

**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 owner of  
7225 James Avenue \$211.00  
were notified that the property needed debris removed, as they were in violation of the City Municipal Code, Section 50.03, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the debris removed from the property, thus necessitating the City to do the cleanup, and

WHEREAS, the City sent the property owner a bill for said cleanup 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 6TH DAY OF AUGUST 2025.

CITY OF LA VISTA

ATTEST:

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

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



June 17, 2025

Haruko Morris  
7225 James Avenue  
La Vista, NE 68128

Dear Haruko Morris:

On May 16, 2025, the property at 7225 James Avenue in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 50.03, and notification was made to correct the violations by June 2, 2025 or the city would correct it at the expense of the property owner. On June 6, 2025, Salvation Lawn Care removed debris/rubbish from the property. The cost of \$211.00 was incurred by the City for the work.

Please remit \$211.00, 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 August 6, 2025, 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,

A handwritten signature in blue ink, appearing to read "Rachel D. Carl".

Rachel D. Carl, CMC  
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

RN#: 25-4599 Date: 4.14.15 RV Date: 4.23.15

Location: 7225 Jans Kule

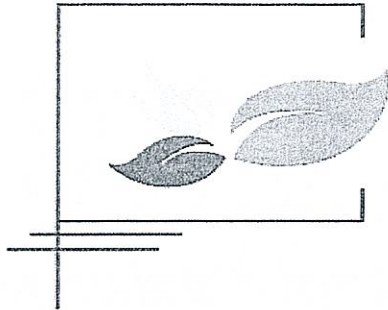
Violation 50.03

Time to Comply —

Description Mc Hennes, fresh-dish-10

Follow-up Officer Hall

(13)



# Salvation Lawn Service LLC

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice #

101

Invoice Date

06/12/2025

Description	Amount
7225 James Ave La Vista, NE 68128 Junk removal - \$200	200.00
Subtotal	200.00
* Sales Tax 5.5%	11.00
Invoice Total	\$211.00

Terms & Conditions

Payment is due within 15 days



**Garbage, Trash, Waste & Litter (50.03) Enforcement | EEN25-0321****Property Information**

010576657      7225 JAMES AVE      Subdivision: LA VISTA  
LA VISTA, NE 68128      Lot:      Block:

**Name Information**

Owner: MORRIS/HARUKO G      Phone:  
Occupant:      Phone:  
Filer:      Phone:

**Enforcement Information**

Date Filed: 04/15/2025      Date Closed: 06/06/2025      Status: Closed - Abated

**Complaint:**

4.15.2025: Trash/debris next to house. MH130

on side of house and wheel. MH130

4.16.2025: Mattresses, recliner and additional garbage debris. The resident at residence stated they will be getting a dumpster to take care of garbage. Pics taken. Issued. MH130

4.16.2025: Spoke with male resident staying at property (531.242.3078). He asked for for additional three weeks as they are remodeling the inside of home. Extension given. MH130

5.15.2025: Property not corrected. Pics taken. MH130

5.16.2025: Certified letter dropped off at City Hall. MH130

6.3.2025: Violation not corrected. Pics taken. MH130

6.6.2025: Violation not corrected. Before and after pics taken. Debris/rubbish removed by Salvation Lawn Care. MH130

Last Action Date: 04/18/2025      Last Inspection:

**Last Action:**

First Class Letter

**Initial Inspection | Mario Hatcher**

Status: Scheduled      Result: Scheduled  
Scheduled: 04/22/2025      Completed:

**Violations:**

Uncorrected

**Comments:**

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**SARPY COUNTY ASSESSOR'S OFFICE**  
Real Property Record Card  
Data Provided by DAN PITTMAN County Assessor. Printed on 5/15/2025 at 15:30

Parcel Information	Ownership Information
Parcel Number : 010576657	Current Owner : MORRIS/HARUKO G
Map Number : 2959-14-1-30051-000-0470	Address : 7225 JAMES AVE
Situs : 7225 JAMES AVE	City ST. Zip : LA VISTA NE 68128-0000
Legal : LOT 477 LA VISTA REPLAT	Property Name :

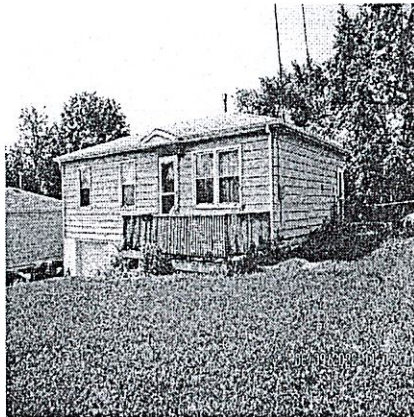
Current Valuation	Assessment Data	Property Classification
Land Value : 30,000	District/TIF Fund : 27142	Status : 01 - IMPROVED
Impr. Value : 137,175	School Base : 127: 77-0027 PAPILLION-LAVISTA SCH	Use : 01 - SINGLE FAMILY
OutBuildings :	Affiliated Code :	Zoning : 01 - SINGLE FAMILY
Total value : 167,175	Neighborhood : LLV	Location : 01 - URBAN
Exemptions : 0	Greenbelt Area :	City Size : 03 - 12,001 - 100,000
Taxable Value : 167,175	Greenbelt Date :	Lot Size : 01 - <=10,000 SQ FT

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price

BOE Appeal History				Building Permits		
Appeal #	Year	Appealed By	Status	Permit #	Description	Amount
				MG6340L	10/14/2003 DRIVEWAY	2,000

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT	1000		30,000	137,175	0	167,175	167,175
2024	CTL	1000		28,000	125,936	0	153,936	153,936
2024	BOE	1000		28,000	125,936	0	153,936	153,936
2024	ABSTRACT	1000		28,000	125,936	0	153,936	153,936
2023	CTL	1000		25,000	118,756	0	143,756	143,756

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2024	28,000	125,936		153,936		153,936	2,554.22
2023	25,000	118,756		143,756		143,756	2,906.06
2022	22,000	106,120		128,120		128,120	2,750.32
2021	20,000	92,910		112,910	112,910		
2020	20,000	87,020		107,020	107,020		



Date: 05-16-2025

Haruko Morris  
7225 James Ave  
La Vista, NE 68128

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has two-mile ETJ authority) 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 (**7225 James Ave.**). This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

**50.03:** 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 injurious to the public health or offensive to the residents of the city...

The attached sheet categorizes your violation(s) 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 **06-02-2025**.

Please contact Code Enforcement Office at (402)331-1582 ext. 251 between the hours of 8:00 a.m. and 4:00 p.m. with any questions. Please leave a voicemail with your address, a return phone number and best date and time to contact you is necessary.

The City of La Vista hope's you will work with us to maintain a positive community environment. If this violation is not corrected, 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 96<sup>th</sup> Street  
La Vista NE 68123







