12,294)	(221,593)	36,062	-
NON-OPERATING REVENUE (EXPENSE)										
Interest income	30,000	703	4,601	(25,399)	15%	25	15	92	67	369%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	116,507	(16,754)	114,999	1,508	-	(257,446)	(12,279)	(221,501)	35,945	-
OTHER FINANCING SOURCES (USES)										
Operating transfers in (out)	-	-	-	-	-	255,000	115,426	115,426	(139,574)	45%
NET INCOME (LOSS)	\$ 116,507	\$ (16,754)	\$ 114,999	\$ 1,508	-	\$ (2,446)	\$ 103,147	\$ (106,075)	\$ 103,629	-
NET ASSETS, Beginning of the year			4,611,811					185,927		
NET ASSETS, End of the year			\$ 4,726,810					\$ 79,852		

ACCOUNTS PAYABLE CHECK REGISTER

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1 Bank of Nebraska (600-873)									
46084 Payroll Checks									
Thru		46085							
46086 Gap in Checks									
Thru		99563							
	99564	4/07/2010		4123	EDAW INCORPORATED	3,341.28			**MANUAL**
	99565	4/07/2010		4242	DLT SOLUTIONS	7,021.51			**MANUAL**
	99566	4/08/2010		1821	PETTY CASH-PAM BUETHE	100.00			**MANUAL**
	99567	4/14/2010		3702	LAUGHLIN, KATHLEEN A, TRUSTEE	809.00			**MANUAL**
	99568	4/14/2010		615	MILLER BRANDS OF OMAHA INC	327.25			**MANUAL**
	99569	4/14/2010		1270	PREMIER-MIDWEST BEVERAGE CO	220.50			**MANUAL**
	99570	4/14/2010		1194	QUALITY BRANDS OF OMAHA	901.35			**MANUAL**
	99571	4/14/2010		2930	REPUBLIC NATIONAL DISTR CO LLC	48.00			**MANUAL**
	99572	4/20/2010		762	ACTION BATTERIES UNLTD INC	359.80			
	99573	4/20/2010		2868	AIR POWER OF NEBRASKA	315.22			
	99574	4/20/2010		571	ALAMAR UNIFORMS	493.97			
	99575	4/20/2010		536	ARAMARK UNIFORM SERVICES INC	287.43			
	99576	4/20/2010		4302	ARTEGA, JONATHAN	190.00			
	99577	4/20/2010		188	ASPHALT & CONCRETE MATERIALS	419.68			
	99578	4/20/2010		2259	B G PETERSON CO	50.00			
	99579	4/20/2010		201	BAKER & TAYLOR BOOKS	2,001.29			
	99580	4/20/2010		3965	BEAUMONT, MITCH	56.75			
	99581	4/20/2010		1784	BENNINGTON EQUIPMENT INC	101.72			
	99582	4/20/2010		3774	BENSON RECORDS MANAGEMENT CTR	54.62			
	99583	4/20/2010		4287	BENT MANUFACTURING COMPANY	520.66			
	99584	4/20/2010		1597	BERNAN	41.00			
	99585	4/20/2010		4092	BIBLIONIX LLC	3,150.00			
	99586	4/20/2010		249	BKD LLP	4,500.00			
	99587	4/20/2010		196	BLACK HILLS ENERGY	6,033.63			
	99588	4/20/2010		4229	BLACKHAWK PRODUCTS GROUP	49.85			
	99589	4/20/2010		1242	BRENTWOOD AUTO WASH	84.00			
	99590	4/20/2010		76	BUILDERS SUPPLY CO INC	375.52			
	99591	4/20/2010		1294	CAPSTONE PRESS INCORPORATED	869.46			
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	99593	4/20/2010		2625	CARDMEMBER SERVICE-ELAN	.00	**CLEARED**	**VOIDED**	
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	99596	4/20/2010		2285	CENTER POINT PUBLISHING	248.04			
	99597	4/20/2010		244	CHILD'S WORLD	588.25			
	99598	4/20/2010		3450	CITY OF BELLEVUE	200.00			
	99599	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99600	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99601	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99602	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99603	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99604	4/20/2010		83	CJ'S HOME CENTER	.00	**CLEARED**	**VOIDED**	
	99605	4/20/2010		83	CJ'S HOME CENTER	1,910.22			
	99606	4/20/2010		4293	CODE BLUE DESIGNS	45.00			

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99609	4/20/2010	2158	COX COMMUNICATIONS	198.80			
99610	4/20/2010	3136	D & D COMMUNICATIONS	129.00			
99611	4/20/2010	1432	DEETER FOUNDRY INCORPORATED	861.00			
99612	4/20/2010	4202	DUGGER, LISA	78.58			
99613	4/20/2010	364	DULTMEIER SALES & SERVICE	122.70			
99614	4/20/2010	4297	DURANT, MELISSA	30.00			
99615	4/20/2010	3334	EDGEWEAR SCREEN PRINTING	292.00			
99616	4/20/2010	1235	FEDEX KINKO'S	65.90			
99617	4/20/2010	1254	FLEETPRIDE	91.02			
99618	4/20/2010	4035	FLORATINE CENTRAL TURF PRODS	417.00			
99619	4/20/2010	34	FOLLETT SOFTWARE COMPANY	163.90			
99620	4/20/2010	3984	G I CLEANER & TAILORS	128.80			
99621	4/20/2010	1344	GALE	94.94			
99622	4/20/2010	1161	GALLS, AN ARAMARK COMPANY	192.94			
99623	4/20/2010	966	GENUINE PARTS COMPANY-OMAHA	.00	**CLEARED**	**VOIDED**	
99624	4/20/2010	966	GENUINE PARTS COMPANY-OMAHA	.00	**CLEARED**	**VOIDED**	
99625	4/20/2010	966	GENUINE PARTS COMPANY-OMAHA	1,303.70			
99626	4/20/2010	164	GRAINGER	73.08			
99627	4/20/2010	285	GRAYBAR ELECTRIC COMPANY INC	197.59			
99628	4/20/2010	385	GREAT PLAINS ONE-CALL SVC INC	175.74			
99629	4/20/2010	2062	GREAT WESTERN BANK	250.00			
99630	4/20/2010	71	GREENKEEPER COMPANY INC	1,172.40			
99631	4/20/2010	1624	GUNN, BRENDA	50.00			
99632	4/20/2010	1044	H & H CHEVROLET LLC	54.52			
99633	4/20/2010	426	HANEY SHOE STORE	120.00			
99634	4/20/2010	3775	HARTS AUTO SUPPLY LLC	543.00			
99635	4/20/2010	1403	HELGET GAS PRODUCTS INC	50.00			
99636	4/20/2010	4178	HERITAGE CRYSTAL CLEAN LLC	185.50			
99637	4/20/2010	797	HOBBY LOBBY STORES INC	155.67			
99638	4/20/2010	1127	HORNADY	1,868.00			
99639	4/20/2010	218	HOTSY EQUIPMENT COMPANY	42.03			
99640	4/20/2010	1612	HY-VEE INC	194.24			
99641	4/20/2010	1896	J Q OFFICE EQUIPMENT INC	214.97			
99642	4/20/2010	227	KENNY'S SERVICES INCORPORATED	465.00			
99643	4/20/2010	1241	LEAGUE ASSN OF RISK MGMT	11.00			
99644	4/20/2010	231	LEAGUE OF NEBRASKA MUNICIPA-	57.50			
99645	4/20/2010	787	LERNER PUBLISHING GROUP	999.07			
99646	4/20/2010	2350	LIBRARY VIDEO COMPANY	163.34			
99647	4/20/2010	1288	LIFE ASSIST	497.60			
99648	4/20/2010	4300	LINCOLN TENT	9,790.00			
99649	4/20/2010	877	LINWELD	186.46			
99650	4/20/2010	3624	MC DONALD AND ASSOCIATES	65.95			
99651	4/20/2010	44	MCENEARNEY, ARTHUR D	68.47			
99652	4/20/2010	3938	MCKAY, DONALD	70.00			
99653	4/20/2010	588	MENARDS-BELLEVUE	2,168.96			
99654	4/20/2010	3061	MES-MIDAM	1,227.64			
99655	4/20/2010	153	METRO AREA TRANSIT	545.00			
99656	4/20/2010	184	MID CON SYSTEMS INCORPORATED	99.80			
99657	4/20/2010	3921	MID-STATES UTILITY TRAILER	631.12			
99658	4/20/2010	2030	MIDWEST FENCE COMPANY	281.68			
99659	4/20/2010	2299	MIDWEST TAPE	123.44			

ACCOUNTS PAYABLE CHECK REGISTER

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99661	4/20/2010	4052	MONROE TRUCK EQUIPMENT INC	86.97			
99662	4/20/2010	714	NATIONAL ENTERTAINMENT	360.00			
99663	4/20/2010	488	NATIONAL SAFETY COUNCIL	400.00			
99664	4/20/2010	4296	NCVC-NEBRASKA COALITION	70.00			
99665	4/20/2010	372	NE LIQUOR CONTROL COMMISSION	80.00			
99666	4/20/2010	1804	NEBRASKA BUSINESS ELECTRONICS	59.00			
99667	4/20/2010	649	NEBRASKA GOLF & TURF INC	420.00			
99668	4/20/2010	3350	NEBRASKA IOWA SUPPLY	9,643.19			
99669	4/20/2010	31	NEBRASKA STATE VOLUNTEER	400.00			
99670	4/20/2010	3303	NEBRASKA WELDING LTD	105.13			
99671	4/20/2010	3973	NIKE USA INC	225.00			
99672	4/20/2010	408	NOBBIES INC	48.88			
99673	4/20/2010	232	NOTARY PUBLIC UNDERWRITERS	100.00			
99674	4/20/2010	179	NUTS AND BOLTS INCORPORATED	116.45			
99675	4/20/2010	1831	O'REILLY AUTOMOTIVE INC	116.52			
99676	4/20/2010	3778	ODEY'S INCORPORATED	4,954.88			
99677	4/20/2010	1014	OFFICE DEPOT INC-CINCINNATI	.00	**CLEARED**	**VOIDED**	
99678	4/20/2010	1014	OFFICE DEPOT INC-CINCINNATI	.00	**CLEARED**	**VOIDED**	
99679	4/20/2010	1014	OFFICE DEPOT INC-CINCINNATI	505.64			
99680	4/20/2010	195	OMAHA PUBLIC POWER DISTRICT	.00	**CLEARED**	**VOIDED**	
99681	4/20/2010	195	OMAHA PUBLIC POWER DISTRICT	.00	**CLEARED**	**VOIDED**	
99682	4/20/2010	195	OMAHA PUBLIC POWER DISTRICT	42,485.87			
99683	4/20/2010	46	OMAHA WORLD HERALD COMPANY	377.87			
99684	4/20/2010	2129	OMB EXPRESS POLICE SUPPLY	50.99			
99685	4/20/2010	3039	PAPILLION SANITATION	304.11			
99686	4/20/2010	976	PAPILLION TIRE INCORPORATED	81.15			
99687	4/20/2010	2686	PARAMOUNT LINEN & UNIFORM	482.51			
99688	4/20/2010	1769	PAYLESS OFFICE PRODUCTS INC	.00	**CLEARED**	**VOIDED**	
99689	4/20/2010	1769	PAYLESS OFFICE PRODUCTS INC	475.56			
99690	4/20/2010	1723	PENWORTHY COMPANY	1,777.58			
99691	4/20/2010	3058	PERFORMANCE CHRYSLER JEEP	200.38			
99692	4/20/2010	1821	PETTY CASH-PAM BUETHE	115.50			
99693	4/20/2010	159	PRECISION INDUSTRIES	246.94			
99694	4/20/2010	219	QWEST	1,080.35			
99695	4/20/2010	58	RAINBOW GLASS & SUPPLY	539.96			
99696	4/20/2010	3139	RECORDED BOOKS, LLC	137.24			
99697	4/20/2010	4232	REED, CHRISTIE	20.00			
99698	4/20/2010	3889	REED, JASON	60.00			
99699	4/20/2010	1063	ROSE EQUIPMENT INCORPORATED	726.18			
99700	4/20/2010	604	ROURKE PUBLISHING COMPANY	12.46			
99701	4/20/2010	292	SAM'S CLUB	911.08			
99702	4/20/2010	1814	SAPP BROS TRUCK STOPS-45446	896.00			
99703	4/20/2010	1335	SARPY COUNTY CHAMBER OF	300.00			
99704	4/20/2010	168	SARPY COUNTY LANDFILL	62.87			
99705	4/20/2010	150	SARPY COUNTY TREASURER	21,159.50			
99706	4/20/2010	1483	SHEPPARD'S BUSINESS INTERIORS	160.00			
99707	4/20/2010	3069	STATE STEEL OF OMAHA	27.95			
99708	4/20/2010	988	UPSTART	12.50			
99709	4/20/2010	766	VIERREGGER ELECTRIC COMPANY	714.25			
99710	4/20/2010	4299	VOGEL, KELLY	225.00			
99711	4/20/2010	78	WASTE MANAGEMENT NEBRASKA	775.57			
99712	4/20/2010	4219	WEATHER OR NOT	250.00			

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
ADOPTION — A VISION PLAN FOR 84 TH STREET	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution has been prepared to adopt *A Vision Plan for 84th Street* as prepared by AECOM (formerly EDAW).

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

On January 20, 2009, by Resolution No. 09-006, the City Council approved a contract with EDAW INC. (now AECOM) to provide planning services associated with the 84th Street Redevelopment Vision Plan. Since that time, the consultant has held stakeholder meetings, conducted two walking tours, held three community workshops, taken the working group on a mobile tour, met with the working group four additional times, met with the City Council, conducted a market analysis, prepared three newsletter inserts and performed a community survey. The consultant also conducted a public hearing on the draft plan at the Planning Commission meeting on April 8, 2010. Attached is a revised plan based on comments received on the draft document to date.

As noted above, considerable thought and effort was put into the development of this plan. The document, *A Vision Plan for 84th Street*, is a policy document to assist current and future City Council members, the Planning Commission, Park & Recreation Advisory Board members, and city staff in making decisions regarding a framework for restoring the 84th Street corridor to a vibrant district in the heart of the community. The vision plan is intended to be a guide and as such, is meant to be a document that provides an outline for development based on the current issues, priorities and needs of the City.

It was originally anticipated that this project would be divided into two phases, a visioning process from which a vision plan would be produced, and an implementation plan. The vision plan has now been completed and includes a section which preliminarily identifies the next steps to be taken in an implementation strategy. If the vision plan is adopted, staff would propose to continue with the development of the second phase of the process for the City Council's consideration. This would include an orderly sequence in which to plan and implement improvements to existing facilities, provide for new facilities and solicit development partners.

During the public hearing, Kurt Friesen will provide a presentation highlighting the process and the ultimate plan. Several members of the working group may also provide comments. The Planning Commission held a public hearing on April 8, 2010 and recommended approval.

I:\Administration\BRENDA\COUNCIL\10 Memos\A Vision Plan for 84th Street.doc

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ADOPTING "A VISION PLAN FOR 84TH STREET" PREPARED BY AECOM.

WHEREAS, the Mayor and City Council of the City of La Vista, Nebraska, identified the revitalization of the 84th Street corridor as their number one priority in their strategic plan; and

WHEREAS, the Mayor and City Council solicited proposals from qualified consulting firms to conduct a visioning process from which a specific Vision Plan would be produced; and

WHEREAS, a contract was awarded to the firm of AECOM (formerly EDAW) in January of 2009 to complete an 84th Street Redevelopment Vision Plan; and

WHEREAS, the Planning Commission held a public hearing on April 8, 2010, and recommended approval; and

WHEREAS, AECOM has completed "A Vision Plan for 84th Street" as directed.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of La Vista, Nebraska that "A Vision Plan for 84th Street" as prepared and submitted by AECOM and reviewed by the Mayor and City Council of the City of La Vista be, and the same hereby is, accepted and approved.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Bueth, CMC
City Clerk

City of La Vista

A vision plan for 84th Street



DRAFT



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April 15, 2010





overview + history



84th Street Looking South

84th Street has been an integral part of La Vista's growth and success from its beginnings

OVERVIEW + HISTORY

"La Vista" described the scenic panorama of the Big Papio Creek Basin that was enjoyed by the City's first residents. It is located southwest of the Omaha metropolitan area contiguous to the cities of Bellevue, Ralston, Papillion and Omaha. Today, La Vista is one of the fastest growing cities in Nebraska. It's location has made it home to a number of market leading businesses. The community embraces a progressive plan for future growth and is able to attract and retain a diversity of businesses and residents.

As a major arterial road through the center of the community, 84th Street has been the primary commuter route for residents travelling through La Vista, providing connections to Interstate 80. Significant shopping centers such as Brentwood Square and Brentwood Crossing created a thriving retail hub for the community and provided convenient access to much needed goods and services to the surrounding area. City Hall, the Community Center, La Vista Falls Golf Course, the City Swimming Pool, and other public services and amenities are also found along the 84th Street corridor. Community events and festivals such as La Vista Days and the Christmas tree lighting are typically held near 84th Street. Together, these elements created a thriving corridor that was central to the health and vibrancy of the community.



84th Street



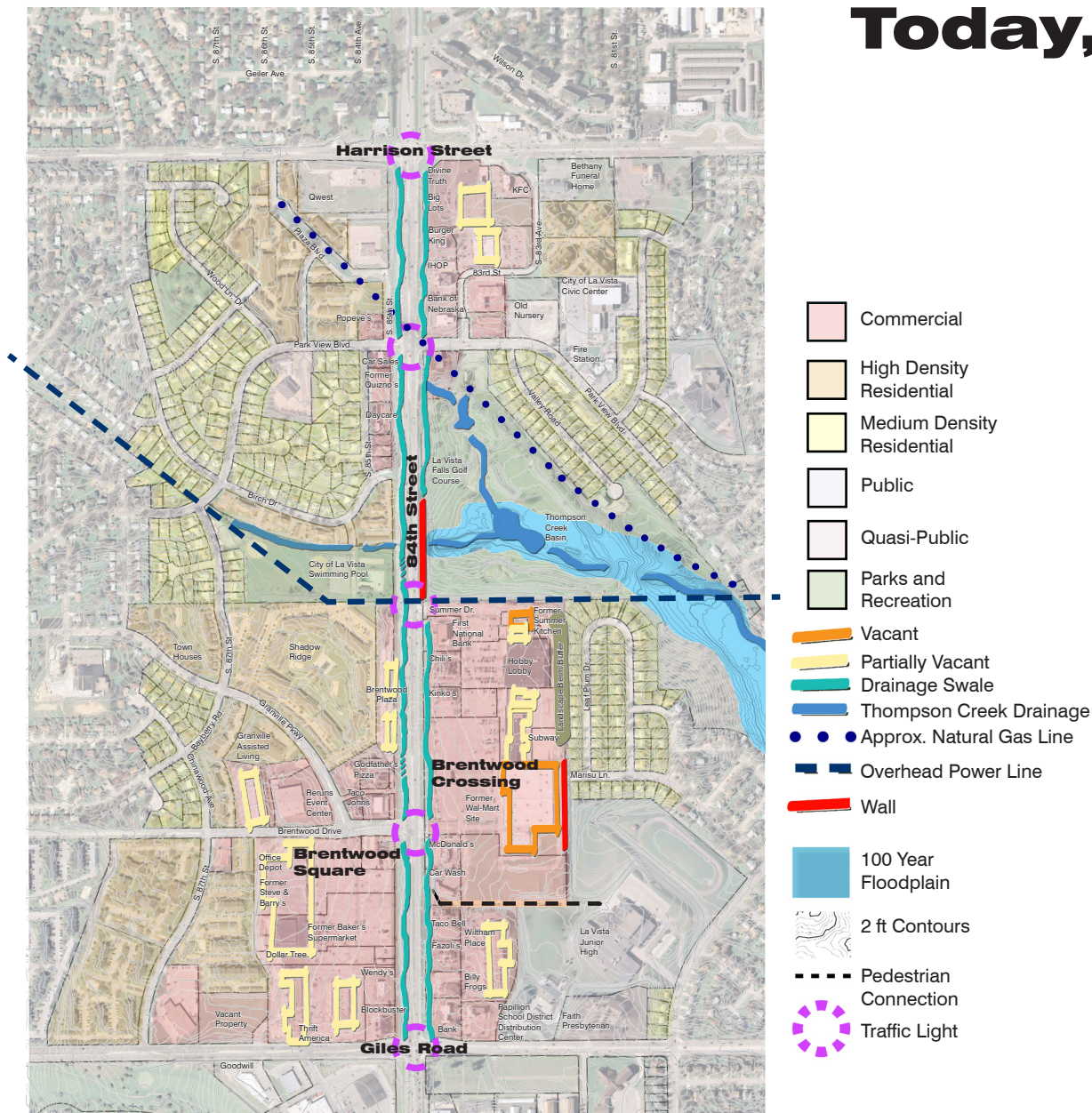
La Vista, 1960



Vacant Wal-Mart Building

Today, the corridor is largely vacant

The last several years, however, have seen the slow decline of the 84th Street corridor. With major retail anchors vacating the area, the corridor has experienced the deterioration of not only appearance, but also strength as an employment center. Smaller businesses, which relied on the foot traffic of anchors such as Wal-Mart, Gordman's and Baker's Supermarket, have experienced difficulty in sustaining themselves, forcing relocation or closure. Redevelopment is necessary to restore the once vibrant corridor as the heart of La Vista.







process



Working Group Meeting

The Vision 84 project included an extensive public process

PROCESS

The Vision 84 project included an extensive public process, involving a Working Group of local business leaders, residents, city staff and the community at large. Open houses were regularly held to solicit input and feedback from the public. Workshops with Working Group members were conducted throughout the process. Quarterly newsletters were distributed throughout the community, providing updates on the project. A survey was mailed to residents to gather input on preferences along the 84th Street corridor. (Newsletters and survey results can be found in the appendix of this document.) The entire process for creating the vision plan took approximately one year, and is summarized in this report.

Project Issues

On April 14 & 15, 2009, the design team met with many different stakeholder groups to discuss the 84th Street redevelopment project. These groups included the mayor, city council members, city department heads, mid-level city managers, local commercial brokers, the Chamber of Commerce, and tenants and property owners along the corridor.

The team also met with several stakeholders individually to discuss economic trends, opportunities, and issues related to the corridor. Following these meetings, the design team facilitated an afternoon session with the Working Group, the first in a series proposed for the project.

These meetings provided a forum for participants to voice their ideas, questions, or concerns about the project and to share any insights with the design team prior to the development of alternatives. Questions that were discussed included:

- What are the corridor's greatest assets today?
- What would you change or what needs improvement?
- How do you define success for the project?

Key points from these discussions include:

Assets

- Recreational uses, trail system, park
- Harrison & Giles have I-80 access
- Nice city complex
- Recreational opportunities
- Visibility/traffic on 84th Street
- Some of the buildings are assets
- Green space

Improvements

- Bike, pedestrian, bus access
- Can't find City Hall
- Connect recreational opportunities
- Barren parking lots
- "Thrift store" image along 84th Street
- Poor condition of buildings
- Grocery store is needed

Successful Comparison Projects

- Southport, La Vista
- Shadow Lake Towne Center, Papillion
- Village Pointe, Omaha
- Old Market, Omaha
- Aksarben Village, Omaha
- Zona Rosa, Kansas City
- Northland Fountain, Kansas City
- Power and Light District, Kansas City

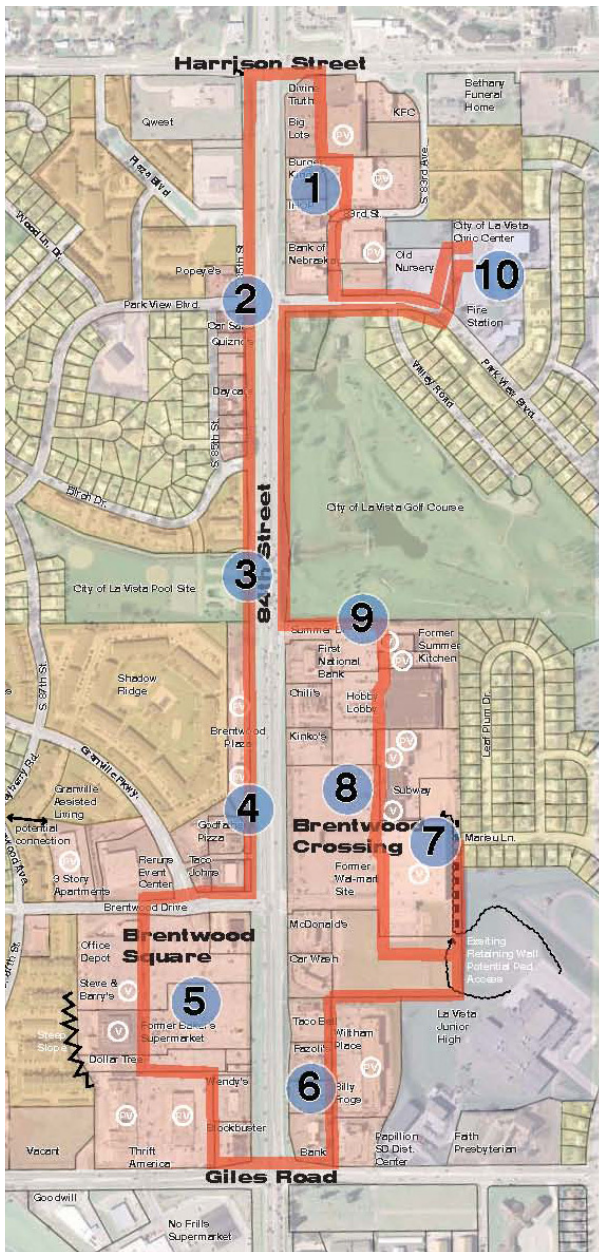


Working Group Meeting



Walking Tour

Residents participated in a walking tour of the corridor



Walking Tour Map



Walking Tour

Walking Tour

On May 8 & 9, the city invited the community to participate in a walking tour of the 84th Street Corridor hosted by the design team. The purpose of the walking tour was to provide a forum for community members to comment on issues, concerns, and suggestions for improvement along the corridor. The walks were conducted over a series of 2 days. There were 10 different stops along the tour, providing opportunity to discuss these areas in more detail. Some of the key issues discussed at these stops included:



Walking Tour

- Additional restaurants along 84th Street are needed.
- Wider sidewalks are needed along the roadway.
- There is too much asphalt parking lot along 84th Street.
- The Civic Center should be expanded.
- Higher end apartments are needed along the corridor.
- The corridor lacks adequate public transportation.
- 84th Street is not a safe environment for pedestrians.
- Trails are needed along Thompson Creek.
- Create a city gateway along 84th Street.



Community Workshop

Multiple community workshops were held to gather input from residents

Community Workshop

On June 23, the City hosted the first community workshop for the project, where the design team presented a summary of opportunities and constraints along the corridor. A short lecture on the benefits of the project was presented by Dr. Steve Laposa, a nationally recognized expert in mall redevelopment projects. Following the presentation, members of the community provided comments and recorded their preferences on a variety of elements that could be included in a redevelopment plan including sustainable design strategies, recreation, leisure, civic spaces, commercial/institutional and residential uses. A summary of the market trends and project opportunities discussed at this meeting follow:

- No more big box!
- We need a movie theater
- Would like to have small grocery store
- Include restaurants along 84th Street
- Like the unique look and feel of live/work lofts
- Five to ten story buildings along 84th Street are too tall, two to three stories are acceptable
- Two to three stories is acceptable
- Provide community gardens
- Include a festival green



Community Workshop



Community Workshop



Power and Light District, Kansas City

Working group members visited projects in the Kansas City metropolitan area

Mobile Tour

The day after the community workshop, members of the Working Group, design team, and city staff boarded a bus and visited the Kansas City metropolitan area to tour recent redevelopment projects. The group recorded areas of interest and likes/dislikes at each location. These included Zona Rosa, the Power and Light District, Brookside, and Park Place in Leawood. Representatives from the developers who constructed the projects were available to provide a brief overview of each project and answer questions. Observations and recommendations from the Working Group included:

- Incorporate cultural and historic details.
- Diversity in the rooflines and building exteriors make the area feel more like a neighborhood.
- Include sustainable elements within the city center, such as a wind turbine.
- Varied materials, such as stone, granite, metal, and wood create a lasting feel.
- Create a destination that will repeatedly attract visitors, particularly local dining and unique, local merchants.
- Clearly identify parking.
- Shield exterior traffic, both visually and audibly.
- Create design guidelines that allow for unique character while maintaining continuity.
- Avoid big box retail and chain restaurants.
- Vary architectural styles.
- Create a place that feels safe but is not sterile.

- Provide distinctive, year round gathering spaces such as the stage at Zona Rosa, ice rink at Leawood, and outdoor dining venue at Power & Light District.
- Provide a mix of housing types that connect to adjacent neighborhoods.
- Include an niche grocery or marketplace that caters to urban dwellers.
- Keep on-street parking away from community courtyards and open space.



Park Place, Kansas City



Zona Rosa, Kansas City



Stapleton Town Center, Denver

A community survey identifies resident preferences along 84th Street

Community Survey Summary

A survey of local residents was conducted in order to determine community preferences for elements to be considered along the 84th Street corridor. A summary of the key findings of the survey results follow:

A City Center is important	94%
The 84th St. corridor is the most appropriate location for a city center.....	93%
Would consider living in or moving to a new, somewhat higher density neighborhood	37%
Outdoor elements to include along 84th Street :	
Festivals, fairs markets	91%
Performances, concerts	88%
Eating, picnicking	87%
Playground.....	79%
Water play area (fountain)	78%
Art, sculpture	75%
Open parkland.....	74%
Food, mobile vendors.....	74%
Natural open space	72%
Trails	67%
Public gardens.....	64%
Outdoor movies.....	64%
Swimming pool.....	52%
Ice skating rink.....	46%
Dog park.....	36%
Skate features or park	30%
Community vegetable gardens.....	30%

Golf	29%
Baseball, softball	22%
Disc golf.....	20%

Services to include:

Entertainment (restaurants, pubs).....	95%
Specialty food (coffee, ice cream).....	91%
Farmers market.....	90%
High quality restaurants.....	84%
Specialty retail shops	84%
Grocery store.....	79%
Performing arts (plays, dance, concerts).....	77%
Independent specialty movie theater	67%
Medical emergency.....	63%
Personal services	55%
Mail, shipping, copies.....	55%
Art galleries, museum	50%
Professional services.....	47%
Pharmacy	46%



Stapleton Town Center, Denver

84th Street is well positioned in the market place

Market Trends

There are several key indicators and trends that suggest La Vista is well positioned in the market for a new development type, such as a mixed use city center.

National Context and Trends

Local and national changes in household structure are gradually driving interest in more diverse housing options. For example, many baby boomers will be retiring in the next few years, and are planning to downsize. As fuel costs increase, there will be a renewed interest in walkability and access to public transportation. Long-term residential utility cost growth will gradually shift interest toward smaller/more efficient housing units.

Omaha Metropolitan Area

The Omaha area has avoided the worst aspects of the national recession. Within the metro area, housing prices have not risen as dramatically as other parts of the country, and as a result, haven't declined as much during the recession. Unemployment rates are below national averages. The Brookings Institute rates Omaha as one of the top twenty performing metro areas in the country. Sarpy County has seen dramatic growth since 2000, and continues to grow as many people choose to relocate to the Omaha area. Some of the key feeder markets for Omaha include cities such as Lincoln, San Jose, San Antonio, Las Vegas, Denver, and Phoenix.

La Vista

There are three distinct parts to La Vista: East, West, and Southport. Areas east of 84th Street are the original parts of La Vista, consisting mostly of older, smaller homes. Areas west of 84th Street are newer, consisting primarily of larger homes. The Southport area is located by I-80, and includes regional retail, office uses, hotels and a convention center. The community is approaching full build-out, requiring a closer look at potential sites for redevelopment.

Retail

2009 marked the end of the great regional retail expansion in the Omaha metropolitan area. From 1982 to 2003, there was annual growth of 550,000 square feet. From 2004 to 2009, there was annual growth of 1.13 million square feet. This significant growth resulted in an abundance of regional retail in the area and little need for additional big box or other regional retail uses in La Vista. This indicates it is unlikely that the existing big box stores along 84th Street will be reoccupied with new big box tenants. With the exception of Southport, La Vista residents must leave the city to find any significant shopping or leisure destinations. This project provides an opportunity to establish 84th Street as a key leisure destination located within the community.

Office

Unlike retail, regional office market growth since 2000 has been restrained. Between 2001 and 2007, Sarpy County added 6,200 new office positions, creating a demand for 1.2 million square feet of space. To date, there has been 416,000 square feet of office space built.

What does this mean for La Vista? Southport is well positioned for larger floor plate users: corporate office, flex, or industrial uses. 84th Street is well positioned for smaller services, office, and medical uses.


Urban Housing

Nationally, 25% to 35% of households are interested in walkable housing options. Since 1990, the region has added about 1,300 housing units that could be defined as walkable, which represents only 1.4% of new housing units in the Omaha area. Midtown Crossing, Aksarben, and the Old Market provide the majority of modern walkable options within the Omaha metropolitan area. By adding urban living choices in La Vista, there is opportunity for the community to "age in place," without losing this market share to other locations within the area. Urban living choices include apartments or condominiums within a range of price points and styles, located adjacent to shopping, restaurants, and employment options.

Summary

The existing shopping center formats are obsolete, and need to transition back from regional to community scale retail development. Retail opportunities include restaurants, grocery, and community services (less than 125,000 square feet). Other anchor options include residential, office, medical, recreation and wellness. 84th Street has the potential to provide restaurants, shopping, housing, and leisure choices that will keep employees within the community after normal business hours.





project goals + alternatives



Park Place, Kansas City

Nine project goals were identified for the project

Goals

From the opportunities analysis of the corridor, nine goals were identified by the design team and Working Group members that outlines the vision for the new 84th Street.

These nine goals include:

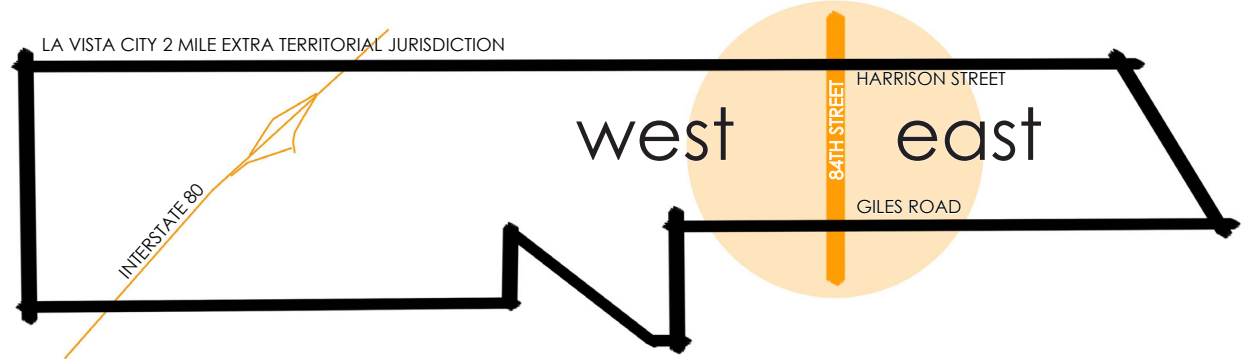
1. Build Community
2. Provide a Local Shopping/Leisure Destination
3. Connect to Open Space & Trails
4. Attract Local Employees after Business Hours
5. Enhance and Respect Significant Views along the Corridor
6. Create Appropriate Building Scale Transitions to the Neighborhoods
7. Provide Clear and Accessible Pedestrian Linkages along the Entire Corridor
8. Create a Finer Grain Street Network
9. Realize the Full Potential of Thompson Creek Basin

The following pages describe each of these nine goals with sketches, notes and supporting images that illustrate the intent of each goal.

Build community

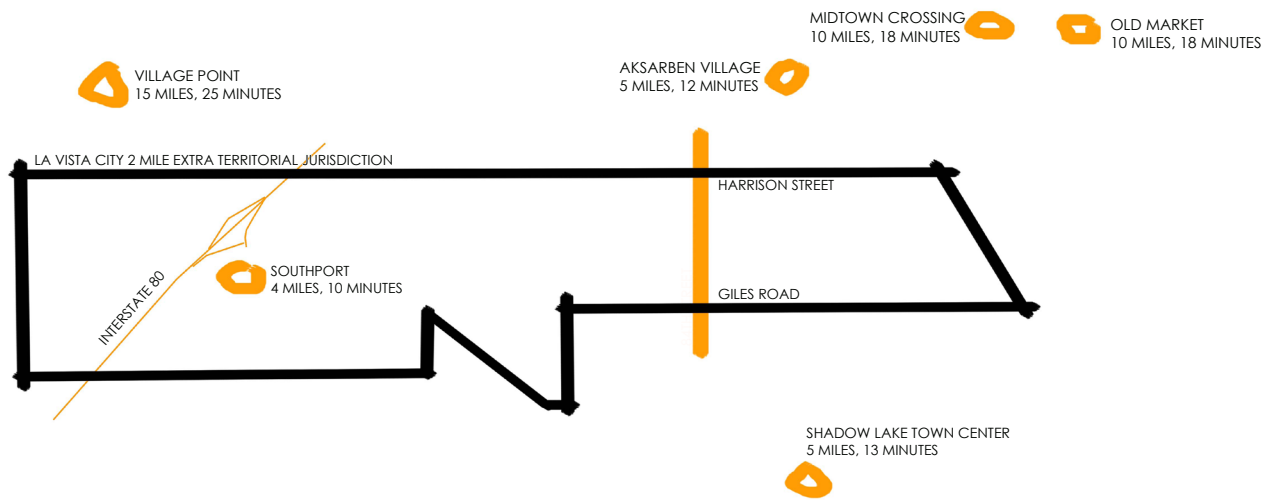


By creating a heart and center for the community, the project provides an opportunity to bridge the established east side of the community with the newer west side, providing a place of civic pride for all of La Vista.



Provide a local shopping/leisure destination

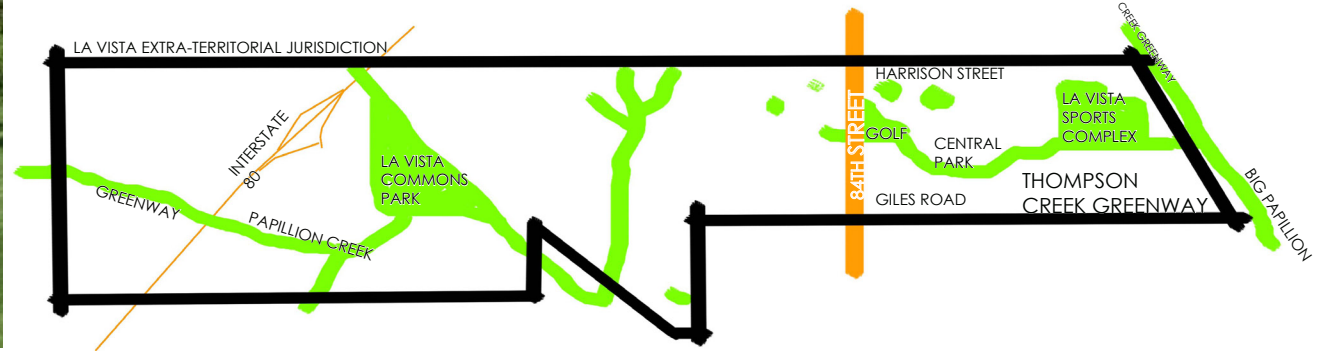
With the exception of Southport, La Vista residents must leave the city to find any significant shopping or leisure destinations. The project provides an opportunity to establish 84th Street as a key leisure time destination located within the community



Connect to open space & trails

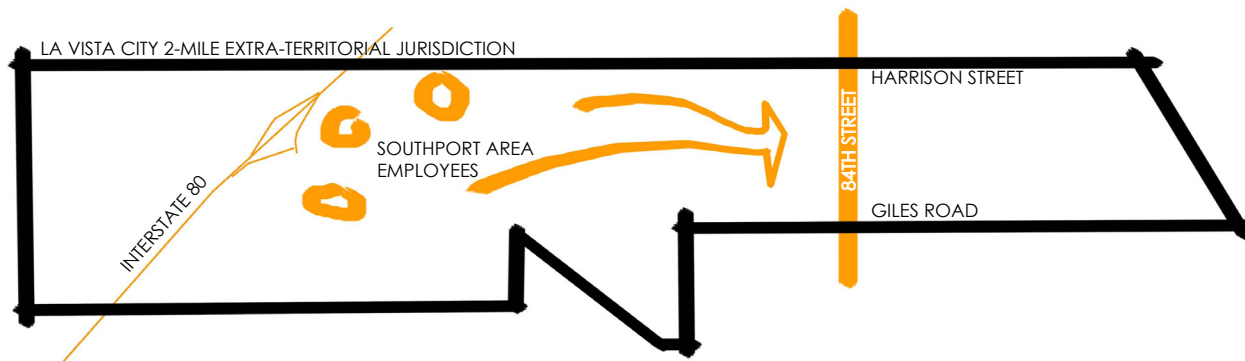


Located centrally along the parks and trails network proposed for the community, 84th Street has the potential to become a destination that is readily accessible by trail. The Thompson Creek Basin provides exceptional amenities that can be integrated with the redevelopment of 84th Street as part of a new heart for the community.



