

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
402.331.1051 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 Morning

Date 5-22-2024 24-6604

Location 6708 Mitchell Ave

Violation 133.01

Time to Comply 5-29-2024

Description Toll pass

Follow-up Officer He Ha

(B)

7008 1140 0000 6663 1427

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

7-66

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

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
Map Number : 2959-13-0-30026-000-0118	& CHI-CHEN CHU
Situs : 6708 MICHELLE AVE	Address : 6708 MICHELLE AVE
Legal : LOT 118 AROMORE EAST	City ST. Zip : LA VISTA NE 68128-
	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	1997-28608			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

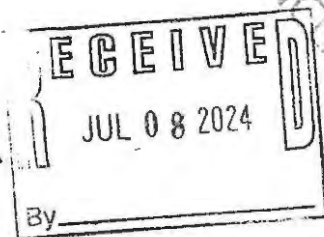
CERTIFIED MAIL™



ON ARIA NE 680

5 JUL 2024 PM 2 L

7008 1140 0000 6663 1427



Yeong Wen & Chii-chu Chen
6708 Michelle Ave
La Vista NE 68128

LN

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

0097/06/24

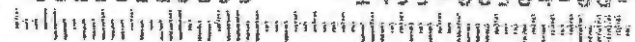
11 9334216966186498

UNC

BL: 08115216896

11455-08104-00-17

68128>2198



68128-3092C

**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
Map Number : 2959-13-0-30026-000-0118	& CHI-CHEN CHU
Situs : 6708 MICHELLE AVE	Address : 6708 MICHELLE AVE
Legal : LOT 118 ARDMORE EAST	City ST. Zip : LA VISTA NE 68128-
	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

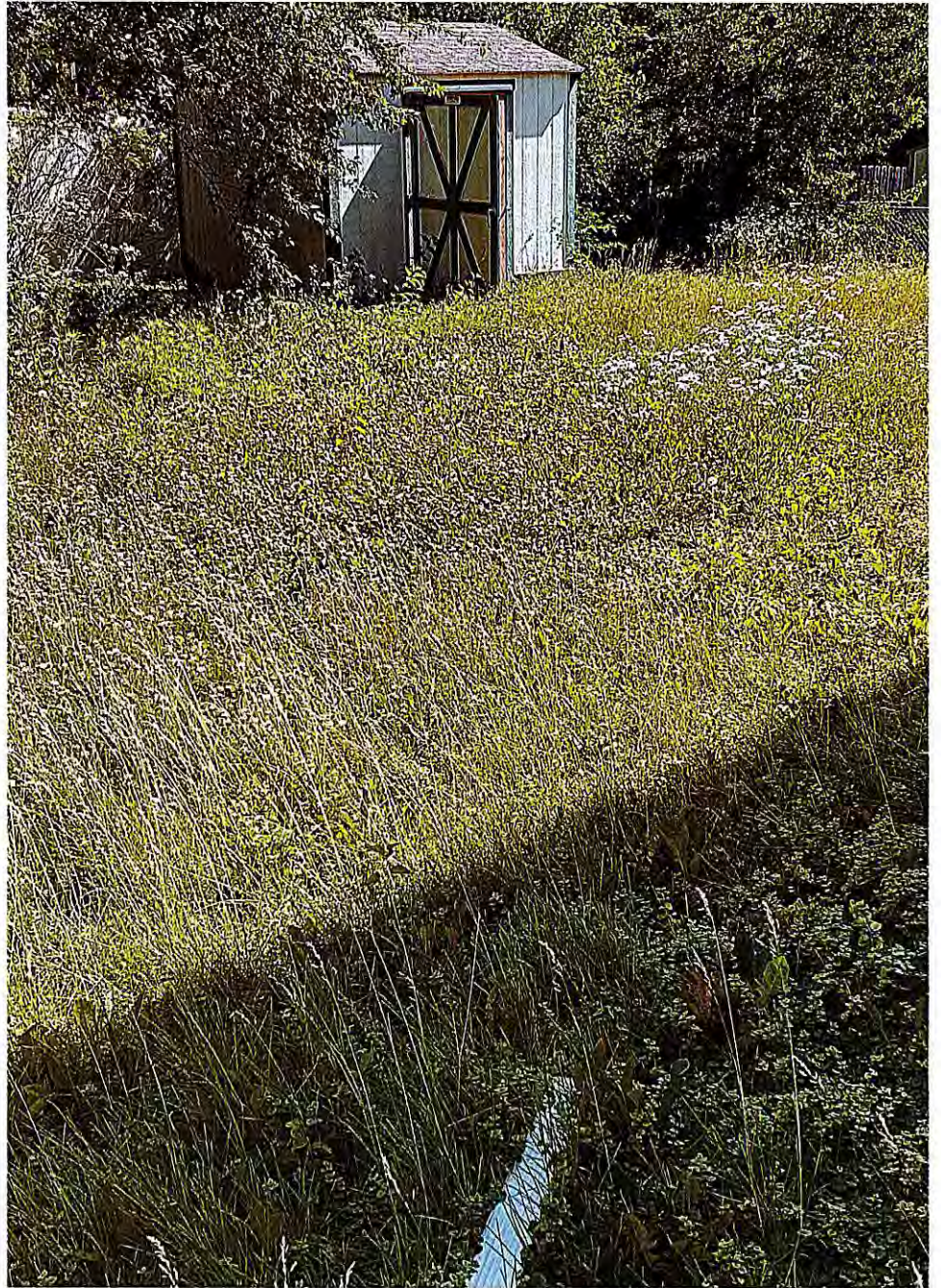
BOE Appeal History				Building Permits		
Appeal #	Year	Appealed By	Status	Permit #	Date	Amount
				JM7162L	06/13/2002 IMPROVEMENT	2,000
				ACT	11/30/1998 IMPROVEMENT	2,000

