

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE LA VISTA CITY CLERK TO FILE WITH THE SARPY COUNTY TREASURER A SPECIAL ASSESSMENT FOR PROPERTY IMPROVEMENTS AT A LOCATION AND IN AN AMOUNT CITED HEREIN.

WHEREAS, the property owners of
6708 Michelle Avenue \$122.05
were notified that their property needed to be mowed, as they were in violation of
the City Municipal Code, Section 133.01, or the City would do so and bill them
accordingly, and

WHEREAS, the property owners of said addresses chose not to mow their property, thus
necessitating the City to do the repairs, and

WHEREAS, the City sent the property owners a bill for said repair upon which they have not
been paid, and

WHEREAS, the City may file a Special Assessment for Improvements against property for
which a City bill for services has not been paid.

NOW THEREFORE BE IT RESOLVED, that the La Vista City Clerk is hereby authorized to file
with the Sarpy County Treasurer Special Assessments for Improvements in the
amount and against the property specified above, located within Sarpy County,
La Vista, Nebraska.

PASSED AND APPROVED THIS 17TH DAY OF DECEMBER 2024.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, MMC
City Clerk



November 1, 2024

Yeong Wen & Chi-Chen Chu
6708 Michelle Avenue
La Vista, NE 68128

Dear Yeong Wen & Chi-Chen Chu:

On June 5, 2024, the property at 6708 Michelle Avenue in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 133.01, and notification was made to correct the violations by June 22, 2024 or the city would correct it at the expense of the property owner. On July 26, 2024, the Public Works Department cleaned, mowed, and line trimmed the property. The cost of \$122.05 was incurred by the City for the work. The cost breakdown is as follows:

Clean Up Costs

Four workers – 1 hour/each	\$	74.82
Equipment Cost	\$	47.23
TOTAL	\$	122.05

Please remit \$122.05, payable to the City of La Vista, 8116 Park View Blvd., La Vista, Nebraska 68128, within 30 days. If payment is not received within 30 days of issuance of this statement, the City Council will, on December 17, 2024, take action to file the above referenced cost with the Sarpy County Treasurer as a special assessment for improvements against your property.

Thank you for your attention to this matter.

Sincerely,

Pamela A. Buethe, MMC
City Clerk

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

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

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

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.8051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F



Date: July 26 2024

Time:

The following is a list of expenses incurred by [Public Works] while completing a clean-up/mowing at [6708 Michelle Ave]

LABOR:

Employee	Hourly Wage	Hours Worked	Total
Employee #1	18.03	1	18.03
Employee #2	16.50	1	16.50
Employee #3	19.44	1	19.44
Employee #4	20.85	1	20.85

Total Employee Costs: [\$74.82]

EQUIPMENT:

Equipment	Hourly Rate	Hours	Total
Chevy 3/4 Truck	1	16.68	16.68
Trailer Tilt Bed	1	3.00	3.00
Line Trimmer	1	6.65	6.65
Line Trimmer	1	6.65	6.65
60" Mower	1	7.50	7.50
Leaf Blower	1	6.75	6.75

Total Cost of Equipment: [\$47.23]

MATERIALS:

Material	Cost

Total Material Costs: []

TOTAL LABOR, EQUIPMENT and MATERIALS: [122.05]

1st Mowing

Date 5-22-2024 24-6684
Location 6708 Mitchell Ave
Violation 133-01
Time to Comply 5-29-2024
Description Tall grass
Follow-up Officer Heather HB

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

MWB

Sent To Yeong wen & chi-chu chen
Street, Apt. No.; 6708 Mitchell Ave
or PO Box No.
City, State, ZIP+4 La Vista NE 68128

