

**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 THE LOCATION AND IN THE AMOUNT CITED HEREIN.

WHEREAS, the property owners of  
7332 Frederick Avenue Lot 415 La Vista Replat, \$4,349.52  
were notified to remove a tree and repair the sidewalk as they were in violation of the City Municipal Code, Section 94.07, or the City would do so and bill them accordingly; and

WHEREAS, the property owner of said address chose not to remove the tree and repair the sidewalk, thus necessitating the City to do the clean up; and

WHEREAS, the City sent the property owner a bill for said clean up which has 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 a Special Assessment for Improvements in the amount and against the property specified above, located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 1ST DAY OF SEPTEMBER, 2020

CITY OF LA VISTA

ATTEST:

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

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



January 14, 2020

Danielle L. Hall  
7332 Frederick Ave.  
La Vista, NE 68128

RE: Lot 415 La Vista Replat

Dear Ms. Hall:

On August 19, 2019, your property at 7332 Frederick Ave. in La Vista was in violation of the City of La Vista's Municipal Code, Section 94.07 and a letter was sent that the removal of the tree and repair of the sidewalk needed to be done by September 9, 2019 or the City would correct the violation at the owner's expense. Between the dates of October 29 and November 11, 2019 the Public Works Department had the tree removed and removed and replaced the sidewalk. A total cost of \$4,349.52 was incurred by the City for the cleanup. The cost breakdown is as follows:

Administrative Fee	\$ 50.00
Tree Removal and Stump Grinding	2,550.00
Concrete removal and replacement	
Labor	856.44
Materials	410.66
Equipment Cost	482.42
 TOTAL	 \$ <u>4,349.52</u>

Please remit \$4,349.52, 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 February 18, 2020 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, CMC  
City Clerk

**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: 402-593-6400  
f: 402-593-6445

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-932-6352

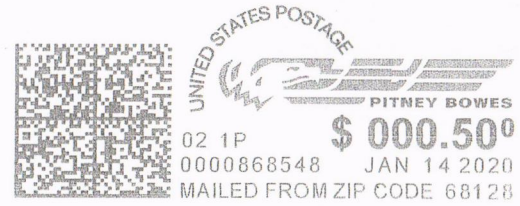
**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**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  
8116 Park View Blvd.  
La Vista, NE 68128



Danielle L. Hall  
7332 Frederick Ave.  
La Vista NE 68128

IMPORTANT ASSESSMENT INFORMATION



December 3, 2019

To: D.J. Barcal  
Cc: Jeff Calentine  
L. Ruppert

Re: 7332 Frederick Ave

Attached is a list of the expenses incurred by the Public Works and Police Department for the removal of the tree as well as the sidewalk removal and sidewalk replacement at the above address.

Please feel free to contact me with any question you may have.

Brady Small  
Street Superintendent  
City of La Vista – Public Works

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f:402-331-4375

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p:402-593-6400  
f:402-331-4375

Fire  
8110 Park View Blvd.  
p:402-331-4748  
f:402-331-0410

Library  
9110 Giles Rd.  
p:402-537-3900  
f:402-537-3902

Police  
7701 South 96<sup>th</sup> St  
p:402-331-1582  
f:402-331-7210

Public Works  
9900 Cornhusker Rd.  
p:402-331-8927  
f:402-331-1051

Recreation  
8116 Park View Blvd.  
p:402-331-3455  
f:402-331-0299



**7332 Frederick Avenue  
Code Enforcement Clean-up Activity**

OFFICER NAME	DATES	PAY RATE	OVERTIME RATE	HOURS WORKED	GROSS PAY	FICA/Medicare 7.600%	Pension 6.5%	Total Benefits	TOTAL
Officer #1	11/6/2019	\$ 21.50	\$ -	1	\$ 21.50	\$ 1.63	\$ 1.29	\$ 2.92	\$ 24.42
Officer #2	11/6/2019	\$ 39.62	\$ -	1	\$ 39.62	\$ 3.01	\$ 2.38	\$ 5.39	\$ 45.01
					\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -	\$ -	\$ -
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<b>Total</b>		<b>\$ 61.12</b>	<b>\$ -</b>	<b>2</b>	<b>61.12</b>	<b>\$ 4.72</b>	<b>\$ 3.73</b>	<b>\$ 8.31</b>	<b>69.43</b>