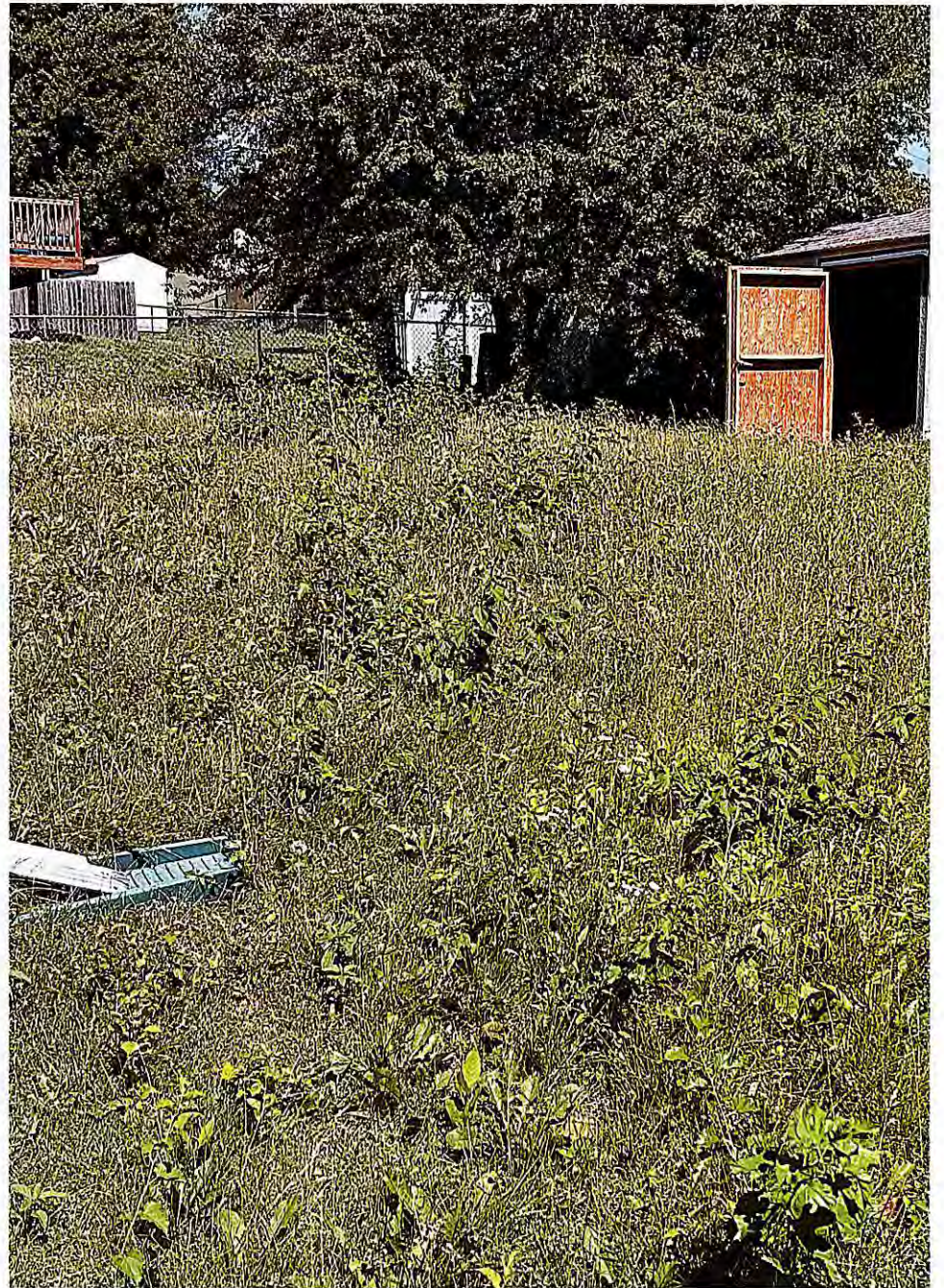
Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2024	ABSTRACT	1000		43,000	255,986	0	298,986	298,986
2023	CTL	1000		37,000	223,324	0	260,324	260,324
2023	BOE	1000		37,000	223,324	0	260,324	260,324
2023	ABSTRACT	1000		37,000	223,324	0	260,324	260,324
2022	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	186,366		221,366		221,366	4,871.86
2019	30,000	182,360		212,360		212,360	4,671.02