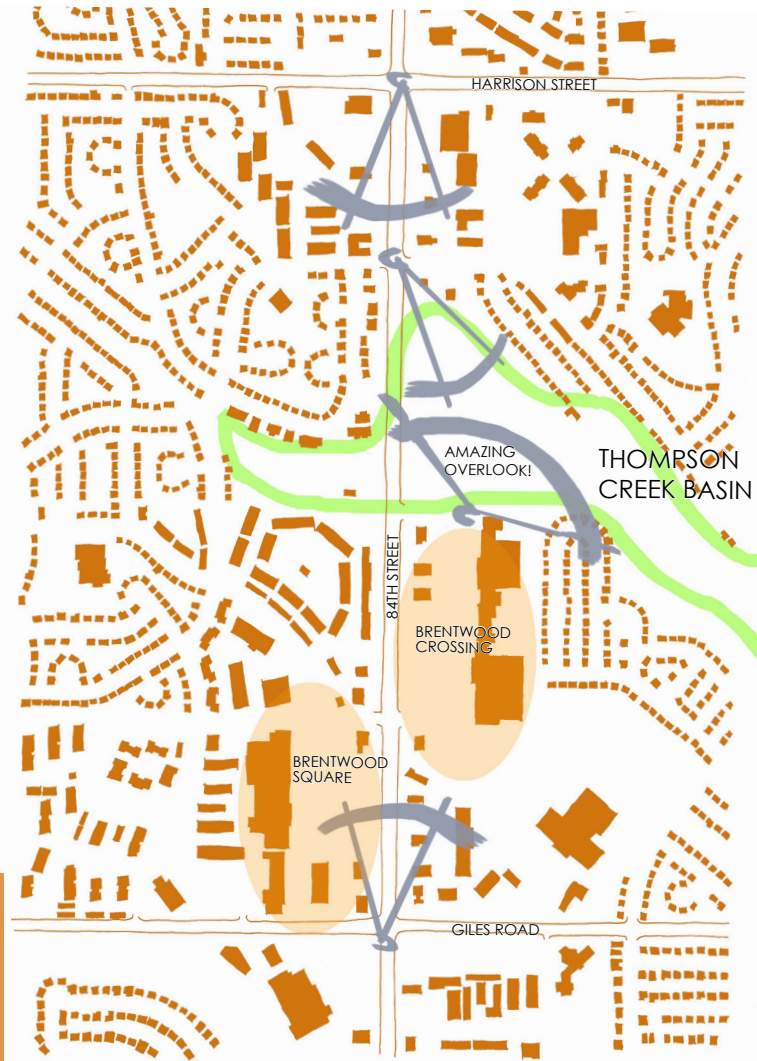
Attract local employees after business hours

Local employers, such as those in Southport including Pay Pal and Yahoo, provide an important employment base for the community. 84th Street has the potential to provide restaurants, shopping, housing, and leisure choices that will keep employees within the community after normal business hours



Enhance and respect significant views along the corridor

There are several significant views along the corridor that create immediate impressions of the community. These include views from the gateway intersections at the north and south sides of the corridor - Giles & 84th, and Harrison & 84th. In addition, there are significant view opportunities that can further be enhanced and captured along the corridor. These include the view to the northeast from Brentwood Crossing, as well as the view of the golf course and hillside as you drive south along 84th Street.



Create appropriate building scale transitions to existing neighborhoods



Currently, there is an abrupt transition in scale between many of the larger commercial buildings along the corridor to the finer grain massing of the adjacent neighborhoods. This project provides an opportunity to create more gradual and appropriate transitions in scale between the neighborhoods and these commercial areas.



Provide clear and accessible pedestrian linkages along the entire corridor

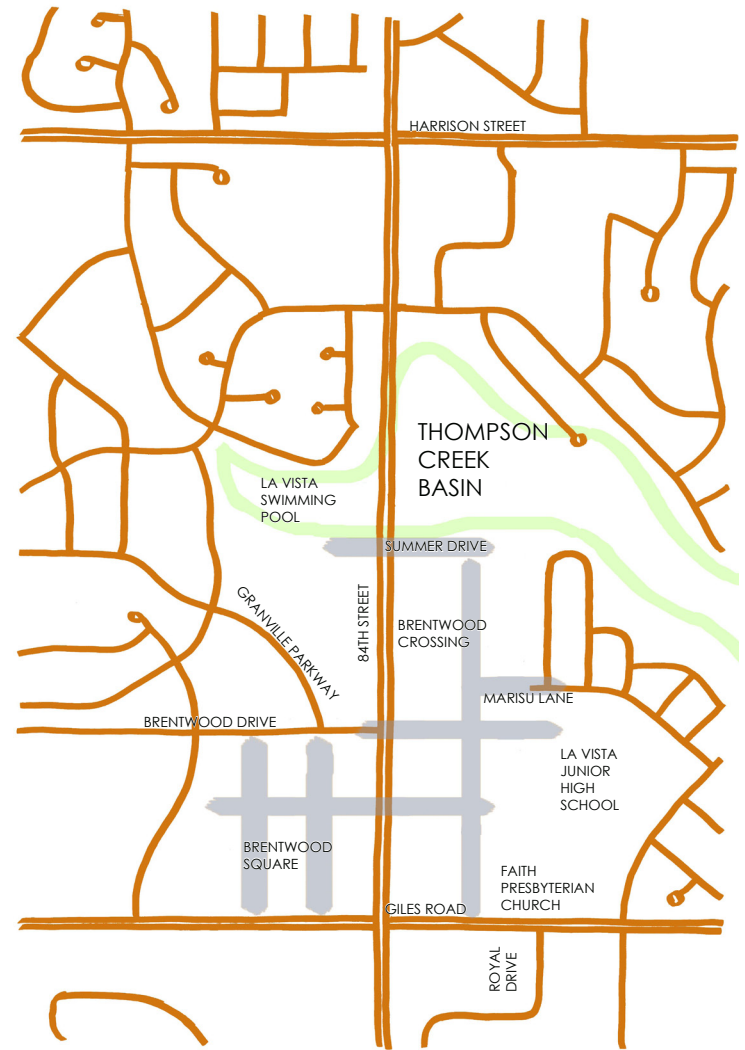
Creating clear and accessible linkages between the Civic Center, Brentwood Crossing, Brentwood Square, and La Vista Junior High School is an integral component of a successful downtown for the community. New sidewalks, trails, and streets will create safe connections between these sites along the corridor.



Create a finer grain street network



Creating a finer grain street network through the Brentwood Square and Brentwood Crossing shopping center sites provides better pedestrian and vehicular connections to the adjacent neighborhoods. This strategy creates smaller, more walkable block sizes that are similar in scale to the adjacent residential neighborhoods, and provides direct connections. Within these smaller block sizes, building footprints are reduced, resulting in a more compact, human-scaled environment.





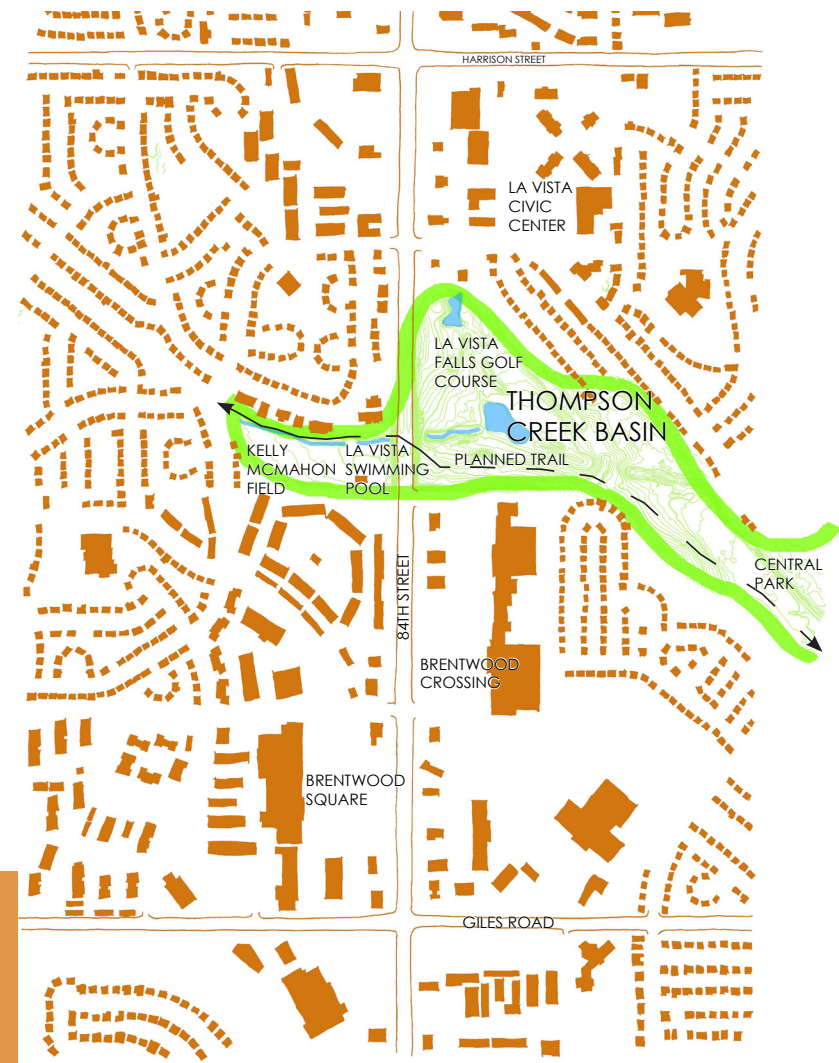
Thompson Creek Basin

Realize the full potential of Thompson Creek Basin

Thompson Creek Basin

Located centrally along the parks and trails network proposed for the community, 84th Street has the potential to become a destination that is easily accessible by trail. The Thompson Creek Basin, as a striking and readily identifiable gateway into La Vista, is an exceptional amenity that can be integrated with the redevelopment of 84th Street as part of a new heart for the community. The Thompson Creek Basin currently includes the La Vista Falls Golf Course, Central Park, the swimming pool and Kelly McMahon Field. There is opportunity to create better transitions and connections between the commercial areas along the corridor to these green spaces, and to incorporate them as a central part of the redevelopment strategy for 84th Street. One way to accomplish this is to consider alternate uses for the basin other

than a golf course. A large civic park in Thompson Creek Basin has broader appeal to more users, has potential to become the signature gathering space for the community, and can serve as a key incentive and amenity for future development along the corridor.





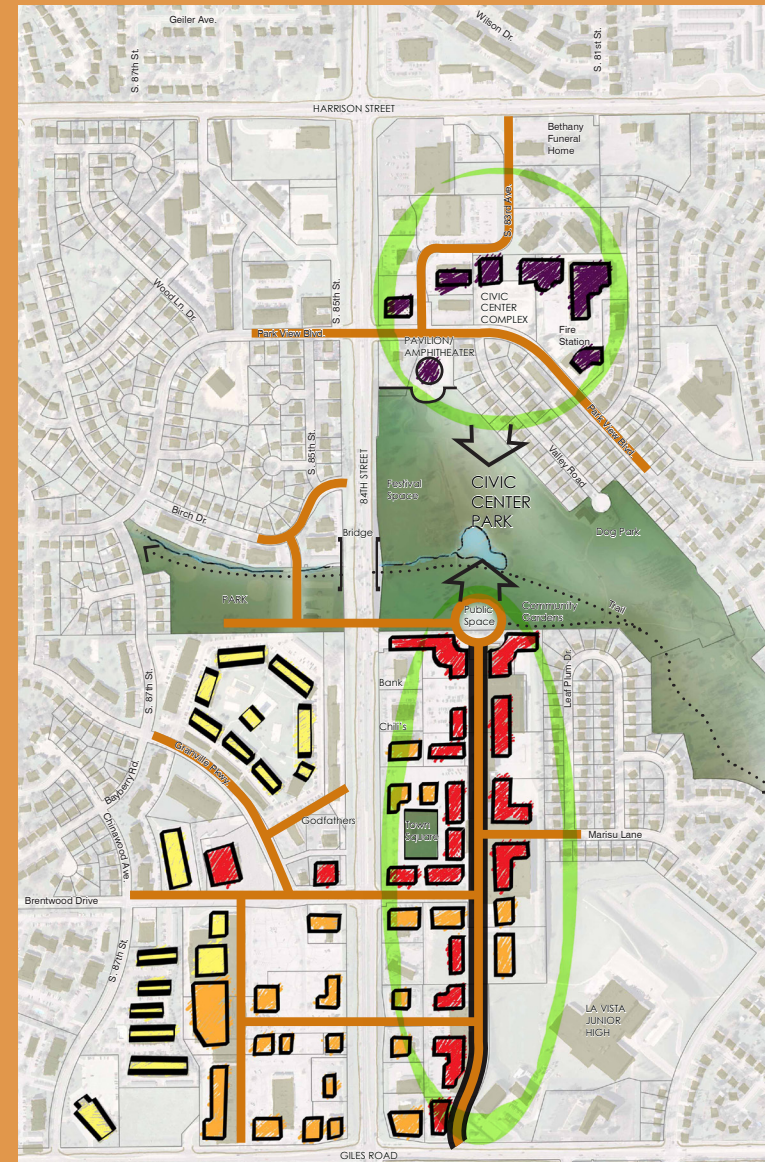
Zona Rosa, Kansas City

Concept Diagrams

On July 29, the Working Group met with the design team to evaluate concept diagrams for the project. The concept diagrams provided three distinct approaches to the redevelopment of 84th Street, including a "Corridor" concept, "Main Street" concept, and a "Districts" concept. The "Districts" concept focuses on complementary districts which comprise the city core of La Vista. In this concept, the golf course is reconfigured along the northern edge of the Thompson Creek Basin, creating room for a park that fronts the promenade and gardens. The "Main Street" concept focuses on an internal main street offset from 84th Street with retail and mixed use. The golf course is replaced with a large central gathering space for the community - the Civic Center Park. Based on direction from this meeting, the team pursued the "Districts" concept, with components of the "Main Street" concept included.



"Districts"



"Main Street"



America the Beautiful Park, Colorado Springs Colorado

Concept Alternatives

On August 19, two preliminary alternatives for the redevelopment of 84th Street were presented at the community workshop, as well as an overview of the market analysis prepared for the project. Both alternatives provide a new City Center, embrace the Thompson Creek Basin as a central amenity along the corridor, and encourage connections to existing neighborhoods.

Preliminary Alternative A provides a civic center park in place of the golf course to support and vitalize the City Center while providing a venue for a variety of community festivals and leisure activities. It suggests a finer grain street network along the remainder of the corridor, and includes a mix of residential and commercial uses to support the City Center.

Preliminary Alternative B reconfigures the golf course to extend south into Central Park, allowing space for a small park to front the City Center. This alternative re-uses and maintains many of the buildings that front 84th Street. After reviewing both of these alternatives, the Working Group recommended Preliminary Alternative A with some modifications, such as moving the pool back to the original location west of 84th Street, which provides a civic center park in lieu of the golf course.

HARRISON STREET

Unique streetscape enhancements along 84th Street.

Wood Ln Dr.

Park View Blvd.

A new bridge marks the entry into the city from the north.

Birch Dr.

Trail

Trail Underpass

CIVIC CENTER PARK

S 84th St.

84th STREET

A new aquatic facility is located within the civic center, where it is easily accessible by trail from the park, and is conveniently located near the recreation center and senior center.

Aquatic Facility

City Hall/Recreation Center

Fire Station

LA VISTA CIVIC CENTER

Park Parking

Valley Road

Park View Blvd

CIVIC CENTER PARK

Civic Center Park becomes the signature park for the community, providing a venue for a variety of community and leisure time activities. The park connects the city center with the civic center to create a new downtown for La Vista.

Trail

Central Park

LA Vista Junior High

Potential road connection to Maris Lane.

Maris Lane

City Center Boundary

Gardens along 84th Street mark the entry into the city from the south.

Granville Plwy

Park

LA VISTA JUNIOR HIGH

Potential road connections through existing apartment complex

Brentwood Drive

S 87th St.

Bayberry Rd

Chinwood Ave

GILES ROAD

HARRISON STREET

New iconic buildings announce arrival at the Harrison Street intersection.

The existing Burger King, IHOP & Bank of Nebraska buildings remain in this area.

Wood Ln Dr.

Park View Blvd.

S 8th St.

Birch Dr.

A new bridge marks entry into the city from the north.

Trail Underpass

Potential road connection if existing pool remains in this location.

Potential future transit stop.

S 7th St.

Granville Park

Brentwood Drive

Neighborhood support services, such as a grocery store, fitness center, pharmacy, senior services, etc.

LA VISTA CIVIC CENTER

City Hall/Recreation Center

A new aquatic center is combined with the golf clubhouse and existing parking lot in this location, providing easy access from the park.

The golf course is reconfigured to extend into Central Park to the south, providing space for a small park that fronts the City Center.

LA VISTA FALLS GOLF COURSE

CENTRAL PARK

LA VISTA JUNIOR HIGH

City Center Boundary

The existing Witham Place, fast food, and bank buildings remain in this area.

Potential road connection to Marisu Lane.

Town Square

Park

GILES ROAD





master plan



Zona Rosa, Kansas City

The vision for 84th Street is the creation of a new downtown

“The 84th Street Corridor will be the central city core, with a memorable and distinct identity, a vibrant mix of land uses, a sense of community and a high quality of life for residents.”

- Project Vision Statement

On October 7th, the design team met with the Working Group to review and discuss the two alternatives, comments from the previous public meeting, and the location of the aquatic center for review and discussion. Based upon input from the community, the Working Group, and City Council members (a work session was held with council on September 22nd), the design team prepared a preliminary vision statement, principles, and concept plan for the project. This plan was presented to the community on November 18th, followed by a final review meeting with the Working Group on November 19th. The plan was enthusiastically received by both the community and the Working Group.

A finer grain street network creates new connections to existing neighborhoods, and creates walkable pedestrian ways between these neighborhoods and 84th Street. Within this network, a mix of uses including residential, retail, and office ensures that the downtown is flexible and sustainable, can be phased appropriately, and can transition as different uses evolve over time.

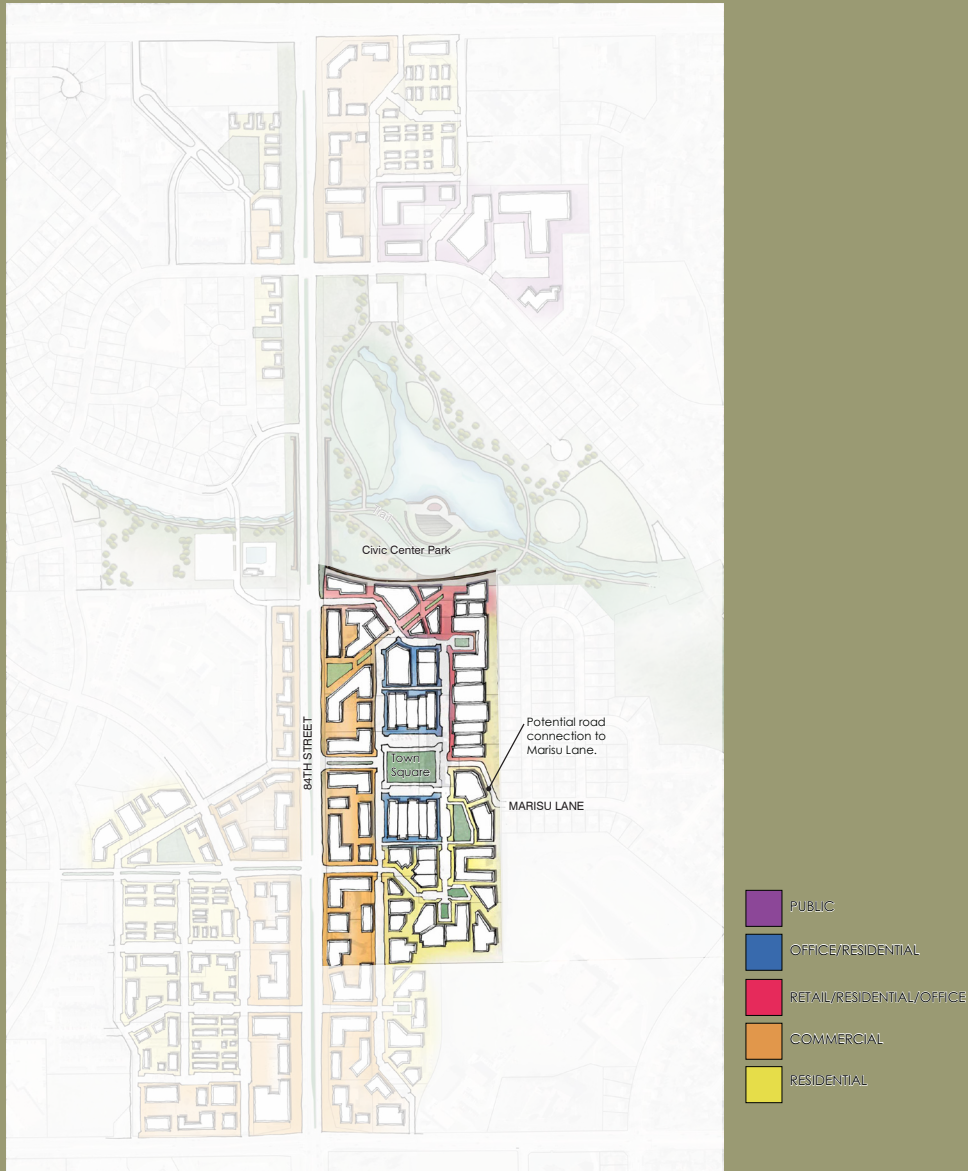


Civic Center Park

The transformation of the golf course into La Vista Civic Center Park is the centerpiece of the redeveloped 84th Street. As a unique and beautiful amenity located centrally within the city, the park serves as the primary catalyst for redevelopment to occur. Park elements may include a large lake, an amphitheater, trails, picnic areas, community gardens, a playground, and a civic green where community events can be held.

A new pedestrian underpass extends underneath 84th Street, providing safe passage underneath the street, connecting the east side of 84th to the west side. The existing detention basin within the golf course can be readily converted into a small lake, providing a recreational amenity for the entire community to enjoy. An amphitheater provides a venue for public events and performances, with potential to create a regional attraction for the community. Together, these elements create a unique and desirable gathering place for the community, and create an attractive catalyst for redevelopment to occur adjacent to the park.





City Center

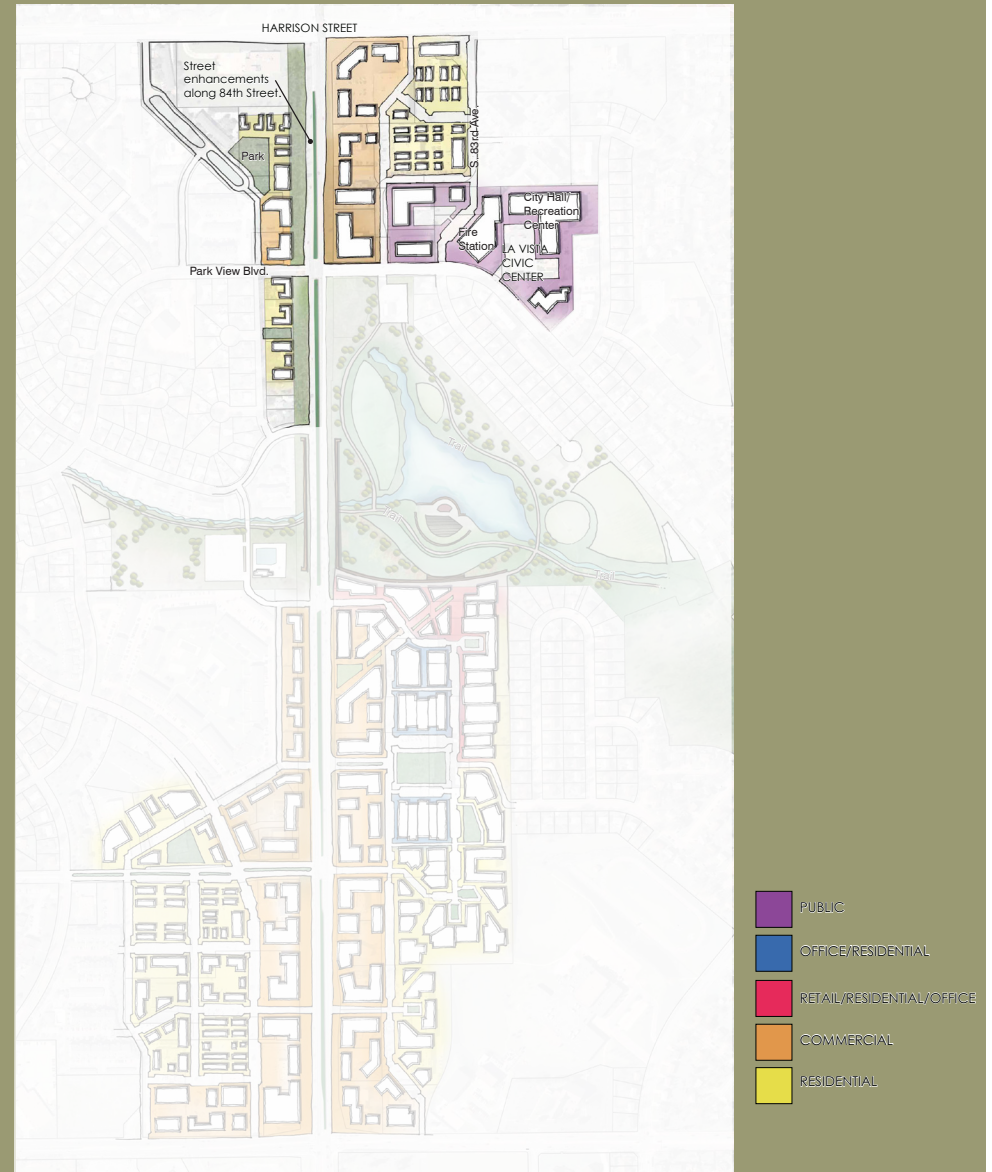
A mixed use city center creates a new heart for La Vista, and together with the park, is a central building block of the master plan. The City Center is located on the edge of the new Civic Center Park, and is envisioned as a true mixed use center, including retail, office, commercial, and residential uses. The City Center embraces the park edge, creating a unique and inviting environment to live, work and play.

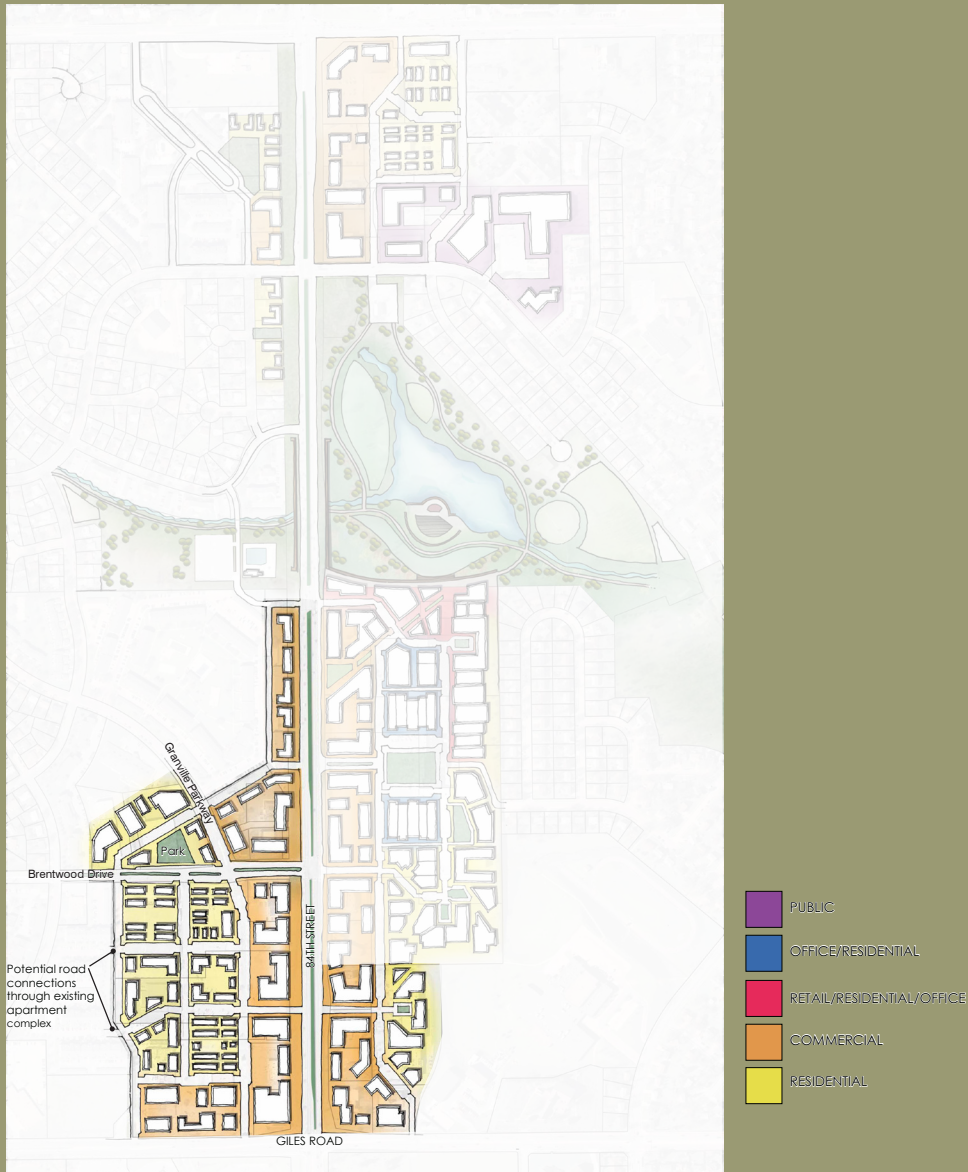
The City Center is described in more detail in the next section.

North 84th Street

North 84th Street is characterized by a mix of uses, including new commercial uses with “building forward” orientations that front the east edge of 84th Street, and residential uses located behind. A finer grain street network provides on street parking and greater connectivity with the existing street framework. The civic center remains, with potential to expand to the west towards 84th Street and the park. Pedestrian connections are provided through the park, creating a walkable route between the civic center and the city center.

New commercial and residential uses are located on the west side of 84th Street, in support of the existing residential neighborhoods. A small park is provided adjacent to the parkway, serving both the new residential units, as well as the existing neighborhood.





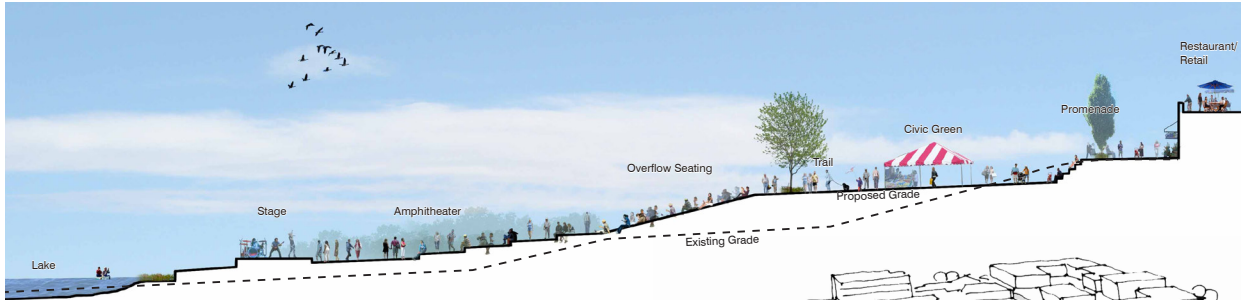
South 84th Street

South 84th Street is characterized by “building forward” commercial uses adjacent to 84th Street, with a finer grain mix of residential uses located behind. These new residential uses transition into the existing residential neighborhoods to the east and west of 84th Street.

On the west side of 84th Street, Granville Parkway extends to the south through the redeveloped area to Giles Road, creating a new connection with Giles. Two proposed east/west roadways have potential to connect through to the existing apartment complex located to the west, creating a finer grain network of small blocks suitable for on street parking and a variety of different residential types. A small park to the north creates a welcome “front door” for this new urban styled neighborhood.



A mixed use center creates a new heart for La Vista



Civic Center Park at City Center Edge - Section

City Center

A mixed use city center creates a new heart for La Vista, and is the central building block of the master plan. The City Center is located on the edge of the Thompson Creek Basin, providing The City Center consists of three distinct districts: the Promenade District, the Park District, and the Paseo District.



City Center



Buena Park, California



Promenade District

The Promenade District is characterized by a mix of uses, including restaurants and shopping, with residential units above. A promenade extends along the edge of the park, offering a distinct environment for dining, shopping and living, all with great views of the park.





Zona Rosa, Kansas City



Park District

The Park District is characterized primarily by office and some retail uses, with residential units above. The town square provides a gathering place for small community events in an intimate park setting.





Siena, Italy



Paseo District

The Paseo District consists of a blend of residential living options that are interconnected by a network of narrow pedestrian passages. These “paseos” connect with small residential courts & gardens that provide residents a place to park their car and gather with neighbors.





Kierland Commons, Scottsdale

Nine principles characterize the new 84th Street

Principles

Nine principles were identified by the design team and Working Group members that describe the characteristics of the new 84th Street. These principles evolved from the goals, and were used to evaluate the alternatives as the master plan evolved.

The nine principles include:

1. Make 84th Street Economically Attractive & Sustainable
2. Create a Distinct, Enduring, Appropriate Built Environment
3. Attract People to the 84th Street Corridor
4. Create a Place to Live, Work, and Play
5. Provide Human Scaled, Quality Environments
6. Encourage Social Interaction and Community Events
7. Connect to Existing Neighborhoods
8. Restore and Enhance the Natural Environment
9. Respect and Enhance Adjacent Neighborhoods

The following pages describe each of these nine principles with sketches, notes and supporting images that illustrate the intent of each principle.



The park supports the city center's economic viability

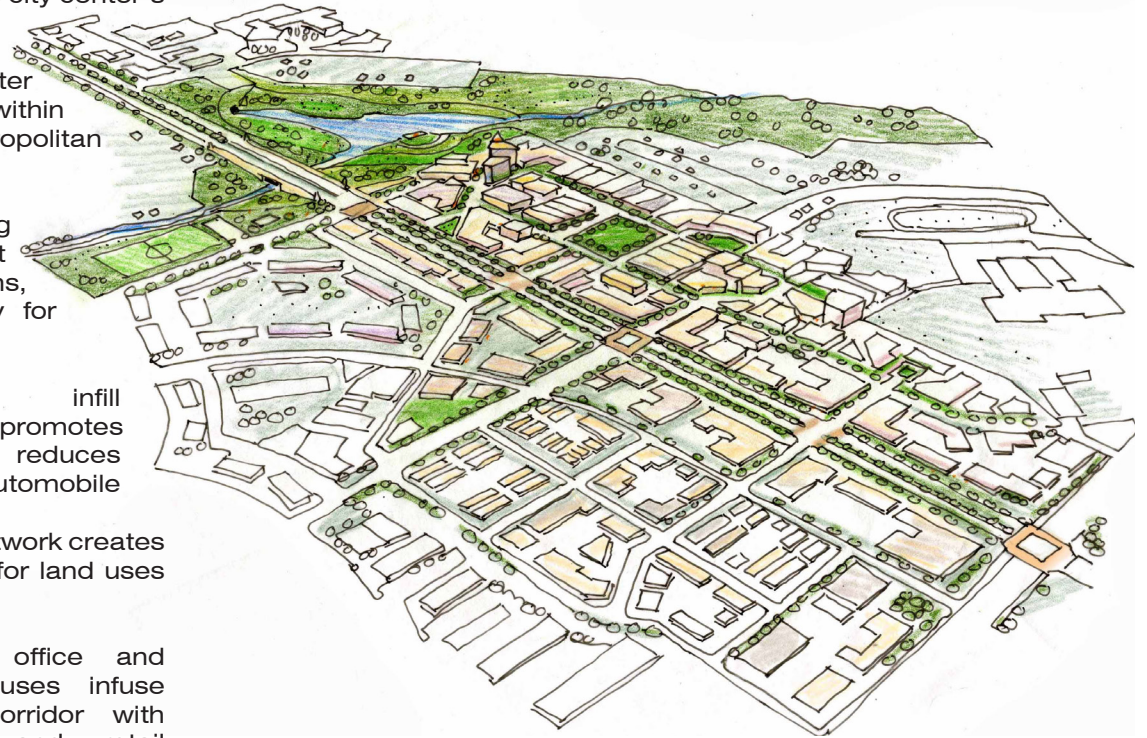
A mixed use city center fulfills a market niche within the southern metropolitan area.

Proposed blocks along the corridor respect existing parcel depths, providing opportunity for phasing over time.

Higher density infill development promotes walkability and reduces dependence on the automobile

A finer grain street network creates a flexible framework for land uses to evolve over time.

A mix of retail, office and other commercial uses infuse the 84th Street corridor with new employment and retail opportunities.



Principle #1

Make 84th street economically attractive + sustainable



Provide 360 degree architecture that is pleasing visually from all points of view

Buildings will be constructed of regionally appropriate & compatible materials

Buildings are unique to the place. No prototype buildings

Provide appropriate building massing & setbacks to strengthen the pedestrian environment and provide architectural interest

Awnings or canopies should be an integral part of the architectural design of the building, and should enhance the pedestrian environment by providing shade & comfort

Primary building entrances should be oriented directly toward the street and sidewalk, enhancing the pedestrian environment and encouraging pedestrian interaction

Principle #2

Create a distinct, enduring, appropriate built environment





As the signature park for La Vista, Civic Center Park provides a recreational destination for the entire community

The promenade district provides entertainment, restaurants, and shopping destinations

Roadway improvements including trees, new walks, planted medians and crosswalks enhance the appearance & pedestrian environment of the 84th Street corridor

Unique & distinct residential types provide new choices for living in La Vista

Multiple parks, courtyards, gardens and plazas of varying scale provide a variety of public spaces for local activities & events such as farmers markets, festivals, fairs, etc.



Principle #3

Attract people to the 84th street corridor



A new pedestrian underpass, sidewalk, pedestrian overlook and bridge announce arrival into downtown La Vista.

The amphitheater provides a venue for regular community events, including concerts, theater or other performances.

The lake & park create a welcome front door to the city center

Buildings located on the hilltop mark arrival into La Vista

Median improvements enhance 84th Street

Gateway monuments announce arrival into downtown La Vista

Overlook provides pedestrian refuge.

The promenade is an extension of the gateway elements from 84th Street





Residential units above the ground floor retail provide a unique living experience in La Vista, with a park, restaurants, entertainment, shopping, and employment uses located within walking distance

The promenade district provides a mix of retail at the ground level, including restaurants, shopping, and entertainment, all with frontage on the promenade overlooking the park

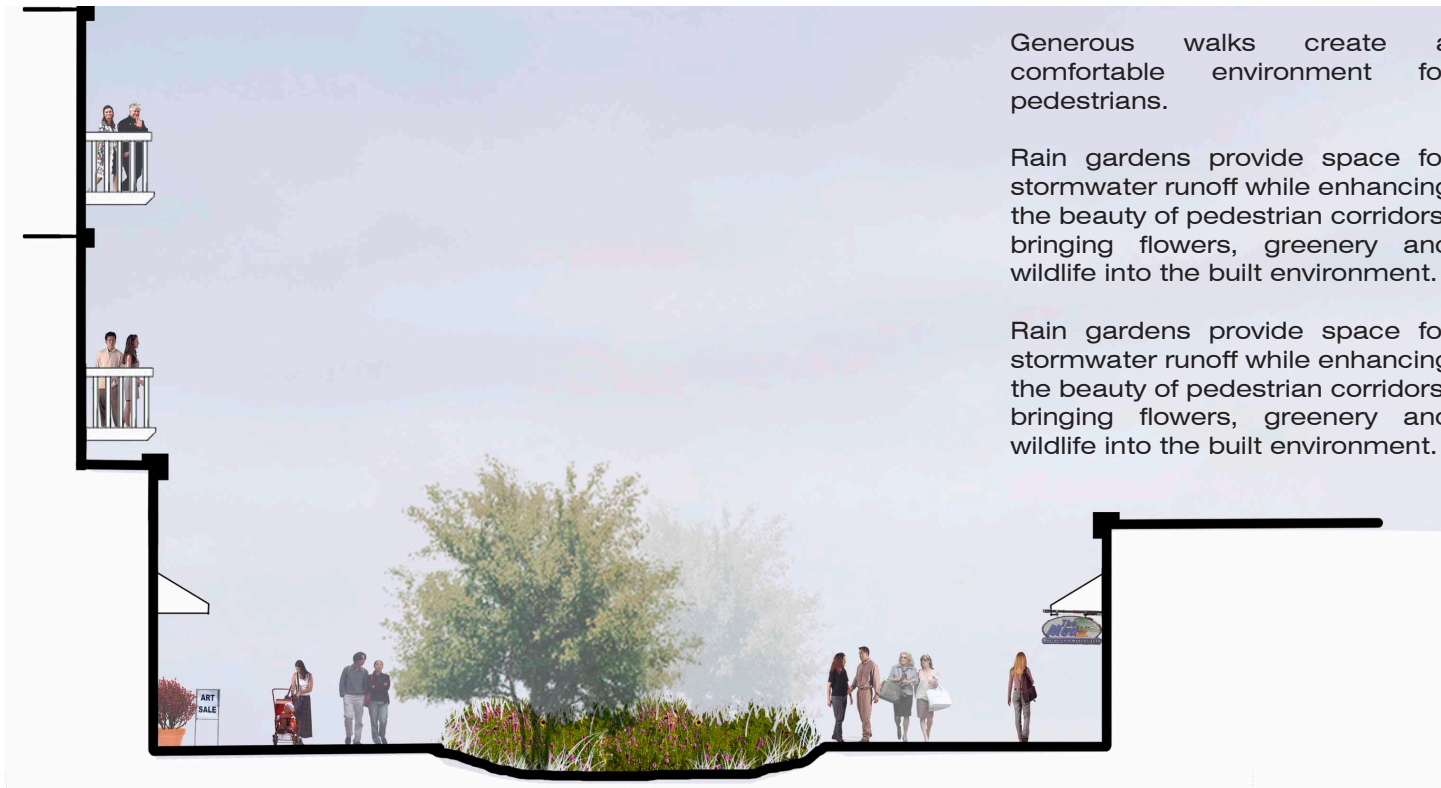
Commercial uses such as office, services, and limited retail comprise the Park District, creating a vibrant central business district for La Vista.