Date	Vendor	Total
11/5/2019	Happy Trees	\$2,300.00
11/11/2019	Stump Grinding	\$250.00

Date	Material	Total
11/8/2019	3 CY Concrete	\$410.66

Date	Labor	Hours	Hourly Rate	Total
11/5/2019	Employee #1	1	\$ 10.50	\$ 10.50
	Employee #2	1	\$ 21.87	\$ 21.87
	Employee #3	1	\$ 19.56	\$ 19.56
	Employee #4	1	\$ 24.50	\$ 24.50
	Total			\$ 76.43
11/7/2019	Employee #1	6	\$10.50	\$ 63.00
	Employee #2	6	\$ 18.65	\$ 111.90
	Employee #3	6	\$ 15.64	\$ 93.84
	Employee #4	6	\$ 29.39	\$ 176.34
	Employee #5	6	\$ 29.37	\$ 176.22
	Total			\$ 621.30
11/8/2019	Employee #1	0.5	\$ 29.37	\$ 14.69
	Employee #2	0.5	\$ 29.39	\$ 14.70
	Employee #3	1.5	\$ 18.65	\$ 27.98
	Employee #4	1.5	\$ 15.64	\$ 23.46
	Employee #5	1.5	\$ 21.87	\$ 32.81
	Employee #6	1.5	\$ 19.56	\$ 29.34
	Employee #7	1.5	\$ 10.50	\$ 15.75
	Total			\$ 158.71

Date	Equipment	Hours	Hourly Rate	Total
11/5/2019	1-ton pick up	1	\$ 22.99	\$ 22.99
	8 CY Dump Truck	1	\$ 57.70	\$ 57.70
	Skid Steer	1	\$ 35.47	\$ 35.47
	Total			\$ 116.16
11/7/2019	1 3/4 ton pick up	1	\$ 27.55	\$ 27.55
	8 CY Dump Truck	1	\$ 57.70	\$ 57.70
	Skid Steer	2	\$ 35.47	\$ 70.94
	2 1 ton pick up	1	\$ 22.99	\$ 45.98
	Excavator 1 CY	1	\$ 36.06	\$ 36.06
	Total			\$ 238.23
11/8/2019	1 3/4 ton pick up	1.5	\$ 27.55	\$ 41.33
	Skid Steer	0.5	\$ 35.47	\$ 17.74
	2 1 ton pick up	1.5	\$ 22.99	\$ 68.97
				\$ 128.03

**Grand Total** \$4,299.52



Date: August 19, 2019

Owner/Resident  
7332 Frederick Ave.

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. This investigation has revealed violation(s) of the La Vista Municipal Code, 94.07- dead or diseased trees.

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 ( September 9,2019) depending upon the violation(s). By completing a "Compliance Agreement:" additional time may be granted depending on health and safety and will be evaluated on a case by case basis.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). The enclosed "Compliance Agreement" must be completed and returned immediately to ensure additional time for compliance. 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,  
  
C. Ruppert  
Code Enforcement Officer  
La Vista Police Department  
7701 South 96<sup>th</sup> Street  
La Vista, NE 68128

**City Hall**

8116 Park View Blvd.  
La Vista, NE 68128-2198  
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f: 402-331-4375

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**Fire**

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f: 402-331-0410

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8305 Park View Blvd.  
p: 402-339-9147

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f: 402-331-0299

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)



**§ 94.05 TREE TOPPING.**

It shall be unlawful for any person, firm, or entity, other than the City's Public Works Department, to top, prune or in any way cut or damage a park tree, and no person, firm, or entity, other than the City's Public Works Department, shall top any street tree, park tree or other tree on public property without first obtaining a permit from the city to do so. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Topping of street trees severely damaged by storms or other causes and topping of street trees necessary to prevent growth interfering with or obstructing utility wires are exempt from this provision.

('79 Code, § 8-605) Penalty, see § 94.99

**§ 94.06 OBSTRUCTION, PRUNING, REMOVAL.**

(A) All trees, shrubs and bushes within the city shall be pruned or caused to be pruned by the owner or occupant when such trees or shrubs obstruct the light from any street lamp, obstruct the visibility of any traffic control device or sign, obstruct the passage of pedestrians on sidewalks or obstruct the view of any street or alley intersection. The minimum clearance of any overhanging branches or limbs should be 15 feet above all streets and eight feet above sidewalks.

