

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,

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: 4.16.25 RV Date: 4.23.25

Location 7225 Taos Rd

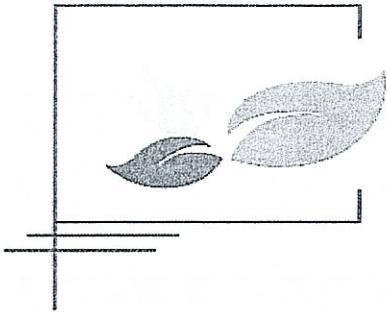
Violation 50.03

Time to Comply —

Description McKeeves, trash - obs. 15

Follow-up Officer Heller

(B)

**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	200.00
Junk removal - \$200	
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 all winter. 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:

**SARPY COUNTY ASSESSOR'S OFFICE**

Real Property Record Card

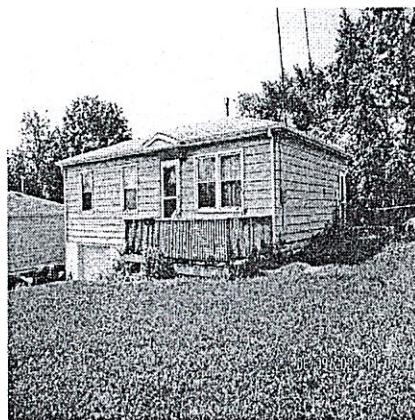
Data Provided by DAN PITTMAN County Assessor. Printed on 5/15/2025 at 15:30

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 #	Date	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 96th Street
La Vista NE 68123