Structured parking creates the opportunity for a more compact, pedestrian friendly environment.



Principle #4

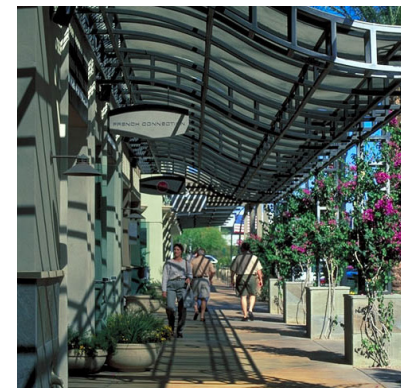
Create a place to live, work & play



Generous walks create a comfortable environment for pedestrians.

Rain gardens provide space for stormwater runoff while enhancing the beauty of pedestrian corridors, bringing flowers, greenery and wildlife into the built environment.

Rain gardens provide space for stormwater runoff while enhancing the beauty of pedestrian corridors, bringing flowers, greenery and wildlife into the built environment.



Section a - Pedestrian Way





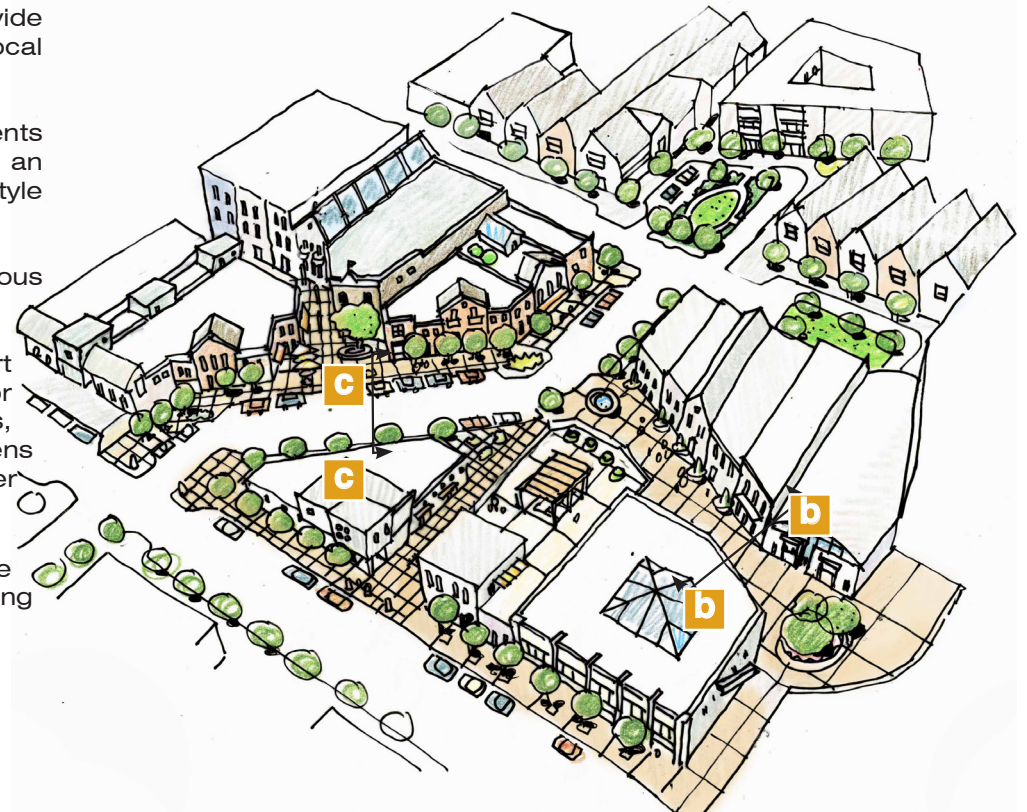
Small courtyards provide outdoor seating adjacent to local restaurants & cafes

Building forward environments with varied facades promote an eclectic, diverse architectural style for the city center

Streets include trees, generous walks & parallel parking

Residential garden/auto court provides residents a place for children to play, to host parties, and for parking. These gardens also collect and filter stormwater run-off

Paseos provide narrow, intimate pedestrian ways connecting residential units



Principle #5

Provide human scaled, quality environments



Section b - Paseo



Section c - Typical Street

Space for seating and social interaction fit within the scale of the Paseo District.

Paseos provide a comfortable pedestrian scale connection to retail and residential units

Street trees provide shade and pedestrian comfort.

Parallel parking enables easy streetside access to residences and retail.

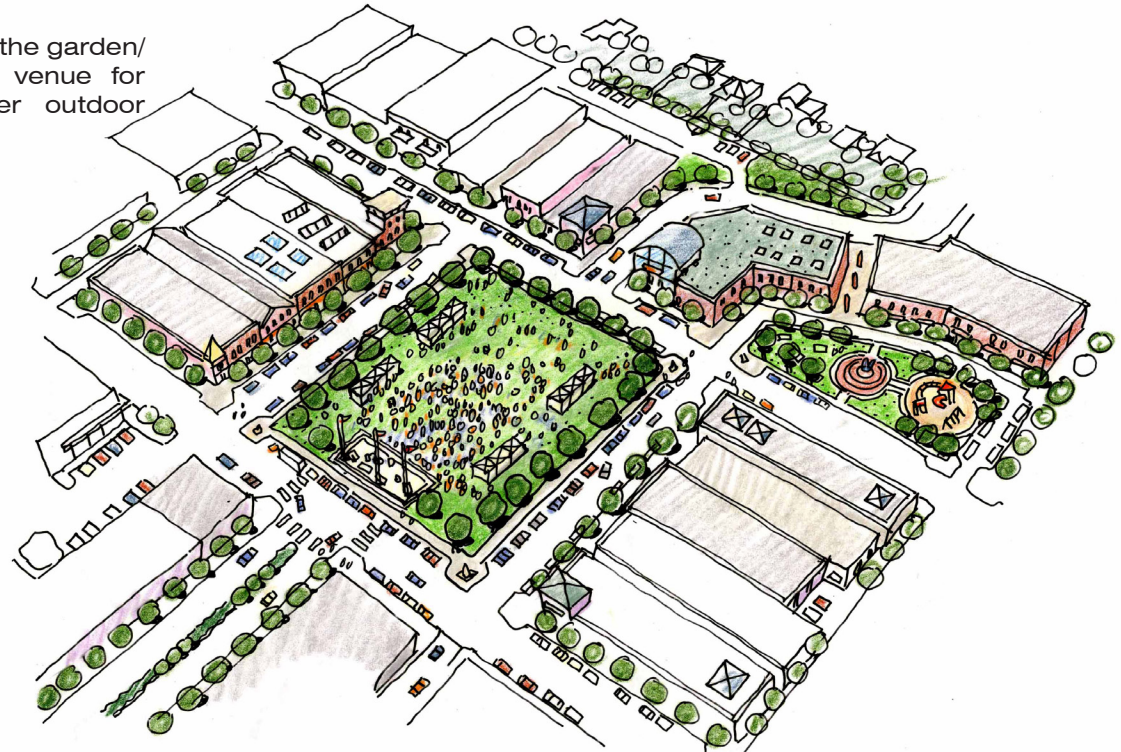
Patio seating in small courtyards activates the street edge.





The town square provides a gathering place for small community events in an intimate park setting

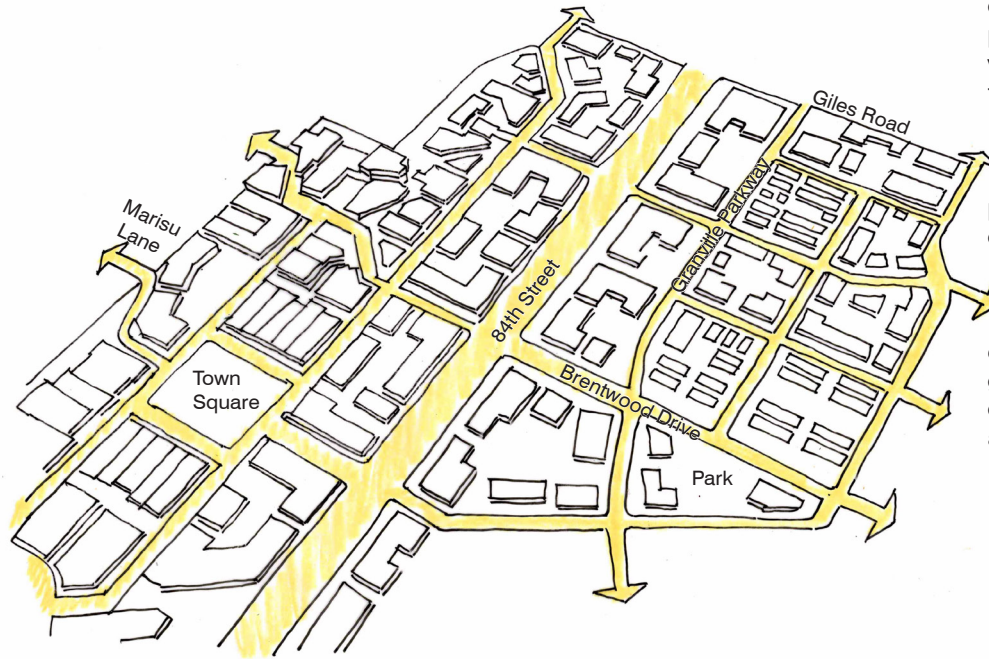
As a shared front yard, the garden/ auto court creates a venue for parties, play, or other outdoor activities for residents



Principle #6

Encourage social interaction and community events





A street connection is provided through to Marisu Lane, providing convenient access to the city center for local residents without providing a through street that will significantly increase traffic through the neighborhood.

Pedestrian walks extend through the city center to adjacent properties, providing pedestrian connectivity with the Junior High school.

Street & walk connections to existing apartments creates a finer grain street pattern that provides connectivity for both pedestrians & automobiles.



Principle #7

Connect to existing neighborhoods



Re-introduce native species within the park

The lake provides opportunities for increased wildlife habitat

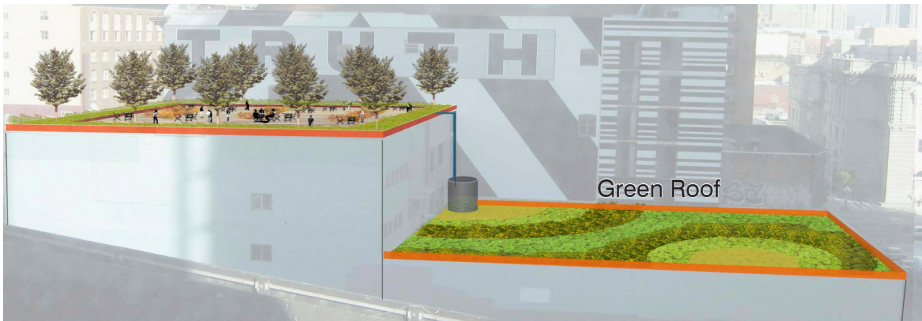
Wetland edges provide bio-filtration to treat run-off



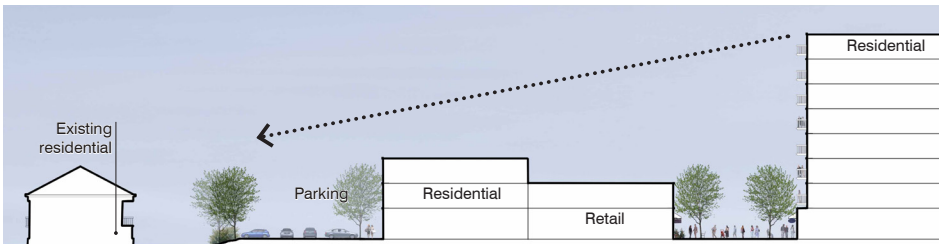
Principle #8

Restore and enhance the natural environment





Green Roof



**Section - Existing Residential Neighborhood
Adjacent to City Center**

Create pedestrian connections between existing neighborhoods and the City Center.

Respect existing neighborhood road patterns, and create connections where appropriate without compromising neighborhood character.

Respect adjacent residential areas by transitioning land uses in a sensitive way.

Transition building heights to scale of existing neighborhood.

Plantings provide a buffer between existing neighborhood and the City Center.

Green roofs provide ecological benefits, and create softer transitions to adjacent neighborhoods.



Principle #9

**Respect and enhance
adjacent neighborhoods**





next steps



North Nevada Avenue Underpass, Colorado Springs

NEXT STEPS

Vision 84 provides a bold and progressive vision for 84th Street and the entire community. In order for the plan to be successful, city leaders need to be committed to the plan for the long term, seek to promote development that is in keeping with the spirit of the plan, and resist opportunities for development that are contrary to the principles outlined. The plan is flexible, providing for a blend of development types within a consistent framework of streets, walks, and public spaces to occur over time. The suggested next steps to advance the plan include:

1. Prepare an Initial Phasing Strategy

Identify initial project area(s) that will be targeted for redevelopment. Meet with developers to obtain opinions on what parts of the plan may be most attractive for redevelopment in the near term. Quantify range of square footage of each development type, and associated parking need for each use in the Financial/Fiscal Impact Analysis (Step 5).

2. Prepare an Infrastructure/Drainage Master Plan

Review the condition and capacity of the existing infrastructure along the entire corridor. Prepare conceptual utilities master plans, and prepare cost estimates for necessary improvements in support of the focus areas identified in Step 1.

3. Prepare Preliminary Design Guidelines for Buildings and Public Realm Amenities

Prepare an outline for design guidelines for both public realm improvements and private development. Identify a desired approach (or range to consider) for design elements that reflect the desired sustainability goals, storm water management strategy, level of finishes,

architectural variety and massing, road cross sections, pedestrian walk dimensions and locations, building placement, parking lot treatments, amenities, screening, etc. Identify key elements that are critical to the establishment of a cohesive district. Identify the acceptable range of construction type(s) in order to assign costs.

4. Prepare Park Program & Master Plan

Identify desired elements to be included in the park, and prepare several conceptual park master plan alternatives. Orchestrate a public involvement process to gather community input on the desired park elements and the alternatives. Refine the alternatives into a preferred master plan concept, and prepare a budgetary cost estimate for the park.

5. Prepare Financial/Fiscal Impact Analysis for Phase I

The financial analysis will evaluate the proposed phase I project from a developer's perspective, incorporating assumptions for development of office, retail and residential space, and resulting lease revenue by phase. The financial model relates project revenues to project costs over a set investment period to see if the project can achieve minimum return based on defined investment thresholds.

The fiscal analysis considers likely public sector returns on the project, including sales and property taxes generated over a multi-year period, potential grants from Federal and State sources, and tax increment or special district financing. These revenue estimates will be linked with likely public sector infrastructure costs to confirm if the public side of the project is financially feasible.

When combined, the financial and fiscal

assessments will clarify the financial returns to the private and public sectors relative to their respective investment requirements, and help define the role of each group in the development process.

6. Refine Initial Phase(s) Based on Financial Analysis Results and Prepare a Pro Forma

Based upon the results of the financial/fiscal analysis, any necessary refinements to the phasing plan will be made in order to define a feasible first phase project for both the City and a potential developer(s).

7. Identify Actions and Incentives to be Provided by the City

The City will identify specific action items, such as rezoning, infrastructure improvements, and community enhancements, as well as the necessary incentives in preparation for entering into a partnership with a developer.

8. Finalize Development Design Guidelines

The design guidelines will contain performance criteria for how the public realm should be designed, as well as performance criteria for the parcels or blocks, including massing, architectural features and variation, service areas and screening, etc.

9. Design Public Improvements

The City can design and construct elements within the public realm, such as improvements to 84th Street, the underpass, the park, and other public projects.

10. Prepare and Submit a Development RFP for Phase I.

The final step is to prepare and issue an RFP for development of Phase I.

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Draft Market Report
84th Street Corridor Real Estate Market Analysis

Prepared for:
City of La Vista / EDAW

Submitted by:
ERA | AECOM

July 7, 2009



ERA Project No. 18208

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General & Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of Economics Research Associates, an AECOM company (ERA) and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by Economics Research Associates from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of July, 2009 and Economics Research Associates has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by Economics Research Associates that any of the projected values or results contained in this study will actually be achieved.

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This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

I. Introduction

ERA was retained by EDAW |AECOM through their contract with the City of La Vista, Nebraska to evaluate real estate market conditions and redevelopment strategies for property along the 84th Street Corridor in La Vista between Harrison Street and Giles Road. Until recently, this commercial corridor had served as the key commercial center for La Vista and Sarpy County, with about 800,000 sq. ft. of retail space. However, the departure of key anchor retailers from the corridor and the emergence of new retail competition elsewhere in Sarpy County has significantly impacted the competitive position of 84th Street as a destination retail area. Currently, the corridor has more than 200,000 sq. ft. of vacant inventory, representing about 40% of total retail inventory in La Vista.

As part of the team effort, ERA evaluated reuse and redevelopment options for the corridor, focusing on the following elements:

- Initial stakeholder interviews to understand perspectives, issues, and opportunities associated with the corridor.
- A review demographic and economic conditions for La Vista, Sarpy County, and the greater Omaha Metropolitan Area, benchmarked against statewide and national trends.

- Evaluation of residential, office, retail, and industrial real estate markets in La Vista and across Greater Omaha.

A summary of the key findings of the market analysis follow, with supporting data and information following in later sections and the Appendix.

Initial Findings and Implications

ERA's national experience highlights the following trends that will impact revitalization of the 84th Street Corridor:

- Gasoline price levels achieved in the summer of 2008 generated a significant mode shift away from cars toward public transportation. While current prices are below levels seen last summer, the underlying worldwide drivers of gasoline supply and demand remain basically unchanged, and point to a return to higher prices in the near-term. With this in mind, efforts to develop mixed use destinations that can begin to reduce trip generation requirements should be a policy goal.
- Prices for natural gas have grown at a 7% annualized rate since 1998. While prices have softened due to the current national recession and recent supply growth, the practical reality of long-term price growth at rates above inflation is beginning to drive interest in smaller and more energy efficient housing units, with layouts that

look beyond the traditional single family house.

- Nationally, interest in walkable housing projects has increased, with 25% to 35% of households, spanning an array of age groups, being interested. In terms of actual market penetration, team experience shows that walkable urban housing remains a modest share of the overall market in most Midwestern cities, averaging between 1% and 5% of total housing inventory in most metropolitan areas. For Omaha, analysis of building permit trends since 1989 indicates that the walkable share of housing inventory is very small, at about 1.4%, of all residential permits issued in the past 18 years.

Analysis of economic conditions across the Omaha Metropolitan area highlighted the following elements:

- The Omaha Metropolitan Area has avoided the worst aspects of the national recession. Housing prices never rose as dramatically as in other markets, and prices have not declined to the same degree during the current global economic recession.
- Unemployment rates remain below national averages, reflecting the diversified nature of the local economy.

These above points would suggest that the region is well positioned to return to growth, albeit at a more typical Midwestern pace, and

only to the extent that bank lending and thawing credit markets allow. Over the short-term, the region will need to work through relative supply excesses in the retail market, which appears to be overbuilt. Analysis showed that across the metropolitan area, there is more than 50 sq. ft. of space per resident, which is well above historic benchmarks, which tended to fall in the 20 to 30 sq. ft. per resident range.

La Vista has enjoyed a recent surge in growth, which has transformed portions of the community west of 84th Street, with newer and generally more affluent single family housing for younger families, as well as new retail and office developments. The following demographic trends were noted for La Vista:

- La Vista has sustained consistent growth since 2000, adding about 1,400 residents in that period of time, at an annualized rate of 1.4%.
- Growth across Sarpy County has been more dramatic, resulting in the addition of 30,700 residents in the same period, of time, at an annualized rate of 2.8%.
- Both La Vista and Sarpy County are becoming more diverse with an increase in residents of Hispanic origin, a trend that is projected to continue in the future.
- Overall income and educational attainment factors for La Vista fall slightly above metropolitan area benchmarks, but below levels achieved in Sarpy County as a

whole. This reflects the dynamic between older neighborhoods in eastern La Vista, and newer developments in western La Vista.

- This dynamic is also reflected in community tapestry data, which looks at the lifestyle segments that are present in the community. The analysis highlights the significance of younger families that have recently moved to the community, as well as the growth in segments that have a predisposition to favor more urban housing options.

The assessment also highlighted key implications for how repositioning of shopping center assets along the 84th Street Corridor could evolve. Considerations include:

- At present, La Vista has an overabundance of retail inventory, with about 100 sq. ft. per resident on total inventory, or about 75 sq. ft. of occupied retail space per resident. The current metro area benchmark is in the 50 sq. ft. per resident range.
- Growth in county retail inventory was driven by several projects, including the Shops at Market Point and Shadow Lake Town Center, both in Papillion. Larger format stores (Walmart, Kohls, etc.) were key drivers of inventory growth.

Specific redevelopment implications for revitalization of the 84th Street Corridor, specifically Brentwood Square and Brentwood

Crossing, need to be reflective of current economic challenges. Within the next 2-3 years, it is unlikely that other larger format retailers would contemplate taking on empty space at the two shopping centers. Concerns about these two projects include:

- The substandard condition of facades and parking areas
- Considerable setbacks and reduced visibility from 84th Street
- An abundance of competitive regional retail inventory

Looking to the near-term, as local and regional economic conditions begin to improve over the next two years, opportunities to reposition these centers will begin to emerge. However, the scale of retail in such projects will need to be different (and smaller), as the regional market has shifted and the corridor is no longer serving as a regional retail destination. Analysis of community and neighborhood retail and service offerings within 2.5 miles of the corridor suggests a modest opportunity to develop restaurants, grocery, and miscellaneous services, targeted at neighborhood and community levels of service (i.e. less than 125,000 sq. ft. of new inventory). Given the scale of these sites, additional reuse options could include:

- Offices and community services
- Health care / medical office
- Recreation and wellness

In all cases, a residential element would be required to help reshape and anchor the project. Although La Vista has historically seen a significant amount of apartment development, the community and area seems to lack reasonably priced modern condominiums. That the Omaha area residents are proceeding with caution in evaluating projects such as Midtown Crossing and Aksarben is not a surprise, as the region offers a very modest share of recently built housing that is urban and walkable, as noted above. The building permit analysis identified a total of only about 1,300 new or renovated units in locations that offer practical walkability, including the downtown area and Aksarben. This modern walkable inventory represents 1.4% of the 93,000 residential units built in the Omaha region since 1990. With the market analysis suggesting that about 25% of Omaha area households have an interest in urban / walkable housing, limited supply and higher prices appear to be constraining opportunities.

To the extent that the property owners choose their own strategies for these sites, a typical work-out scenario for these projects would focus on efforts to sub-divide space for smaller tenants, with likely emphasis on service and office / medical uses. This re-tenanting strategy would be combined with efforts to improve store facades and public areas. However, as both shopping centers are set back a considerable distance from 84th Street,

visibility is a key challenge, which cannot be solved by a standard work-out approach. From this perspective, efforts to move commercial spaces significantly closer to 84th Street should be a policy goal.

Stakeholder Interviews

La Vista has several sub market areas:

- Older La Vista, east of 84th Street – homes are older, dating back to the 1960's / 1970's, and in some cases significantly smaller.
- Newer La Vista, West of 84th street – recently built homes, larger in scale.
- Southport Area – destination retail, hotel, industrial, office, and distribution development.

The interviews defined key elements that will impact La Vista in the near future. Ideas include:

- La Vista and its larger extra territorial jurisdiction (ETJ) are nearly built-out, with minimal vacant land remaining for development. This evolving reality has implications for the density of future development in the community.
- The two primary shopping centers in the study area are challenged by deferred maintenance, absentee ownership, and fragmented property ownership, with the shopping center on the west side of 84th Street appearing to have more complex ownership fragmentation.

- Aksarben and Midtown Crossing were identified as key benchmark urban / walkable projects in the region. The two projects are evolving in different ways, and targeted to different segments. Interviews identified a modest number of other urban housing projects, most targeted at a higher end market.
- In downtown Omaha, urban housing has slowly evolved, anchored in part by several loft conversions in the Old Market area, as well as other projects, including Ontario Place.
- Retail was identified as a key challenge for the near-term, as the regional market has grown considerably, and may be saturated for the moment. Shadow Lake Town Center is the most recent entrant, along with L Street Market Place and the Shops at Market Point. These projects have altered regional shopping habits, and shifted traffic over to 72nd Street as well.
- Shadow Lake was noted for the “town center” feel that it offers as well. Other retail development has been proposed at 72nd and Cornhusker.
- The recent extension of 96th Street to 370 has also shifted the market, and reduced traffic levels along 84th Street.
- The 84th Street Corridor benefits from considerable daytime traffic, although most of it is passthrough traffic during rush hour. Traffic along 84th Street has decreased as of late, in part due to the growth of 96th Street and 72nd Street, the latter of which has also seen considerable commercial development
- Walmart, Bakers Grocery store and the Steve and Barry’s apparel store were key anchors for the two existing shopping centers in La Vista along 84th Street. The failure of these anchor stores has impacted overall retail vacancy levels for the corridor, partially because traffic levels are lower. Store performance also appears to be impacted by limited visibility from 84th street.
- Although the loss of Walmart was significant, local sources pointed to the loss of the Bakers Grocery Store as the defining moment for the corridor, as this store’s closure drove traffic to other establishments.
- Both the Walmart and grocery store sites remain under lease for the short-term. Once these leases end (2010 / 2011), the property owners would appear to face decisions about their properties.
- The golf course is an interesting amenity along the corridor. Debt for this course will reportedly be retired in 2013.
- Since 96th Street does not have direct access to I-80, 84th Street remains a key interstate connector for La Vista, along with Giles Road, which connects the community with I-80 to the west.

Policy Issues

- Status and use of TIF in Omaha is an open question. Some cities use it, others are concerned about what the state requirements are, and have avoided using it. TIF laws need to be clarified.
- The location, role, and need for a town center in La Vista in connecting the east and west sides of La Vista is a question and an opportunity.
- The City has played an aggressive role in the development of the Southport area, assuming a relevant “at risk” position in facilitating development of the hotel and convention building, as well as the Cabella’s sporting goods store.
- Regional growth patterns appear to favor the south and southwest sides of Metropolitan Omaha.
- Regional discussion of a new minor league baseball park was noted, along with plans to develop a new cinema complex at Southport. To the extent that a cinema could be developed along 84th Street, as opposed to Southport, this could be a significant demand driver for the corridor.
- Although site assessments identified a significant supply of older apartments in the community, few newer condominiums were identified.
- Development in eastern portions of La Vista may be impacted by flight paths for Offutt AFB, as well as floodplains.

Erosion Challenges

- The city is actively dealing with flooding challenges along Thompson Creek, where FEMA is planning to purchase several existing homes that fall in the floodplain.
- Medical office development was identified as one possible opportunity for the community in the future.

II. Demographic Perspective

The following analysis highlights initial demographic and economic trends for La Vista, Nebraska with specific focus on relevant implications for the 84th Street commercial corridor which bisects the City area. ERA | AECOM has assembled and analyzed data for geographic locations including La Vista and the neighboring city of Papillion, Sarpy and Douglas Counties, and the greater Omaha metropolitan area. Throughout this document, a compound annual growth rate (CAGR) has been used to measure the annualized growth-on-growth of individual metrics. Data tables and charts are included in the report Appendix.

Population

Population growth drives retail sales, housing demand, and employment growth. Appendix Table 1. Population Change

highlights the historical and projected population levels for the City of La Vista, comparable adjacent areas, Sarpy County, MSA, and Nebraska.

- La Vista's population grew at a 1.4% annual rate from 2000 to 2008. This level of population growth was in line with the level experienced by the overall Omaha MSA although lower than the almost 3% annual rate in Sarpy County.
- Forecast population growth for La Vista is slightly over 2% annually for the period 2008 to 2013. This equates to an

additional 1,400 people within the city area.

- Sarpy County has experienced significant population growth in the previous decade with forecast growth also expected to be significant at 2.6% annually from 2008 to 2013. This would equate to an additional 31,000 people within the County area over this period.
- Sarpy County is expected to represent over 19% of the MSA population in 2013, up from 16% in 2000.
- Over the same period, Douglas County is expected to grow at a slower rate of roughly 1% and decrease slightly to 59% of total MSA population by 2013.
- Both La Vista and Sarpy County are becoming more diverse with an increase in residents of Hispanic origin, a trend that is projected to continue in the future.

Households

Household growth is a useful metric for area housing demand, and household characteristics are indicative of preference for different housing size, style, and type. Tables in the appendix highlight household growth trends and important implications.

- Projected household growth for La Vista is 2.39% annually or roughly 1,500 total additional households from 2008 to 2013. This growth rate forecast is in line with robust forecasts for neighboring Papillion

and Sarpy County as a whole. Sarpy County is expected to add roughly 8,500 households over this period, or 15% of total existing households.

- Household sizes are expected to decrease from 2.66 persons per household in 2000 to 2.49 in 2013. This is indicative of the national trend toward smaller families and fewer families with children.
- The percentage of persons living alone has increased at the regional, state, and national levels.
- Currently, Sarpy County households are generally larger than those at the MSA level although size is decreasing.

Age Shifts

Market age characteristics and growth trends have an impact on housing preferences. Generally, younger households as well as senior citizens have a higher relative preference for multi-family housing product. The shift in market area age characteristics is shown graphically in Appendix Figure 6.

- Since 2000, there has been a shift toward older households in La Vista as each of the age segments older than 45 experienced growth while only the segment from 15-24 years old experienced growth out of the under 45 segments.
- This shift toward an older population is expected to continue for the near future.

Household Segmentation

To further understand the demographic, economic, and cultural characteristics of La Vista and the region, ERA utilized an analysis tool called Community Tapestry, developed by Environmental Systems Research Institute (ESRI). Tapestry divides households into 65 categories or segments based on several key factors including age groups, income brackets, and education levels, as well as lifestyle choices, neighborhood housing preferences, and consumer spending habits. Appendix Table 6 highlights relevant concentrations of defined segments in the city of La Vista and Sarpy County, and compares these concentrations in neighboring counties and at the state levels—segments with a propensity for urban living have been highlighted in grey. Key findings of this analysis are summarized below:

- Households in the area tend to be younger and more affluent than average
- Sarpy County contains more traditional family households than national averages
- More than 50% of households in La Vista fall into segments which exhibit high propensity to live in urban style housing compared to 20% to 30% at other regional benchmark areas. The Milk and Cookies segment makes up 22.2% of La Vista households and 11% of Sarpy County households, has a high preference for

urban housing type, and a high relative income level above the area median.

- Other segments with a preference for urban housing type in the La Vista area are generally younger than average with lower income levels due to their age and position in their career cycle, less accumulated wealth, but high future earning potential.

Definitions of Sarpy County's most frequent household segments are defined below with additional relevant segment descriptions included in the report Appendix:

Up and Coming Families

These households tend to be young, affluent family households which are members of generation X. They exhibit above average income but are too young to have accumulated significant wealth. In addition, households in this segment tend to own new single family homes in suburban outskirts.

Milk and Cookies

These households are young married couples with children and larger than average household size. Generally, they fall in the middle to upper income range with a high home ownership rate and preference for single family homes in suburban areas.

Sophisticated Squires

These residents enjoy cultured country living in low-density, newer home developments with a

median home value of \$286,622. These residents are primarily married-couple families, educated, and well employed. The median age is 38.3 years. Top family activities include playing volleyball, bicycling, and attending soccer and baseball games.

Boomburbs

These households are young affluent married couples with children and relatively large family sizes. They tend to be busy and physically active with high home ownership rate.

Education

High resident education levels generally correlate with an above average demand for office space. Appendix Table 4 highlights the percentage of population by educational attainment. Important points include:

- Sarpy County residents are more likely to have an undergraduate or graduate level degree than average with 43% of the over 25 population in these categories.
- In contrast, only 33% of La Vista residents over 25 have a college degree or higher-below the statewide and metro area benchmark levels.

Income

Retail purchasing power is a product of area resident income levels. Appendix Table 5 highlights income levels and growth at regional geographies. The following are notable points regarding area income:

- Sarpy County residents exhibit high income levels with current median household income estimated at \$70,826 with high income level growth rates historically and forecast for the future.
- La Vista residents have mid to high range income levels with median household income of \$60,813 compared to the state level of \$50,896.
- Papillion is the most affluent of the selected geographic regions with median household income of \$79,759.

Economic Base

ERA reviewed US Census and County Business Pattern data for Sarpy County to assess the general employment situation in the area. Employment is historically a major driver of population and income growth for an area which leads to higher retail and housing spending. Key information from the analysis is included below:

- Unemployment rates for Sarpy County, Omaha MSA, and Nebraska are all lower than the national average reflecting a more stable employment situation as shown in Appendix Figure 19. Note that data for the state and smaller geographic levels were not available with seasonality adjustments while the line representing the national average is seasonally adjusted.
- Major office employment industries within Sarpy County include construction, retail

trade, professional services, health care, and accommodation and food services.

- Total employment in Sarpy County grew at a CAGR of 6.5% from 2000 to 2006.
- Professional services firms added the largest number of employees over that period.
- Average annual wages grew at a CAGR of 5.1% over the same period with wages growing fastest in wholesale trade and educational services.
- Finance and insurance firms saw the lowest rate of wage growth.

Migration

ERA analyzed IRS migration data to better understand recent patterns of migration into and out of Sarpy County. The Internal Revenue Service (IRS) collects data from two consecutive household tax returns.

Households that file a return from one county one year and a different county in the next year are classified as “migrants” while households that file in the same county for both years are classified as “non-migrants” or residents. The data is summarized in Appendix Table 8 and Table 9. Key findings from the migration analysis include:

- Migrants into Sarpy County increased at an annualized rate of 3.7% over the period from 1999 to 2007.
- The majority of county in-migrants came from within the state of Nebraska. This

segment of migrants increased at a 4.5% annual rate over the same time period.

- Net migration was positive at the county level for all 8 years covered in the IRS data. Net migration increased to over 1,000 annual net migrants in 2007 from only 82 in 2000.
- The largest feeder counties for Sarpy County tended to be other urban areas including Lincoln, Nebraska; San Jose, California; San Antonio, Texas; Las Vegas, Nevada; Denver, Colorado; and Phoenix, Arizona.

III. Residential Market

Retail sales and housing stock are positively correlated as new area households increases spending potential. In addition to reviewing housing inventory and value within the La Vista area, ERA also analyzed OFHEO housing index data and lending information for the Omaha market. Key findings related to the for-sale housing market include:

- Adjustable Rate Mortgages have been a much lower percentage of total mortgages in Nebraska compared to regional and national benchmarks for the past decade.
- According to OFHEO price indices, the price level of Omaha MSA housing never reached the boom levels of other urban areas across the country.
- Housing construction measured by housing permits issued has slowed markedly in 2007 and 2008 with single family unit construction declining the most.
- Building in the La Vista area has also decreased significantly in terms of both single family and multi-family unit construction.
- Over the period from 2001 to 2007, roughly 2,100 total permits were issued in La Vista with 55% single family permits. Over the same period, Sarpy County issued 12,575 total permits, single family made up a much higher percentage at 85%.
- Owner-occupancy levels are relatively low in La Vista compared with the region and decreasing.
- Housing vacancy rates are low in the La Vista area compared with the region.
- Based on assessed value data, single family and multi-family units built recently are generally valued at similar rates per square foot while for older units, single family values are higher.
- While higher density unit construction has ceased in La Vista due to the current economic climate, ERA expects multi-family units to be preferred in the marketplace in the future due to the household characteristics of La Vista residents.
- Based on recent sales data, the premium for new construction is around 37% in La Vista-in line with adjacent areas.

Additional relevant information related to the rental market include the following highlights:

- Newly built apartment unit rents in La Vista are generally near \$1 per square foot per month for a 1-bedroom unit.
- Older units in La Vista are offered at significant discount to new units.
- The majority of existing unit supply in the area is 1 and 2-bedroom units with only a few of the selected properties offering Studio or 3-bedroom units.
- Average reported rents in the Omaha market were \$0.87 per month for an

efficiency, \$0.75 for a 1-bedroom, \$0.66 for a 2-bedroom, and \$0.62 for a 3-bedroom. These rent levels had been stable for the previous 5 years according to Mitchell and Associates.

- Omaha market occupancy levels have been stable around 91-92% for the period 2003 through 2007. Units with 3 bedrooms had slightly lower occupancy levels than other sized units although rents for 3-bedroom units have increased due to new upscale developments.

Walkable Urban Development Projects

The recent focus on downtown development and revitalization has spurred new home construction in urban cores throughout the United States, including Midwestern markets. Rising energy costs, improved public transportation, and efforts to combat urban sprawl have begun to influence demand for more closely knit communities that stray from the modern model of the American suburb – communities that offer denser housing, more amenities, are close to public transportation, shopping, entertainment and are more specifically walkable. While the importance of the automobile for daily transportation outside of major urban centers is unlikely to decline in the near future, the changing environment driving demand is placing emphasis on a new type of homeowner looking for an old concept in housing.

To better understand the market for urban and walkable housing in the Omaha market, ERA examined housing permit trends dating back to 1990 within one mile of the Omaha CBD, and adjacent to Aksarben Village.

Housing permits in these areas from 1990 through 2008 obtained from both the United States Bureau of the Census as well as the Omaha-Council Bluffs Metropolitan Planning Agency were compared to those of the MSA to understand how the demand for urban and walkable housing has changed and how it will continue to develop into the future.

Over the past 18 years, urban and walkable housing in the Omaha market has comprised a mere 1.4% of the total housing permits issued in the Omaha-Council Bluffs MSA. Of the nearly 93,000 housing permits issued for single-family, duplex, and multi-family housing across the MSA, under 1,300 were urban or walkable housing as defined by ERA.

While this is a seemingly small number, as a percentage the number of urban and walkable housing units has grown from being just 0.4% of the total housing permits issued in 1990 to being 10% in 2008, which represents an compound annualized growth of close to 20%. As a percentage of the cumulative housing stock permitted from 1990 to 2008, urban and walkable housing has been growing at a compound annual rate of 7.1% per year.

With the small percentage of urban and walkable housing in the Omaha market, it appears that this is a market that has only begun to be exploited recently and will continue to grow in importance. Any residential or mixed-use development in the future would be wise to take these trends under consideration.

For perspective, ERA reviewed the parameters and characteristics of Aksarben and Midtown Crossing as a proxy for Omaha metro area acceptance of the mixed-use product and competitive environment. Key details for the two developments are described below.

Aksarben Village

Aksarben is described by developers as “an urban, mixed use development”. Development uses include office, research, technology, retail, entertainment, academic, athletic, and residential. At build-out, the \$200 million development plan includes:

- 750,000 sq. ft. office space
- 250,000 sq. ft. retail space
- 500 residential units
- Five-acre park with concert seating for 4,000
- 138-room Marriott hotel
- Entertainment district
- Parking

Residential development is expected to include 2 three-story apartment complexes with units ranging from 560 to 1,220 sq. ft. In addition,

70 townhomes are planned ranging from 1,200 to 1,400 sq. ft. An additional portion of the residential development will include an additional 121 rental units.

Midtown Crossing at Turner Park

According to developers, Midtown Crossing will be a 115-acre, mixed-use development in Omaha’s Midtown neighborhood. The development plan is proposed to include:

- 297 condominiums and 196 apartments
- A hotel
- 220,000 sq. ft. of retail including restaurants and entertainment
- Parking for 3,000 vehicles
- Park and open space elements

The development is scheduled to open in the Fall of 2009. Condominium units currently available range from 700 to 2,100 sq. ft. and are priced from \$191,500 to \$850,000. Market response to this point has been tepid.

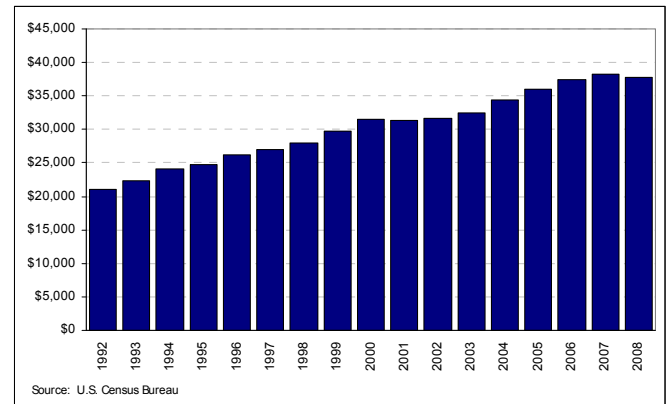
IV. Retail Market Perspective

In this section, ERA highlights an introductory analysis of national retail industry trends, which have specific implications for the Omaha and La Vista market. Then the analysis moves into discussion of retail inventory and vacancy trends for noted submarkets.

National Retail Sales Perspective

ERA examines national retail spending trends from 1992 through 2008. First, retail sales by retail category are evaluated, along with changes in spending patterns of consumers not only on what is being purchased, but where those purchases are being made. The U.S. Census Bureau provides national estimates of retail sales annually by category in the *Annual Revision of Monthly Retail and Food Services*. In 2008, retail sales declined slightly for the first time since 1992. In 2007, retail sales were \$4.43 trillion, which fell to \$4.41 trillion in 2008. Preliminary estimates for 2009 indicate a further decline in total sales. Over time, the average spending per household nationally has grown at an average annual rate of 3.7% since 1992. In 1992, average retail spending was \$21,105 per household, which grew to \$37,887 per household in 2008, slightly lower than the \$38,209 in 2007.

Figure 1. National Retail Sales per Household



In the following part of the analysis, retail spending on motor vehicles and parts dealers was excluded in order to focus primarily on general retail purchases. Nationally, Americans spend about one-fifth of their retail dollars on motor vehicles and associated service and repairs, which has remained relatively constant over time. In 2008, spending on motor vehicles and parts was 18% of all retail sales.