PS Form 3800, August 2006 See Reverse for Instructions

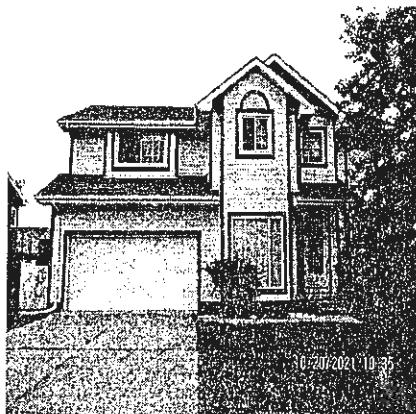


SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 6/5/2024 at 08:02

Parcel Information			Ownership Information						
Parcel Number : 011253770	Current Owner : WEN/YEONG & CHI-CHEN CHU								
Map Number : 2959-13-0-30026-000-0118	Address : 6708 MICHELLE AVE								
Situs : 6708 MICHELLE AVE	City ST. Zip : LA VISTA NE 68128-								
Legal : LOT 118 ARDMORE EAST	Property Name :								
Current Valuation		Assessment Data			Property Classification				
Land Value : 43,000	District/TIF Fund : 27142	Status : 01 - IMPROVED			Use : 01 - SINGLE FAMILY				
Impr. Value : 255,986	School Base : 127: 77-0027 PAPILLION-LAVISTA SCH	Zoning : 01 - SINGLE FAMILY			Location : 01 - URBAN				
OutBuildings :	Affiliated Code :	City Size : 03 - 12,001 - 100,000			Lot Size : 01 - <=10,000 SQ FT				
Total value : 298,986	Neighborhood : LAM								
Exemptions : 0	Greenbelt Area :								
Taxable Value : 298,986	Greenbelt Date :								
Sales History									
Date	Book/Page	Grantor		Grantee		Price	Adj Price		
09/03/2010	2010-23746	CHRISTIAN WILLAM A & JUDITH L		WEN YEONG		172,000	172,000		
07/10/2007	2007-20963	CREA LOREN A & TINA L		CHRISTIAN WILLAM A & JUDITH L		177,000	177,000		
06/22/1998	1998-20676	RAUSCH KENNETH J & MICHELE M		CREA LOREN A & TINA L		138,500	138,500		
04/11/1997	1997-26608					135,385	135,385		
BOE Appeal History				Building Permits					
Appeal #	Year	Appealed By		Status	Permit #	Date	Description	Amount	
					JM7162L	06/13/2002	IMPROVEMENT	2,000	
					ACT	11/30/1998	IMPROVEMENT	2,000	
Assessment Milestones									
Year	Description		Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2024	ABSTRACT		1000		43,000	255,986	0	298,986	298,986
2023	CTL		1000		37,000	223,324	0	260,324	260,324
2023	BOE		1000		37,000	223,324	0	260,324	260,324
2023	ABSTRACT		1000		37,000	223,324	0	260,324	260,324
2022	CTL		1000		35,000	218,752	0	253,752	253,752
Historical Valuation Information									
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes		
2023	37,000	223,324		260,324		260,324	5,262.50		
2022	35,000	218,752		253,752		253,752	5,447.24		
2021	35,000	195,742		230,742		230,742	5,027.58		
2020	35,000	186,366		221,366		221,366	4,871.88		
2019	30,000	182,360		212,360		212,360	4,671.02		





Date: 06-05-2024

Yeong Wen & Chi-Chu Chen
6708 Michelle Ave
La Vista, NE 68128

The City of La Vista is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. An investigation is being conducted at your property (6708 Michelle Ave.). This investigation has revealed violation(s) of the La Vista Municipal Code, (s): **133.01, Litter, Weeds, Trash, Tall Grass, Excessive Growth; It shall be unlawful for any person to keep in, on or about any dwelling, building or premises, or any other place in the city, garbage or rubbish of any kind that may be...offensive to the residents of the city...**

The attached sheet categorizes your violation(s) and copies of the codes are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violation(s) are required to be eliminated on or before **06-22-2024**.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). We hope you will work with us to maintain a positive community environment. Your cooperation will be greatly appreciated.