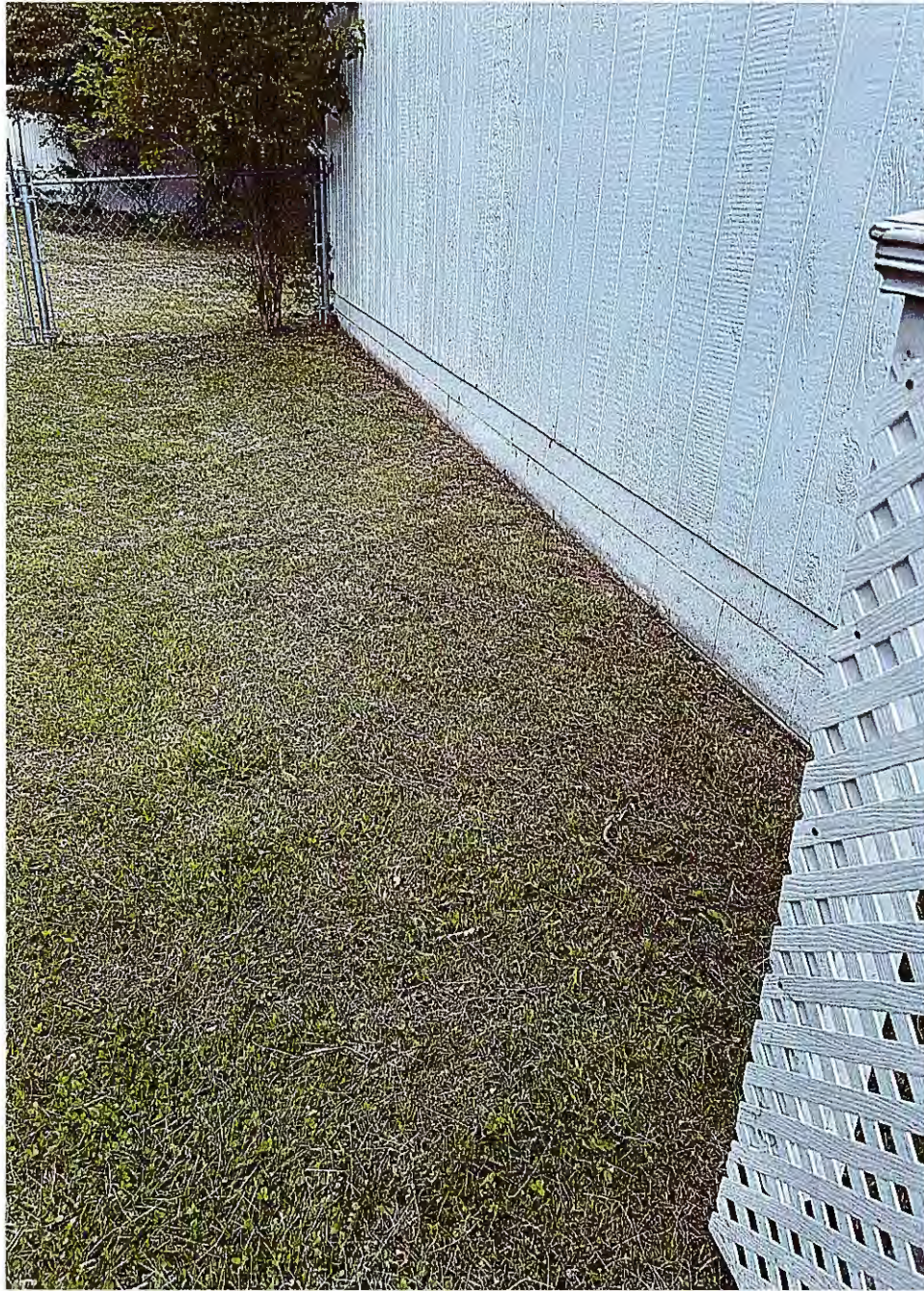














Work Order

1st Mowing

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

Customer Info:

Worker Group: Parks 1

WEN/YEONG

WO Description: Mow & Trim property

Location Notes:

Details:

All of property needs mowed/trimmed.

LABOR				EQUIPMENT		MATERIAL		
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST

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 6709 Mitchell Ave
Violation 133.01
Time to Comply 5-29-2024
Description Toll pass Asked
Follow-up Officer H. H. (B)

7008 1140 0000 6663 1427

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	
7/6/6	
Sent To <u>Yong Wen & Chi-chu Chen</u>	
Street, Apt. No., or PO Box No. <u>6709 Mitchell Ave</u>	
City, State, ZIP+4 <u>La Vista NE 68128</u>	
PS Form 3800, August 2005	
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 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