Although the amount being spent on general retail has grown substantially since 1992, how retail dollars are being spent has changed considerably. The following chart shows the distribution of retail dollars by segment. The biggest decline occurred at food and beverage (grocery) stores, falling from 25.7% of general retail dollars in 1992 to 18.7% in 2008. Part of this decline may be explained by the decline in the price of food that took place between 1992 and 2006. However, a large part is likely due

to the increasing number of stores offering groceries including warehouse clubs and superstores like Wal-Mart Supercenters and Wal-Mart Neighborhood Markets.

Department stores have also seen a smaller share of retail dollars. This can also be explained by the expansion of sales at warehouse clubs and superstores. In 1992, 2.8% of general retail dollars were spent at stores such as Costco, Sam's Club, Wal-Mart and Target. By 2008, this share had increased to 11.2%. Another notable change is the share of retail dollars being spent on retail purchases made through infomercials, catalogs and the Internet (non-store retailers). In 1992, 5.5% of general retail dollars were spent this way. This increased to 9.5% by 2008.

The following chart provides further evidence that Americans are moving away from traditional department stores and making more of their retail purchases in big box stores and online. From 1992 to 2008, retail sales captured by warehouse clubs such as Wal-Mart, Costco and Target has grown at an average annual rate of 14.5%. Online purchases increased 11.6% per year over this same time frame. Sales at traditional department stores have actually fallen at an average annual rate of 0.8%.

Figure 2. Percent Shift in Retail Spending, 1992 and 2008

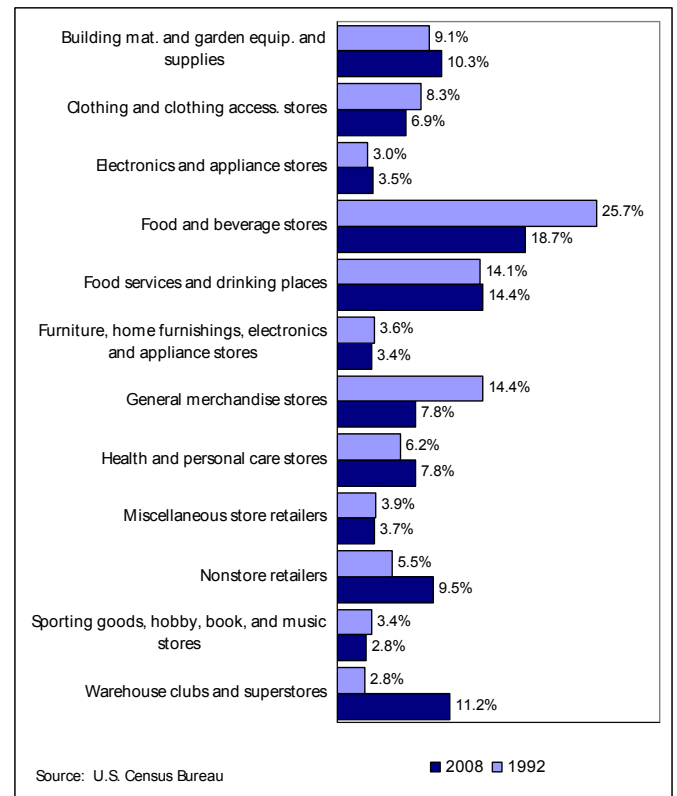
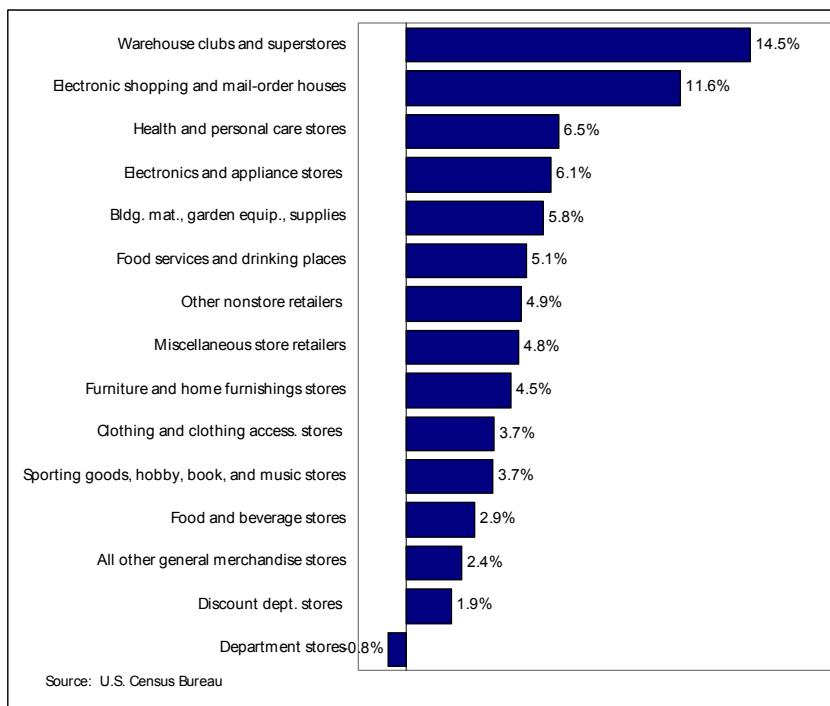


Figure 3. Annual Growth in Retail Sales Categories, 1992-2008



The following segment specific trends are also noted:

- The Internet continues to absorb market share from traditional retail formats. Between 1992 and 2008, Internet retailing increased from 2.4% to 6.5% of general related retail sales, representing growth from about \$35 billion in 1992 to more than \$204 billion in 2008. On a per household basis, this shift reflects an increase from \$368 on the internet per year to \$1,749 per year. While the re-allocation of retail sales to the Internet is of little concern to retail chains, the same cannot be said for communities that derive sales taxes from

retail space in the community and see sales dollars and taxes captured by internet formats.

- Growth of health and personal care stores reflects the increasing scale of products and services that drug stores and pharmacies now offer. Walgreens and CVS have been very aggressive in expanding across the Midwest.
- While larger format building material stores (Lowes, Menards and Home Depot) have

dramatically altered the market for home improvement supplies, sales growth appears to have peaked in 2006 at \$306 billion. Sales decreased by 4% between 2006 and 2007 and 6.5% the following year. Market share has also decreased since 2006 and, assuming that current trends hold, will decrease again in 2009. These declines reflect both the impact of the current downturn in the housing market, as well as a likely level of market saturation in this segment.

- While Department stores have only continued to struggle, grocery stores have responded, with formats either growing in size (80,000 sq. ft. and up) or getting

smaller (Trader Joe's at 15,000 sq. ft). Between 1992 and 2006 spending on food and beverage stores grew at an average annual rate of 2.6%. However, spending on this category grew nearly 5% each year between 2006 and 2008. This may indicate a possible turnaround as grocery stores become more competitive with warehouse clubs and superstores. However, this increase may also reflect recent increases in the price of food, which began in 2006.

There are also several broader economic factors that are influencing retail spending patterns including:

- The economy slid into a recession in December 2007 which worsened through 2008. As unemployment increased, people are being more careful with their retail dollars and stores with perceived value are doing better. Wal-Mart, dollar stores and other discount retail stores are capturing market share from more upscale competitors.
- Auto repair stores are thriving as people invest in their cars rather than buy new ones. Full-service restaurants are experiencing a decline, but fast food and limited-service restaurants have seen a slight increase in sales. Also, grocery store sales are up as more people eat at home rather than at restaurants.
- The lingering impact of the economic downturn may be an increase in the personal savings rate, at least in the near-term, which will have an effect on retail sales beyond the recession. However, consumer confidence is again rising which, in the past, has led to increased spending.
- In addition to declining sales, the tight credits markets have led to a wave of bankruptcies among American retailers. Midsize chains such as Levitz and Sharper Image have filed for bankruptcy protection and larger chains such as Circuit City and Linen 'n Things have closed leaving thousands of storefronts empty. Others companies such as Office Depot, Lowe's, J.C. Penny, Ann Taylor and Zales jewelry have all announced that they are downsizing their operations. CoStar Group Inc. estimates a net loss of 1,300 retail stores during 2008.
- Auto dealerships across the country are also being affected. By June 2009, Chrysler could close nearly 800 stores and GM will end contracts with 1,100 dealerships by 2010. Auto dealerships across the country are also being affected. The unprecedented closings reflect the precarious financial state of the firms, both of which have received substantial loans from the federal government.
- Due largely to the rising price of gasoline, the share of retail dollars spent on fuel has increased significantly in recent years.

Between 1992 and 2003 sales at gasoline stations were fairly steady at approximately 11% of general retail sales. It has been increasing each year since reaching 15.2% in 2008. Assuming that current trends hold, it is likely that fuel costs will begin to eat into other retail sales.

- Retailers in general are also reacting to changing spending patterns driven by new technologies (broadband access and cell phones), which have in the past several years captured a significant share of disposable income, in the range of \$50 to \$150 per month. The emergence of services including TiVo, XM Satellite Radio, iTunes and Netflix are examples. The impact of broadband access is expected to have a significant impact on the profitability of traditional video rental stores, a standard anchor of many neighborhood retail centers.
- Nationally, shopping center owners are awaiting the expected fallout from the recent May/Federated department store merger which is expected to result in a number of traditional department store anchors going vacant. The rollout of Macy's as a national brand also highlights the disappearance of more than 10 regional department store brands, including Marshall Fields, Filene's, Foley's, Hecht's, Famous-Barr, Kaufmann's, Robinsons-May and L.S. Ayres.

Furthermore, the recent Sears / Kmart merger is also raising questions about the future of these formats.

- Big box formats are increasingly engaging in battles for market share (Wal-Mart versus Target, Kohl's versus JC Penney and Lowes versus Home Depot and Menards and Walgreens versus CVS). In all cases, the companies involved will choose to locate stores in close proximity to each other to pull sales from a competitor, even at the expense of cannibalizing existing store sales. This level of competition has boosted retail inventories, reduced store sales per square foot and created greater competitive pressures for independent store owners.
- Because larger format retailers are finding their traditional suburban markets increasingly saturated with retail space, national chains are increasingly looking at inner city markets for new growth in sales. Firms such as General Growth, Target and Wal-Mart are actively looking at urban sites and trying to deal with difficult questions of site assembly, brownfields remediation and entitlement.

In considering the above commentary, ERA notes how the impact of superstore and other big box formats are reshaping the retail landscape, particularly with regard to store and shopping center formats.

Market Area Retail Observations

ERA utilized a number of data sources to help understand the retail market in La Vista and specifically along the 84th Street Corridor.

Taxable sales data for La Vista and Sarpy County came from published annual reports from the Nebraska Department of Revenue.

Key points from the analysis include:

- Retail inventory per person in La Vista at 101 sq. ft. per person is nearly twice that of Sarpy County and the Omaha MSA.
- Retail inventory has grown at a CAGR of 2.3% in La Vista since 1991 compared with 1.8% at the Costar-defined submarket level.
- La Vista retail inventory comprised 36% of submarket inventory in 2001 but only 33.8% in 2008 according to Costar. This is reflective of competitive area growth in Papillion and other Sarpy County locations.
- Taxable sales were \$184 million in La Vista in 2008 according to the Nebraska Department of Revenue. This represents a 4.7% annual sales growth rate since 2000.
- Taxable sales in La Vista made up 17.55% of Sarpy County sales in 2008, down from almost 23% in 2000.
- Sales per resident in La Vista grew at a 3.2% average annual rate-in line with state levels but lower than adjacent Sarpy County areas.

- Papillion taxable sales were \$313 million in 2008. This level equates to a 16.4% annual growth rate in total sales since 2000 and a 15.4% growth rate in per capita sales. Papillion added inventory including the 880,000 square foot Shadow Lake Town Center built in 2007.
- Sales per resident in La Vista was \$14,000-higher than the Sarpy County average, but lower than the almost \$18,000 per capita level in Bellevue. The La Vista level is slightly higher than the overall Nebraska level of over \$13,000.
- Total taxable sales per square foot in La Vista were \$139 in 2008, up from \$102 in 2000.

In addition to the above listed summary points, the following highlights some general data and trends related to the study area and broader market.

84th Street Corridor

According to Costar, there is 786,000 sq. ft. of retail inventory within the 84th Street Corridor bounded by Harrison and Giles to the north and south. This space is contained in 38 properties with a high vacancy rate of almost 40% due to the closing or relocation of major anchor tenants. The two major vacancies are in Brentwood Square (with a vacant space of 154,000 sq. ft.) and Brentwood Crossing Shopping Center (vacant space of 123,000 sq. ft. which was formerly home to a recently

relocated Wal-Mart Supercenter). Currently existing anchors in the vicinity include Big Lots, Office Depot, Dollar Tree, and Hobby Lobby within La Vista with Fareway, Wal-Mart, Lowe's, Kohl's, Super Target, and Home Depot in adjacent areas.

delivered with an additional 230,000 sq. ft. currently under construction. In contrast to the overall market improvement, area shopping center vacancy rates continued to increase in 2009 to 13.6% with a decrease in rental rates as well.

Outlying Sarpy County Submarket

Costar classifies the La Vista area within the Outlying Sarpy County submarket. Total retail inventory within the area is estimated at 3.5 million sq. ft. with an overall vacancy rate of 11.3%. The average quoted rate as of the first quarter of 2009 was \$9.57. First quarter absorption was a positive 34,000 sq. ft. The majority of vacant space was located within Shopping Center properties (with a significant percentage within the La Vista area) while non-Shopping Center retail space exhibited a low vacancy rate of 3.2% and a generally higher rent level at \$11.42.

Omaha Metro Market

According to Costar, the overall Omaha metro retail market experienced an incremental condition improvement in the first quarter of 2009. The retail vacancy rate declined from 9.2% in the fourth quarter of 2008 to 8.8% in quarter 1 of 2009. First quarter net absorption was a positive 340,000 sq. ft. although there was a slight decrease in average rents. During the quarter, roughly 180,000 sq. ft. were

V. Office and Industrial Market Perspectives

Office Market

According to market data available from Costar, the city of La Vista contains almost 400,000 sq. Ft. of office space although almost half is reportedly vacant.

Outlying Sarpy County

The submarket office market situation deteriorated in the second half of 2008 with negative absorption, decreasing rents, and increasing vacancy rates. The total submarket inventory as of the end of the first quarter of 2009 is estimated at 1.4 million sq. ft. with a vacancy rate of 13.1% and a quoted average rental rate of \$8.51. According to Costar, the average rental rate decreased substantially from a 2008 peak of \$13.23. In addition, Class A vacancy was highest at 30% compared with Class B at roughly 25% and Class C at 20%.

Omaha MSA

According to Costar 2009 data, the first quarter of the new year saw 166,000 sq. ft. of total office space absorbed, bringing the overall vacancy rate down to 10.8% with Class A vacancy of 9.4%, Class B vacancy of 11.0%, and Class C vacancy of 12.9%. The CBD vacancy rate increased during the first quarter to 8.5% from 8.1% at the end of 2008.

Rental rates increased slightly overall during the period to an average of \$15.38 with Class

A average rent of \$18.78, Class B rent of \$14.70, and Class C rates of \$12.37. Class B and Class C rents increased over the previous quarter while Class A rates declined slightly. Roughly 500,000 sq. ft. were under construction within the market area after estimated first quarter deliveries of 166,000 sq. ft.

Flex/Industrial Market

In addition to retail and office inventory, the La Vista area contains 268,000 sq. ft. of supply classified as “Flex” space by Costar. This includes recent concentrations of business park space constructed in 2000-2001 of about 100,000 sq. ft. This building inventory is highly utilized with a vacancy rate of only 5.6%. Total “Flex” inventory in the Omaha MSA is estimated at 6.25 million sq. ft. with 11.7% vacancy. Vacancy in the overall market has trended downward since a peak 12.8% in the third quarter of 2008. Costar estimates market area inventory growth of 3-5% since the beginning of 2007. The average rent for “Flex” space was \$6.20/nnn at the end of 2008, up from \$5.62/nnn in the beginning of 2007. Only 9,500 sq. ft. were estimated to be under construction currently.

Appendix

Table 1. Population Change

Jurisdiction	2000	2008	2013	CAGR 00-08	CAGR 08-13E	Total Change 00-08
La Vista	11,699	13,085	14,514	1.41%	2.09%	1,386
Papillion	16,336	17,542	19,434	0.89%	2.07%	1,206
Council Bluffs, IA	58,268	60,662	61,870	0.50%	0.40%	2,394
Sarpy County	122,595	153,332	174,529	2.84%	2.62%	30,737
Douglas County	463,585	506,013	534,527	1.10%	1.10%	42,428
Omaha MSA	767,041	851,300	907,387	1.31%	1.28%	84,259
Nebraska	1,711,263	1,814,105	1,881,251	0.73%	0.73%	102,842

Source: ESRI estimates and projections, 2008.

Table 2. Share of Regional Population

Jurisdiction	2000	2008	2013
La Vista	1.5%	1.5%	1.6%
Papillion	2.1%	2.1%	2.1%
Council Bluffs, IA	7.6%	7.1%	6.8%
Sarpy County	16.0%	18.0%	19.2%
Douglas County	60.4%	59.4%	58.9%
Omaha MSA	100.0%	100.0%	100.0%

Source: ESRI estimates and projections, 2008.

Table 3. Households and Average Household Size

Jurisdiction	Number				Average Size			
	2000	2008	2013	CAGR 08-13	2000	2008	2013	CAGR 08-13
La Vista	4,404	5,188	5,837	2.39%	2.66	2.52	2.49	-0.24%
Papillion	5,497	6,165	6,950	2.43%	2.91	2.78	2.74	-0.29%
Council Bluffs, IA	22,889	24,375	25,011	0.52%	2.5	2.44	2.42	-0.16%
Sarpy County	43,426	56,431	65,077	2.89%	2.79	2.69	2.66	-0.22%
Douglas County	182,194	200,166	212,239	1.18%	2.48	2.47	2.46	-0.08%
Omaha MSA	294,502	331,300	354,931	1.39%	2.55	2.52	2.51	-0.08%
Nebraska	666,184	716,064	745,760	0.82%	2.49	2.46	2.45	-0.08%

Source: ESRI estimates and projections, 2008.

Figure 4. National Household and Family Trends

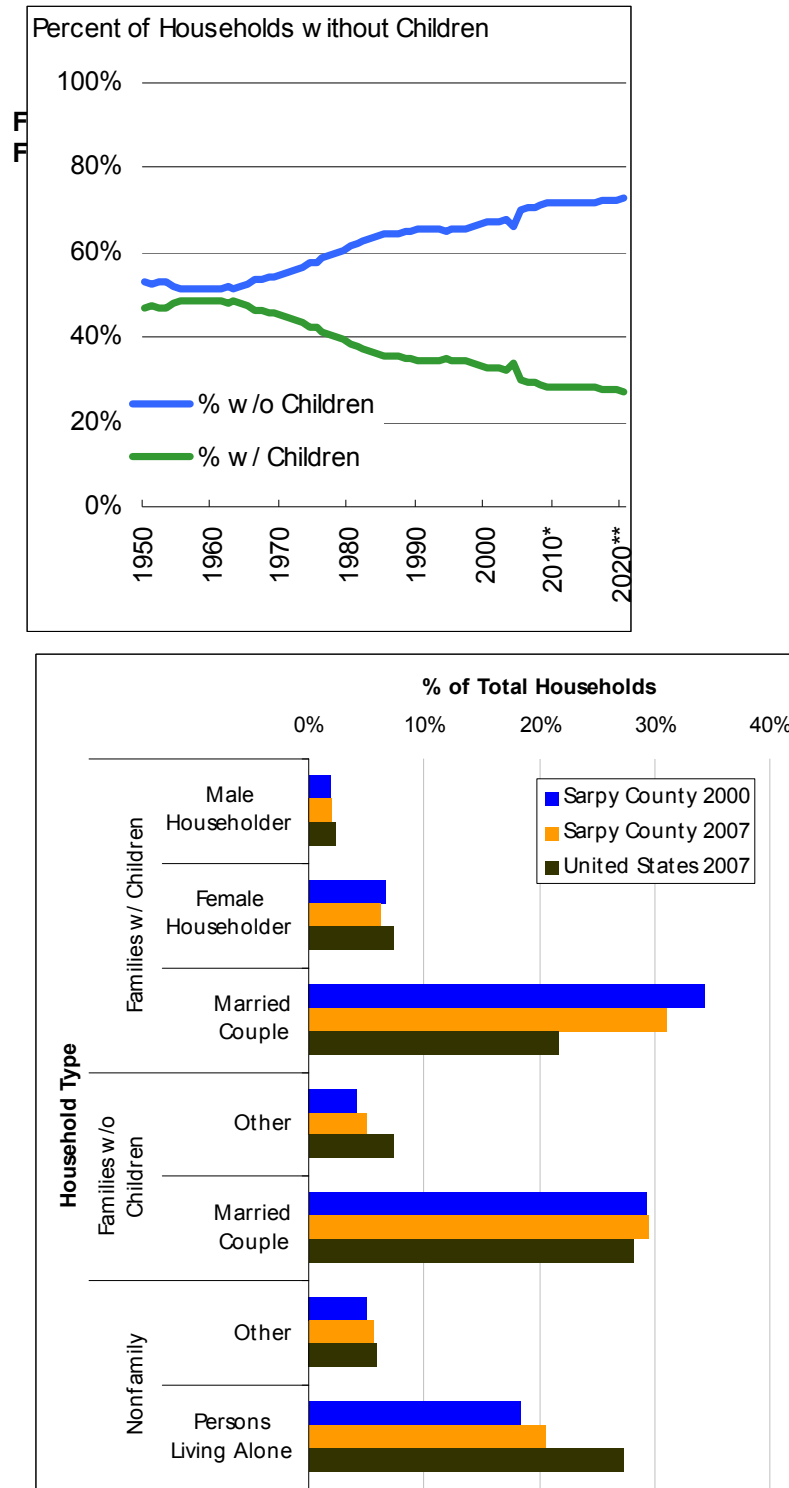
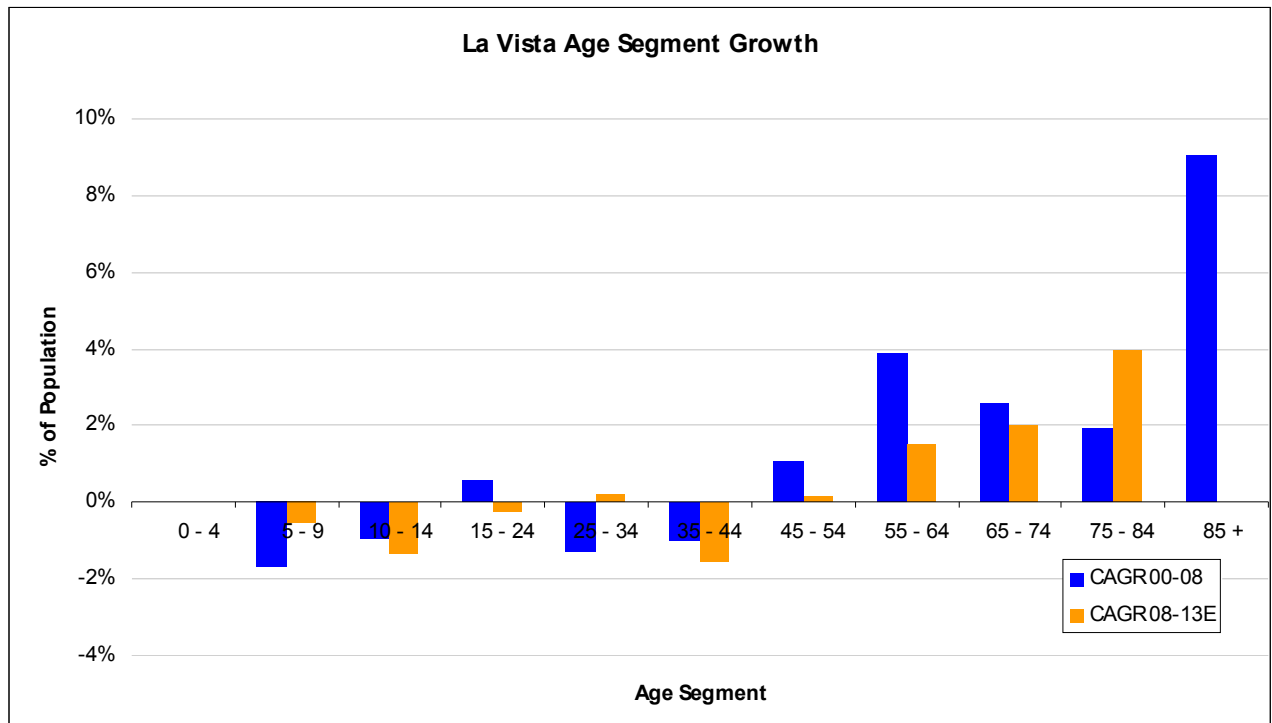


Table 4. Educational Attainment, Population 25+, 2008

Educational Attainment Level	La Vista	Sarpy County	Omaha MSA	Nebraska
Less than high school	8.7%	5.2%	9.5%	10.8%
High School Graduate (or Equivalency)	29.0%	24.2%	28.8%	31.0%
Some College	29.5%	27.5%	23.9%	23.3%
Associate's or Bachelor's Degree	27.8%	32.5%	28.6%	26.8%
Graduate or professional degree	5.1%	10.5%	9.1%	8.1%

Source: ESRI estimates and projections, 2008.

Figure 6. Age Segment Growth, 2000-2013

Source: ESRI estimates and projections, 2008.

Table 5. Median Household Income

	2000	2008	2013
La Vista	\$47,540	\$60,813	\$72,686
Papillion	\$64,800	\$79,759	\$89,280
Council Bluffs, IA	\$36,197	\$48,570	\$59,964
Sarpy County	\$53,587	\$70,826	\$80,860
Douglas County	\$43,349	\$58,434	\$69,824
Omaha MSA	\$44,650	\$59,859	\$70,097
Nebraska	\$39,232	\$50,896	\$60,858

Source: ESRI estimates and projections, 2008.

Table 6. Top Tapestry Segments

Tapestry Segment	La Vista	Sarpy County	Douglas County	Omaha-MSA	Nebraska
Up and Coming Families	27.7%	19.0%	4.9%	6.2%	4.0%
Milk and Cookies 1/	22.2%	11.0%	4.9%	5.4%	3.9%
Sophisticated Squires	0.0%	9.8%	2.8%	3.7%	2.3%
Boomburbs	8.2%	8.8%	6.6%	5.5%	3.0%
Rustbelt Traditions	10.7%	8.5%	11.6%	12.4%	8.9%
Aspiring Young Families 1/	10.3%	7.5%	1.3%	2.3%	2.1%
Cozy and Comfortable	0.0%	6.8%	4.7%	4.8%	2.8%
Exurbanites	0.0%	4.9%	2.5%	3.3%	2.1%
Midlife Junction	0.0%	4.2%	2.3%	3.4%	4.3%
Military Proximity	0.0%	3.7%	0.0%	0.6%	0.3%
<i>Top 10 Sarpy County Segments</i>	<i>79.1%</i>	<i>84.3%</i>	<i>41.6%</i>	<i>47.6%</i>	<i>33.7%</i>
Young and Restless 1/	14.7%	2.9%	9.1%	6.1%	3.8%
In Style	0.0%	2.0%	0.5%	0.6%	1.7%
Old and Newcomers 1/	6.0%	1.9%	3.9%	2.8%	1.6%
Enterprising Professionals 1/	0.0%	1.5%	2.0%	1.5%	0.7%
Prosperous Empty Nesters	0.0%	1.3%	4.5%	3.0%	2.6%
Crossroads	0.0%	1.1%	0.7%	1.2%	1.4%
Great Expectations	0.0%	0.9%	3.4%	3.5%	4.7%
Midland Crowd	0.0%	0.7%	0.2%	0.7%	1.2%
Rural Resort Dwellers	0.0%	0.7%	0.0%	0.2%	0.5%
<i>Additional Segments</i>	<i>20.7%</i>	<i>15.7%</i>	<i>58.4%</i>	<i>52.4%</i>	<i>66.3%</i>
<i>% of Top Urban Housing Segments</i>	<i>53.2%</i>	<i>25.5%</i>	<i>33.8%</i>	<i>26.2%</i>	<i>18.0%</i>

Source: ESRI, ERA

1/ Segments with high propensity to prefer urban housing types are highlighted.

Table 7. Top Sarpy County Household Segment Descriptions

Tapestry Segment	Housing Type	Household Type	Average HH Size	Median Age	Diversity Index	Median HH Income	Median Net Worth	Median Home Value	Home Ownership Rate
Up and Coming Families	Single Family	Married Couples w/ Kids	2.94	31.9	54	\$78,225	\$202,848	\$213,306	85%
Milk and Cookies	Single Family	Married Couples w/ Kids	2.95	34.0	65	65,050	142,865	148,781	81%
Sophisticated Squires	Single Family	Married Couple Families	3.01	38.3	39	86,593	306,553	268,921	91%
Boomburbs	Single Family	Married Couples w/ Kids	3.10	33.7	47	124,596	446,894	334,829	91%
Rustbelt Traditions	Single Family	Mixed	2.48	36.1	42	51,436	85,071	102,391	74%
Aspiring Young Families	Multi-Units, Townhome	Family Mix	2.53	30.6	68	51,805	44,147	161,871	49%
Cozy and Comfortable	Single Family	Married Couple Families	2.60	42.1	35	66,895	201,567	174,697	87%
Exurbanites	Single Family	Married Couple Families	2.70	44.8	28	88,531	416,204	288,301	91%
Midlife Junction	Single Family, Multi-Units	Mixed	2.26	41.2	35	49,031	90,388	146,293	66%
Military Proximity	Townhome, Multi-Unit Rentals	Married Couples w/ Kids	3.36	22.5	71	45,232	13,797	123,022	7%
Young and Restless	Multi-Unit Rentals	Singles, Shared	2.00	28.7	74	45,236	14,520	149,738	15%
Old and Newcomers	Multi-Unit Rentals	Singles, Shared	1.99	37.1	58	43,855	32,311	176,877	38%

Source: ESRI

Table 8. Sarpy County Annual Migration

Time Period	In-Flows	Out-Flows	Net Migration
2006-2007	7,245	6,200	1,045
2005-2006	7,048	6,285	763
2004-2005	6,905	5,968	937
2003-2004	6,363	5,463	900
2002-2003	5,863	5,298	565
2001-2002	5,726	5,250	476
2000-2001	5,588	5,095	493
1999-2000	5,407	5,325	82

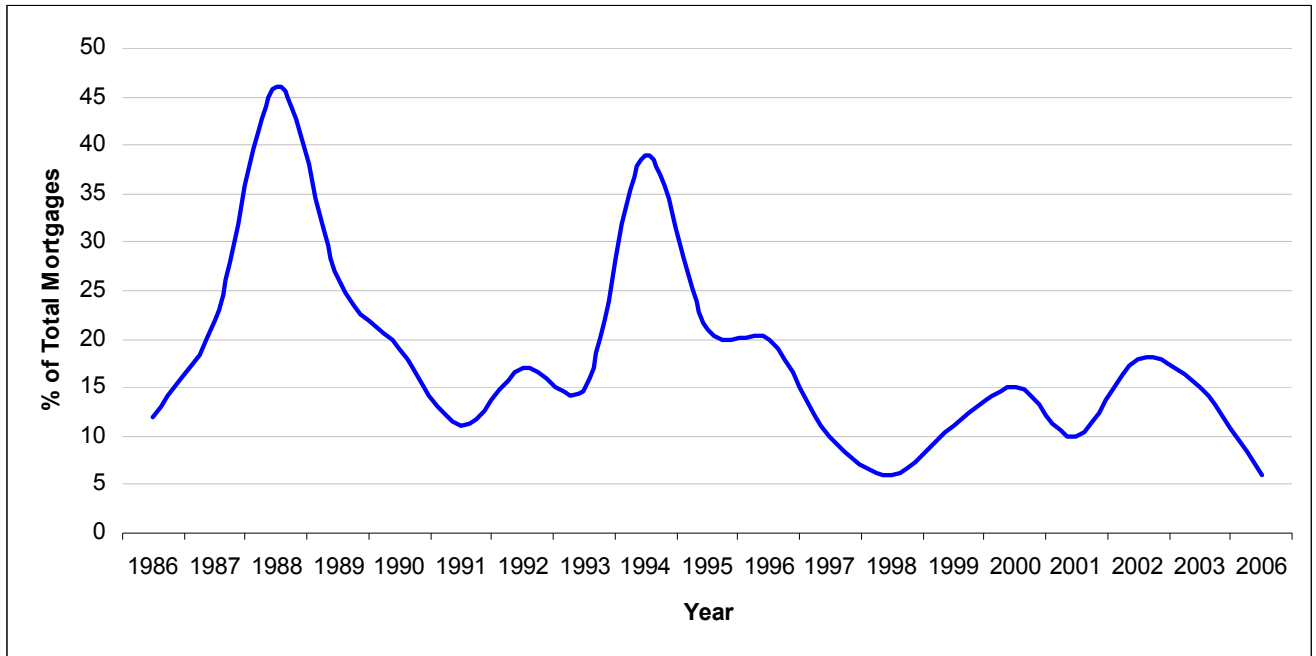
Source: IRS, ERA

Table 9. Origin of Migrants to Sarpy County

Time Period	In-Migrants	Nebraska	Other States	US	Foreign
2006-2007	7,245	4,247	2,768	7,015	230
2005-2006	7,048	4,105	2,681	6,786	262
2004-2005	6,905	3,887	2,719	6,606	299
2003-2004	6,363	3,535	2,554	6,089	274
2002-2003	5,863	3,232	2,372	5,604	259
2001-2002	5,726	3,267	2,188	5,455	271
2000-2001	5,588	3,148	2,192	5,340	248
1999-2000	5,407	2,992	2,161	5,153	254

Source: IRS, ERA

Figure 7. ARMs as Percentage of Total Mortgages



Source: Federal Housing Finance Board

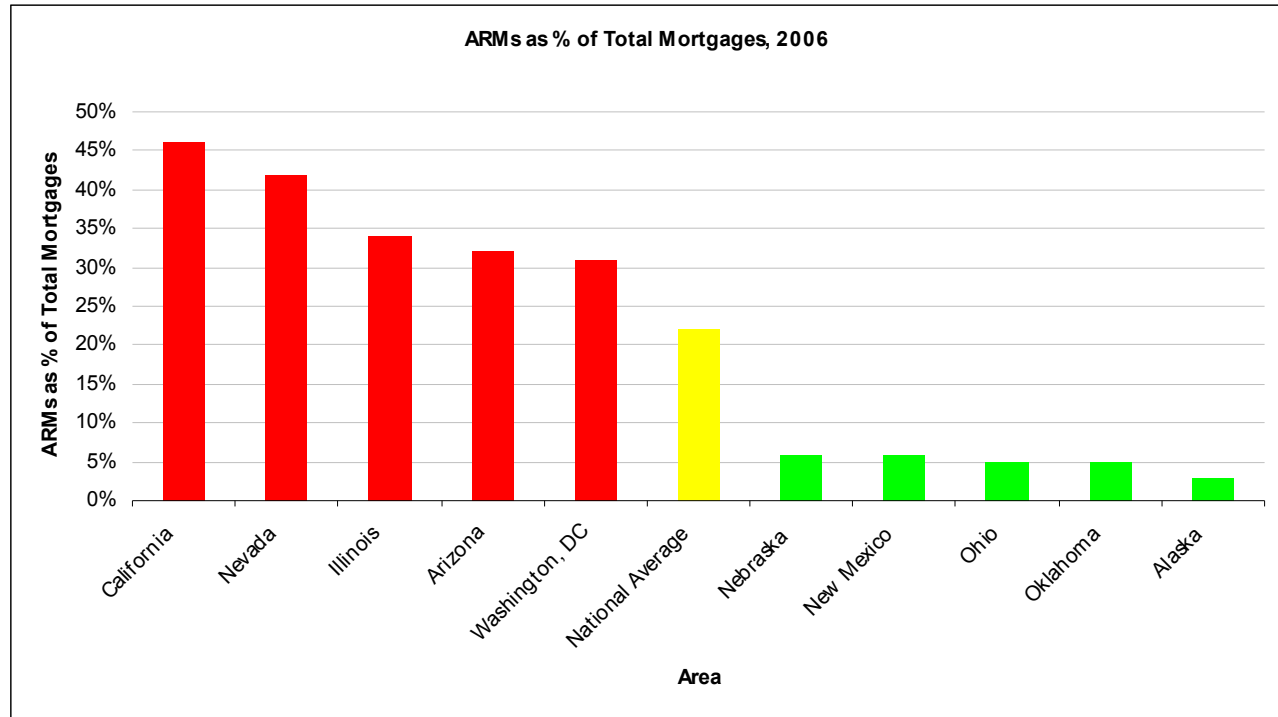
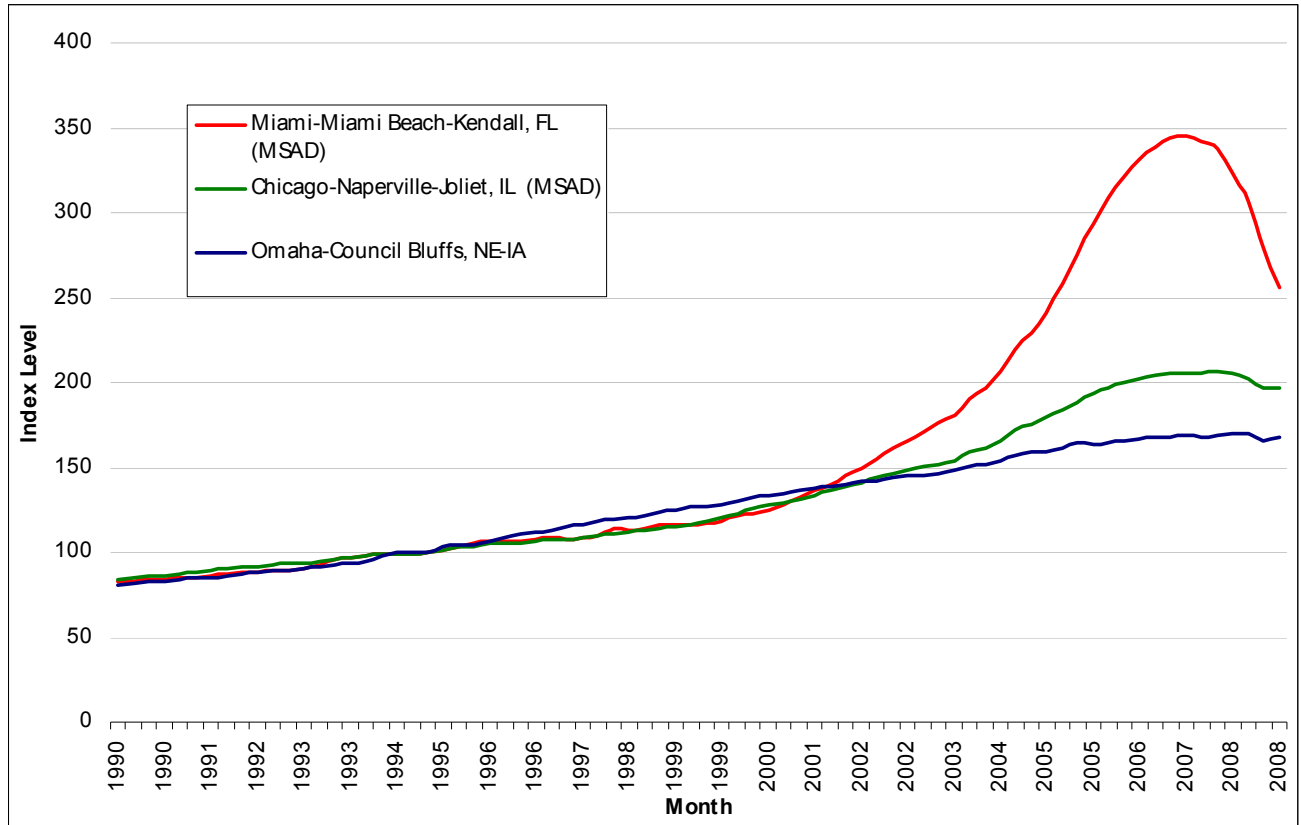
Figure 8. ARMs, State Comparison