Please contact me at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. Please leave a voicemail if I am not available. Your address, a return phone number and best date and time to contact you is necessary. This matter will be forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office

La Vista Police Department
7701 South 96th Street
La Vista NE 68123

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

Community Development
8116 Park View Blvd.
402.593.6400 F
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 F
402.537.3902 F

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

Public Works
9900 Portal Rd.
402.331.8927 F
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 F
402.331.0299 F



City of La Vista
8116 Park View Blvd.
La Vista, NE 68128
CityofLaVista.org

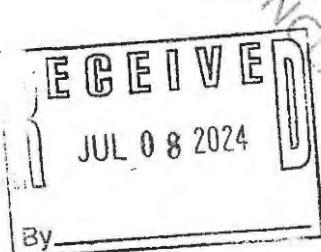
CERTIFIED MAIL



MANA NE 680

2024 PM 2 L

7008 1140 0000 6663 1427



Yeong Wen & Chi-chu Chen
6708 Michelle Ave
La Vista NE 68128
681 DE 1 1166
0007/06/24



SARPY COUNTY ASSESSOR'S OFFICE

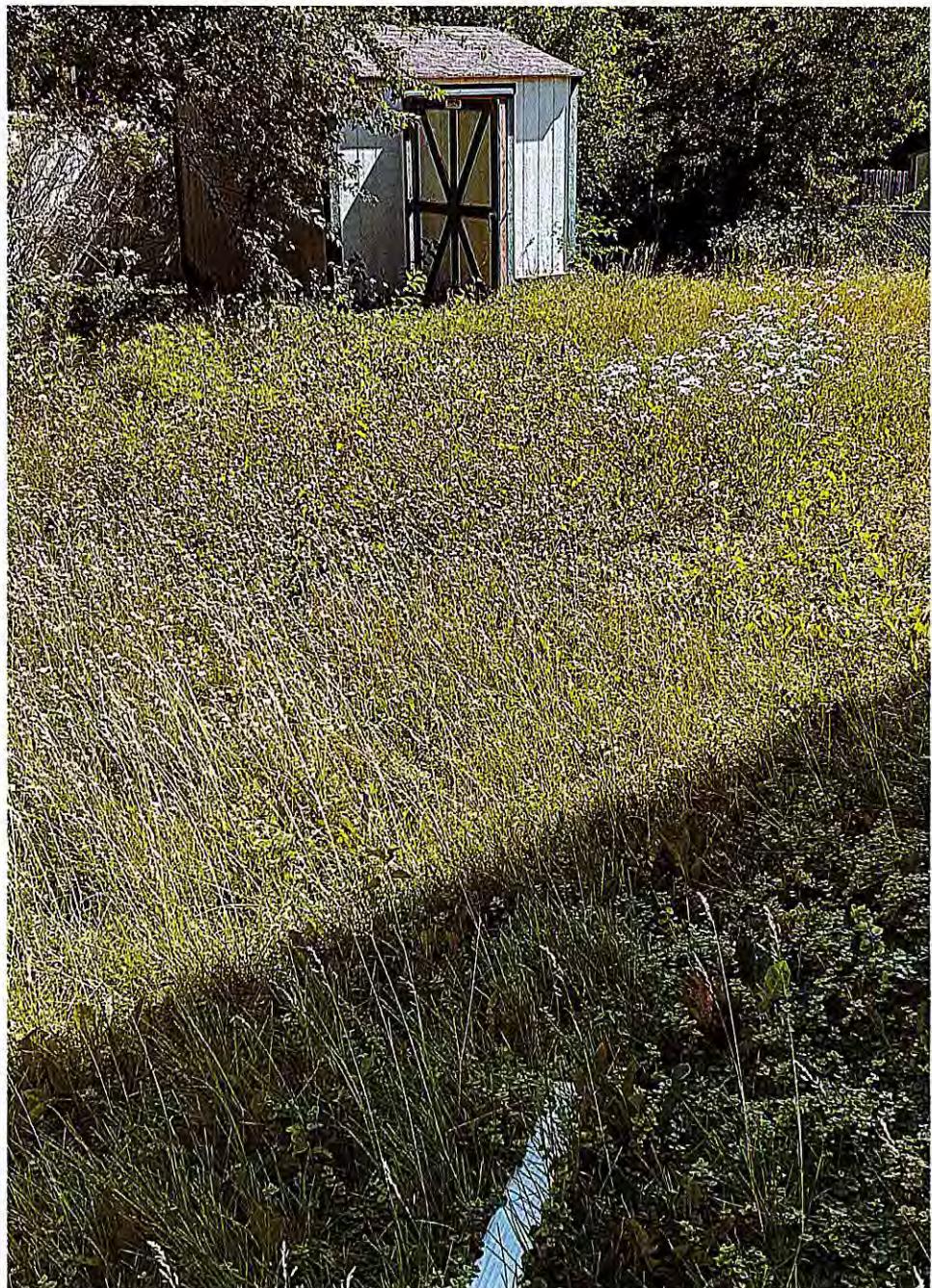
Real Property Record Card

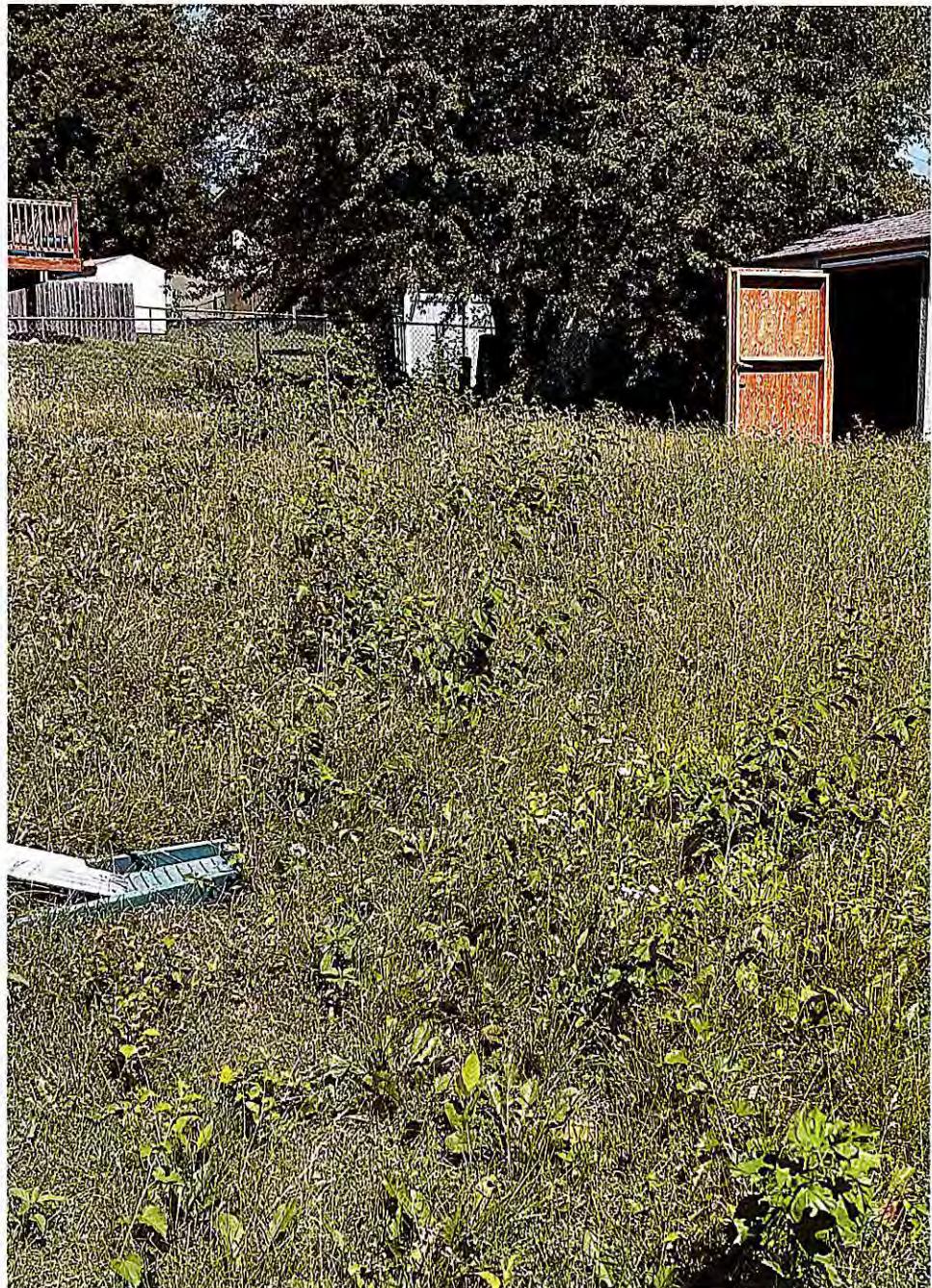
Data Provided by DAN PITTMAN County Assessor, Printed on 7/9/2024 at 15:49