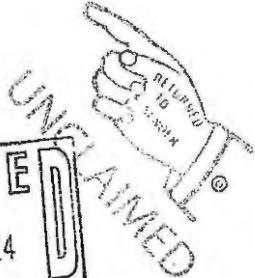
CERTIFIED MAIL



ON 4A NE 680

5 JUL 2024 PM 2 L

7008 1140 0000 6663 1427



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

LW

NIXIE

681 DE 1

0007/06/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

1 933 421 898 61 86 498

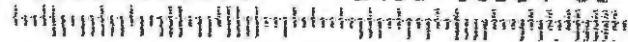
UNC

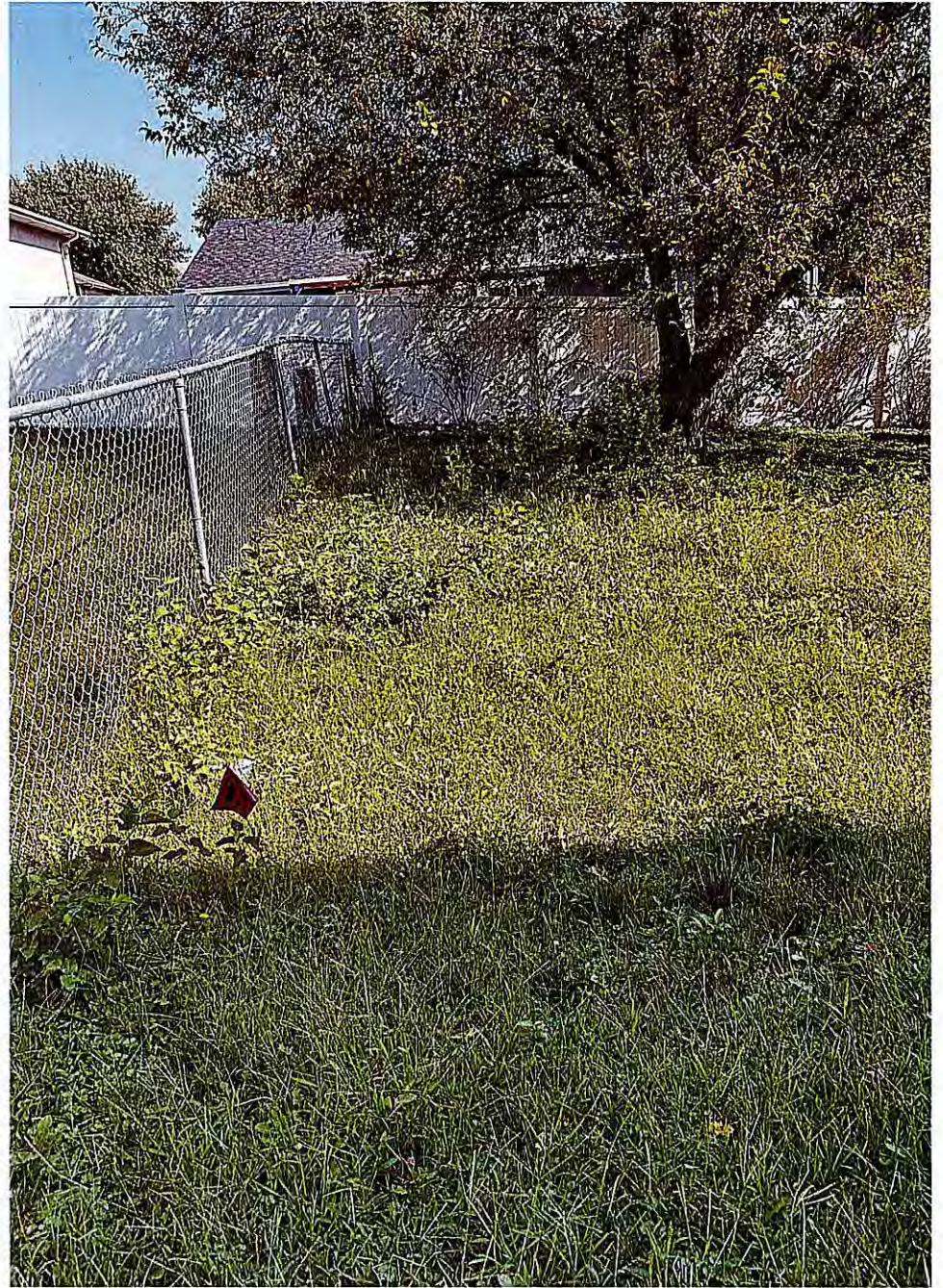
68128-2198

1455-86188-86-87

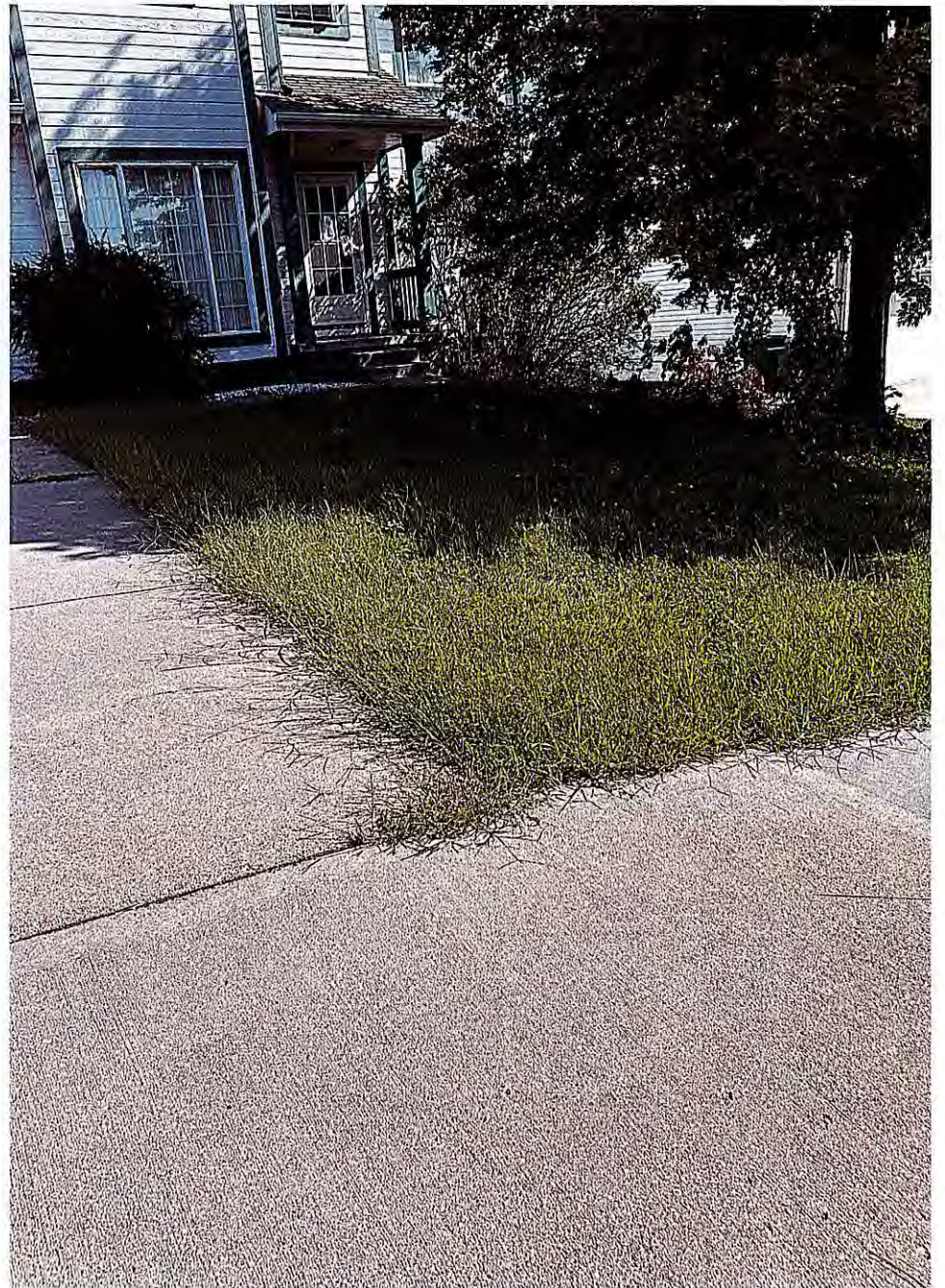
68128-2198