Figure 9. OFHEO Housing Price Index



Source: OFHEO

Figure 10. Building Permits Issued, Omaha

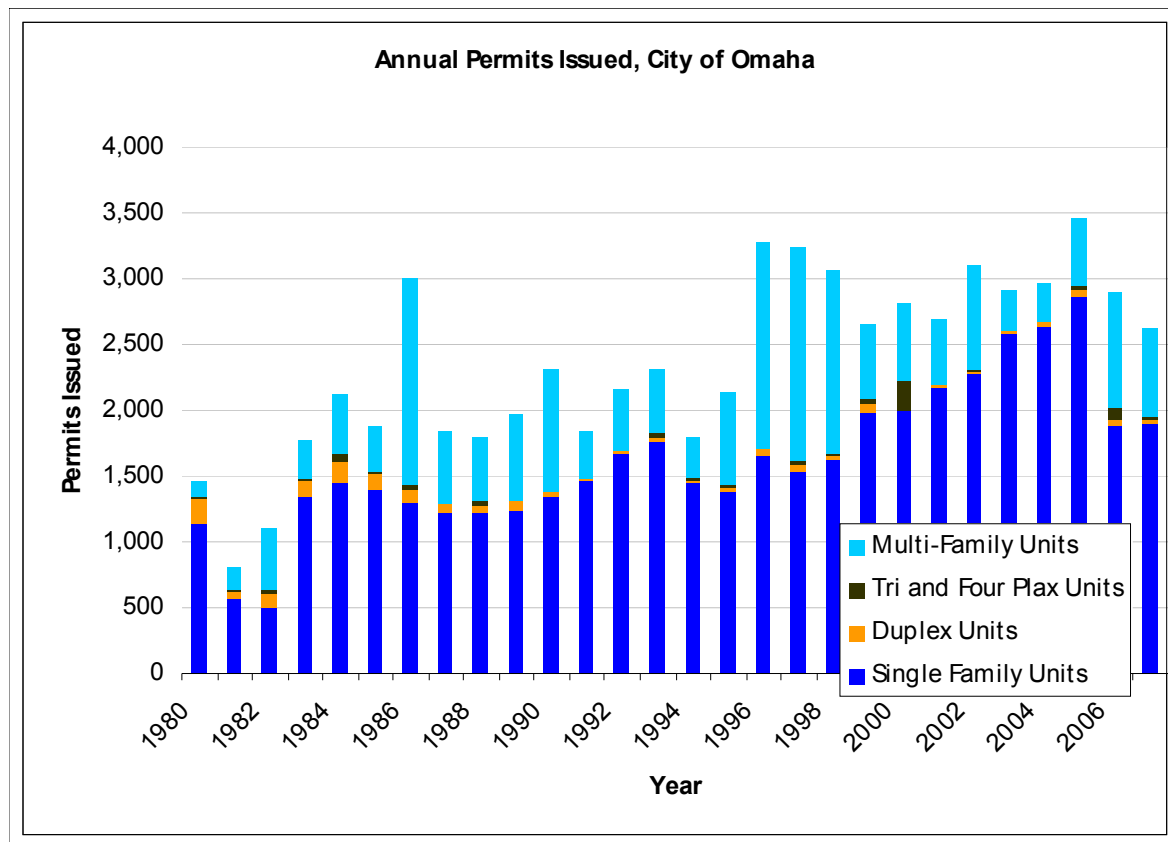


Figure 11. Urban / Walkable Building Permits Issued, Omaha

Urban/Walkable Housing Permits: 1990 - 2008

ERA | AECOM

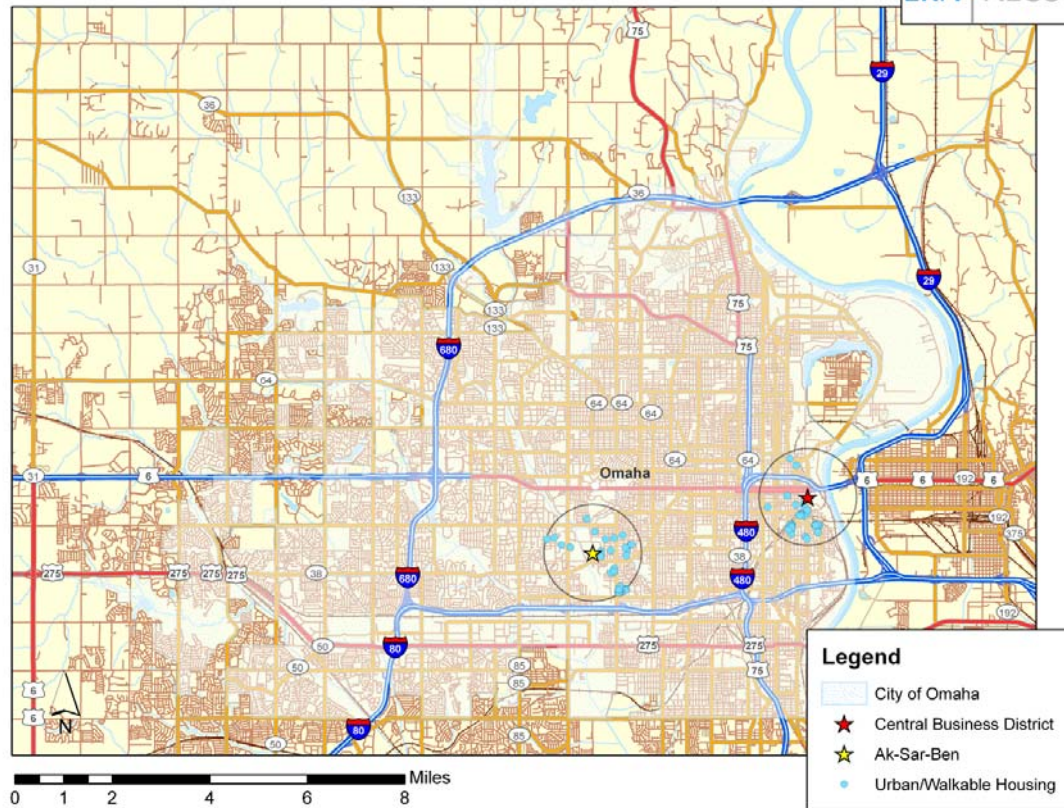


Figure 12. Urban / Walkable Building Permits Issued, Omaha

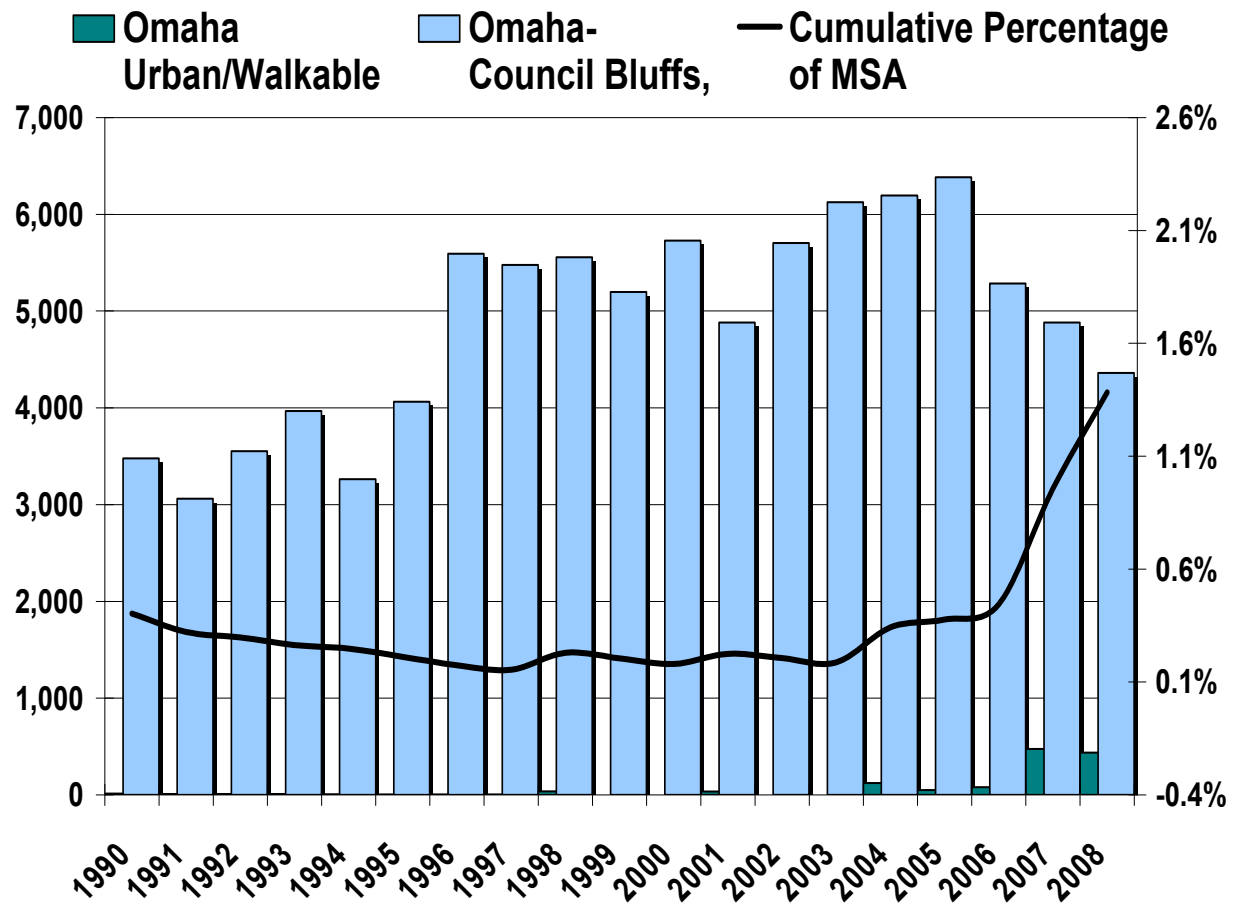


Table 10. Housing Units, Owner-occupancy, and Vacancy

Total Housing Units	2000	2008	2013
La Vista	4,511	5,377	6,068
Sarpy County	44,981	59,326	68,522
Omaha MSA	311,540	355,078	382,358
Nebraska	722,668	788,253	828,242
Owner-occupancy Rate			
La Vista	57.5%	55.9%	54.9%
Sarpy County	66.8%	66.7%	66.3%
Omaha MSA	63.2%	63.4%	62.5%
Nebraska	62.2%	61.8%	60.6%
Vacancy Rate			
La Vista	2.4%	3.5%	3.8%
Sarpy County	3.5%	4.9%	5.0%
Omaha MSA	5.5%	6.7%	7.2%
Nebraska	7.8%	9.2%	10.0%

Source: ESRI estimates and projections, 2008.

Table 11. La Vista Building Permits and Construction Value, by Building Density

Building Permits	2001	2002	2003	2004	2005	2006	2007	Total	Annual Average	Share %
Single Family	113	175	212	203	189	151	100	1,143	163.3	55%
Multi Family	130	276	212	284	44	2	0	948	135.4	45%

Source: Metropolitan Area Planning Agency

Note: Data includes permits issued in Extra Territorial Jurisdiction areas.

Figure 13. La Vista Building Permits

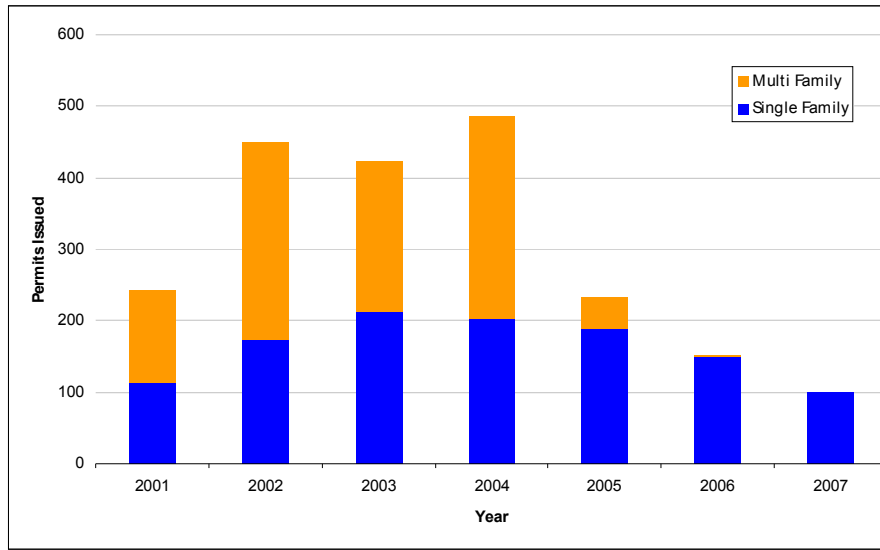


Figure 14. La Vista Housing Assessed Values

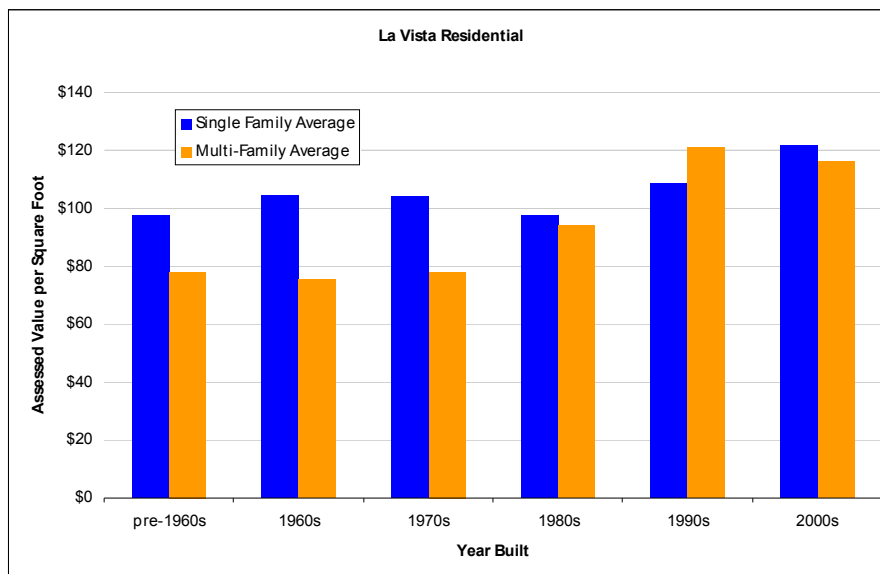


Figure 15. La Vista Housing Assessed Values vs. Unit Size

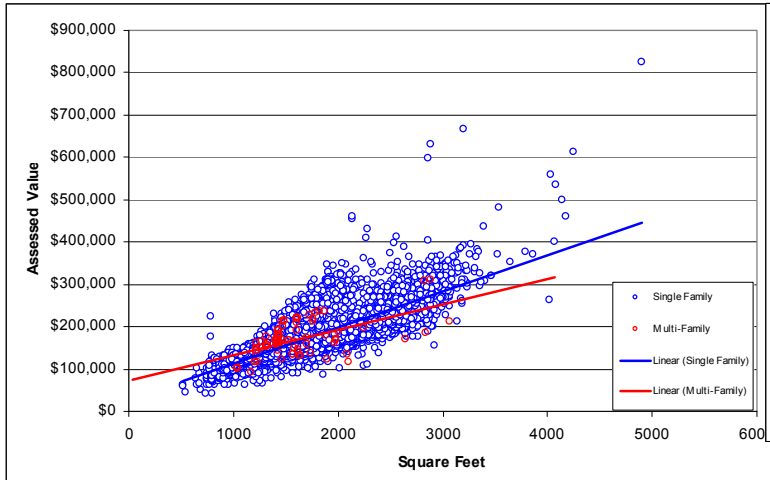


Figure 18. Assessed Value per Square Foot, La Vista by Year Built

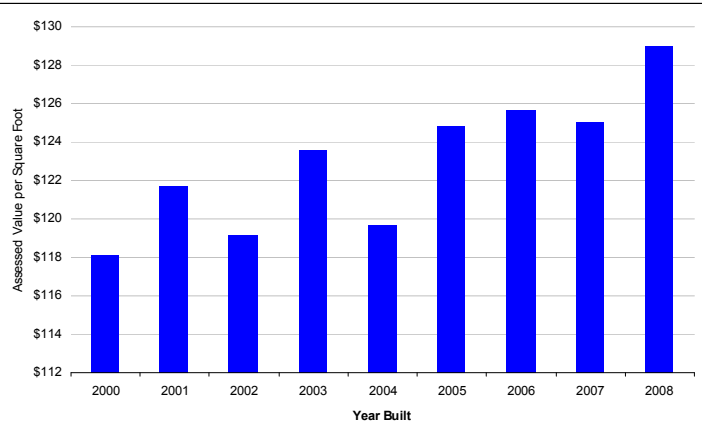


Figure 16. Housing Stock, % of Total by Year Built

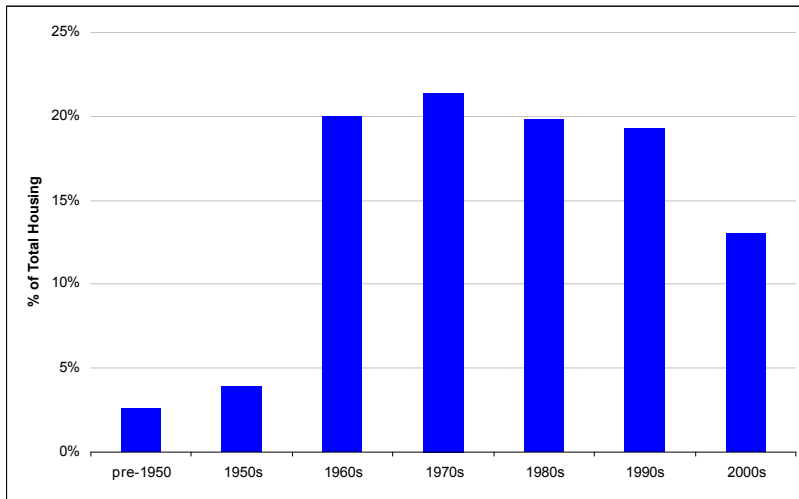


Figure 17. Assessed Value per Square Foot, La Vista by Decade Built

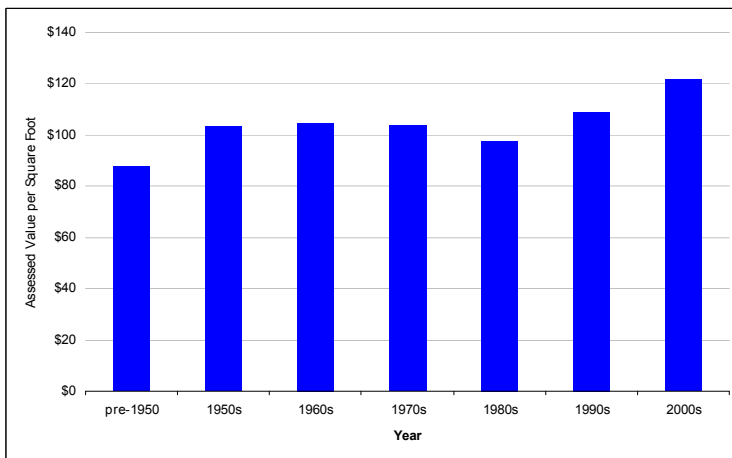


Table 12. La Vista Area Existing and New Home Sales, 2009

Area	Average Sales Price		New Construction Premium
	Existing Sales	New Sales	
Bellevue	142,191	221,320	56%
Papillion	208,576	285,798	37%
La Vista	174,634	240,636	38%

Source: Great Plains REALTORS Multiple Listing Service, Inc.

Table 13. Selected Apartment Pricing, La Vista

Complex	Studio			1BR			2BR			3BR		
	Price	SF	PPSF	Price	SF	PPSF	Price	SF	PPSF	Price	SF	PPSF
Harrison Hills	\$600	560	\$1.07	\$685-815	735-900	\$0.91	\$915-965	1,080-1,175	\$0.82			
The Pointe				\$530-610	775	\$0.68	\$750-770	1,100	\$0.68	\$870-910	1,250	\$0.70
Brentwood Park				\$605-650	715-846	\$0.85	\$750-770	1,015-1,045	\$0.74			
Shadow Ridge				\$525-589	850	\$0.62	\$634-734	1,020-1,150	\$0.62			
Southwind Villas				\$875-900	892-946	\$0.98	\$1075-1225	1,180-1,453	\$0.91	\$1,325	1,611	\$0.82
Inwood Village				\$525-545	619-718	\$0.76	\$650	880	\$0.74			

Source: Apartmentguide.com, forrent.com

Figure 19. Unemployment Rate

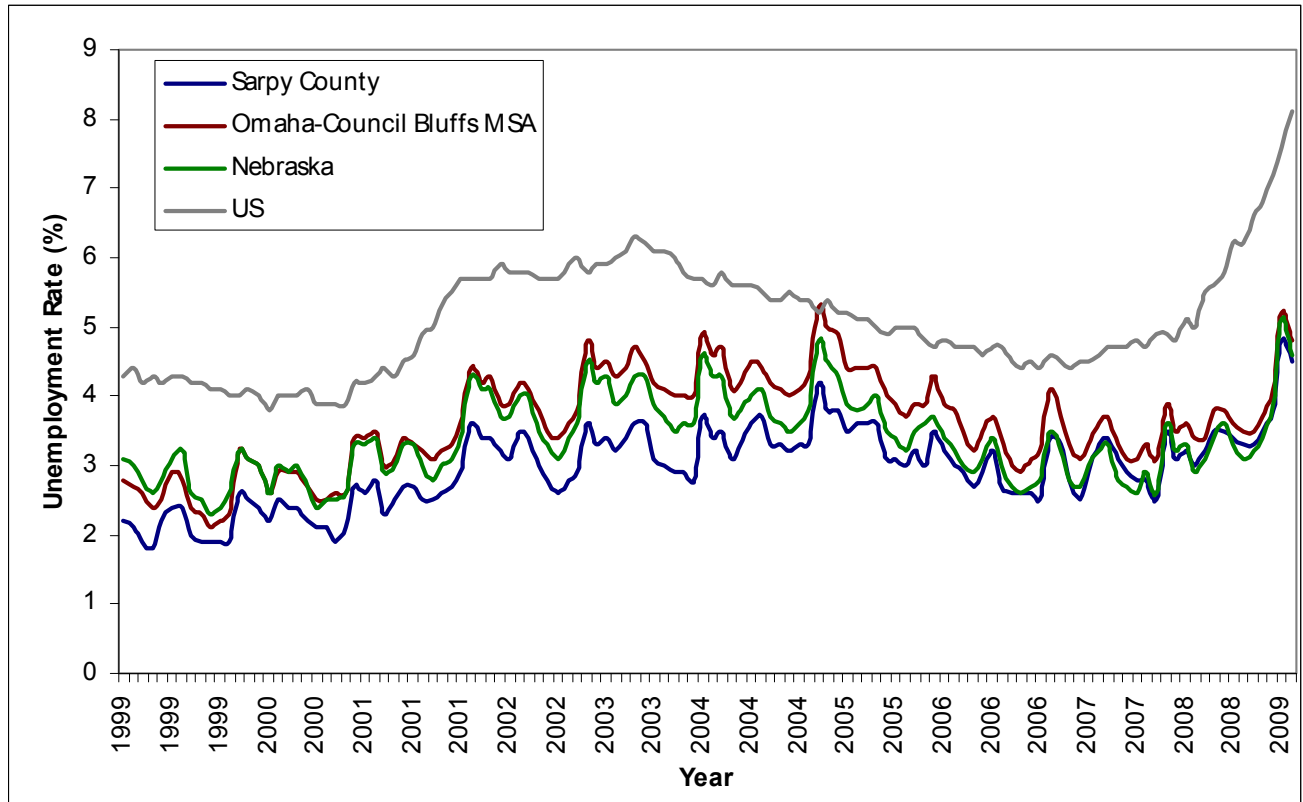


Table 14. Sarpy County Office Employment

Employment Category	2000	2006	CAGR
Total	27,533	40,171	6.5%
Forestry, fishing, hunting, and agriculture support	17	10	-8.5%
Mining	60	60	0.0%
Utilities	60	60	0.0%
Construction	2,732	4,368	8.1%
Manufacturing	1,919	2,693	5.8%
Wholesale trade	1,446	2,833	11.9%
Retail trade	5,031	6,305	3.8%
Transportation & warehousing	1,143	1,867	8.5%
Information	590	660	1.9%
Finance & insurance	2,344	2,162	-1.3%
Real estate & rental & leasing	362	569	7.8%
Professional, scientific & technical services	1,721	4,478	17.3%
Management of companies & enterprises	30	1,039	80.5%
Admin, support, waste mgt, remediation services	1,094	1,845	9.1%
Educational services	710	852	3.1%
Health care and social assistance	2,962	4,023	5.2%
Arts, entertainment & recreation	293	516	9.9%
Accommodation & food services	2,970	4,010	5.1%
Other services (except public administration)	1,682	1,866	1.7%
Unclassified establishments	38	10	-19.9%

Source: County Business Pattern

Table 15. Average Annual Wages, Sarpy County

Average Annual Wages	2000	2006	CAGR
Total	\$25,645	\$34,507	5.1%
Forestry, fishing, hunting, and agriculture support	\$20,294	n/a	n/a
Mining	n/a	n/a	n/a
Utilities	n/a	n/a	n/a
Construction	\$32,221	\$37,333	2.5%
Manufacturing	\$35,053	\$43,944	3.8%
Wholesale trade	\$29,218	\$47,293	8.4%
Retail trade	\$17,105	\$23,150	5.2%
Transportation & warehousing	\$31,003	\$34,744	1.9%
Information	\$30,153	\$41,933	5.7%
Finance & insurance	\$34,573	\$34,160	-0.2%
Real estate & rental & leasing	\$19,213	\$26,339	5.4%
Professional, scientific & technical services	\$47,028	\$60,679	4.3%
Management of companies & enterprises	\$47,100	\$49,657	0.9%
Admin, support, waste mgt, remediation services	\$21,583	\$30,436	5.9%
Educational services	\$20,932	\$30,392	6.4%
Health care and social assistance	\$28,907	\$35,518	3.5%
Arts, entertainment & recreation	\$11,901	\$13,837	2.5%
Accommodation & food services	\$10,618	\$10,606	0.0%
Other services (except public administration)	\$15,301	\$22,520	6.7%
Unclassified establishments	\$15,316	\$5,700	-15.2%

Source: County Business Pattern, ERA

Table 16. Retail Firms Location Quotients

2.5 Mile Corridor Market	NAICS	Omaha WIA	Omaha CSA	State
Motor Vehicles and Parts Dealers	441	1.91	1.85	1.56
Furniture and Home Furnishings Stores	442	1.68	1.76	1.70
Electronics and Appliance Stores	443	1.48	1.48	1.32
Building Material and Garden Supply Stores	444	2.71	2.60	1.90
Food and Beverage Stores	445	1.19	1.10	0.92
Health and Personal Care Stores	446	0.64	0.63	0.68
Gasoline Stations	447	0.68	0.57	0.40
Clothing and Clothing Accessories Stores	448	0.57	0.60	0.69
Sporting Goods/Hobby/Book/Music Stores	451	1.52	1.57	1.62
General Merchandise Stores	452	0.93	0.87	0.62
Miscellaneous Store Retailers	453	1.28	1.26	1.27
Nonstore Retailers	454	1.70	1.52	1.56
Restaurants	722	0.66	0.66	0.74
vs.				
Sarpy County Market	NAICS	Omaha WIA	Omaha CSA	State
Motor Vehicles and Parts Dealers	441	0.96	0.93	0.78
Furniture and Home Furnishings Stores	442	0.61	0.64	0.62
Electronics and Appliance Stores	443	0.74	0.74	0.66
Building Material and Garden Supply Stores	444	1.01	0.97	0.71
Food and Beverage Stores	445	0.73	0.67	0.56
Health and Personal Care Stores	446	1.04	1.03	1.11
Gasoline Stations	447	1.34	1.12	0.78
Clothing and Clothing Accessories Stores	448	0.76	0.79	0.91
Sporting Goods/Hobby/Book/Music Stores	451	1.23	1.27	1.31
General Merchandise Stores	452	1.23	1.15	0.81
Miscellaneous Store Retailers	453	0.86	0.85	0.85
Nonstore Retailers	454	1.25	1.11	1.14
Restaurants	722	0.94	0.94	1.05

Source:

Table 17. Retail Inventory Growth

Total RBA by Year Built	La Vista	Outlying Sarpy County Submarket	La Vista RBA as % of Submarket
pre-1991	903,497	2,907,525	31.1%
1991	1,149,618	3,153,646	36.5%
1992	1,149,618	3,153,646	36.5%
1993	1,149,618	3,345,231	34.4%
1994	1,149,618	3,345,231	34.4%
1995	1,149,618	3,345,231	34.4%
1996	1,151,958	3,347,571	34.4%
1997	1,198,572	3,396,035	35.3%
1998	1,198,572	3,396,035	35.3%
1999	1,198,572	3,428,836	35.0%
2000	1,247,422	3,483,583	35.8%
2001	1,251,227	3,487,388	35.9%
2002	1,251,227	3,517,224	35.6%
2003	1,251,227	3,532,924	35.4%
2004	1,255,327	3,580,178	35.1%
2005	1,272,266	3,606,558	35.3%
2006	1,279,702	3,753,807	34.1%
2007	1,299,880	3,799,510	34.2%
2008	1,321,523	3,911,256	33.8%
CAGR 1991-2008	2.3%	1.8%	0.5%

Source: Costar, ERA

Table 18. Inventory per Person

Area	Total Inventory	Occupied Inventory	Population	Total Inventory per Person	Occupied Inventory per Person
La Vista	1,321,523	987,404	13,085	101.0	75.5
Sarpy County	7,436,500	6,553,802	153,332	48.4	42.7
Omaha MSA	48,064,945	43,830,208	851,300	56.5	51.5

Source: Costar

Table 19. Retail Sales

Area	2008		2000		CAGR	
	Taxable Sales	Sales per Resident	Taxable Sales	Sales per Resident	Total Sales	Sales per Resident
Sarpy County	\$1,047,406,948	\$6,831	\$558,649,314	\$4,557	8.2%	5.2%
Bellevue	\$367,748,901	\$7,600	\$251,441,506	\$5,665	4.9%	3.7%
La Vista	\$183,883,170	\$14,053	\$127,750,771	\$10,920	4.7%	3.2%
Papillion	\$313,414,957	\$17,867	\$92,739,013	\$5,677	16.4%	15.4%
Nebraska	\$23,720,874,398	\$13,076	\$17,838,106,268	\$10,424	3.6%	2.9%

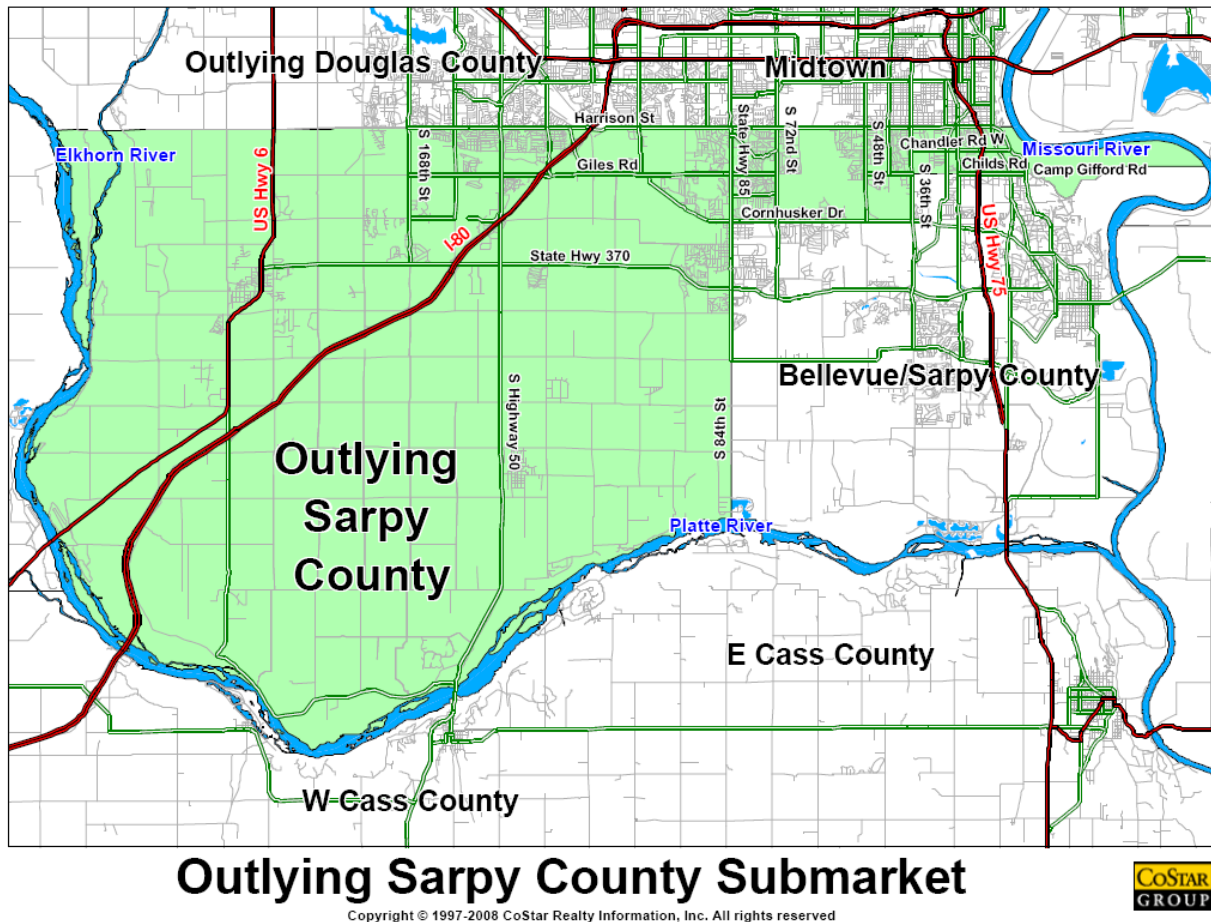
Source: Nebraska Department of Revenue

Table 20. La Vista Inventory and Taxable Sales Trends

Year	Inventory	Taxable Sales	Sales per SF
2008	1,321,523	183,883,170	\$139.14
2007	1,299,880	165,713,262	\$127.48
2006	1,279,702	162,568,963	\$127.04
2005	1,272,266	170,779,881	\$134.23
2004	1,255,327	159,861,930	\$127.35
2003	1,251,227	150,284,799	\$120.11
2002	1,251,227	137,867,205	\$110.19
2001	1,251,227	129,599,877	\$103.58
2000	1,247,422	127,750,771	\$102.41

Source: Costar, Nebraska Dept. of Revenue, ERA

Figure 20. Costar Submarket Map



Additional La Vista Tapestry Segments

Rustbelt Traditions

These neighborhoods are the backbone of older, industrial cities in states bordering the Great Lakes. Most employed residents work in the service, manufacturing, and retail trade industries and the majority live in modest single-family homes that have a median value of \$107,222. Households are primarily a mix of married-couple families, single-parent families, and singles who live alone. The median age is 36.1 years with a median household income is \$49,579. Favorite leisure activities include hunting, bowling, fishing, and attending auto races, country music shows, and ice hockey games.

Aspiring Young Families

These neighborhoods are located in large, growing metropolitan areas in the South and West, with the highest concentrations in California, Florida, and Texas. Mainly composed of young, married-couple families or single parents with children, the median age for this segment is 30.5 years. Half of the households are owner-occupied, single-family dwellings or townhomes, and half are occupied by renters, many living in newer, multiunit buildings. Top leisure activities for this segment include dining out, dancing, going to the movies, attending professional football games, fishing, weight lifting, and playing basketball.

Cozy and Comfortable

These residents are settled, married, and still working. Many of these couples still live in pre-1970s, single-family homes in which they raised their children. Households are located mainly in suburban areas of the Midwest, Northeast, and South. The median age is 41.9 years and the median home value is \$184,456. Top activities of these households include playing softball and golf, attending ice hockey games and gambling at casinos.

Exurbanites

These affluent households are primarily a mix of empty nesters (40%) and married couples with children (32%). Half of the householders are between the ages of 45 and 64 years. The median age is 44.6 years. The median home value is approximately \$302,435; median household income is \$88,195. Top leisure activities include boating, hiking, kayaking, photography, and bird-watching.

Midlife Junction

These household segments are found in suburbs across the country. Approximately half of the households are composed of married-couple families; 31% are singles who live alone. In general, these residents are phasing out of their child-rearing years. The median age is 41.1 years with a median household income is \$47,683. Nearly two-thirds of the households are single-family structures; most of the remaining dwellings are apartments in multiunit buildings. These residents live quiet, settled lives and enjoy yoga, attending country music concerts and auto races, refinishing furniture, and reading romance novels.

Military Proximity

- Young (very low median age), married and embracing parenthood
- More than three quarters of the labor force are on active duty or work in civilian jobs on military bases
- Home life revolves primarily around the family
- Has pets and multiple vehicles

Young and Restless

- Educated, young segment (median age under 29), over half living alone or with roommates.
- Lower median household income than nation, but higher discretionary income because there are no children in the household
- Busy lifestyles demand convenient items to make their life easier and make the most of their time
- Entertainment includes a variety of out-of-home activities, including movies and bars.

Old and Newcomers

These household segments are in transition, populated by those who are either starting their careers or retiring. The proportion of householders in their 20s or aged 75 years or older is higher than at the national level. The median age is 37 years. Spread throughout metropolitan areas of the United States, these neighborhoods have more single-person and shared households than families. Sixty percent of households are occupied by renters; approximately half live in mid-rise or high-rise buildings. Top segment leisure activities include rollerblading, playing golf, gambling at casinos, playing bingo, and attending college ball games.

84th



of good planning and design principles and have not been updated. This once vibrant and thriving corridor on a major arterial road in the heart of La Vista now appears considerably depressed and in need of redevelopment.

OVERVIEW

The 84th Street Revitalization Vision Plan project is underway! Over the next twelve months, the City and its consultant team will be conducting a variety of discussion formats for citizen input regarding the future of this important one mile corridor that extends through the heart of the community. The project study area is located between Harrison Street and Giles Road along 84th Street in La Vista.

Over the last several years, the 84th Street corridor has deteriorated in terms of physical appearance, property maintenance and as an employment center. Major anchors including Wal-Mart, Gordman's and Baker's Supermarket have vacated the area to move to new shopping centers and smaller businesses have been unable to sustain themselves and forced to relocate or close, leaving many vacant storefronts. Other commercial parcels in the area were developed 35 to 40 years ago prior to implementation

OUTREACH

Ultimately, the City wants to revitalize the area to be more appealing to residents and visitors by creating a more contemporary commercial environment. To do this, the City is starting on a two phase process - visioning and implementation. The visioning process, from which a specific Vision Plan will be produced, has just begun. In this first phase, the City and its consultant team will conduct the project in a series of five different stages. Throughout each stage, the City and consultant team will be reaching out to the community for input and ideas regarding the future of the corridor. There are several outreach venues proposed, including newsletter updates, an informational web site, targeted outreach meetings, a speaker series/ educational forums, stakeholder meetings, walking tours and community workshops.



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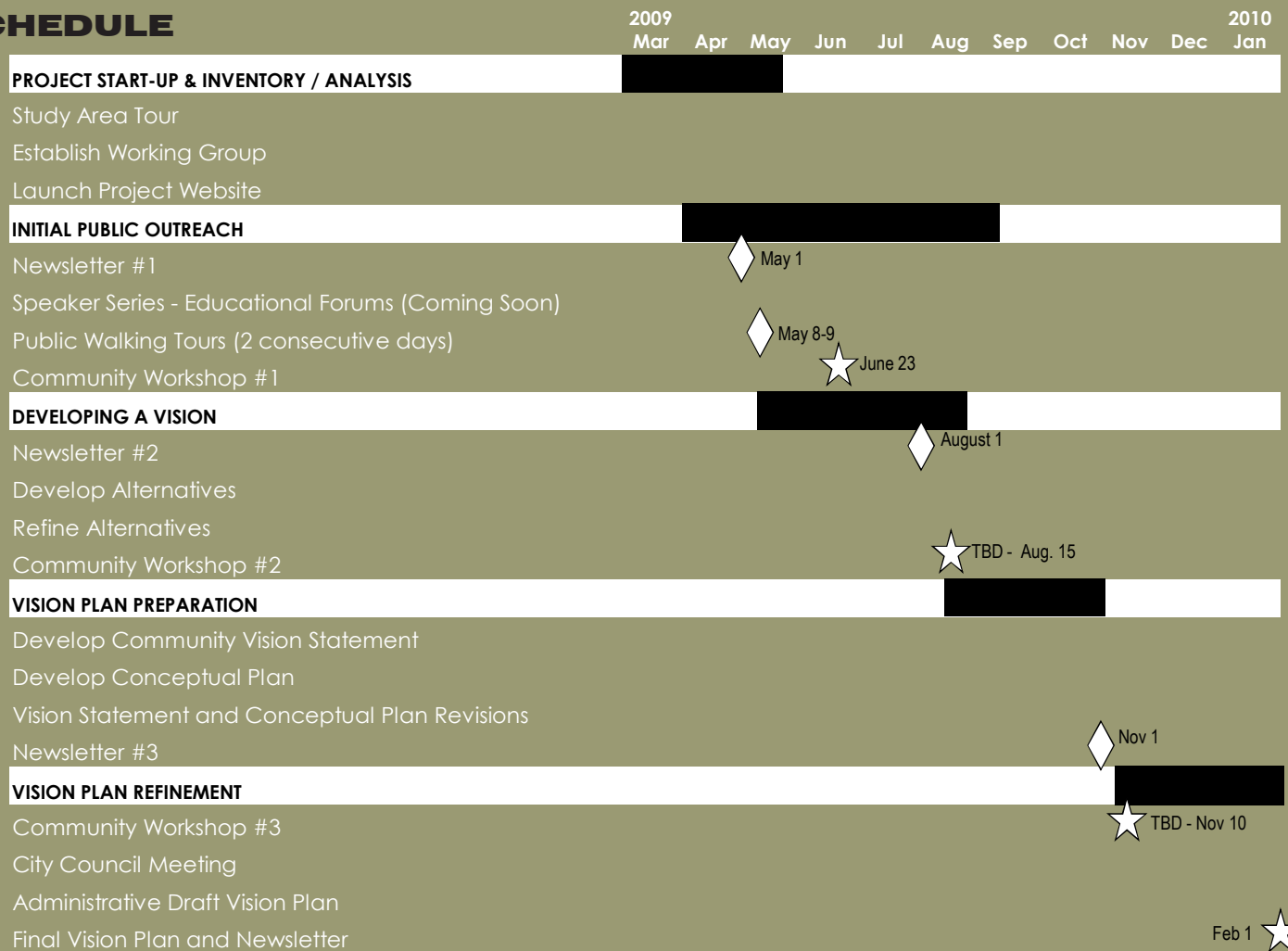
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The schedule below outlines the different stages of the project, and an approximate timeline for each stage.

Upcoming opportunities for participation and involvement in Vision 84 include the public walking tours, the educational forums and the community workshops.