Parcel Information		Ownership Information							
Parcel Number : 011253770		Current Owner : WEN/YEONG & CHI-CHEN CHU							
Map Number : 2959-13-0-30026-000-0118		Address : 6708 MICHELLE AVE							
Situs : 6708 MICHELLE AVE		City ST, Zip : LA VISTA NE 68128-							
Legal : LOT 118 ARDMORE EAST		Property Name :							
Current Valuation		Assessment Data			Property Classification				
Land Value : 43,000		District/TIF Fund : 27142			Status : 01 - IMPROVED				
Impr. Value : 255,986		School Base : 127; 77-0027 PAPILLION-LAVISTA SCH			Use : 01 - SINGLE FAMILY				
OutBuildings :		Affiliated Code :			Zoning : 01 - SINGLE FAMILY				
Total value : 298,986		Neighborhood : LAM			Location : 01 - URBAN				
Exemptions : 0		Greenbelt Area :			City Size : 03 - 12,001 - 100,000				
Taxable Value : 298,986		Greenbelt Date :			Lot Size : 01 - <=10,000 SQ FT				
Sales History									
Date	Book/Page	Grantor	Grantee		Price	Adj Price			
09/03/2010	2010-23746	CHRISTIAN WILLAM A & JUDITH L	WEN YEONG		172,000	172,000			
07/10/2007	2007-20963	CREA LOREN A & TINA L	CHRISTIAN WILLAM A & JUDITH L		177,000	177,000			
06/22/1998	1998-20676	RAUSCH KENNETH J & MICHELE M	CREA LOREN A & TINA L		138,500	138,500			
04/11/1997	1997-26608				135,385	135,385			
BOE Appeal History				Building Permits					
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount		
				JM7162L	06/13/2002	IMPROVEMENT	2,000		
				ACT	11/30/1998	IMPROVEMENT	2,000		
Assessment Milestones									
Year	Description		Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2024	ABSTRACT		1000		43,000	255,986	0	298,986	298,986
2023	CTL		1000		37,000	223,324	0	260,324	260,324
2023	BOE		1000		37,000	223,324	0	260,324	260,324
2023	ABSTRACT		1000		37,000	223,324	0	260,324	260,324
2022	CTL		1000		35,000	218,752	0	253,752	253,752
Historical Valuation Information									
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes		
2023	37,000	223,324		260,324		260,324	5,252.50		
2022	35,000	218,752		253,752		253,752	5,447.24		
2021	35,000	195,742		230,742		230,742	5,027.58		
2020	35,000	186,365		221,365		221,365	4,871.88		
2019	30,000	182,360		212,360		212,360	4,671.02		















Work Order

(1st Marigold)

08/29/2024
02:50 PM

Work Order No.: 00003046

Status: COMPLETED

Recurring WO No.:

Created By: MHATCHER

Work Order Type: PROPERTY CLEAN UP

Address/Intersection:

Requested Date: 07/18/2024

6708 MICHELLE AVE

Est End Date:

Manager: JALLEN

Worker Group: Parks 1

Customer Info:

WEN/YEONG

WO Description: Mow & Trim property

Location Notes:

Details:

All of property needs mowed/trimmed.