68128-0002C

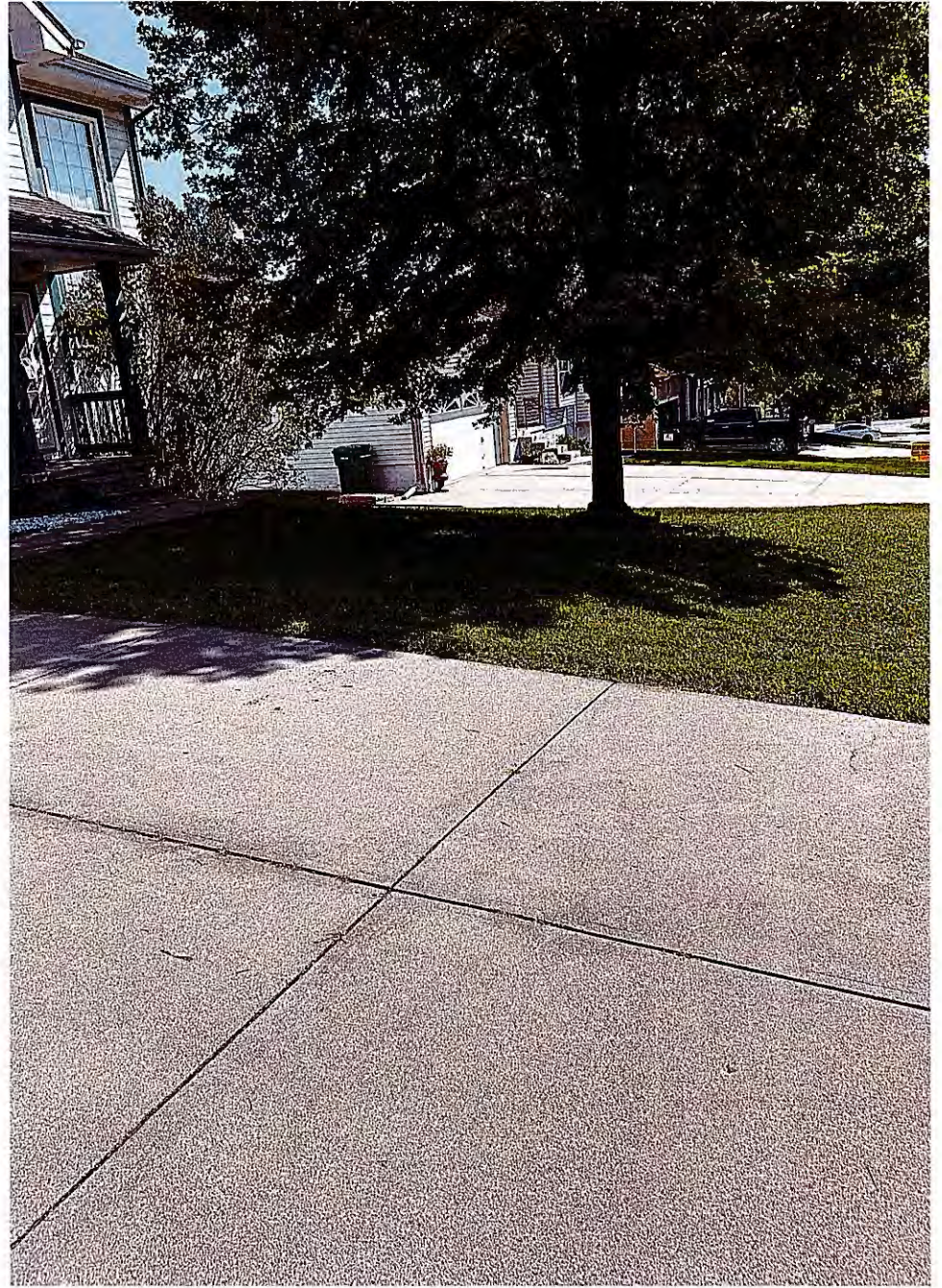














Work Order

2nd Mowing

08/29/2024
03:04 PM

Work Order No.: 00003059

Status: PENDING

Recurring WO No.:

Created By: MHATCHER

Work Order Type: PROPERTY CLEAN UP

Address/Intersection:

Requested Date: 08/27/2024

6708 MICHELLE AVE

Est End Date:

&

Manager: JALLEN

Customer Info:

Worker Group: Parks 1

WEN/YEONG

WO Description: Tall grass/weeds

Location Notes:

Details:

Mow & trim property

LABOR				EQUIPMENT		MATERIAL		
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST

START DATE: ____/____/____

COMPLETION DATE: ____/____/____

START TIME: ____:____:____

COMPLETION TIME: ____:____:____

RESULTS:

Labor:

Performed By	Code	Labor Rate	Hours	Description
Employee	22049	28.11	1.00	
Employee	22064	19.44	1.00	
Employee	22113	24.94	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
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