Further information regarding the educational forums will be posted on the City website: [www.cityoflavista.org/vision 84](http://www.cityoflavista.org/vision84).

SCHEDULE



QUESTIONS?

Contact Ann Birch, City of La Vista 331-4343
abirch@cityoflavista.org

vision 84

RE-IMAGINE 84th

August 1, 2009 Volume 2 of 3

SUMMARY

Over the last several months, the City and design team have hosted several important events for the Vision 84 project. These included a walking tour of the 84th Street corridor, a bus tour of developments in the Kansas City area and the first community meeting for the project.

On May 8 & 9, citizens were invited to walk the 84th Street corridor with the design team and City staff members to discuss ideas, concerns and potentials for the project. The golf course, Brentwood Crossing, Brentwood Square, and the intersections of Giles and Harrison were all discussed as potential redevelopment areas along the tour.



On June 23, the City hosted the first community workshop for the project, where the design team presented a summary of opportunities & constraints along the corridor. A short lecture on the benefits of the project was presented by Dr. Steve Laposa, a nationally recognized expert in mall redevelopment projects.

Following the presentation, members of the community provided comments and recorded their preferences on a variety of elements that may be included in a redevelopment plan including sustainable design strategies, recreation, leisure, civic spaces, commercial/institutional and residential uses.



The day after the community workshop, members of the working group, design team, and city staff boarded a bus and visited the Kansas City metropolitan area to tour recent redevelopment projects in order to evaluate their success and applicability to the 84th Street Corridor.

These included Zona Rosa, the Power and Light District, Brookside and Park Place in Leawood, a suburb.

Representatives from the developers who constructed the projects were available to provide a brief overview of each project and answer questions.

Through these workshops and meetings, several key principles that characterize a successful project have been identified. These include:

- Create a civic core/town center for the community.
- Create a sense of place that is memorable and attractive.
- Provide a destination where people of all ages want to congregate year round.
- Create a high quality destination unique to La Vista.
- Integrate leisure and green spaces.
- Provide a mix of uses that support community needs.
- Connect to surrounding neighborhoods.
- Identify a near term investment, while realizing the vision may take years to complete.
- Don't include any more big box retail.
- Create a place that is environmentally responsible.

vision OK

ALTERNATIVES

The design team will begin preparing alternatives for the project in the coming weeks. On August 17, the City and design team will host a second community workshop, where these alternatives will be presented for review, discussion and comment. Please plan to attend this very important meeting and provide your comments on the alternatives.



Ice cream stop at walking tour



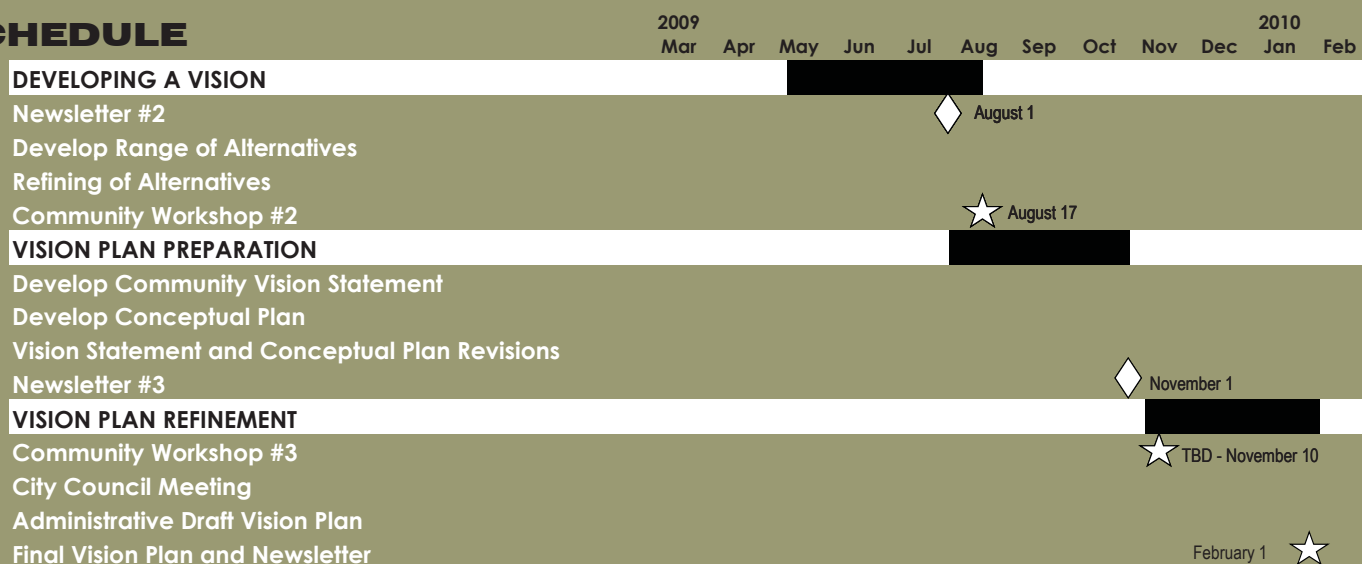
Community workshop



Power and Light District

For further information regarding the project visit the City website: www.cityoflavista.org/vision84.

SCHEDULE



QUESTIONS?

Contact Ann Birch, City of La Vista 331-4343
abirch@cityoflavista.org

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84

RE-IMAGINE

84th

November 1, 2009 Volume 3

SUMMARY

On August 19th, two preliminary alternatives for the redevelopment of 84th Street were presented at the community workshop. Both provide a new City Center, embrace the Thompson Creek Basin as a central amenity along the corridor, and encourage connections to existing neighborhoods.

Preliminary alternative A provides a civic center park in place of the golf course to support and vitalize the City Center while providing a venue for a variety of community festivals and leisure activities. Preliminary alternative B reconfigures the golf course to extend south into Central Park, allowing space for a small park to front the City Center.

Preliminary alternative A suggests a finer grain street network along the remainder of the corridor, and includes a mix of residential and commercial uses to support the City Center. Preliminary alternative B re-uses and maintains many of the buildings that front 84th Street.



CITY CENTER CONCEPT SKETCH

vision
OK



After reviewing both of these alternatives, the project working group recommends preliminary alternative A, which provides a civic center park in lieu of the golf course.

SURVEY RESULTS

A survey was conducted by the City of La Vista to gather feedback from the community regarding development preferences for the 84th Street corridor. Surveys were returned directly to the City of La Vista and analyzed by Left Brain Concepts, Inc., a market research consulting firm. Of the 343 surveys returned, Left Brain compiled the results with the following findings:

Importance / location of city center: (94%) feel a city center is important and (93%) indicated the most appropriate location is along 84th Street.

The city center development: People are most interested in festivals, concerts and picnicking. They also would like to see play areas, open space, trails and gardens included in the city center. They are least interested in a disc (Frisbee) golf course, a baseball or softball field or a golf course.

Preferred services in the city center: Outdoor entertainment such as restaurants, pubs and music, specialty food service vendors such as coffee and ice cream, a farmer's market, high quality restaurants and specialty retail shops. People are least interested in having a pharmacy, professional services or an art museum or gallery.

Suggestions for other services in the city center: a movie theater (7%), a bookstore (3%), and a gas station (2%).

Living in higher density neighborhoods: One in five (19%) reported that they were presently living in high density neighborhoods and more than a third (37%) said they would consider moving to such neighborhoods. However, close to half (44%) said they would not move into high density neighborhoods.

FINAL COMMUNITY MEETING

November 18th, 2009, 6:00pm at the City Council Chambers, will be the third and FINAL Community Workshop. The purpose of the workshop will be to present and discuss an updated preliminary concept for the redevelopment of 84th Street. Your feedback is key - please plan to attend this important meeting. For further information regarding the project, visit the City web site: www.cityoflavista.org/vision84

QUESTIONS?

Contact Ann Birch, City of La Vista 331-4343
abirch@cityoflavista.org

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84TH STREET VISION PLAN

MOBILE TOUR Kansas City Metro Area

June 24, 2009

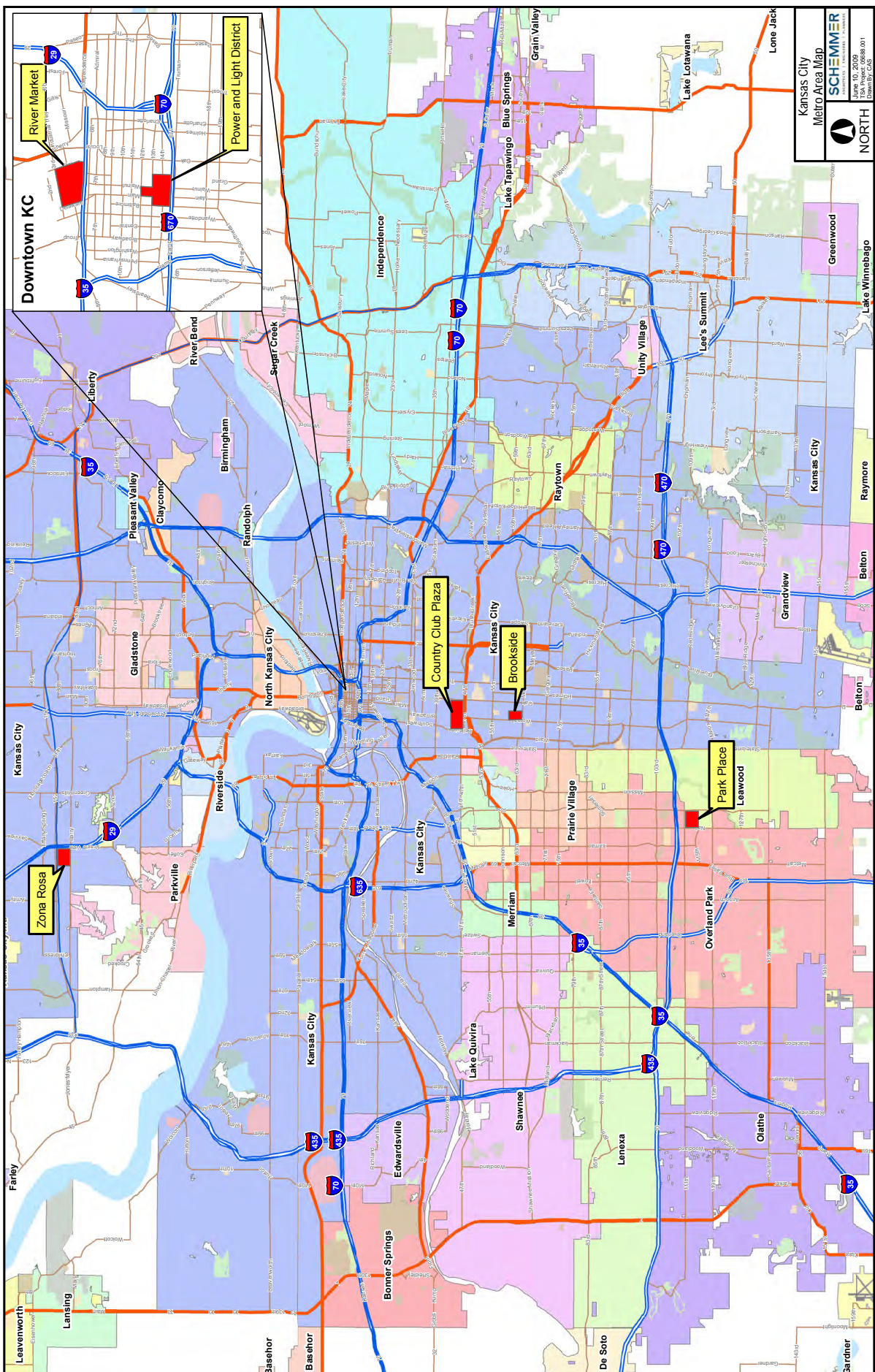


TOUR ITINERARY

- 7:30 am Depart LaVista City Hall
- 10:15 am Arrive @ Zona Rosa District
Northern Kansas City, MO
- 11:30 am Depart Zona Rosa District
- 11:50 am Arrive @ River Market District
Downtown Kansas City, MO
- 12:20 pm Depart River Market District
- 12:25 pm Arrive @ Power & Light District
Downtown Kansas City, MO
(lunch together at location TBD)
- 2:00 pm Depart Power & Light District
- 2:10 pm Arrive @ Country Club Plaza
Kansas City, MO
- 2:40 pm Depart Country Club Plaza
- 3:00 pm Arrive @ Brookside District
Kansas City, MO (drive through)
- 3:15 pm Depart Brookside District
- 3:45 pm Arrive @ Park Place
Leawood, KS
- 4:30 pm Depart Park Place
- 7:45 pm Arrive back at LaVista City Hall



vision
84



ZONA ROSA DISTRICT NORTHERN KANSAS CITY, MO

zonarosa.com

SHOPPING

Men's Apparel
Abercrombie & Fitch
Aeropostale
M&M's
American Eagle
The Buckle
Dillard's
Escorted Skateboarding
Express Men
Gap
Hollister
Hot Topic
Men's Warehouse
Old Navy
Pacific Summer
Women's Apparel
Abercrombie & Fitch
Aeropostale
American Eagle

Ann Taylor Loft
The Buckle
Cachet
Charlotte Rouse
Clare's
Columbia Sportswear
J&J's
Jillson's
Woodward
Express
Forever 21
Gap
Hollister
Hot Topic
Men's Warehouse
Old Navy
Pacific Summer
Women's Apparel
Abercrombie & Fitch
Aeropostale
American Eagle

Children's Apparel
Build-A-Bear Workshop
Children's Place
Gap Kids Baby Gap
GapKids.com
Lands' End
Old Navy
Shoe Madness
Stride Rite
Accessories
Balance Jewellers
Charm's
Hilberg Diamonds
Kay Jewellers
Lark
Zebra Jewellers
Shoes
DWR
Escorted Skateboarding
Hot Topic

Jewelry
Pacific Summer
Stride Rite
Optical
LavaCrafters
Sunglasses Hut
Department Stores
Dick's Sporting Goods
Marshall's MegaStore
Home & Leisure
Barnes & Noble
Ethan Allen
GameStop
Haworth Furniture
Select Comfort
Health & Beauty
Bath & Body Works
Beauty Express
CVS Pharmacy
Dillard's

GNC
Massage Envy
Nail Envy
Sephora
Shoe Madness
Sunglasses Hut
Department Stores
Dick's Sporting Goods
Marshall's MegaStore
Home & Leisure
Barnes & Noble
Ethan Allen
GameStop
Haworth Furniture
Select Comfort
Health & Beauty
Bath & Body Works
Beauty Express
CVS Pharmacy
Dillard's

Outback Steakhouse
PastaMaker
Quince Subs
Rocky Mountain Chocolate Factory
Santitas Pizzeria
Seager Fine Indian Cuisine
Toll's Montana Grill
Tostitos
Troy's Pizzeria/Cafe
Factory Bakery
SERVICE RETAILERS
AT&T
Chico's Bank
Credit Union
Staples
T-Mobile
ENTERTAINMENT
The Improv Comedy Club



ZONA ROSA DISTRICT

NORTHERN KANSAS CITY, MO

zonarosa.com

Hours: Monday thru Thursday - 10 a.m. to 9 p.m.; Friday and Saturday - 10 a.m. to 10 p.m.; Sunday - Noon to 6 p.m.

Looking for a different destination to brighten your next trip to Kansas City? Zona Rosa just may be the answer. Nestled within upscale neighborhoods in Kansas City north, the area's unique entertainment and shopping district is located at the northwest corner of 1-29 and Barry Road, just minutes from KCI airport and downtown Kansas City. Since opening in May 2004, the new urban retail environment has welcomed thousands of visitors to its "city within a city" atmosphere, offering shopping, dining and entertainment, as well as office and residential space.

What makes Zona Rosa so special? The layout, for one. The streets of the property are reminiscent of downtowns of the past, with individual storefronts evoking a sort of village-feel. Visitors will find familiarity in the intentional differing architectural design of each shop, not to mention the street-side metered parking. Another uniqueness of the Steiner development is the stock it takes in the community; one example is that all the proceeds from the parking meters are donated to local charities. In lieu of the meters, ample free parking is available throughout the property in covered garages and surface lots.

Zona Rosa is home to many well-known merchants, including Barnes and Noble, Ann Taylor Loft, DSW, Dick's Sporting Goods, Lane Bryant, Children's Place, Hollister and Marshalls MegaStore, just to name a few. Appetites will be satisfied with the many dining options including Bravo! Italian Cucina, Rib Crib, Mimi's Café, Abuelo's Mexican Food Embassy, Hereford House, Ted's Montana Grill and Swagat Fine Indian Cuisine.

Amid the retail space you'll find grassy areas with fountains and park benches just right for relaxing, and wide sidewalks meant for strolling. It will take you back to a time when life moved a bit slower, and things seemed simpler. So pay a visit this year to Zona Rosa and embrace the spirit of our old-fashioned charm. We're certain you'll experience something different, yet familiar.



ZONA ROSA DISTRICT NORTHERN KANSAS CITY, MO

zonarosa.com

SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Public gathering / recreation spaces
- Mixed use development – retail/restaurants on street level; office space above; condos, lofts
- Density of development; street front development
- Use of parking garages and surface parking

NOTES (likes, dislikes, areas of interest):



CITY MARKET DISTRICT DOWNTOWN KANSAS CITY, MO

kansascityrivermarket.com or thecitymarket.org

vision
84

Hours: Open 7 Days a week

In operation since 1857, the City Market is the largest farmers' market in the region with an annual attendance of nearly 600,000 per year and bursting with more than 170 farmer stalls. In addition, City Market merchants offer a wide variety of fresh produce, meats, seafood, flowers, specialty foods and other items from America, Africa, Europe, the Middle and far East.

The City Market is home to a unique collection of gift shops, authentic restaurants and the Arabia Steamboat Museum, which houses the largest collection of pre-Civil War artifacts in the world.

The City Market has an extensive event calendar from April through October including concerts, food festivals and kids activities. Located in the heart of the historic River Market neighborhood, the City Market is open seven days a week, year round. For more information visit the City Market Web site at www.thecitymarket.org.



CITY MARKET DISTRICT DOWNTOWN KANSAS CITY, MO

SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Large farmer's market
- Specialty stores
- Tourist attraction
- Concert and event venues

NOTES (likes, dislikes, areas of interest):



vision
84



POWER & LIGHT DISTRICT DOWNTOWN KANSAS CITY, MO

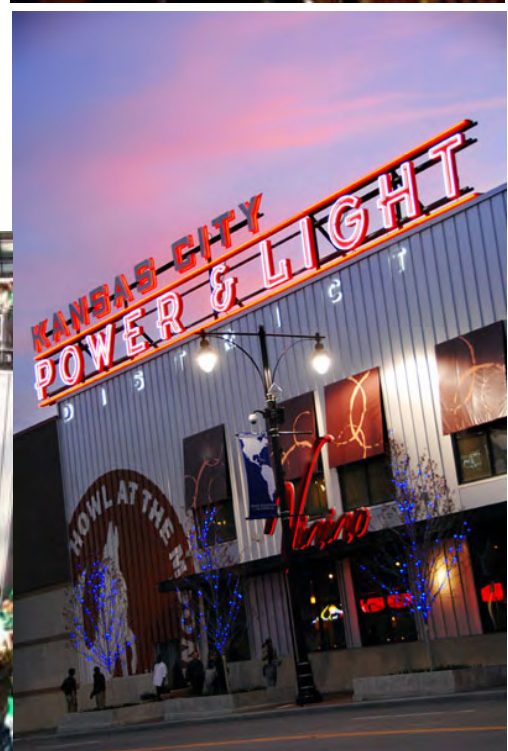
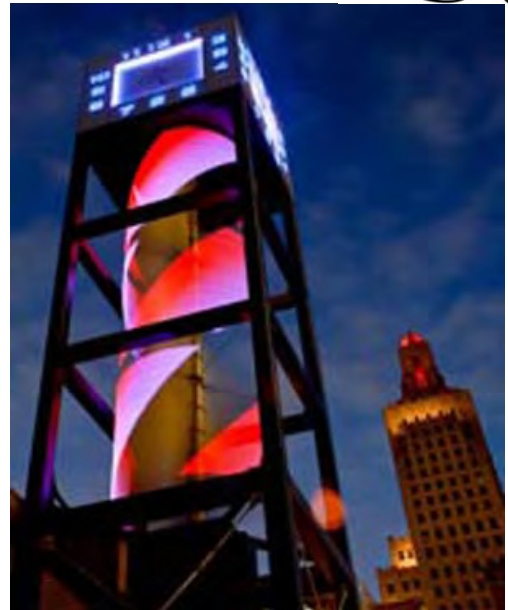
powerandlightdistrict.com

vision
84

Offering over a half million square feet, The Kansas City Power & Light District is the mid-west's premier entertainment epicenter. With more than 45 unique and captivating retail outlets, restaurants, bars, and entertainment venues, the District offers something for everyone. Located in the heart of downtown, this vibrant, new eight-block neighborhood links the Convention Center to the Sprint Arena and is bringing the beat back to Kansas City.

World-class attractions include the Midland Theatre by AMC, The Mainstreet Theatre, and the KC Live! Entertainment District.

KC Live! is an entire city block of hot spots within the Kansas City Power & Light District. It includes two levels and fourteen (14) high-energy entertainment, nightlife and dining establishments. Live entertainment is a frequent happening at the KC Live! Stage. KC Live! hosts several summer concerts series and special events throughout the year. The event calendar included Hot Country Nights, Rock the Block and District Rhythms concert series, the Family Fun Days event series, and a variety of other concerts, parties and events.



POWER & LIGHT DISTRICT DOWNTOWN KANSAS CITY, MO

vision
84



vision
84

POWER & LIGHT DISTRICT DOWNTOWN KANSAS CITY, MO

SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Outdoor event space for live entertainment
- Mixed use entertainment specialty district
- Urban density
- Concert and event venues

NOTES (likes, dislikes, areas of interest):



vision
84



COUNTRY CLUB PLAZA

KANSAS CITY, MO

countryclubplaza.com

Kansas City's premier retail, dining and entertainment destination, offering 180 shops and dozens of fine restaurants nestled within old-world architecture.

vision
84

The Plaza spends seven weeks each winter dressed up in jewel-colored lights. More than 80 miles of holiday lights outline every shop, dome and tower of the Spanish-inspired shopping and entertainment district. Lavishly decorated store windows, horse-drawn carriages and carolers provide the perfect holiday backdrop.

Plaza Shopping

Shoppers will recognize fine stores like Anthropologie and Tiffany & Co. Original Kansas City stores like Halls and Tivol give local flavor to the Plaza's reputation as a national fashion center. Pleasant surprises can be found along each block – from tiny shoe boutiques to delicious chocolatiers, couture clothiers, stylish salons and fine jewelry.

Plaza Events

The Plaza is kept lively with a year-round calendar of music and special events, including the famous Plaza Lights and the widely recognized Plaza Art Fair, ranked among the top five art fairs nationally.

Live Music

The Plaza isn't just shopping and dining. Some of the area's finest musicians grace the Plaza with their lively tunes. Catch a variety of music, from jazz to reggae to classical, at a number of establishments throughout the Plaza any night of the week. From May through September, enjoy live music in the Plaza's charming courtyards during the annual concert series.



COUNTRY CLUB PLAZA KANSAS CITY, MO

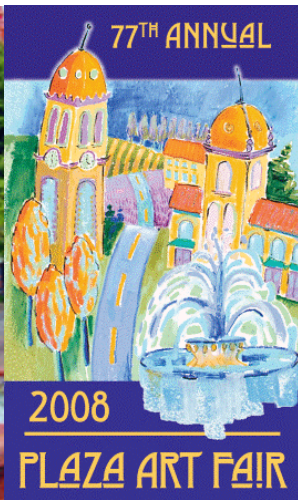
SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Outdoor art sculpture and fountains
- Mixed use shopping & dining district with
- office and residential uses along perimeter
- Unique Spanish architecture
- Parking garages blend into architecture

NOTES (likes, dislikes, areas of interest):



vision
84



BROOKSIDE DISTRICT KANSAS CITY, MO

brooksidekc.org

vision
84

Brookside, planned and built in 1920, was one of the city's first suburban shopping areas. Designed to serve the automobile set, it boasted specialty, grocery and drug stores, medical offices, even a special community center, as well as the first south side police and fire stations.

Brookside is home to more than 70 shops, restaurants, and offices, all unique and in keeping with the original neighborhood charm and architecture.



BROOKSIDE DISTRICT KANSAS CITY, MO

SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Neighborhood retail district (local shops)
- On-street parking with surface lots behind
- Recreational uses on edge of district
- Hosts large annual art fair attracting over 70,000 people from throughout the region

NOTES (likes, dislikes, areas of interest):



vision
84



PARK PLACE DISTRICT LEAWOOD, KS

destinationparkplace.com



PARK PLACE DISTRICT LEAWOOD, KS



PARK PLACE DISTRICT LEAWOOD, KS

Park Place features specialty shops and boutiques in an environment of tree-lined streets and public squares. Considered to be Leawood's downtown at 117th and Nall Avenue across from AMC 20, Park Place is located in the heart of the city of Leawood, and Johnson County, one of the wealthiest and fastest-growing counties in the country. Surrounding Park Place is some of the best retail, office and residential real estate in the region: Town Center, Sprint's world headquarters and upscale housing.

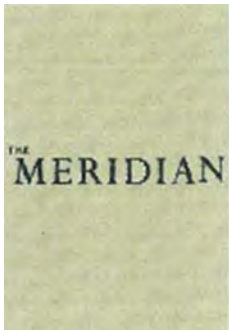
Integrated with wide sidewalks Park Place's initial phase will consist of over 110,000 square feet of retail and 90,000 square feet of professional office space with ample parking curbside and in an easily accessible multi-level parking garage. Future phases will include two hotels, a 200,000 square-foot Class A office building, additional retail, an additional parking garage and a variety of residential styles catering to the affluent empty nester.

The first hotel - Aloft, a vision of W Hotels under the Starwood brand - is currently under construction and scheduled for a late 2009 opening. The Element Hotel, an extended-stay Westin hotel, will open later in 2009.

When completed, Park Place will be a 1,200,000 square-foot retail, entertainment and hospitality destination. Like the Country Club Plaza, Park Place is centered on the same planning principles pioneered by J.C. Nichols more than 75 years ago. And like the Plaza, Park Place will retain the highest property and rental values through both the best and most challenging of times.



PARK PLACE DISTRICT LEAWOOD, KS



vision
84



PARK PLACE DISTRICT LEAWOOD, KS

SPECIFIC AREAS OF DESIGN/USE INTEREST:

- Public gathering / recreation spaces (ice rink)
- Mixed use development – retail/restaurants on street level; office space above; future condos, lofts
- Density of development; street front development
- Use of parking garages and curbside parking
- Promoted as “Leawood’s New Downtown”

NOTES (likes, dislikes, areas of interest):



vision
84



LA VISTA VISION 84

CITIZEN SURVEY

September 2009

Vision 84—Citizens Questionnaire

This survey is sponsored by the City of La Vista and is important in the creation of a redevelopment plan for the 84th Street corridor through our city. The corridor is located between Harrison and Giles Roads. Please return this postage paid questionnaire to La Vista City Hall by tearing it out, folding in half, securing with tape and mailing by August 28, 2009.

1. La Vista does not currently have a "downtown" or identifiable city core. An appropriately sized, pedestrian-friendly "city center" (which has a mix of civic, retail, office, residential, and other uses) has been identified as an important element to include in redeveloping 84th Street. (circle answer)

- Do you agree that a city center is important to La Vista? Yes No
- Do you agree that the most appropriate location for this center is along 84th Street? Yes No

2. Please indicate if you feel the following outdoor features or activities should be included in a new, mixed-use city center. (Circle the X in the column that best represents your opinion)

Outdoor Activity/Feature	Include in city center	Do NOT include in city center	Outdoor Activity/Feature	Include in city center	Do NOT include in city center
Swimming pool	X	X	Dog park	X	X
Water play area (fountain, etc.)	X	X	Performances / concerts	X	X
Baseball / softball game	X	X	Trails	X	X
Disc golf (Frisbee)	X	X	Community vegetable gardens	X	X
Golf	X	X	Public gardens	X	X
Eating / picnicking	X	X	Festivals / fairs / markets	X	X
Playground	X	X	Art / sculpture	X	X
Open parkland	X	X	Ice skating rink	X	X
Natural open space	X	X	Outdoor movies	X	X
Skate features or park	X	X	Food or other mobile vendors	X	X

3. Please indicate if you would use these types of businesses, facilities, or services if they were within a mixed-use city center along the 84th Street corridor in La Vista. (Circle the X in the column that best represents your opinion)

Business, Entertainment, or Service	Would use on 84 th Street	Would NOT use on 84 th Street	Business, Entertainment, or Service	Would use on 84 th Street	Would NOT use on 84 th Street
Grocery store	X	X	Specialty retail shops	X	X
Independent, specialty movie theater (indie)	X	X	Performing arts (plays, dance, concerts)	X	X
Medical emergency	X	X	Art museum / gallery	X	X
Professional services (financial, attorney, tax, real estate, doctor, etc.)	X	X	Personal services (nail, hair stylist, massage)	X	X
Outdoor entertainment (restaurants, pubs, music)	X	X	Farmer's market	X	X
Pharmacy	X	X	Mail, shipping, copies	X	X
High quality restaurants	X	X	Specialty food service (coffee, ice cream, etc.)	X	X

4. What other types of businesses, facilities, or services would attract you to 84th Street? _____

5. Is there a place in Omaha, or any other place in the U.S. or world, that you think is a great example of what redevelopment along 84th Street should be? Please list the place as specifically as you can. _____

6. Would you consider living in or moving to a new, somewhat higher density neighborhood (e.g., townhomes, condominiums, apartments, lofts) if it were safe, attractive, quiet inside your residence, and you could easily walk or bicycle to shopping, parks, entertainment, and services?

Yes No I already live in a neighborhood like this. (circle answer)

7. In order to determine if the responses we receive accurately represent the demographic profile of the residents in La Vista, please answer the following questions regarding yourself or your family. We only use this data to compare with standard U.S. census categories for the community. Responses are anonymous and confidential.

- a. Please tell us your age: _____
 b. Are you: male female (circle answer)
 c. Household size: 1 2 3 4 5 6 7+ (circle answer)
 d. Please indicate your annual family income: (circle answer)

<input checked="" type="checkbox"/>	Under \$15,000	<input checked="" type="checkbox"/>	\$50,000 - \$74,999
<input checked="" type="checkbox"/>	\$15,000 - \$34,999	<input checked="" type="checkbox"/>	\$75,000 - \$99,999
<input checked="" type="checkbox"/>	\$35,000 - \$49,999	<input checked="" type="checkbox"/>	\$100,000 or over

e. Do you live east or west of 84th Street? East West (circle answer)

Fold, Tape and Mail



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IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
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CITY OF LA VISTA
 8116 PARK VIEW BLVD
 LA VISTA NE 68128-9927



BACKGROUND

La Vista Community Development commissioned a survey of La Vista residents to help guide the redevelopment of the 84th Street corridor in La Vista. The Community Development department printed and mailed surveys to La Vista residents as part of their quarterly newsletter. Surveys were returned via pre-paid mail to La Vista City Hall. A total of 343 surveys were completed and are included in the results in this report. A sample of 343 has a maximum margin of error of $\pm 5.3\%$ at the 95% level of confidence.

The survey questions were developed in collaboration with EDAW AECOM and the City of La Vista Community Development Department. They targeted specific components of redevelopment that would be different than what has historically been present along the corridor.

Results of the surveys were compiled and this report prepared by Left Brain Concepts, Inc. a Lakewood, Colorado market research and consulting firm.

KEY FINDINGS

- **Importance / location of city center:** Almost all survey respondents feel that a city center is important to La Vista (94%) and that the most appropriate location is along 84th Street (93%).
- **The city center development:** People are most interested in festivals, concerts and picnicking. They also would like to see play areas, open space, trails and gardens included in the city center. They are least interested in a disc (Frisbee) golf course, a baseball or softball field or a golf course.
- **Preferred services in the city center:** The services people would most like to see in the city center are outdoor entertainment such as restaurants, pubs and music, specialty food service vendors such as coffee and ice cream, a farmer's market, high quality restaurants and specialty retail shops. People are least interested in having a pharmacy, professional services or an art museum or gallery included in the city center.
- **Suggestions for other services in the city center:** People's suggestions of other things that should be considered for the city center were a movie theater (7% of the respondents. Many used the term "regular movie theater", a bookstore (3%) and a gas station (2%).
- **Examples of redevelopment:** People offered 77 developments in 25 states in the U.S. and two countries in Europe that they feel redevelopment along 84th Street should look like.
- **Living in higher density neighborhoods:** One in five (19%) reported that they were presently living in high density neighborhoods and more than a third (37%) said they would consider moving to such neighborhoods. However, close to half (44%) said they would not move into high density neighborhoods.

CONCLUSIONS

- La Vista residents strongly believe that a city center would be an improvement to La Vista and that the most appropriate location is along 84th Street.
- The features of the city center that would best serve La Vista residents are festivals, concerts, picnic areas, a playground, a water play area, sculptures and other art, open parkland, street vendors, trails, gardens, a farmer's market, high quality restaurants and specialty retail shops - perhaps including a book store.
- Developments for activities of Frisbee golf, baseball or softball, golf, a skate park, a dog park, an ice skating rink or a swimming pool would likely detract from the city center. Similarly, a pharmacy, professional services or an art museum or gallery would not serve residents as well other features.
- It appears that many developments in cities and towns in the U.S. and in Europe that people feel the city center should look like feature entertainment, open space, specialty retail and quality eating and drinking establishments.
- Compared to concerts, open space, specialty retail and the like, there is far less interest in including high density housing in the city center.

IMPORTANCE / LOCATION OF CITY CENTER

Question: La Vista does not currently have a “downtown” or identifiable city core. An appropriately sized, pedestrian-friendly “city center” (which has a mix of civic, retail, office, residential, and other uses) has been identified as an important element to include in redeveloping 84th Street.

Do you agree that a city center is important to La Vista?

Do you agree that the most appropriate location for this center is along 84th Street?

Overwhelmingly, people feel that a city center is important to La Vista and that the most appropriate location is along 84th Street.

IMPORTANCE / LOCATION OF CITY CENTER	
	% of respondents
City center important to La Vista?	
Yes	94%
No	6%
84th Street most appropriate location?	
Yes	93%
No	7%

THE CITY CENTER DEVELOPMENT

Question: Please indicate if you feel the following outdoor features or activities should be included in a new, mixed-use city center.

People were given a list of activities and features that might be included in the city center and asked if they would like to see the feature or activity included in the city center. As the table below illustrates, people are most interested in festivals, concerts and picnicking. They would also like to have a playground, a water play area, open space, trails and gardens in the city center. People are least interested in a disc (Frisbee) golf course, a baseball or softball field and a golf course.

Additional observations:

- As might be expected, people under the age of 30 were considerably more interested in a baseball or softball field, a disc golf course and a dog park than people over the age of 40.
- Women were more interested than men in a dog park, trails and a community vegetable garden.

THE CITY CENTER DEVELOPMENT	
	% responding that this should be included
Festivals / fairs / markets	91%
Performances / concerts	88%
Eating / picnicking	87%
Playground	79%
Water play area (fountain, etc.)	78%
Art / sculpture	75%
Open parkland	74%
Food or other mobile vendors	74%
Natural open space	72%
Trails	67%
Public gardens	64%
Outdoor movies	64%
Swimming pool	52%
Ice skating rink	46%
Dog park	36%
Skate features or park	30%
Community vegetable gardens	30%
Golf	29%
Baseball / softball game	22%
Disc golf (Frisbee)	20%

PREFERRED SERVICES IN THE CITY CENTER

Question: Please indicate if you would use these types of businesses, facilities, or services if they were within a mixed-use city center along the 84th Street corridor in La Vista.

Similar to the previous question, people were given a list of businesses and services that might be included in the city center and asked if they would patronize the establishments if they were part of the city center. As the table below shows, people are most interested in outdoor entertainment including restaurants, pubs and music, specialty food merchants such as coffee and ice cream, a farmer's market, high quality restaurants and specialty retail shops. La Vista residents are least interested in a pharmacy, professional services and an art museum or gallery.

PREFERRED SERVICES IN THE CITY CENTER	
	% responding that they would use these facilities or services
Outdoor entertainment (restaurants, pubs, music)	95%
Specialty food service (coffee, ice cream, etc.)	91%
Farmer's market	90%
High quality restaurants	84%
Specialty retail shops	84%
Grocery store	79%
Performing arts (plays, dance, concerts)	77%
Independent specialty movie theater (indie)	67%
Medical emergency	63%
Personal services (nail, hair stylist, massage)	55%
Mail, shipping, copies	55%
Art museum / gallery	50%
Professional services (financial, attorney, tax, real estate, doctor, etc).	47%
Pharmacy	46%

SUGGESTIONS FOR OTHER SERVICES IN THE CITY CENTER

Question: What other types of businesses, facilities, or services would attract you to 84th Street?

People were asked on an open-ended basis to suggest other services they would like to see included in the city center. While people gave a wide range of responses, almost all were redundant with the questions about the activities, entertainment and types of businesses that might be included in the city center. Suggestions included fairs, outdoor concerts, mobile vendors, open parkland, pedestrian friendly areas, trails, a water play area, specialty retail shops, restaurants - especially quality restaurants - and a grocery store. The most mentioned other suggestions and the number of times they were given were as follows.

- Movie theater (25) (Many referred to a “regular movie theater”)
- Book store (11)
- Gas station (8)

EXAMPLES OF REDEVELOPMENT

Question: Is there a place in Omaha, or any other place in the U.S. or world, that you think is a great example of what redevelopment along 84th Street should be? Please list the place as specifically as you can.

People gave 77 examples of developments in 25 cities and towns in the U.S. and two countries in Europe that they feel the redevelopment along 84th Street should look like.

Small shops, farmers market, flea market	Cave Creek	Arizona
Lakeside	Pinetop	Arizona
Downtown	Scottsdale	Arizona
Downtown	Sedona	Arizona
Dickson Street	Fayetteville	Arkansas
Main Street	Del Mar	California
Santa Monica Promenade	Los Angeles	California
Old Town	San Diego	California
Fisherman's Wharf	San Francisco	California
Universal Studios	Universal City	California
Pearl Street Mall	Boulder	Colorado
Shadow Creek	Breckenridge	Colorado
Lodo	Denver	Colorado
Stapleton	Denver	Colorado
16th Street Mall	Denver	Colorado
Downtown	Estes Park	Colorado
Old Town	Fort Collins	Colorado
Downtown	Manitou Springs	Colorado
Town Center / squares	Prague	Czech Republic
Downtown Disney	Orlando	Florida
Fun Plex	Paris	France
River Street	Savannah	Georgia
Michigan Avenue	Chicago	Illinois
Downtown	Homewood	Illinois
Downtown	La Grange	Illinois
Downtown	Lake Forest	Illinois
Downtown	Naperville	Illinois
Downtown	Park Ridge	Illinois
Downtown	Iowa City	Iowa
Outdoor shopping area	Kansas City	Kansas
Zona Rosa	Overland Park	Kansas
Gas Lamp District	Weston	Kansas
Quincy Market	Boston	Massachusetts
Town Square	Norwood	Massachusetts
Main Street	Midland	Michigan
Downtown	Minneapolis	Minnesota

Along the river	Branson	Missouri
Legends shopping center	Kansas City	Missouri
The Plaza	Kansas City	Missouri
River Market area	Kansas City	Missouri
Power & Light District	Kansas City	Missouri
The Plaza	Kansas City	Missouri
Downtown	Kansas City	Missouri
Downtown	St. Charles	Missouri
La Cledes Landing	St. Louis	Missouri
Old Bellevue Main Street	Bellevue	Nebraska
Downtown	Freemont	Nebraska
Old Market	Lincoln	Nebraska
Old Market	Omaha	Nebraska
Countryside Village	Omaha	Nebraska
63rd & Center	Omaha	Nebraska
Downtown	Omaha	Nebraska
Lakeside	Omaha	Nebraska
Village Point	Omaha	Nebraska
Midtown Crossing	Omaha	Nebraska
Aksarben Village	Omaha	Nebraska
The shops at Legacy	Omaha	Nebraska
Mutual of Omaha area	Omaha	Nebraska
Rockbrook Village	Omaha	Nebraska
Shadow Lake	Papillion	Nebraska
Downtown	Papillion	Nebraska
Old Towne	Albuquerque	New Mexico
Downtown	Santa Fe	New Mexico
Soho	New York	New York
Downtown	Wilmington	North Carolina
Easton Town Center	Columbus	Ohio
Short North	Columbus	Ohio
Downtown	Portland	Oregon
Phillips Avenue from 15th St. to The Falls	Sioux Falls	South Dakota
Beale Street	Memphis	Tennessee
Downtown	Dallas	Texas
The River Walk	San Antonio	Texas
Downtown	Salt Lake City	Utah
Mormon Square	Salt Lake City	Utah
Bavarian Theme	Leavenworth	Washington
Pike Place Market	Seattle	Washington
Washington Square	Washington	D.C.

LIVING IN HIGHER DENSITY NEIGHBORHOODS

Question: Would you consider living in or moving to a new, somewhat higher density neighborhood (e.g., townhomes, condominiums, apartments, lofts) if it were safe, attractive, quiet inside your residence, and you could easily walk or bicycle to shopping, parks, entertainment and services?

One in five (19%) of the survey respondents reported that they were presently living in higher density neighborhoods. About a third (37%) said they would consider moving to such neighborhoods. However, close to half (44%) said they would not move into higher density neighborhoods.

Additional observations:

- As might be expected, people who live in one or two person households were more likely than those in households with three or more people to say they would move into higher density neighborhoods.
- People who have household incomes of less than \$50,000 were more likely than those who have household incomes of \$75,000 or more to say they would move into higher density neighborhoods.