START DATE: _____/_____/_____

COMPLETION DATE: _____ / _____ / _____

START TIME: _____:_____:

COMPLETION TIME: _____: _____: _____

RESULTS:

Labor:

Performed By	Code	Labor Rate	Hours	Description
Employee	22060	18.03	1.00	
Employee	22103	16.50	1.00	
Employee	22064	19.44	1.00	
Employee	22088	20.85	1.00	

Equipment / Materials:

Code	Description	Quantity	Rate	Cost
2210	Pickup Chevy Silverado 3/4 ton	1.00	16.68	16.68
1177	Trailer Tilt Bed H&H 8'x12'	1.00	3.00	3.00
2290-A	Line trimmer Redmax 18"	1.00	6.65	6.65
2290-B	Line trimmer Redmax 18"	1.00	6.65	6.65
2219	Mower, Exmark 60" riding	1.00	7.50	7.50
2297-G	Blower/Leaf Redmax EBZ8500	1.00	6.75	6.75

2nd Mailing

Date 5-22-2024 24-6684

Location 6708 Mitchell Ave

Violation 133.01

Time to Comply 5-29-2024

Description Tall grass planted

Follow-up Officer Heather (B)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	<i>Mabdo</i>

Sent To
7008 1140 0000 6644 27
Street, Apt. No.;
or PO Box No.
6708 Mitchell Ave
City, State, ZIP+4
La Vista NE 68128

PS Form 3800-4 August 2008
See Reverse for Instructions



Date: 06-05-2024

Yeong Wen & Chi-Chu Chen
6708 Michelle Ave
La Vista, NE 68128

The City of La Vista is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard. An investigation is being conducted at your property (6708 Michelle Ave.). This investigation has revealed violation(s) of the La Vista Municipal Code, (s): **133.01, Litter, Weeds, Trash, Tall Grass, Excessive Growth; It shall be unlawful for any person to keep in, on or about any dwelling, building or premises, or any other place in the city, garbage or rubbish of any kind that may be...offensive to the residents of the city...**

The attached sheet categorizes your violation(s) and copies of the codes are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s). Violation(s) are required to be eliminated on or before **06-22-2024**.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). We hope you will work with us to maintain a positive community environment. Your cooperation will be greatly appreciated.

Please contact me at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. Please leave a voicemail if I am not available. Your address, a return phone number and best date and time to contact you is necessary. This matter will be forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution if compliance is not achieved.