(B) All shrubs and hedges defined as street trees in § 94.01 shall be kept trimmed by the abutting property owner at least two feet back from all curbs, sidewalks, driveways or alleys; and the same shall at all times be kept trimmed to a height not greater than 30 inches above the top of the curb, unless the city shall have, upon written application of the owner or occupant, determined that a greater height would not constitute a hazard to pedestrians or vehicular traffic.

('79 Code, § 8-606) Penalty, see § 94.99

**§ 94.07 DEAD OR DISEASED TREES.**

All trees and shrubs within the city shall be pruned or removed when such trees or shrubs constitute a hazard to life and property or harbor insects or disease which constitute a threat to other trees or shrubs within the city.

('79 Code, § 8-607) Penalty, see § 94.99

*Cross reference:*

*Dead or diseased trees, § 92.21*

La Vista Police Department

**COMPLIANCE AGREEMENT**

FULL NAME: FIRST, MIDDLE, LAST <u>Danielle Hall</u>	DATE OF BIRTH
RESIDING ADDRESS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>7332 FREDERICK AVE, LAVISTA, NE 68128</u>	
PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>7332 FREDERICK AVE, LAVISTA, NE, 68128</u>	
CONDITIONS REQUIRING CORRECTION <u>Dead or diseased trees, sidewalk maintenance and repair.</u>	
CORRECTIVE MEASURES <u>Remove trees, Repair the sidewalk.</u>	

**AGREEMENT:**

The above named agrees that the conditions set forth in this Agreement must be eliminated, as described above on or before (Date) Sept. 9, 2019.

The undersigned agrees to allow the City to inspect the premises as necessary to determine compliance with this agreement. This Agreement shall be interpreted in accordance with the law of the State of Nebraska.

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties herto in the same manner as the execution of this Agreement.

Failure to comply with the agreement deadline will result in prosecution for Violations of the La Vista Municipal Codes.

This form must be filled out completely to be valid.

**Signature:** \_\_\_\_\_, **date** \_\_\_\_\_, **accepting responsibility for compliance**



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

DANIELLE HALL  
7332 FREDERICK AVE.  
LA VISTA, NE. 68128

Date 8-6-99 / 1125 / 19-11275

Location 7332 FREDERICK AVE

Violation 93.014

Time to Comply 7 days

Description TRIP HAZARD

DANIELLE HALL

Follow-up Officer



**(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

OFFICIAL USE

Postage	\$
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Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

Total Postage &amp; Fees \$

29

Sent To

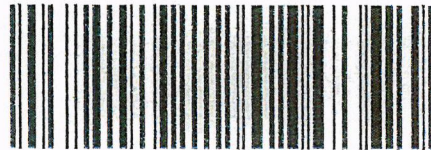
Send to  
Danielle Hall

Street, Apt. No.;  
or PO Box No. 7332 Frederick Ave

City, State, ZIP+4  
LAVISTA, NE, 68138

PS Form 3800, August 2006

**See Reverse for Instructions**

**VERIFIED MAIL™**

7013 2250 0001 8089 9272



RECEIVED  
SEP 18 2019  
MED  
By

UNCLAIMED By

DANIELA DE L  
 08/08/17/18  
 RETURN TO  
 CHAIRMAN OF THE BOARD  
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65-25512-2198  
CC-0

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAN, ELLIE HALL  
7332 FREDERICK AVE  
LA VISTA, NE

68128

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail®☐ Priority Mail Express™☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

7013 2250 0001 8089 9272

PS Form 3811, July 2013

Domestic Return Receipt



La Vista Police Department

**COMPLIANCE AGREEMENT**

FULL NAME: FIRST, MIDDLE, LAST <b>DANIELLE HALL</b>	DATE OF BIRTH
RESIDING ADDRESS STREET, CITY, STATE, ZIP, PHONE NUMBER <b>7332 FREDERICK AVE. LAVISTA NE, 68128</b>	
PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER <b>7332 FREDERICK AVE. LAVISTA NE, 68128</b>	
CONDITIONS REQUIRING CORRECTION <b>DEAD OR DISEASED TREES</b>	
CORRECTIVE MEASURES <b>TREES NEED TO BE REMOVED OR DEAD BRANCHES NEED TO BE REMOVED OVER THE STREET.</b>	

**AGREEMENT:**

The above named agrees that the conditions set forth in this Agreement must be eliminated, as described above on or before (Date) JUNE 30, 2018.