LIVING IN HIGHER DENSITY NEIGHBORHOODS	
	% of respondents
Yes	37%
No	44%
I already live in a neighborhood like this	19%

DEMOGRAPHICS

Question: In order to determine if the responses we receive accurately represent the demographic profile of the residents in La Vista, please answer the following questions regarding yourself or your family. We only use this data to compare with standard U.S. census categories for the community. Responses are anonymous and confidential.

Please tell us your age

Gender

Household size

Please indicate your annual family income

Do you live east or west of 84th Street?

The following table presents the demographics of the respondents to the La Vista survey and data for the same variables from the 2000 Census, the most recent data available for La Vista. The table shows that the survey respondents were a little older, more are female (women respond better to all types of surveys), have (statistically) the same household sizes and are a little wealthier than La Vista as a whole as reported by the Census.

DEMOGRAPHICS		
	La Vista respondents	2000 Census
Age		
Under 30	10%	26%
30 to 39	20%	28%
40 to 49	21%	22%
50 to 59	24%	13%
60 and over	25%	11%
	49.4 (mean)	29.9 (median)
Gender		
Male	31%	49%
Female	69%	51%
Household size		
One	21%	
Two	37%	
Three	14%	
Four	18%	
Five or more	10%	
Average	2.6	2.7
Household income		
Under \$15,000	1%	7%
\$15,000 - \$34,999	19%	25%
\$35,000 - \$49,999	15%	22%
\$50,000 - \$74,999	29%	30%
\$75,000 - \$99,000	15%	11%
\$100,000 or over	21%	5%
Live east or west of 84th Street		
East	37%	
West	63%	

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**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
AMEND SECTIONS 35.48 AND 130.02 OF THE MUNICIPAL CODE	RESOLUTION ◆ ORDINANCES RECEIVE/FILE	PAM BUETHE CITY CLERK

SYNOPSIS

Ordinances have been prepared to amend Sections 35.48 and 130.02 of the La Vista Municipal Code.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

These changes are a result of American Legal Publishing Corporation incorporating the legislative changes from the previous legislative session into our Code including some minor language changes.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, TO AMEND THE LA VISTA MUNICIPAL CODE SECTION 35.48; TO REPEAL CONFLICTING ORDINANCES PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

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

SECTION 1. Section 35.48 of the La Vista Municipal Code is amended to read as follows:

§ 35.48 ADOPTED BUDGET STATEMENT; FILING; CERTIFICATION OF AMOUNT TAXED.

(A) (1) After publication and hearing on the proposed budget statement and within the time prescribed by law, the City Council shall file with and certify to the levying board on or before September 20 of each year and file with the Auditor of Public Accounts a copy of the adopted budget statement, together with the amount of the tax required to fund the adopted budget, setting out separately:

(a) The amount to be levied for the payment of principal or interest on bonds issued by the City Council, and

(b) The amount to be levied for all other purposes.

(2) Proof of publication shall be attached to the statements.

(B) The City Council, in certifying the amount required, may make allowance for delinquent taxes not exceeding 5% of the amount required plus the actual percentage of delinquent taxes for the preceding tax year and for the amount of estimated tax loss from any pending or anticipated litigation which involves taxation and in which tax collections have been or can be withheld or escrowed by court order. For purposes of this section, anticipated litigation shall be limited to the anticipation of an action being filed by a taxpayer who or which filed a similar action for the preceding year which is still pending. Except for such allowances, the City Council shall not certify an amount of tax more than 1% greater or lesser than the amount determined under § 35.46(C) and Neb. RS 13-505.

(C) The City Council shall use the final-adjusted-certified taxable values as provided by the County Assessor pursuant to Neb. RS 13-509 for the current year in setting or certifying the levy. The City Council may designate one of its members to perform any duty or responsibility required of such body by this section. (Neb. RS 13-508) ('79 Code, § 1-904) (Am. Ord. 603, passed 1-3-95; Am. Ord. 670, passed 6-17-97; Am. Ord. 702, passed 10-21-97)

SECTION 2. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances as previously enacted that are in conflict with this Ordinance or any part hereof are hereby repealed.

SECTION 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

K:\APPS\City Hall\ORDINANCES\1090 Amend 33.21 Public Participation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, TO AMEND THE LA VISTA MUNICIPAL CODE SECTION 130.02; TO REPEAL CONFLICTING ORDINANCES PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

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

SECTION 1. Section 130.02 of the La Vista Municipal Code is amended to read as follows:

§ 130.02 ABANDONED AUTOMOBILES.

(A) (1) It shall be unlawful to abandon any automobile on the city streets, highways, alleys, parks or other property. An automobile shall be deemed to be abandoned if left unattended:

~~(a) With no number plates affixed thereto for more than six hours on any public property;~~

~~(b) For more than 24 hours on any public property except a portion thereof on which parking is legally permitted;~~

~~(c) For more than 48 hours after the parking of such vehicle shall have become illegal, if left on a portion of a public property on which parking is legally permitted; or;~~

~~(d) For more than seven days on private property if left initially without permission of the owner or after permission of the owner shall be terminated.~~

(a) A motor vehicle is an ABANDONED VEHICLE:

1. If left unattended with no license plates or valid In Transit stickers issued pursuant to the Motor Vehicle Registration Act affixed thereto, for more than six hours on any public property;

2. If left unattended for more than 24 hours on any public property, except a portion thereof on which parking is legally permitted;

3. If left unattended for more than 48 hours, after the parking of such vehicle has become illegal, if left on a portion of any public property on which parking is legally permitted;

4. If left unattended for more than seven days on private property if left initially without permission of the owner, or after permission of the owner is terminated;

5. If left for more than 30 days in the custody of a city law enforcement agency after the agency has sent a letter to the last-registered owner under Neb. RS 60-1093.01; or

6. If removed from private property by the city pursuant to a city ordinance or this code.

(b) An all-terrain vehicle or minibike is an ABANDONED VEHICLE:

1. If left unattended for more than 24 hours on any public property, except a portion thereof on which parking is legally permitted.

2. If left unattended for more than 48 hours, after the parking of such vehicle has become illegal, if left on a portion of any public property on which parking is legally permitted;

3. If left unattended for more than seven days on private property if left initially without permission of the owner, or after permission of the owner is terminated;

4. If left for more than 30 days in the custody of a city law enforcement agency after the agency has sent a letter to the last-registered owner under Neb. RS 60-1903.01; or

5. If removed from private property by the city pursuant to a city ordinance or this code.

(c). No motor vehicle subject to forfeiture under Neb. RS 28-431 shall be an ABANDONED VEHICLE under this division (A).
(Neb. RS 60-1901)

(2) The title to any automobile so abandoned which at the time of such abandonment has no number plates of the current year affixed and is of a wholesale value, taking into consideration the condition of such vehicle, of \$250 or less, shall immediately vest in the city. In the event the automobile is licensed for the current year or is of a wholesale value of over \$250, the city police shall make a reasonable effort to contact the owner of the said automobile by sending a notice to the registered owner, if known; by sending an inquiry to the county it is registered in, if the owner is unknown; or by contacting the Director of Motor Vehicles, if the car is without license plates and the owner is unknown. If notified by the Director of Motor Vehicles that a lien or mortgage exists on said vehicle, notice shall also be sent to the lienholder or mortgagee. Any person claiming such vehicle shall be required to pay the cost of removal and storage of such vehicle. If the owner, lienholder or mortgagee is known and does not claim the automobile within five days after the date when the notice was mailed or upon receiving word from the Director of Motor Vehicles that the owner is unknown, title will immediately vest in the city and the automobile may be sold. Any proceeds from the sale of the automobile less any expenses incurred by the city in such sale shall be held without interest for the benefit of the owner of such vehicle for a period of two years. If not claimed within such period of time, the proceeds shall then be paid into the General Fund.
(Neb. RS 60-1902 and 60-1903)

(3) For purposes of this section, **PUBLIC PROPERTY** shall mean any public right-of-way, street, highway, alley, park or other state, county or city-owned property; and **PRIVATE PROPERTY** shall mean any privately-owned property which is not included within the definition of public property.
(Neb. RS 60-1901)

(4) Any person who abandons an automobile as hereinbefore defined shall be deemed to be guilty of an offense.
(‘79 Code, § 6-330)

(B) The City Police Department shall be charged with the responsibility of enforcing the provisions of Neb. RS Chapter 60 Article 19 pertaining to abandoned motor vehicles, as same are herein defined in division (A) of this section, within the corporate limits of the city.
(‘79 Code, § 6-331)

(C) The Police Department shall retain for a period of at least five years a record of all pertinent data for each abandoned vehicle disposed of and shall make such reports to the Director of Motor Vehicles as shall be required by law.
(‘79 Code, § 6-332)

(D) For the purposes of Neb. RS 60-1902, should the Police Department determine that an abandoned motor vehicle has a wholesale value of \$250 or less, such determination shall be supported by such of the following as shall be appropriate:

(1) If the "Blue Book" wholesale value of automobiles of the same make, model, year, equipment and general condition as said automobile is less than \$250, a statement as to said "Blue Book" value at date of pickup of the abandoned automobile shall be entered in the file pertaining to same.

(2) If the "Blue Book" wholesale value is more than \$250 and the Police Department shall determine that the wholesale value is less than \$250, such determination shall be further supported by:

(a) A statement as to the "Blue Book" wholesale value at date of pickup;

(b) Photograph or photographs showing the condition of the vehicle at date of pickup;

(c) Appraisal by a licensed automobile dealer stating the value of said automobile to be \$250 or less.
(‘79 Code, § 6-333) (Ord. 172, passed - -) Penalty, see § 10.99

SECTION 2. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances as previously enacted that are in conflict with this Ordinance or any part hereof are hereby repealed.

SECTION 3. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or

invalidity shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Bueth, CMC
City Clerk

K:\APPS\City Hall\ORDINANCES\ Amend 130.02 Abandoned automobiles

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
AUTHORIZATION TO ADVERTISE FOR BIDS – RESCUE SQUAD	◆ RESOLUTION ORDINANCE RECEIVE/FILE	PAMELA BUETHE, CITY CLERK RICH UHL, FIRE CHIEF

SYNOPSIS

A resolution has been prepared approving the specifications and authorizing the advertisement of bids for a 2010 Extended Heavy Duty Rescue Unit.

FISCAL IMPACT

The FY09/10 Fire Department Capital Budget includes funding for the purchase of this equipment.

RECOMMENDATION

Approval.

BACKGROUND

During the 2010 budget process funding for a replacement rescue unit was requested and included in the Fire Department's Capital budget. This unit will replace an existing 1993 rescue unit.

Authorization to solicit bids for the purchase of the rescue unit is now being requested. It is anticipated this unit would be delivered in late 2010 or early 2011.

A complete set of the proposed specifications as prepared by the Volunteer Fire and Rescue Department has been placed on file in the office of the City Clerk and is available for your inspection. Bids are proposed to be advertised as follows:

Publish Notice to Contractors	April 29, 2010
Open Bids	June 4, 2010
City Council Award Contract	June 15, 2010

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE PURCHASE OF A 2010 EXTENDED HEAVY DUTY RESCUE UNIT FOR THE FIRE DEPARTMENT.

WHEREAS, the City Council has determined that a need exists for the purchase of an Extended Heavy Duty Rescue Unit for the Fire Department; and

WHEREAS, the FY 2000/10 Capitol Fund Budget will provide funding for the purchase of said rescue unit; and

WHEREAS, the Fire Chief has prepared specifications for said rescue unit.

NOW, THEREFORE BE IT RESOLVED, that the City Administrator is hereby authorized to advertise for bids for the purchase of a 2010 Extended Heavy Duty Rescue Unit for the Fire Department in accordance with specifications prepared by the Fire Chief, and said bids are to be opened and publicly read aloud at 10:00 a.m. at La Vista City Hall, 8116 Park View Blvd., La Vista, on June 4, 2010.

Advertise for Bids – April 29, 2010

Open Bids – June 4, 2010

Award Bid – June 15, 2010

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

CITY OF LA VISTA

REQUEST FOR BID AND BID SHEET

ON: ONE (1) 2010 EXTENDED HEAVY DUTY RESCUE UNIT

NOT AN ORDER

From: City of La Vista
City Clerk
8116 Park View Blvd.
La Vista, Nebraska 68128

Published: April 29, 2010

BID OPENING: Friday, June 4, 2010 – 10 a.m.
La Vista City Council Chambers
8116 Park View Blvd.

Contract Award: June 15, 2010

IMPORTANT
INSTRUCTIONS TO BIDDERS

1. This document will provide minimum specifications and test parameters for the manufacture of an emergency medical care vehicle that meets the needs and desires of the City of La Vista and the City of La Vista's Fire and Rescue Department, as well as being in accordance with nationally recognized guidelines. It establishes essential criteria for the design, performance, equipment, and appearance of the vehicle. All dimensions listed are required to meet the needs of the La Vista Fire and Rescue Department. All vendors and manufacturers must meet all federal, state and local regulations regarding the manufacturing, licensing, and sale of emergency rescue vehicles and ambulances within the state of Nebraska.
2. These specifications are for a new, commercially built, surface emergency medical care vehicle, hereinafter referred to as ambulance, rescue unit or vehicle. (In lieu of a "new" vehicle, the City of La Vista would consider a 2010 vehicle that has been used by the manufacturer as a demonstrator but is otherwise essentially "new" and in excellent working condition, has low mileage, and is in compliance with all aspects of these bid specifications.) This vehicle shall be in accordance with the Ambulance Design Criteria of the National Highway Traffic Administration, U.S. Department of Transportation, Washington, D.C., and the **Federal Ambulance Specification KKK-A-1822F, effective 2007.**
3. Throughout the written Federal Ambulance Specification KKK-A-1822F, there are frequent references to items being included "When Specified," which items shall be a requirement of these specifications, and the bidder will include all such "When Specified" items in its bid even if said items are not otherwise expressly set forth in these specifications.

4. This is an engineer, design, construct, and deliver type of specification and it is not the intention of the City of La Vista to automatically exclude vendors or manufacturers of equal equipment to the type specified. It should be noted, however, that this specification is written around the specific needs of the City of La Vista and the La Vista Fire and Rescue Department in order to establish a standard of quality and provide for standardization of certain components. Accordingly, specific brands have been included in various portions of the specifications. Other brands of equal or better quality will be considered, if the bidder sufficiently describes in detail how, and the City and/or Fire and Rescue Department determine that, another brand meets or exceeds the quality of the actual brand specified.
5. Components of the emergency medical care vehicle, including the chassis, ambulance body, equipment, devices, medical accessories, and electronic equipment to be delivered under this contract shall be standard commercial products that meet or exceed the requirements of this specification. The ambulance shall comply with all Federal Motor Vehicle Safety Standards (FMVSS) and Federal regulations applicable or specified for the year of manufacture. The chassis, components, and optional items shall be represented in the manufacturer's current technical data. Materials, methods, practices, and techniques used in the design, manufacture, and assembly of the ambulance shall be of the highest quality and apply the latest technology advances and know-how of the industry. Materials shall be new and free of defects and shall be suitable for the intended use.
6. **All exceptions** to these specifications must be marked as such within the body of the bid and explained on a separate page marked "EXCEPTIONS." If no exception is noted it will be assumed that the items offered are in strict compliance with the written specifications and that the successful bidder will be responsible for delivering a vehicle meeting these specifications. Only exceptions that are expressly agreed to in writing by the City in awarding a contract will be binding on the City.
7. All bids, prices, and notations must be in ink or typewritten. Mistakes may be crossed out, and corrections typed adjacent and must be initialed in ink by person signing the proposal.
8. No bid may be withdrawn after the scheduled closing time for receipt of bids for at least sixty (60) days.
9. The City of La Vista reserves the right to reject any or all bids, and to waive informalities or irregularities in the bidding or defects in any bid if in the City's interest to do so, and to negotiate contract terms with the various bidders when such is deemed by the owner to be in its best interest. The right is also reserved to accept or reject any part of the bid unless otherwise indicated by vendor.
10. Bids must be submitted on the forms provided in a sealed envelope plainly marked "SEALED BID" with material description, date and time of closing written thereon. Each bid shall be accompanied by a Bid Bond or a Certified Check in the amount of five percent (5%) of the bid price, made payable to the City of La Vista, which shall be considered as liquidated damages, and shall be forfeited to the City of La Vista if said bid is accepted and the bidder fails to execute the contract and file the required bonds as provided in the specifications. An authorized officer of the company must sign with the firm name on all bid proposals. Bids must be mailed or hand delivered to the City Hall address at the top of this document. Bids must be received by 10:00 a.m. local time by the City Clerk at La Vista City Hall, 8116 Park View Blvd., La Vista, NE, which bids at that time will be publicly opened, read aloud and tabulated. Bids received after this time will not be accepted.
11. If a contract is awarded, the award will be made to the "lowest responsible bidder," as determined in the sole discretion of the Mayor and City Council of the City of La Vista. The term "responsible" shall not be limited in its meaning to mere financial responsibility, but includes, without limitation, the ability and capacity of the bidder to perform the work in accordance with the applicable contract requirements. In

determining whether a bidder is "responsible," the City may consider, among other factors, the bidders financial ability to perform the contract, ability to comply with specified delivery or performance schedules, and record of integrity and business ethics, as well as any positive or negative experiences of the City with the bidder on prior procurements.

12. Questions should be directed to Pam Bueth, La Vista City Clerk, in writing or via e-mail at pbueth@cityoflavista.org before quotation is submitted. As required by State Law, neither the vendor nor his subcontractors shall discriminate against any employee or applicant for employment, to be employed in the performance of this contract, with respect to their hire, tenure, terms, conditions, or privileges of employment or because of their race, color, religion, sex, disability, or natural origin.

ADDITIONAL REQUIREMENTS

Notwithstanding anything in these specifications to the contrary:

1. Purchase Order. The City of La Vista ("City") shall issue a purchase order to the successful bidder (sometimes referred to as "supplier") that contains "Terms of Purchase," a copy of said terms being included with these bid specifications and incorporated herein by this reference, subject to any modifications as the City determines in its sole discretion are necessary or appropriate. By submitting its bid, each bidder agrees to be bound by all terms and conditions of said purchase order if it becomes the successful bidder.

2. Delivery. Time for delivery of the ambulance is of the essence. For purposes of these specifications, "delivered" or "delivery" shall mean and be deemed to have occurred only at such time as possession of, and title to, the ambulance and all deliverables, without any shortage, defect or nonconformance, is given to City at City's offices at 8116 Park View Boulevard, La Vista, Nebraska, all required acceptance tests on the ambulance are completed to the satisfaction of the City, any required equipment or accessories are mounted and installed, the specified number of complete parts and operating manuals for the ambulance and instruction on the operation, use, maintenance, handling and care of the ambulance are provided to the satisfaction of the Fire Chief, and the ambulance is accepted by the City. City reserves the right, however, to accept the ambulance subject to the condition that the supplier correct, repair or replace any shortage, defect or other nonconformance of the ambulance, and withhold from the purchase price an amount equivalent to the retail price of parts and labor to correct, replace or repair any such shortage, defect or other nonconformance until the same are completed, or in the alternative, City shall have the option to reduce the purchase price by said amount in lieu of such correction, replacement or repair, as determined in the sole discretion of the Fire Chief.

3. Delay. Supplier must notify City if it at any time appears that delivery of the ambulance may be delayed, and advise the City of the projected length of and reasons for the delay. In the event delivery is delayed, the City shall, without any obligation to the supplier or any other person or entity, or any cost or expense, have the option to terminate its agreement with supplier, with the further option to obtain an ambulance from another source upon written notice to supplier. Supplier will be responsible for all additional liabilities, costs and expenses of City arising out of or resulting from supplier's delay, the City procuring an ambulance from another source and any increase in price the City ultimately pays for an ambulance.

4. Post-Delivery Service. After delivery of the ambulance, the supplier shall, for so long as the longest period of coverage of any warranty provided in these specifications, provide a service technician who is qualified and authorized (under applicable warranties) to work on and advise the City or La Vista Fire and Rescue Department regarding the ambulance, including, but not limited to, its operation, maintenance and repair. The service technician shall be available at all times, twenty four hours per day, seven days of the week, to respond to the City or Fire and Rescue Department. Supplier shall provide to City upon delivery and from time to time thereafter when requested the name of the authorized service technician, his or her telephone number and the service division, city and state in which he or she is located.

5. Risk of Loss and Insurance. Supplier will transfer title and possession of the ambulance upon delivery. Prior to delivery, the supplier will have title to the ambulance and sole responsibility for the ambulance and all risk of loss, theft, destruction, damage or casualty of, or arising out of or resulting from, the ambulance. Supplier will fully insure its interest in the ambulance and exposure arising out of or resulting from the ambulance. In addition to, and not in limitation of, the foregoing, supplier will purchase and maintain in continuous effect for the period of time equal to the maximum limitations and repose periods for filing suit under Nebraska products liability and tort

laws with respect to any action arising out of or resulting from the ambulance, insurance in an amount equal to the maximum potential liability of the City under the Nebraska Political Subdivisions Tort Claims Act from time to time, written by such company or companies acceptable to the City and licensed in the State of Nebraska, as will protect, indemnify and defend the City from any and all tort and products liability claims arising out of or resulting from the design, manufacture or assembly of the ambulance or any part or component thereof. The City shall be designated as an additional named insured in the policies required hereunder, and the supplier will upon request provide City certificates of the coverages required hereunder and copies of the governing policies. Any insurance required or provided by supplier pursuant to this Agreement shall not limit, relieve or decrease the liability or responsibility of the supplier, and City does not represent that the required insurance is adequate to protect supplier's interests.

6. Payment. Payment for the ambulance will be processed within 45 days after delivery and receipt of all documentation and information required by the City. The purchase price quoted by supplier in its bid shall include all requirements and deliverables and, when paid, shall constitute full, final and sufficient consideration and satisfaction from the City, and the supplier shall not seek, nor shall the City pay, any additional consideration, charges or amounts.

7. Taxes. Purchases by the City are exempt from the payment of federal excise taxes and Nebraska sales and use taxes and all such taxes shall be excluded from bids. Tax exemption certificates will be provided upon request.

8. Bankruptcy/Insolvency. Supplier agrees that it shall immediately notify City, and City shall have the option to immediately terminate any agreement (without any cost, expense or obligation) with supplier, in the event that supplier, or any vendor or manufacturer of the ambulance or any component thereof, makes an assignment for the benefit of creditors, files a petition under any bankruptcy or insolvency code or law, is determined to be insolvent or bankrupt, or petitions for an order for similar relief, petitions or applies to any tribunal for appointment of any receiver or any trustee, or as a debtor in possession, of supplier, or of any such vendor or manufacturer, under any reorganization, arrangement, readjustment of debt, dissolution or liquidation act, code or law of any jurisdiction, whether now or hereafter in effect, or if there is commenced any of the foregoing actions against the supplier or any such vendor or manufacturer, and it is not dismissed within 30 days of such filing.

9. Bonding. Supplier shall furnish City in duplicate a performance bond in the amount of the purchase price of the ambulance written by a surety licensed to do business in the State of Nebraska and acceptable to the City, and shall continue in effect until supplier has performed all requirements. The bond shall be in form acceptable to the City and shall be modified to state: "Notwithstanding any other provisions herein to the contrary, the period of time for instituting suit hereunder shall be the maximum time allowed under Nebraska law for instituting suit on a written bond."

10. Manufacturer/Vendor Agreement. Supplier represents and agrees that any person or entity that supplier proposes to provide the ambulance or any component thereof shall be clearly identified in the supplier's bid and, if supplier is selected as the successful bidder, all such persons and entities shall perform, and supplier shall obtain their written agreement to perform, in accordance with all applicable requirements.

11. Nonwaiver. Acceptance of the ambulance or payment of the purchase price by City shall not constitute a waiver of any claims of City arising out of (i) any unsettled claims or disputes arising out of any contract requirements; (ii) faulty or defective work first noticed by City after delivery; (iii) failure of the ambulance to comply with the requirements of any contract requirements; or (iv) any special warranties, maintenance or guarantees required by the contract.

12. Headings. The headings contained in these specifications are for organizational purposes only and shall not in any manner affect the meaning or interpretation of these specifications.

13. Assignment. The successful bidder agrees that it shall not transfer or assign any performance, right or obligation arising out of or resulting from its agreement with the City without the prior written consent of the City.

14. Survival. All provisions of these bid specifications or supplier's bid that by their terms require or provide for continuing performance shall survive delivery and final payment until fully performed.

15. Modifications. Bidder understands, acknowledges and agrees that no employee, agent or representative of the City has any authority to make any representations, statements, warranties, agreements or modifications to, of or regarding these specifications or any contract of the City without the written approval of the City Administrator; provided, however, that any representation, statement, warranty, agreement or modification that has any actual or potential impact to the City of more than \$5,000 shall require the prior written approval of the Mayor and City Council of the City of La Vista.

16. Fair Labor Standards. Pursuant to Neb. Rev. Stat. Section 73-102, by submitting a bid, supplier hereby represents and certifies to the City of La Vista that supplier is complying with, and will continue to comply with, fair labor standards in the pursuit of its business and, if supplier is the successful bidder, in the execution and performance of the contract on which it is bidding; and in the execution and performance of said contract, fair labor standards will be maintained.

**CITY OF LA VISTA
REQUEST FOR BIDS**

ON: ONE (1) 2010 EXTENDED HEAVY DUTY RESCUE UNIT

GENERAL CONDITIONS, INSTRUCTIONS FOR BIDDERS, AND ADDITIONAL REQUIREMENTS are attached hereto and by this reference are incorporated herein and made part of these specifications.

BASE BID: WE PROPOSE TO FURNISH ONE:

_____	_____	_____
Year	Make	Model
List Price _____	Govt. Discount _____	Delivered Price _____

We hereby certify that the bid submitted by this company is for apparatus that will meet all requirements set forth in these specifications, including all equipment specified, except where exceptions are indicated.

Company Name _____

By _____ Title _____

(Typed or Printed Name)

(Signature)

EXCEPTIONS:

Please note any exceptions to the bid specifications on this page and explain. Reference the specification number in your notation.

EQUIPMENT SPECIFICATIONS

Rescue Unit

Next to each specification listed below please indicate whether your proposal meets the specification or not by checking yes or no. If you check "No" please give an explanation on the comment line. Anything noted as an Exception should be explained on a separate page marked "EXCEPTIONS."

FINANCIAL RESPONSIBILITY:

All bidders must submit a list of credit references with their bid that includes a minimum of three (3) trade references (excluding ambulance manufacturers and credit cards), and one (1) bank reference. All references shall include the complete company name, address, account number, contact person, and phone number.

Does bid comply with specification as written?

☐ Yes ☐ No

REFERENCES, INSURANCE, BONDING:

All bidders must submit a list of the last fifteen (15) customers to whom bidder delivered a similar model ambulance as described in this specification. This list shall contain the Department name, address, phone number and contact person.

Does bid comply with specification as written?

☐ Yes ☐ No

All bidders must submit the following information for the last 5 years:

1. Each bidder must provide its aggregate on-time delivery of all rescue squads and other fire and rescue vehicles and apparatus, calculated as follows: Aggregate of on-time delivery of all rescue squads and other fire and rescue vehicles and apparatus provided under contract by the bidder in accordance with required delivery schedules (as initially agreed, without extensions) and other specifications as a percentage of all rescue squads and other fire and rescue vehicles and apparatus provided under contract by the bidder.
2. All bidders must provide a brief description of all actual or threatened litigation, arbitration, mediation and other disputes or problems between or involving a political subdivision and the bidder, or any manufacturer or vendor included in a bid submitted by bidder, arising out of or resulting from any bid submitted by bidder for any rescue squad or other fire or rescue vehicle or apparatus, or performance of any such bid, squad, vehicle or apparatus; including all dates, names, contact persons, addresses and telephone number of all parties involved, and the status of the matter, if unresolved, or resolution, if resolved.
3. All bidders must be fully insured and bonded and licensed to do business in the State of Nebraska. The successful bidder will be required to provide written documentation of the same

Does bid comply with specification as written?

☐ Yes ☐ No

E

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE SALE AND CONSUMPTION OF BEER AT A BEER GARDEN IN CENTRAL PARK ON MAY 28 - 29, 2010, IN CONJUNCTION WITH THE ANNUAL LA VISTA DAZE CELEBRATION.

WHEREAS, Central Park is located within the City of La Vista; and

WHEREAS, the City of La Vista has requested approval of a Special Designated Permit to sell and serve beer at a beer garden in Central Park on May 28 - 29, 2010, in conjunction with the annual La Vista Daze celebration.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the City of La Vista to proceed with the application for a "Special Designated License" from the Nebraska Liquor Control Commission to sell and serve beer at a beer garden in Central Park on May 28 - 29, 2010, in conjunction with the annual La Vista Daze celebration.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

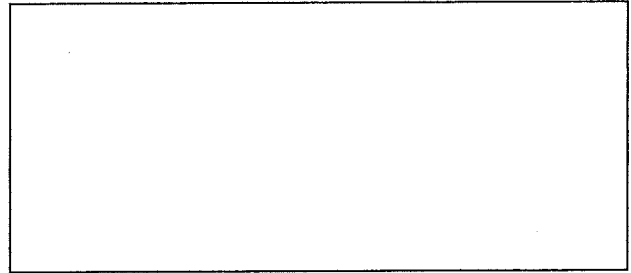
Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

**APPLICATION FOR SPECIAL
DESIGNATED LICENSE
NON PROFIT APPLICANTS**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.ne.gov/



BEFORE SUBMITTING APPLICATION TO THE LIQUOR CONTROL COMMISSION

- ☒ Include approval from the City, Village or County Clerk where the event is to be held
- ☒ A license fee \$40 (payable to Nebraska Liquor Control Commission) for each day/event to be licensed (i.e. if you have two separate areas at one event they both need to be licensed)
- ☐ Application MUST be received at the Liquor Control Commission Office no later than 10 working days prior to event (excluding weekends, Federal and State observed holidays)
- ☐ Letter from IRS declaring your organization exempt from payment of federal income taxes, or copy of federal tax return, as filed with the IRS, as well as affidavit signed by an officer of the organization declaring that the copy of the tax return is true and correct copy as filed with the IRS

COMPLETE ALL QUESTIONS

1. Type of alcohol to be served and/or consumed

☒ Beer ☐ Wine ☐ Distilled Spirits

2. Status of applicant (check one)

☒ Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service

3. Licensee name (last, first, middle), Corporate name, Limited Liability Company (LLC)

NAME: City of La Vista

ADDRESS: 8116 Park View Blvd COUNTY Sarpy

4. Location where event will be held; name, address, city, county, zip code

ADDRESS: 7648 Edgewood Blvd, La Vista, NE 68128 **COUNTY** Sarpy

- a. Is this location within the city/village limits? ☒ YES ☐ NO
- b. Is this location within the 150' of church, school, hospital or home aged/indigent or for veterans their wives? ☐ YES ☒ NO
- c. Is this location within 300' of any university or college campus? ☐ YES ☒ NO

5. Date(s) and Time(s) of event (no more then six (6) consecutive days on one application)

Date 5/28/10	Date 5/29/10	Date	Date	Date	Date
Hours From 6 pm	Hours From 3 pm	Hours From	Hours From	Hours From	Hours From
To 12 am	To 12 am	To	To	To	To

- a. Alternate date: N/A
- b. Alternate location: N/A
- (alternate date or location must be approved by local and law enforcement)**

6. Indicate type of activity to be carried on during event
☐ Dance ☐ Reception ☐ Fund Raiser ☒ Beer Garden ☐ Sampling/Tasting ☐ Other

7. Description of area to be licensed

☐ Inside building, dimensions of area to be covered IN FEET _____ x _____
Name of building _____ (not square feet or acres)

☒ Outdoor area dimensions of area to be covered INFEET $\frac{118}{\text{(not square feet or acres)}} \times \frac{152}{\text{(not square feet or acres)}}$

If outdoor area, how will premises be enclosed

- | | |
|-------------------------------------|----------------------|
| <input checked="" type="checkbox"/> | fence, type of fence |
| <input checked="" type="checkbox"/> | tent |
| <input type="checkbox"/> | other, explain_____ |

*If both inside and outdoor area to be licensed include **simple sketch**

8. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. Area will be fenced in, Law enforcement present, ID's checked at the door, Wristbands offered to allow participants to exit and re-enter.

9. Will premises to be covered by license comply with all Nebraska sanitation laws?

- ☒ YES ☐ NO

- a. Are there separate toilets for both men and women? ☒ YES ☐ NO

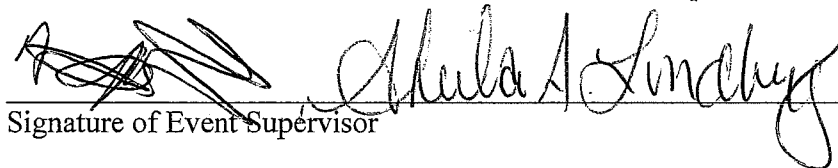
10. Will there be any games of chance operating during the event? ☐ YES ☒ NO
If so, describe activity _____

NOTE: Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law: There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

11. Any other information or requests for exemptions:

12. Name and **telephone number/cell phone number** of immediate **supervisor**. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to.

Mitch Beaumont + Sheila A. Lindberg Phone: Before 402-331-4343 During Mitch: 980-2863
Print name of Event Supervisor Sheila: 960-2420


Signature of Event Supervisor

Consent of Authorized Representative/Applicant

13. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign here Brenda S. Gunn City Administrator 5/28/10
Authorized Representative/Applicant Title Date

Brenda S. Gunn

Print Name

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

**Application for Special Designated License
Under Nebraska Liquor Control Act
Affidavit of Non-Profit Status**

I HEREBY DECLARE THAT THE CORPORATION MAKING APPLICATION FOR A SPECIAL DESIGNATED LICENSE UNDER THE NEBRASKA LIQUOR CONTROL ACT IS EITHER A MUNICIPAL CORPORATION, A FINE ARTS MUSEUM INCORPORATED AS A NONPROFIT CORPORATION, A RELIGIOUS NONPROFIT CORPORATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, A POLITICAL ORGANIZATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, OR ANY OTHER NONPROFIT CORPORATION, THE PURPOSE OF WHICH IS FRATERNAL, CHARITABLE, OR PUBLIC SERVICE AND WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES AS PER §53-124.11(1).

AS SIGNATORY I CONSENT TO THE RELEASE OF ANY DOCUMENTS SUPPORTING THIS DECLARATION AND ANY DOCUMENTS SUPPORTING THIS DECLARATION WILL BE PROVIDED TO THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY AGENT OF THE LIQUOR CONTROL COMMISSION IMMEDIATELY UPON DEMAND. I ALSO CONSENT TO THE INVESTIGATION OF THIS CORPORATE ENTITY TO DETERMINE IT'S NONPROFIT STATUS.

I AGREE TO WAIVE ANY RIGHTS OR CAUSES OF ACTION AGAINST THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY PARTY RELEASING INFORMATION TO THE AFOREMENTIONED PARTIES.

City of La Vista

NAME OF CORPORATION

FEDERAL ID NUMBER

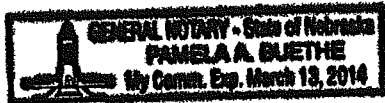
Brenda Gunn

SIGNATURE OF TITLE OF CORPORATE OFFICERS

THE ABOVE INDIVIDUAL STATES THAT THE STATEMENT ABOVE IS TRUE AND CORRECT; IF ANY FALSE STATEMENT IS MADE ON THIS APPLICATION, THE APPLICANT SHALL BE DEEMED GUILTY OF PERJURY AND SUBJECT TO PENALTIES PROVIDED BY LAW. (SEC. §53-131.01) NEBRASKA LIQUOR CONTROL ACT

SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME THIS 15th DAY OF

April, 2010



Pamela A. Buette

NOTARY PUBLIC SIGNATURE & SEAL



April 4, 2010

Nebraska Liquor Control Commission
P.O. Box 95046
Lincoln, NE 68509

Re: City of La Vista
Special Designated Use Permit

To whom it may concern,

The La Vista Police Department has recently reviewed the request by the City of La Vista for a special designated use permit to have an outdoor area to serve beer during La Vista Daze at La Vista's Central Park on Friday and Saturday, May 28, and 29, 2010. The City has advised that they have the proper number of security personnel staffing the event. Therefore, we would recommend approval of the permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert S. Lausten'.

Robert S. Lausten
Chief of Police

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

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
LOAN DOCUMENTS FOR CDBG FUNDING — EASYWAY INTERNATIONAL, LLC	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared authorizing the Mayor to execute loan documents and other project-related documents between the City and Easyway International, LLC, for administration of the Community Development Block Grant.

FISCAL IMPACT

The project involves a CDBG award of \$505,000 from the Nebraska Department of Economic Development to the City, \$5,000 of which is for the City's costs administering the grant (which will be paid to MAPA), and \$500,000 of which is to be loaned to the applicant, Easyway International, LLC, for working capital.

RECOMMENDATION

Approval.

BACKGROUND

On December 15, 2009, the City Council authorized the application for a Community Development Block Grant for the Easyway International, LLC, project. On April 6, 2010, the City Council authorized the execution of a contract between the City and the Nebraska Department of Economic Development for administration of the grant. The City is now required to enter into certain loan documents and other project-related documents for this project. The loan documents were based on forms originated from other CDBG projects which are administered by MAPA and are currently being reviewed by the City Attorney.

A resolution has been prepared which authorizes the Mayor to execute the loan documents and other project-related documents subject to changes or additional documents or instruments as the City Administrator determines necessary or advisable in consultation with the City Attorney.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE MAYOR TO EXECUTE THE LOAN DOCUMENTS AND OTHER PROJECT-RELATED DOCUMENTS BETWEEN THE CITY OF LA VISTA AND EASYWAY INTERNATIONAL, LLC, FOR ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT.

WHEREAS, on December 15, 2009, the City Council approved Resolution No. 09-139 authorizing the application for a Community Development Block Grant for the Easyway International, LLC, project; and

WHEREAS, on April 6, 2010, the City Council approved Resolution No. 10-038 authorizing the Mayor to execute a contract between the City and the Nebraska Department of Economic Development for administration of the grant; and

WHEREAS, certain loan documents and other documents related to the project must be executed between the City and Easyway International, LLC, for this project; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby authorize the Mayor to execute loan documents and other project-related documents between the City of La Vista and Easyway International, LLC, subject to such changes or additional documents or instruments as the City Administrator determines necessary or advisable in consultation with the City Attorney.

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
FIREWORKS PERMIT	♦ RESOLUTION ORDINANCE RECEIVE/FILE	PAM BUETHE CITY CLERK

SYNOPSIS

A resolution has been prepared to conditionally grant a 2010 fireworks permit to Cornerstone Church.

FISCAL IMPACT

A \$2,500 permit fee is required of each applicant. Additionally, a tent permit fee of \$150, temporary sign permit fee, and an explosive materials storage permit fee of \$100 are required. The City has received a \$500 application deposit and the additional required permit fees from the applicant. For each permit issued, the remaining \$2,000 fireworks sales permit fee balance is due no later than noon on June 25, 2010.

RECOMMENDATION

The applicant has met the criteria as set forth in Municipal Code Section 111.17 and in the City Zoning regulations.

BACKGROUND

On April 6, 2010 the City Council voted to allow the Cornerstone Church two additional weeks to find a new site for their fireworks stand as their proposed sight was not zoned to allow fireworks stands as a temporary use.

On April 19, 2010 staff received a new site plan and application for a site that is within a zoning district which allows fireworks stands as a temporary use.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA
APPROVING THE FIREWORKS STAND PERMIT APPLICATION OF CORNERSTONE CHURCH.

WHEREAS, the City of La Vista requires City approval of the sale of fireworks within the City limits,
and

WHEREAS, the guidelines for application and sale of fireworks in La Vista are specified in the La
Vista Municipal Code, Section 111.17 and Section 111.18; and

WHEREAS, Cornerstone Church has applied for permission to sell fireworks in the City of La Vista
in conformance with the Municipal Code, the Zoning Ordinance and any other
applicable regulations; and

WHEREAS, City staff has reviewed the application received for the purpose of determining that the
application was compliant with the Municipal Code, the Zoning Ordinance or any other
applicable regulations.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska,
hereby conditionally grants a permit to Cornerstone Church to sell fireworks within the
City of La Vista for the 2010 calendar year subject to receipt of all appropriate
application materials and compliance with recommendations made by the Chief
Building Official regarding their site plan; compliance with the Municipal Code, the
Zoning Ordinance and any other applicable regulations; and attendance by an official
of the nonprofit organization which applied for the permit at a meeting with City staff
(date and time to be established).

PASSED AND APPROVED THIS 20TH DAY OF APRIL 2010.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

CITY OF LA VISTA
5115 PARK VIEW BOULEVARD
/4001331-4343
LA VISTA NE 48125

Code	Description	Amount
030FWK	FIREWORKS PERMIT	750.00
	CORNERSTONE CHURCH/D. MOON	
	2010 FWKS DEPOSIT/APR	
Total		750.00
CHECK Received		750.00
Change		.00

TK 1/19/10 09:11 Acct# 44202

**CITY OF LA VISTA, NEBRASKA
PERMIT APPLICATION
SALE OF PERMISSIBLE FIREWORKS**

Pursuant to §111.17 of the La Vista Municipal Code it shall be unlawful for any person to sell, hold for sale or offer for sale any permissible fireworks within the corporate limits of the City of La Vista unless such person has first obtained a permit. Only nonprofit organizations and associations using volunteer salespersons and which will use the net proceeds from the sale of fireworks for community betterment purposes within the City of La Vista shall be eligible for a permit.