Sincerely,

Officer M. Hatcher #15130
Code Enforcement Office

La Vista Police Department
7701 South 96th Street
La Vista NE 68123

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

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

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

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F



City of La Vista
8116 Park View Blvd.
La Vista, NE 68128
CityofLaVista.org

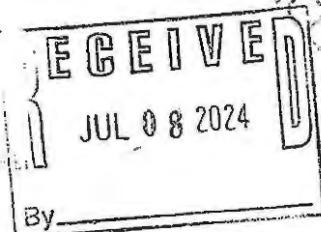


7008 3440 0000 6663 1427

MAHA NE 680

2024 PM 2.1

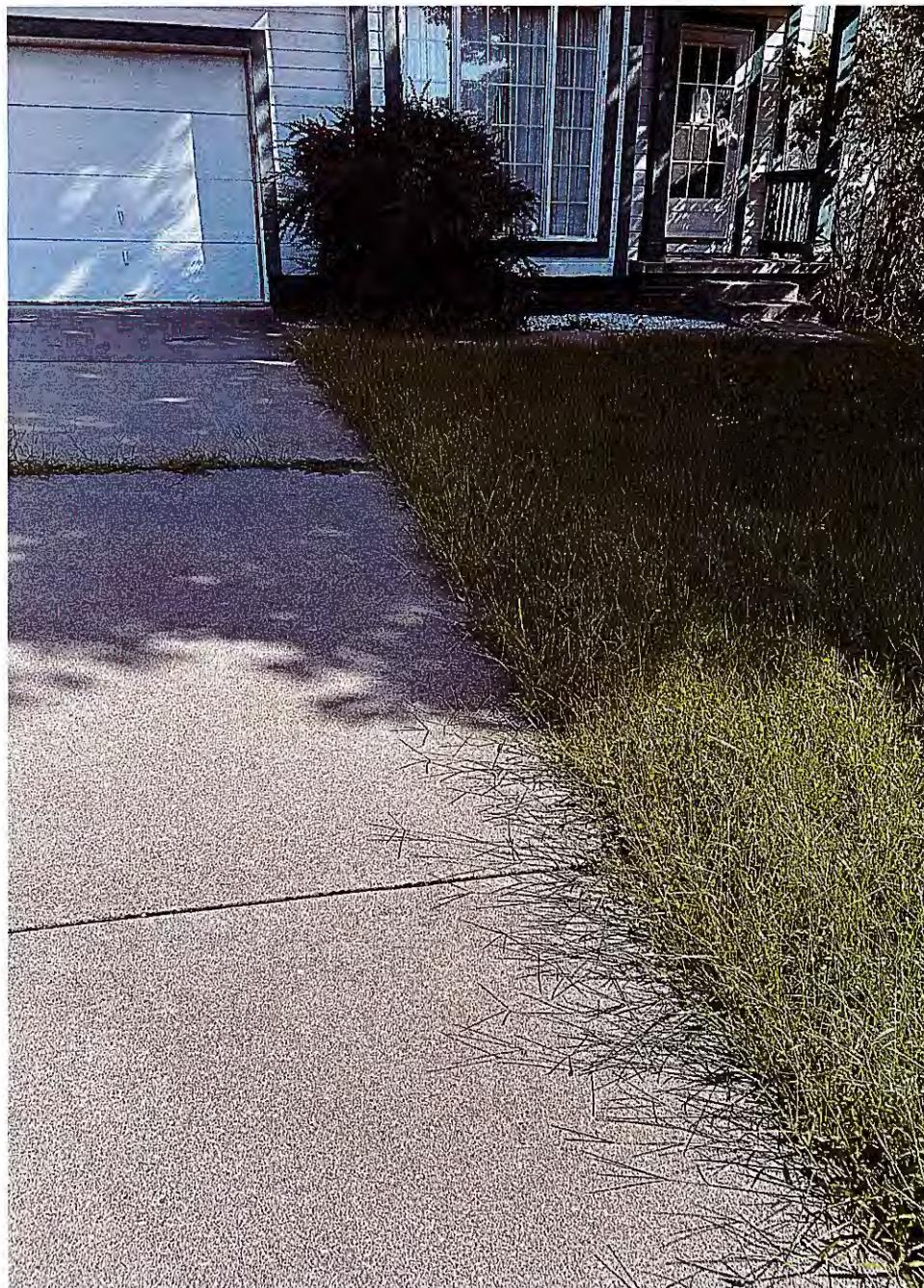
Young Wen & Chi-chu Chen
6708 Michelle Ave
La Veta NIXIE 68128
681 DE 1