The undersigned agrees to allow the City to inspect the premises as necessary to determine compliance with this agreement. This Agreement shall be interpreted in accordance with the law of the State of Nebraska.

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties herto in the same manner as the execution of this Agreement.

Failure to comply with the agreement deadline will result in prosecution for Violations of the La Vista Municipal Codes.

This form must be filled out completely to be valid.

**Signature:** \_\_\_\_\_, **date** \_\_\_\_\_, **accepting responsibility for compliance**



Date: June 14, 2018

Dear Owner/Resident: 7332 Frederick Ave.

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. This investigation has revealed violation(s) of the La Vista Municipal Code, 94.06 obstruction, pruning, removal, 94.07 dead or diseased tree.

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 ( June 30, 2018) depending upon the violation(s). By completing a "Compliance Agreement:" additional time may be granted depending on health and safety and will be evaluated on a case by case basis.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). The enclosed "Compliance Agreement" must be completed and returned immediately to ensure additional time for compliance. 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,

C. Ruppert

Code Enforcement Officer

La Vista Police Department

7701 South 96<sup>th</sup> Street

La Vista, NE 68128

**City Hall**

8116 Park View Blvd.

La Vista, NE 68128-2198

p: 402-331-4343

f: 402-331-4375

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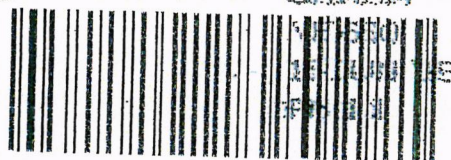
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f: 402-331-0299



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

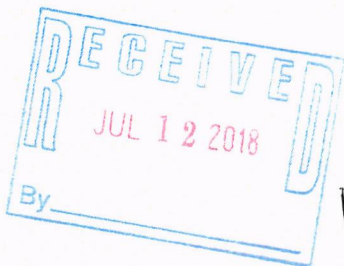
**CERTIFIED MAIL**



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UNITED STATES POSTAGE  
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02 1P \$ 006.67<sup>0</sup>  
000868548 JUN 15 2018  
MAILED FROM ZIP CODE 68128



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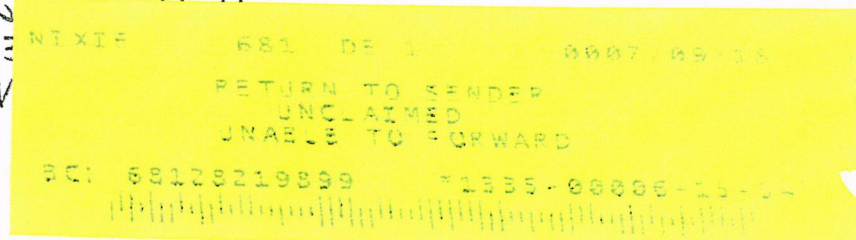
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733  
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LN 6-16-18  
KJ R40

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Date 8-6-19 / 1125 / 19-11275

Location 7332 FREDERICK AVE

Violation 93.016

Time to Comply 7 days

Description TRIP HAZARD

DANISHE HALL

Follow-up Officer

















7323 Frederick Ave

La Vista, Nebraska

Google

Street View - Aug 2014





**Current as of:** 12/12/2019 **Date Created:** 4/23/1998 **Last Updated:** 12/2/2019

**Active**

**Parcel Number:** 010413936

**Location:** 07332 W FREDERICK AVE

**Owner:** HALL/DANIELLE L


**C/O**

**Mail Address:** 7332 FREDERICK AVE

LA VISTA NE 68128-

**Legal:** LOT 415 LA VISTA REPLAT

**Tax District:** 27002

**Map #:** 2959-14-1-30051-000-0407 

**Property Class:** 1000 [NBHD Code:](#) LLV

**2019 Valuation Reports for NBHD: LLV**

[ADDRESS REPORT.pdf](#)

[MKT SALES.pdf](#)

[Frequently Asked Questions\(See Last Question\)](#)



Click Picture for Larger View.

[PRINT A PROPERTY RECORD FILE](#)