PLEASE TYPE OR PRINT CLEARLY

Name of Nonprofit Organization: Cornerstone Church, SBC, a Nebraska non-profit corporation Today's Date: 1/12/10

Street Address: 9505 Harrison Street

City La Vista

State NE

Zip 68128

Contact Person Jim Hayes, Senior Pastor and Registered Agent Phone (daytime) 592-1226(evening) 490-2246

APPLICANT READ

This permit application is used by the City Council to evaluate your organization's qualifications for a Fireworks Permit. Please answer all questions completely and accurately. Failure to submit the application pursuant to the deadlines contained herein or submission of an incomplete application may result in denial of a permit. The City is not responsible for determining whether your application is complete at the time of submission nor will you be allowed to submit additional information after the deadlines noted herein.

To be eligible for City Council review, each application submittal must include the following in one packet:

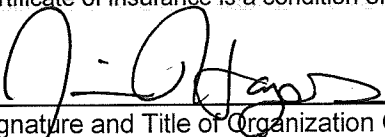
- ✓ Completed Permit Application Form and a \$500 permit application deposit fee received at City Hall, 8116 Park View Boulevard, La Vista, NE, 68128, no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday). If your permit is denied, \$400 of this fee will be refunded to your organization. If you are issued a permit, the remaining amount of the permit application fee as established in the Master Fee Ordinance will be due and payable to the City of La Vista no later than noon on June 25 of the permit year to receive permit.
- ✓ A site plan on 8 ½ " x 11" paper which details the dimensions, location and distance between all proposed components of your group's fireworks stand (including but not limited to: tent, storage, garbage, portable restrooms, signs, parking, etc.) The site plan must be neat and legible, with an attempt made to show components as close to scale as possible.
- ✓ A signed statement from the land-owner where your proposed fireworks sales will occur granting permission to your organization to utilize the property (written permission from retail store managers is not acceptable).
- ✓ The City of La Vista's *Accessory and Light Remodeling Permit* and the permit application fee as established in the Master Fee Ordinance must be received at City Hall no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday), for your tent (please note, no more than one tent is allowed). Your permit must note the proposed date and time of your site set up. Please contact the Chief Building Official for assistance in completing this permit. If your permit application is denied, this fee will be refunded.
- ✓ The City of La Vista's *Sign Permit* and the permit application fee per sign (maximum of four), as established in the Master Fee Ordinance must be received at City Hall no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday), for any and all temporary signage. (The size and location of signs must be in compliance with the City's zoning regulations regarding temporary signs.) Please contact the Chief Building Official for assistance in completing this permit. If your permit is denied, this fee will be refunded.
- ✓ The City of La Vista's *Explosive Materials Storage Permit* and the permit application fee as established in the

Master Fee Ordinance must be received at City Hall no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday). If your permit is denied, \$100 of this fee is refunded to your organization.

- ✓ A signed City of La Vista *Statement of Proposed Community Betterment Expenditures* from your organization describing in detail how net proceeds from the sale of fireworks will be used for Community Betterment in the City of La Vista must be received at City Hall no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday).
- ✓ If your organization has held a permit in any of the three (3) years preceding this application, a City of La Vista *Statement of Annual Income for Fireworks Sales* must be completed for each of the three years and received at City Hall no later than noon on January 15 of the permit year (or the next business day if January 15 falls on a weekend or holiday).
- ✓ If the permit is approved your organization will need to furnish to City Hall no later than noon on June 25th of the permit year an insurance certificate meeting the requirements outlined in City Code.
- ✓ If the permit is approved your organization will need to furnish to City Hall no later than noon on June 25th of the permit year, the balance of the permit fee in the amount of \$2,000 and a State Fire Marshal Certificate meeting the requirements outlined in City Code.

CERTIFICATION AND RELEASE

I certify that I have read and understand the "Applicant Read" paragraph on page one of this permit application and that all information, statements, materials and permits submitted as a part of this Permit Application are complete and true to the best of my knowledge and belief. I understand that any false information, omissions or misrepresentations of facts called for in this application may result in denial of my permit. I authorize the City and/or its agents, to verify any of this information. I authorize all persons, companies and government authorities to release any information relating to this application and hereby release any said persons, companies and government authorities from any liability for any damage whatsoever for issuing this information. I also understand that the use or sales of illegal fireworks is prohibited. I hereby further provide written assurance that this organization will file a certificate of insurance issued by an insurance company in good standing, authorized to do business in Nebraska, providing liability insurance in the amounts and for the coverages required by the City Council. I understand this certificate of insurance is a condition of issuance of the permit.


Signature and Title of Organization Official

JIM HAYES
Printed Name of Organization Official

FOR CITY HALL USE ONLY

Date Received: _____ Received by: _____

- ☐ \$500 permit application deposit fee.
- ☐ Site Plan.
- ☐ A written statement of permission from the land-owner.
- ☐ The City of La Vista's *Accessory and Light Remodeling Permit* and \$150 permit application fee for Tent.
- ☐ The City of La Vista's *Sign Permit* and \$30 permit application fee per sign, (maximum of four) for temporary signage.
- ☐ The City of La Vista's *Explosive Materials Storage Permit* and \$100 permit application fee.
- ☐ Statement of Proposed Community Betterment Expenditures.
- ☐ Three *Statements of Annual Income for Fireworks Sales*.
- ☐ Insurance certificate (due June 25th).
- ☐ State Fire Marshal Certificate (due June 25th).
- ☐ \$2,000 Permit Fee Balance (due June 25th).

PINK GRADING, INC.
4920 South 66th Plaza
Omaha, NE 68117
(402)592-1034 * (402)592-1035 FAX

April 12, 2010

City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

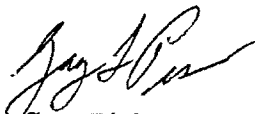
RE: Firework Sales
Pink Investments, LLC Property
South corner of Giles Road and West Giles Road
La Vista, NE

To Whom It May Concern:

Pink Investments, LLC, the property owner of the above referenced parcel, hereby gives permission to utilize the Property for the sales of fireworks for the 2010 fireworks season to Cornerstone Church, the non-profit applicant and Big Red Fireworks, LLC the retailer. The fireworks tent will be erected on approximately June 21, 2010 and removed by July 6, 2010.

Hopefully this information will be helpful in the permitting process and we are looking forward to working together for a successful event.

Sincerely,
PINK INVESTMENTS, LLC


Gary Pink
Manager



City of La Vista

Light Remodeling and Accessory Permit Application

8116 Park View Blvd, La Vista, NE 68128 Phone: 402-331-4343 Fax: 402-331-4375

The city is not responsible for permits taken out that were not allowable within your particular subdivision.
We suggest that you consult your subdivision covenants before applying for permits.

**** 2003 IRC (Int'l Residential Code) - Adopted Feb. 13, 2006 ****

Date of Application 1/12/10 Mail Permit to: (circle) Contractor Owner: Permit # _____

Project Address: 12529 Giles Road, La Vista, NE
 Lot Number: _____ Subdivision _____ Is this a rental property: Yes No

Print Applicant Name/Address: Cornerstone Church, a NE non-profit corporation
9505 Harrison Street, La Vista, NE 68128 Phone #: 592-1226

Print Owner Name/Address: Big Red Fireworks, LLC c/o Dennis Hoth
11213 Davenport Street, Suite 300, Omaha, NE 68154 Phone #: 697-5845

Print Contractor Name/Address: Fund Ways, Inc.
4990 G Street, Omaha, NE 68102 Phone #: 734-8880

CALL BEFORE YOU DIG! UNDERGROUND HOT LINE 344-3565

FENCE: Height: _____ Type: _____ Location: _____ Est. Materials: \$ _____ Fee: \$ _____

- Site plan required showing fence location, type and height
- Fence posts must be set in concrete 24" minimum depth for wood and chain link
- Fence location on or into fence owners property (may require survey).
- All wood pickets or boards to face to the outside
- Front yard fences need to be 12-1/2' from curb & no more than 4' high—open picket, split rail & chain link(2003 IRC)
- Sideyard fences, on a corner lot, need to be 12-1/2' from the curb or off the right of way

SHED: Height: _____ Type: _____ Location: _____ Est. Materials: \$ _____ Fee: \$ _____

- Site plan of property required showing shed location and spacing
- Shed **MUST BE** located a minimum of 5 feet from the rear and side property line/s.
- Concrete slab shed floor to have 1/2" dia. anchor bolts at max. 6'0" o.c. spacing for shed tie-down
- Wood floors of sheds must be provided with 4 shed tie-downs anchors to meet city code
- Maximum shed height 17', or less if restricted by local governing covenants (15').
- Shed **MUST BE** located a minimum of 6'0" from any structure, or fire proofed to meet city code.

DECK: Type: _____ Location: _____ Est. Materials: \$ _____ Fee: \$ _____

- Site plan of property showing house and deck location and size
- Deck drawing required showing the following:
 - a. Over-all deck size and stair location
 - b. Uncovered decks must be a distance of 15 feet from rear property lines; and, 5 feet from side property lines.
 - c. Decks must be 6 feet from any other detached structure
 - d. Post hole locations require 42" deep frost footings when attached to the house
 - e. Indicate size of wood beam on your drawing; and, know that column post sizes must be 6" x 6"
 - f. Indicate wood joist sizes and spacing measurement
 - g. Ledger beam attached to house with 1/2" dia. lag bolts that are 5" long (or equiv.) at 24" on center (staggered)
 - h. Galvanized joist hangers at ledger beam
 - i. Handrails to be 3'0" high with vertical spindle spacing not more than 4" apart
 - j. Stair detail as provided by City
 - k. Call for footing inspection once holes are dug, prior to filling. When project completed, call for final.

CURB-CUT / DRIVEWAYS / SIDEWALK

Curb Cut Length: _____ Driveway Width: _____ Driveway Length: _____
 Sidewalk Length: _____ Concrete Depth: _____ Fee: \$ _____

*Driveways must meet specifications of City Code & **MUST be inspected before pouring***

OTHER ACCESSORY PROJECTS

Describe Project: Temporary Tent for Firework Sales
 Length: 80' Width 40' # Door/s: One # Window/s: 0
 Etc: Erected approximately on June 21, 2010 and removed by July 6, 2010 Fee: \$ 150.00

Total of all FEES DUE: \$ 150.00

Applicant certifies that this information has been read, understood and that projects will be constructed in compliance with all city ordinances; that all information is correct; and, that inspections will be requested.

Please phone 24 hours in advance for a final on all projects and any other inspections as noted above.

Signature of Applicant: [Signature] Date: 1/12/10

Approved By City Official: _____ Permit Clerk _____

Date of Approval: _____



CITY OF LA VISTA

8116 Park View Boulevard
La Vista, NE 68128
(402) 331-4343

SIGN PERMIT APPLICATION

Attached to this application must be:

- A detailed drawing showing the layout, dimensions (including square feet), colors, and materials of the proposed sign(s).
- A building elevation showing the location of the sign and the dimensions of the business facade/wall on which the sign is located (Wall Signs ONLY)
- A plot plan of the site showing the location of the sign(s) relative to the property lines (ground monument, center ID, master signage plan, common signage plan). A Master Signage Plan or Common Signage Plan is required for any zoned lot on which an owner proposes to erect more than one sign requiring a permit.

Incomplete applications or applications without adequate drawings will cause a delay in the processing of your application.

Street Address of Sign Location: 12529 Giles Road, La Vista, NE

Name of Development Pink Subdivision

Applicant Information

Company Name: Big Red Fireworks, LLC Contact: Dennis Hoth

Address: 11213 Davenport Street, Suite 300 City: Omaha State NE Zip 68154

Phone: 697-5845 Fax: E-mail: dennis.hoth@cbre.com

Business/Organization (that is the subject of the sign)

Company Name: SAME Contact:

Address: City: State Zip

Phone: Fax: E-mail:

Sign Type

Wall Monument Center Identification Construction Subdivision Sign ☒ Temporary sign

Master Signage Plan Common Signage Plan Other, please indicate

Message on Sign(s): BIG RED FIREWORKS, HUGE DISCOUNTS

Dates of sign/s display: JUNE 14, 2010 TO JULY 5, 2010

Illumination: ☒ None Internal External If yes, describe

Estimated cost of sign(s): \$300 Are any existing signs at this location to remain? Yes ☒ No

Total number and types of signs at this business location THREE BANNERS

Is the location for this sign part of a shopping center, office park, or industrial park? Yes No

If yes, describe and name:

Sign Size

Sign width 3.2' Sign length 10' Total square feet 32 Height from grade to top of sign 6' ft.

Setback from nearest property line 25 ft.

(Wall Signs)

Business facade width ft. Height ft. Total business facade area sq. ft.

Side of Building North South East West Number of sides lot/bay abutting street

Applicant's Signature

I believe that all of the information on this application and on drawings submitted in support of this application is accurate. I understand that any sign which is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations contained in the City's Unified Development Ordinance is a violation of the City of La Vista municipal code. I further understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations does not create any legal nonconforming status nor does it remove any obligation to bring the sign into compliance. I understand that no sign shall be installed until a sign permit has been approved by the City of La Vista and the associated sign fee has been paid. Once a sign permit has been approved, all sign installation work must be completed in six months or the permit will expire.

(Signature of Applicant)

1/12/10
(Date)

Office Use Only

Rec'd By	Date Rec'd	# of Temp Signs this Year	Zoning at Sign Site at site
CAS	4/19/10	1-3	C-3

Sign Permit Fee	Plan Fee	Total Fee
N/A	-	N/A

X Approved Disapproved

By: [Signature]

Date 4/19/10

Reason(s) for disapproval



CITY OF LA VISTA

8116 Park View Boulevard
La Vista, NE 68128
(402) 331-4343

SIGN PERMIT APPLICATION

Attached to this application must be:

- A detailed drawing showing the layout, dimensions (including square feet), colors, and materials of the proposed sign(s).
- A building elevation showing the location of the sign and the dimensions of the business facade/wall on which the sign is located (Wall Signs ONLY)
- A plot plan of the site showing the location of the sign(s) relative to the property lines (ground monument, center ID, master signage plan, common signage plan). A Master Signage Plan or Common Signage Plan is required for any zoned lot on which an owner proposes to erect more than one sign requiring a permit.

Incomplete applications or applications without adequate drawings will cause a delay in the processing of your application.

Street Address of Sign Location: 12529 Giles Road, La Vista, NE

Name of Development: Pink Subdivision

Applicant Information

Company Name: Big Red Fireworks, LLC Contact: Dennis Hoth

Address: 11213 Davenport Street, Suite 300 City: Omaha State NE Zip 68154

Phone: 697-5845 Fax: E-mail: dennis.hoth@cbre.com

Business/Organization (that is the subject of the sign)

Company Name: SAME Contact:

Address: City: State Zip

Phone: Fax: E-mail:

Sign Type

Wall Monument Center Identification Construction Subdivision Sign ☒ Temporary sign

Master Signage Plan Common Signage Plan Other, please indicate

Message on Sign(s): BIG RED FIREWORKS, HUGE DISCOUNTS

Dates of sign/s display: JUNE 14, 2010 TO JULY 5, 2010

Illumination: ☒ None Internal External If yes, describe

Estimated cost of sign(s): \$300 Are any existing signs at this location to remain? Yes ☒ No

Total number and types of signs at this business location ONE BANNER

Is the location for this sign part of a shopping center, office park, or industrial park? Yes No

If yes, describe and name:

Sign Size

Sign width 10' Sign length 3.2' Total square feet 32 Height from grade to top of sign 14 ft.

Setback from nearest property line 25 ft. BANNER ON STORAGE TRAILER

(Wall Signs)

Business facade width ft. Height ft. Total business facade area sq. ft.

Side of Building North South East West Number of sides lot/bay abutting street

Applicant's Signature

I believe that all of the information on this application and on drawings submitted in support of this application is accurate. I understand that any sign which is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations contained in the City's Unified Development Ordinance is a violation of the City of La Vista municipal code. I further understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations does not create any legal nonconforming status nor does it remove any obligation to bring the sign into compliance. I understand that no sign shall be installed until a sign permit has been approved by the City of La Vista and the associated sign fee has been paid. Once a sign permit has been approved, all sign installation work must be completed in six months or the permit will expire.

(Signature of Applicant)

(Date)

Office Use Only

Rec'd By	Date Rec'd	# of Temp Signs this Year	Zoning at Sign Site at site
CAS	4/19/10	4th	C-3

Sign Permit Fee	Plan Fee	Total Fee
N/A	—	N/A

Approved Disapproved

By: [Signature]

Date 4/19/10

Reason(s) for disapproval

**BIG RED
FIREWORKS**

96th & Harrison

HUGE DISCOUNTS

120"

BIG RED FIREWORKS
96th & Harrison
HUGE DISCOUNTS

36"

BIG RED FIREWORKS

96th & Harrison

HUGE DISCOUNTS

24"

CITY OF LA VISTA, NEBRASKA
PERMIT APPLICATION EXPLOSIVE MATERIALS STORAGE

Pursuant to §91.46 of the La Vista Municipal Code any person desiring to store or keep for any period of time explosive materials defined in Neb. RS 28-1213, shall file with the City Clerk an application for an explosive material storage permit.

PLEASE TYPE OR PRINT CLEARLY

Name of Applicant CONERSTONE CHURCH, SBC, Today's Date 1/6/10
a NE. NON-PROFIT CORP.

Age of Applicant 50

Street Address 9505 HARRISON ST., ~~LA VISTA~~

City LA VISTA State NE Zip 68128

Phone (daytime) 592-1226 (evening) 490-2246

WHOLESALE DISTRIBUTOR
Name of Employer DAN WILLIAMS - WILD WILLY'S FIREWORKS

Street Address of Employer 7913 HIDDEN VALLEY DRIVE

City PAPILLION State NE Zip 68046

Have you been instructed in the use of Explosives ☐ yes ☒ no HOWEVER, DISTRIBUTOR HAS EXTENSIVE FIREWORKS EXPERIENCE

If yes, by whom? _____

What type of instruction _____

Date of instruction _____ Length of time of instruction _____

DISTRIBUTOR:
List your experience in the use of explosives, giving three distinct examples of the type and usage you have personally done

DAN WILLIAMS IS A MEMBER OF PGI- PYROTECHNICS GUILD
INTERNATIONAL; MEMBER OF NFA - NATIONAL FIREWORKS ASSOCIATION;
SALES AND DISTRIBUTION OF FIREWORKS- 4 YEARS; ATTENDEE OF THE
CPSC SEMINAR 2009; ATTENDEE/SHOOTER - NE. STATE FIRE MARSHALL DEMO SEMINAR
List the type of explosives you have been trained on and used ALL CLASS C AND SOME 2009.

CLASS B - DAN WILLIAMS

Enclose copies of any training certificate, explosive permits from other states or other pertinent documentation.

CERTIFICATION AND RELEASE

I certify that all information and statements contained herein are complete and true to the best of my knowledge and belief. I understand that any false information, omissions or misrepresentations of facts called for in this application may result in denial of my permit. I authorize the City and/or its agents, to verify any of this information. I authorize all persons, companies and government authorities to release any information relating to this application and hereby release any said persons, companies and government authorities from any liability for any damage whatsoever for issuing this information.

Signature of Applicant [Signature]

JIM HAYES
Printed Name of Applicant

Date Received: _____

FOR CITY HALL USE ONLY

Received by: _____

☐ \$100 permit application fee.

CITY OF LA VISTA, NEBRASKA
STATEMENT OF PROPOSED COMMUNITY BETTERMENT EXPENDITURES

Pursuant to §111.17 of the La Vista Municipal Code, only nonprofit organizations using volunteer salespersons are eligible for a permit to sell fireworks and net proceeds must be used for community betterment purposes within the City of La Vista.

PLEASE TYPE AND LIMIT STATEMENT TO THIS PAGE ONLY

Name of Nonprofit Organization: Cornerstone Church, SBC, a Nebraska non-profit corporation

Cornerstone Church has been an active and outstanding member and contributor to the City of La Vista for over 25 years. Located on the southeast corner of 96th & Harrison it has provided an excellent location for local baseball teams to play baseball. Cornerstone has a baseball field located on it's Property and has donated this field to many La Vista little league teams to use at their convenience. Cornerstone would like to utilize some of the proceeds that it will receive to maintain the integrity of this baseball field so that it can continue to be enjoyed by the La Vista baseball community for many years to come.

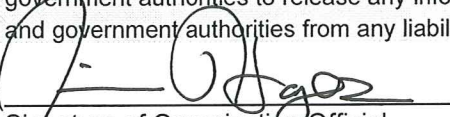
Cornerstone has also participated in 9th Inning Ministries which promotes Christian Values and encourages personal responsibility. This ministry has helped a countless number of La Vista and other regional youth in setting a course of positive behavior and dedication in their lives.

Cornerstone has participated in numerous prayer gatherings and organized community events every year in the City of La Vista.

Cornerstone, as well as many local businesses, have felt the impact of this current recession. Having the opportunity of being able to raise additional funds through firework sales could make the difference in keeping the programs that Cornerstone has and will participate in a viable option for the future.

CERTIFICATION AND RELEASE

I certify that all information and statements contained herein are complete and true to the best of my knowledge and belief. I understand that any false information, omissions or misrepresentations of facts called for in this application may result in denial of my permit. I authorize the City and/or its agents, to verify any of this information. I authorize all persons, companies and government authorities to release any information relating to this application and hereby release any said persons, companies and government authorities from any liability for any damage whatsoever for issuing this information.


 Signature of Organization Official

JIM HAYES
 Printed Name of Organization Official

SENIOR PASTOR / REGISTERED AGENT

Title of Organization Official

CITY OF LA VISTA, NEBRASKA
STATEMENT OF ANNUAL INCOME FOR FIREWORKS SALES
IN PERMIT YEAR 2010

Pursuant to §111.17 of the La Vista Municipal Code only nonprofit organizations using volunteer salespersons are eligible for a permit to sell fireworks and net proceeds must be used for community betterment purposes within the City of La Vista.

Net proceeds shall mean gross sales less the cost of fireworks, permit fee, rental or lease expense, advertising and similar costs of operation of the fireworks stand. Volunteer salespersons shall be used and any remuneration paid or given to persons performing services in connection with the sale of fireworks shall not be deemed a cost of operation and cannot be deducted from gross sales as an expense in determining net proceeds.

PLEASE TYPE OR PRINT CLEARLY

Name of Nonprofit Organization Cornerstone Church, a Nebraska non-profit corporation

Annual Income

Not Applicable-we have not sold fireworks in the past

Gross Fireworks Sales _____

Expenses

Wholesale Cost of Fireworks _____

(please provide copy of invoice)

State Sales Tax _____

Permit Fees:

Local _____

State _____

Insurance _____

Rent or Lease Expenses _____

Advertising _____

Miscellaneous (please describe) _____

• _____

• _____

• _____

• _____

Total Expenses _____

Net Proceeds (profits) _____

◆◆◆◆◆

NOT APPLICABLE

Project Description or Event & Who Participated

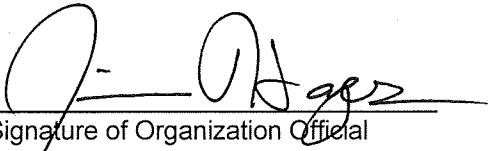
Cost

[illegible]

Please detail costs associated with projects and/or events.

CERTIFICATION AND RELEASE

I certify that all information and statements contained herein are complete and true to the best of my knowledge and belief. I understand that any false information, omissions or misrepresentations of facts called for in this application may result in denial of my permit. I authorize the City and/or its agents, to verify any of this information. I authorize all persons, companies and government authorities to release any information relating to this application and hereby release any said persons, companies and government authorities from any liability for any damage whatsoever for issuing this information.



Signature of Organization Official

JIM HAYES

Printed Name of Organization Official

SENIOR PASTOR/REGISTERED AGENT

Title of Organization Official

Signature of Organization Official

Printed Name of Organization Official

Title of Organization Official

City of La Vista, Nebraska

Agreement to Conditions of Permit to Sell Permissible Fireworks



Name of Nonprofit Organization (Permit Holder): Cornerstone Church, a Nebraska non-profit corporation.

Following are terms and conditions of the permit issued by the City of La Vista, Nebraska, to Permit Holder to sell permissible fireworks.

Permit Holder agrees to all of the terms and conditions, as well as all terms, conditions, requirements and provisions of any application made by Permit Holder, State Statute, the La Vista Municipal Code and any other applicable laws, rules or regulations, or requirements of the City as established and amended from time to time with respect to applications, permits or operation of fireworks stands, ("Requirements"), all of which are incorporated herein by this reference. If any ambiguity or conflict in, between, or among any Requirements ever arises, the terms conditions, documents, instruments, laws, rules, regulations, requirements or interpretations most beneficial to the City and its interests shall prevail and control.

Pursuant to §111.17 of the La Vista Municipal Code it shall be unlawful for any person to sell, hold for sale or offer for sale any permissible fireworks within the corporate limits of the City of La Vista unless such person has first obtained a permit from the City. Only nonprofit organizations and associations using volunteer salespersons and which will use the net proceeds from the sale of fireworks for community betterment purposes within the City of La Vista shall be eligible for a permit. Permit holders shall be subject to State Statute, the Municipal Code, as well as all conditions contained herein and other applicable requirements.

The City Clerk will review applications and recommend to the City Council those organizations to be issued permits. When reviewing applications, the City Clerk shall use a point system as established in §111.17 of the La Vista Municipal Code that allocates points based on specific application criteria, as well as deducts points for application deficiencies or violations of Requirements by an applicant in any prior years. The City Council shall make the final determination of the organizations to be issued permits.

A permit shall be valid only for the manner, scope and period specified in the permit. The permit will automatically terminate on the specified ending date without any action required of either party, unless earlier surrendered or revoked. Permit holders shall not have any right to or expectation of receiving a permit or operating a fireworks stand in the City in any future year or period. Violation of any of the Requirements will, at the election of the City, result in the surrender of the permit to sell fireworks and/or will make the Permit Holder ineligible for a future permit. Notwithstanding anything herein to the contrary, permits are revocable at the will of the City, at any time, with or without cause.

Conditions of the Permit: Not in limitation of any other Requirements, the following conditions apply to permits for the sale of permissible fireworks:

- ☒ Permit application was submitted by the annual deadline and was complete at the time of submission.
- ☒ Parking for the site complies with City requirements.
- ☒ Site is in compliance with site plan approved by the City of La Vista in regard to the dimensions and location of all proposed components for the Permit Holder's fireworks sales operation (including, but not limited to, tent, storage, garbage, portable restrooms, parking, etc.)
- ☒ A signed statement from the land-owner where the proposed fireworks sales will occur, granting permission for use of the property has been submitted. (Written permission from retail store managers is not acceptable.)

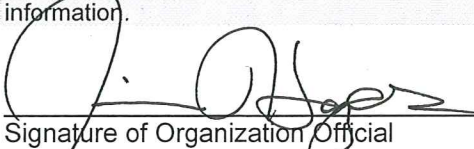
- ☒ The purchase, transportation, stocking, sale and storage of all explosive materials is in compliance with the orders and directions of the State Fire Marshal. No illegal materials, as determined by the State Fire Marshal or the La Vista Fire Chief shall be sold or displayed.
- ☒ All permit fees have been paid in full within established deadlines (see application).
- ☒ Insurance certificates and State Fire Marshal Certificates meeting the requirements outlined in City Code, will be provided within established deadlines (see application).
- ☒ The Permit Holder will utilize net proceeds for Community Betterment purposes as outlined in the City Code.
- ☒ Operation of the stand shall in all respects be in accordance with all Requirements.

CERTIFICATION AND RELEASE

By signing below, we acknowledge and certify for ourselves and on behalf of the nonprofit organization Permit Holder that we have read and fully understand and agree to all terms and conditions of this Agreement. Not in limitation of the foregoing, we further acknowledge, understand, certify and agree that:

1. The nonprofit organization Permit Holder will comply with all Requirements including, but not limited to, the conditions of this Agreement, prior to, during and after issuance of a permit and operation of the fireworks stand;
2. The nonprofit organization Permit Holder will be fully and solely responsible and liable for and releases the City and holds it harmless from, and indemnifies the City against, any and all liabilities, losses, costs and expenses whatsoever arising out of or resulting from the permit or operation of the fireworks stand;
3. The nonprofit corporation Permit Holder will, upon the election of the City, surrender its permit to sell fireworks for any violation of this Agreement or other applicable Requirements, and/or be ineligible for future permits;
4. The sale of fireworks to the public and the distribution of community betterment proceeds from the sale of fireworks is a significant responsibility, carrying with it significant risks;
5. Providing any false information or making any omissions or misrepresentations of facts in any application, request, inquiry or investigation for, of, or related to any permit or activities or operations of the Permit Holder, will, at the election of the City Council, result in surrender of the permit and/or denial of a future permit.

We authorize the City and/or its agents to contact such persons and obtain such information as the City determines in its sole discretion necessary or appropriate to review or consider the Permit Holder's application, operations, activities or compliance with this Agreement or any other Requirements. We authorize all persons, entities and government authorities to release any information to the City and/or its agents and hereby release all said persons, entities and government authorities from any and all liability for any damage whatsoever for releasing or providing any such information.


 Signature of Organization Official

SENIOR PASTOR / REGISTERED AGENT
 Title of Organization Official

JIM HAYES
 Printed Name of Organization Official

592-1226
 Daytime Telephone #

490-2246
 Evening Telephone #


 Signature of Organization Official

 Title of Organization Official

 Printed Name of Organization Official

 Daytime Telephone #

 Evening Telephone #

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
DISCUSSION — COUNCIL POLICY STATEMENT	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	BRENDA S. GUNN CITY ADMINISTRATOR

SYNOPSIS

A Council Policy Statement regarding the process for City Administrator performance evaluation has been drafted for Council consideration. Also provided for discussion is the draft of a performance review tool.

FISCAL IMPACT

N/A

RECOMMENDATION

N/A

BACKGROUND

The Mayor & Council have enlisted the services of Marla Flentje of the Austin Peters Group to assist in the development a performance evaluation tool and Council Policy Statement regarding the process for the City Administrators annual performance evaluation. These documents have been placed on the agenda as a discussion item to allow for Council feedback prior to presenting to Council for action.

**CITY OF LA VISTA
COUNCIL POLICY STATEMENT**

**CITY ADMINISTRATOR PERFORMANCE EVALUATION
DRAFT 4/15/10**

Issued: (date)
Resolution No. (xxx)

Purpose

The La Vista Mayor and City Council annually will evaluate the City Administrator's performance to accomplish the following purposes:

- provide accountability for the delivery of services, and use of City staff and other resources under the supervision and responsibility of the City Administrator;
- determine to what extent the City Administrator has accomplished performance goals established by the governing body;
- establish the City Administrator's performance goals for the next review period;
- identify other performance expectations that will enhance the Administrator's public service to the governing body and community;
- promote ongoing and constructive two-way communication between the governing body and Administrator about performance expectations; and
- determine, based on the governing body's findings, adjustments in the Administrator's compensation consistent with City's pay for performance philosophy.

Applicability

This policy shall apply to anyone who holds the position of City Administrator, except that a newly hired Administrator shall be evaluated at six months intervals during the first year after appointment and annually thereafter. After the first year of the Administrator's appointment, the date of the annual performance evaluation shall align with the anniversary date of the appointment. The Mayor and City Council retain discretion to conduct an evaluation more frequently if a majority have concerns about the Administrator's performance.

Evaluation Process

The Mayor or his/her designee shall be responsible for initiating and facilitating the City Administrator's performance evaluation as follows.

1. Six weeks before the Administrator's performance evaluation is due for completion, the Mayor will request that he/she prepare a performance self-evaluation based upon performance goals established for the review period and competencies identified in the City Administrator's evaluation form.
2. Four weeks before the Administrator's performance evaluation is due for completion, the Mayor will distribute the evaluation form, the Administrator's current performance goals and the Administrator's self-evaluation to all governing body members who will have ten days to complete their individual evaluations.

3. The following numerical scale shall be used by each governing body member to evaluate competencies in the evaluation form and the Administrator's achievement of performance goals:

(1) Fails to Meet Expectations. Consistently fails to meet the specific competency. Represents a general performance weakness. Performance requires remediation. May have received previous warning from the governing body related to this competency.

(2) Meets Expectations. Consistently and routinely meets minimum parameters of a competency. Administrator does what is necessary. Performs without the need for repeated reminders from the governing body.

(3) Exceeds Expectations. Fully and routinely excels in performing a particular competency. Consistently performs beyond the established minimum parameters. His or her performance of a particular competency serves as a model for the performance of department heads and other staff.

(4) Exemplary. Consistently far exceeds a competency standard in a way that yields unprecedented benefits and the highest possible value for the community and City organization.

4. The Mayor or his/her designee shall combine the evaluations of each governing body member into a consolidated evaluation document. Scores from all individual assessments by governing body members shall be totaled and all written comments reported.

5. Two weeks before the Administrator's performance evaluation is due for completion, the Mayor and City Council shall meet in executive session to review the consolidated evaluation document and determine the governing body's evaluation the Administrator's performance as follows:

- a. An overall finding of the Administrator's performance shall be determined by adding individual scores from each governing body member's completed form. The following scale shall be used to arrive at a general finding of performance:

Total Point Score	General Performance Finding
0 – 270 points	Fails to meet expectations
271 – 450 points	Meets expectations
451 – 630 points	Exceeds Expectations
631 – 720 points	Exemplary

- b. A general finding of the Administrator's performance shall be determined by identifying: *Areas of unanimous/substantial agreement on Administrator's performance.*

- c. Disagreement among members of the governing body as to the Administrator's performance shall be noted by identifying: *Areas of disagreement on Administrator's performance.*

5. During the same executive session, the Mayor or his/her designee shall facilitate and document ideas for the City Administrator's performance goals for the next review period.

6. At the next regularly scheduled meeting and in executive session, the Mayor and City Council shall:

- a. review the integrated performance evaluation document and determine informal agreement on its contents;
- b. seek agreement on any desired adjustments to the City Administrator's compensation based on the performance evaluation;
- c. seek tentative agreement on the Administrator's performance goals for the next review period;
- d. meet with the City Administrator to report his/her performance evaluation, compensation adjustment and proposed performance goals and invite his/her feedback and discussion; and
- e. amend as needed and give final approval to the Administrator's performance goals for the next review period.

Additional Guidelines

- 1. All documents related to the City Administrator's performance evaluation are confidential personnel records, and all related discussions shall occur in executive session and remain confidential.
- 2. Decisions related to adjustments in the City Administrator's compensation shall be formalized in an open meeting through a formal motion and vote.
- 3. The final consolidated performance evaluation document, along with approved performance goals shall be placed in the personnel file of the City Administrator.
- 4. The Mayor may elect, subject to City Council approval, to retain the services of an outside facilitator to assist with the City Administrator's performance evaluation.

City of La Vista, Nebraska
City Administrator Performance Review Rating

City Administrator _____ Person completing form _____

Performance period: _____ to _____

Purpose of the Performance Evaluation

The La Vista Mayor and City Council annually will evaluate the City Administrator's performance to accomplish the following purposes:

- provide accountability for the delivery of services, and use of City staff and other resources under the supervision and responsibility of the City Administrator;
- determine to what extent the City Administrator has accomplished performance goals established by the governing body;
- establish the City Administrator's performance goals for the next review period;
- identify other performance expectations that will enhance the Administrator's public service to the governing body and community;
- promote ongoing and constructive two-way communication between the governing body and Administrator about performance expectations; and
- determine, based on the governing body's findings, adjustments in the Administrator's compensation consistent with City's pay for performance philosophy.

Instructions

For each identified competency beginning on the next page, evaluate the performance of the Administrator over the review period using the point rating scale below. For each competency also provide one or more specific examples to support your rating score.

(1) Fails to Meet Expectations. Consistently fails to meet the specific competency. Represents a general performance weakness. Performance requires remediation. May have received previous warning from the governing body related to this competency.

(2) Meets Expectations. Consistently and routinely meets minimum parameters of a competency. Administrator does what is necessary. Performs without the need for repeated reminders from the governing body.

(3) Exceeds Expectations. Fully and routinely excels in performing a particular competency. Consistently performs beyond the established minimum parameters. His or her performance of a particular competency serves as a model for the performance of department heads and other staff.

(4) Exemplary. Consistently far exceeds a competency standard in a way that yields unprecedented benefits and the highest possible value for the community and City organization.

I. City Administrator Competencies (50 percent of total evaluation)

1. Budget and cost control:

Rating _____

Prepares budgets accurately and consistent with governing body priorities and directions. Provides timely, user-friendly budget reports and recommends adjustments as needed. Uses resources efficiently, seeks creative strategies to reduce costs; holds departments accountable for expenditures.

Specific example(s) of performance to support your rating: _____

2. Problem solving and decision making

Rating _____

Identifies emerging problems and alerts governing body in timely and accurate manner. Uses systematic process to gather objective data and community perspectives to define the problem, identifies possible courses of action and projected consequences, and recommends cost effective solutions. Demonstrates flexibility and openness to ideas of others, and facilitates consensus for solving problems. Can make tough decisions when necessary. Shows initiative in addressing administrative problems.

Specific example(s) of performance to support your rating: _____

3. Leadership

Rating _____

Provides overriding sense of purpose, earns trust, communicates optimism and hope, and achieves results so that others (employees, elected officials, partners and citizens) choose to follow. Shares credit in successes and assumes responsibility in failures. Demonstrates courage in the face of difficult or unpopular decisions.

Specific example(s) of performance to support your rating: _____

4. Strategic thinking

Rating _____

Exercises discipline and judgment to anticipate change, and to think in longer term and broader context about the City's needs and challenges. Provides a framework, expertise and facilitation to assist the governing body in strategic planning. Recommends adjustments to strategic goals as changing circumstances dictate.

Specific example(s) of performance to support your rating: _____

5. Planning

Rating _____

Assures that administrative plans align with and guide effective implementation of the governing body's strategic goals. Provides mechanisms to track plan implementation and regularly updates governing body on progress in achieving strategic goals. Holds self and staff accountable for results; recommends as needed formal planning processes for specific programs and oversees development and implementation of such plans.

Specific example(s) of performance to support your rating: _____

6. Results Focus

Rating _____

Sets challenging, measurable targets for results. Problem solves obstacles and demonstrates perseverance when road blocks develop. Communicates optimism and confidence that goals can be realized. Gets results through his/her actions and through others. Provides recognition to those who achieve or contribute to results. Dependable in meeting deadlines. Accepts responsibility for intended and unintended outcomes.

Specific example(s) of performance to support your rating: _____

7. Personal Integrity

Rating_____

Demonstrates consistency in words and actions. Truthful and trustworthy in all professional relationships. Accepts personal responsibility for actions and those of staff under his/her supervision. Practices transparency in all actions except those shielded by law. Maintains confidentiality when legally or ethically required. Demonstrates courage in face of difficult or unpopular decisions. Serves as an ethical role model for City staff. Honors all tenets of the ICMA Code of Ethics.

Specific example(s) of performance to support your rating: _____

8. Managing governing body relationships

Rating_____

At all times, communicates with respect to the governing body and its individual members. Builds rapport and interpersonal connections within boundaries of professionalism. Honors governing body decisions and implements them to the best of his/her ability. Provides accurate, timely and thorough information for decision making equally to all governing body members. Shares City-related news and information in timely manner to prevent surprises and misinformation. Provides credit to governing body for City accomplishments.

Specific example(s) of performance to support your rating: _____

9. Managing community relationships

Rating_____

Demonstrates respect for values of representative democracy. Directs timely and accurate communication to community about City decision making and services. Provides leadership for effective citizen involvement in City government. Assures an appropriate and diplomatic response to all inquiries and complaints about City services.

Specific example(s) of performance to support your rating: _____

10. Managing intergovernmental relationships Rating _____

Recommends avenues in which governing body can enhance relationships with governmental entities. Alerts governing body to possibilities for partnerships and alliances for service delivery or shared gain. Within framework of City priorities, contributes leadership for cultivating positive relationships with other local, state and federal units of governments for benefit of the City. Pursues intergovernmental funds to advance City priorities.

Specific example(s) of performance to support your rating: _____

II. Performance Goal Achievement (50 percent of total evaluation)

11. Based on your observations and those in Administrator's self assessment, rate his/her performance in achieving performance goals in the most recent review period. Check only one.

- _____ Failed to accomplish or achieve progress toward most performance goals (1 pt.)
- _____ Accomplished or achieved progress on more half of performance goals (2 pts.)
- _____ Accomplished or achieved progress on more half of performance goals (3 pts.)
- _____ Accomplished or achieved progress on all performance goals (4 pts.)

III. Individual Performance Observations

12. Over the most recent review period, what were the Administrator's performance strengths?

13. Over the most recent review period, what areas of the Administrator's performance need improvement? Please be specific.

14. What are your suggestions for performance goals for the next review period?

To be compiled from all individual governing body members' completed forms.

IV. Summary rating (consolidated competency and goal achievement ratings)

- | | |
|--|----------------------------|
| 1. Budget and cost control: | Combined rating _____ |
| 2. Problem solving and decision making | Combined rating _____ |
| 3. Leadership | Combined rating _____ |
| 4. Strategic thinking | Combined rating _____ |
| 5. Planning | Combined rating _____ |
| 6. Results Focus | Combined rating _____ |
| 7. Personal Integrity | Combined rating _____ |
| 8. Managing governing body relationships | Combined rating _____ |
| 9. Managing community relationships | Combined rating _____ |
| 10. Managing intergovernmental relationships | Combined rating _____ |
| 11. Achievement of Performance Goals | Combined rating x 10 _____ |

Total combined rating _____ points.

V. Governing Body Findings on City Administrator Performance

(based on consolidation/analysis of governing body members' ratings and comments)

15. General Conclusions

A majority of the governing body concludes that the overall performance of the Administrator for the most recent review period:

_____ Fails to Meet Expectations

_____ Meets Expectations

_____ Exceeds Expectations

_____ Exemplary

16. Areas of unanimous/substantial agreement on Administrator's performance.

17. Areas of disagreement on Administrator's performance.

18. City Administrator performance goals for next review period (attach to this form).