22. 2010-2011 學年上學期第 11 週第 1 次定期評量

UNC
68128-2198
68128-30925

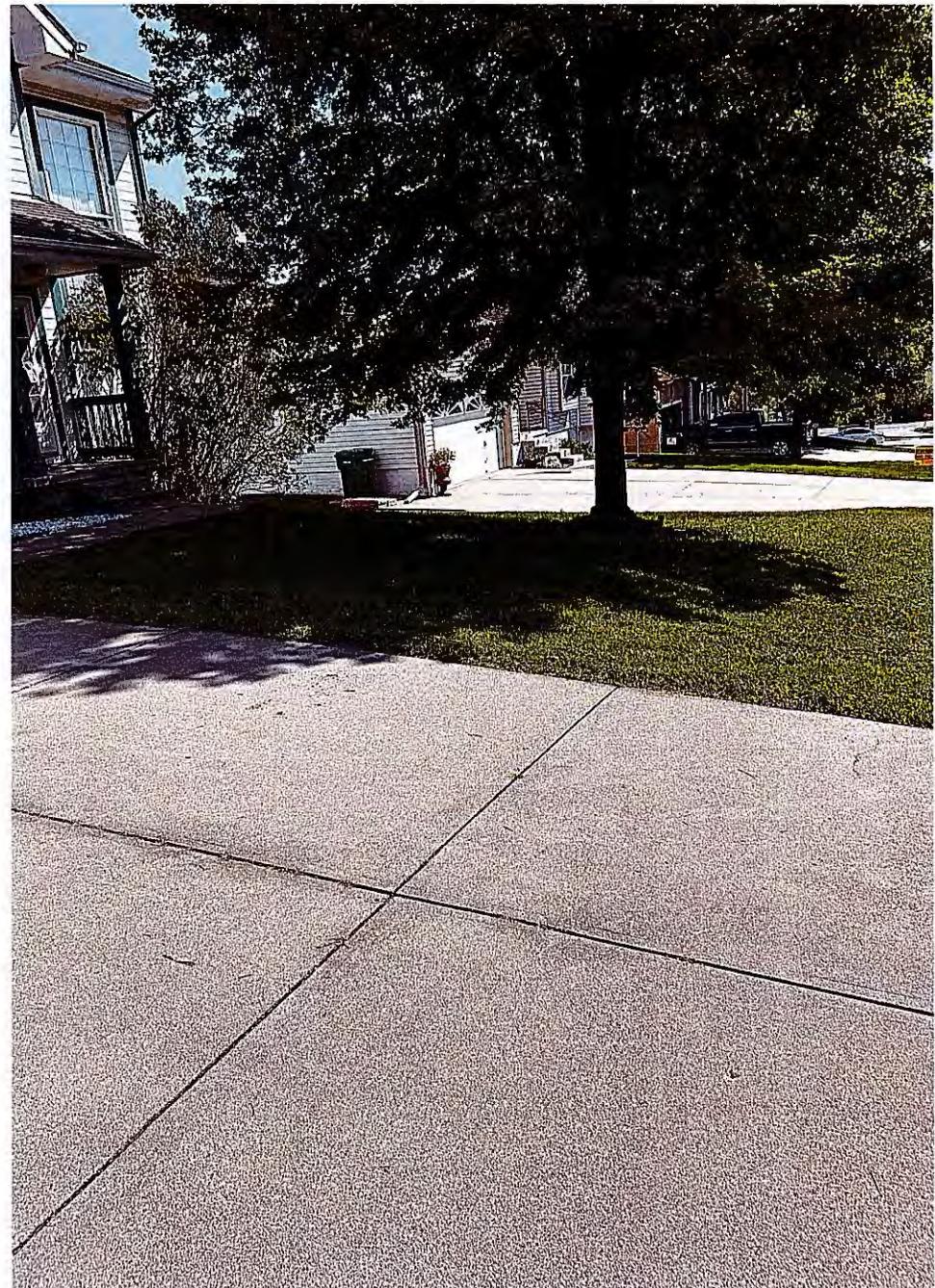
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD













Code	Description	Quantity	Rate	Cost
2210	Pickup Chevy Silverado 3/4 ton	1.00	16.68	16.68
2211	Pickup Chevy Silverado 3/4 ton	1.00	16.68	16.68
2301	Trailer Tilt Bed H&H 8.5'x12'	1.00	3.00	3.00
2290-A	Line trimmer Redmax 18"	1.00	6.65	6.65
2290-B	Line trimmer Redmax 18"	1.00	6.65	6.65
2297-F	Blower/Leaf Redmax HBZ2600	1.00	4.25	4.25
2297-H	Blower/Leaf Redmax HBZ2610	1.00	4.25	4.25
2288E	Mower, Exmark Vantage JD 48"	1.00	7.50	7.50