

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
7135 Wood Lane Dr \$480.00
were notified that the property needed the dead tree limb and branches removed, as they were in violation of the City Municipal Code, Sections 50.03 and 94.07, or the City would do so and bill them accordingly, and

WHEREAS, the property owner of said address chose not to have the tree limb and branches 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 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



July 7, 2025

Randy Kleist
7135 Wood Lane Dr
La Vista, NE 68128

Dear Randy Kleist;

On April 4, 2025, the property at 7135 Wood Lane Dr in La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 50.03 and 94.07, and notification was made to correct the violations by April 22, 2025 or the city would correct it at the expense of the property owner. On June 5, 2025, a dead branch was cut and removed from the front yard by Salvation Lawn Care and on June 6, 2025, a pile of dead tree limbs were removed from the driveway by Salvation Lawn Care. The cost of \$480.00 was incurred by the City for the dead tree limb removal.

Please remit \$480.00, 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 19, 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#: 25-2356 Date: 2.27.25 RV Date: 3.27.25

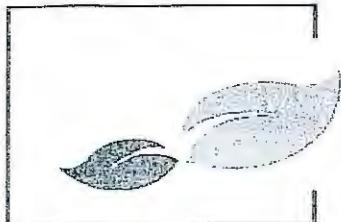
Location 7135 Woodlawn Dr.

Violation 50.03 & 94.07

Time to Comply _____

Description pile of limbs in driveway &
dead limbs in tree in front yard

Follow-up Officer _____

**Salvation Lawn Service LLC**

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice #

102

Invoice Date

06/12/2025

Description	Amount
7135 Wood Lane Dr La Vista, NE 68128	480.00
Tree removal and dump.	
Rental fee - \$280	
Remove Tree and dump fee- \$200	
Total- \$480	
Invoice Total	\$480.00

Terms & Conditions

Payment is due within 15 days



Trees-Hazard to Life and Property (94.07) Enforcement | EEN25-0160**Property Information**

010578455 7135 WOOD LANE DR Subdivision: PARK VIEW HEIGHTS
 LA VISTA, NE 68128 Lot: Block:

Name Information

Owner: KLEIST/RANDY L Phone:
Occupant: Phone:
Filer: Phone:

Enforcement Information

Date Filed: 02/27/2025 Date Closed: 06/06/2025 Status: Closed - Abated

Complaint:

2.27.2025: Dead Hanging Limbs. MH1303
2.27.2025: Dead hanging Limbs from tree in front yard. Pics taken. Posted. MH130
4.2.2025: Violations not corrected. MH130
4.4.2025: First class letter dropped off at City Hall. MH130
6.5.2025: Dead branch cut and removed by Salvation Lawn Care. Pics taken. MH130
6.12.2025: Salvation Lawn Invoice #102 dropped off at City Hall. MH130

Last Action Date: 02/27/2025 Last Inspection:

Last Action:
Yellow Tag Posted

Status: Result:
Scheduled: Completed:

Violations:

Uncorrected

Comments:

Garbage, Trash, Waste & Litter (50.03) Enforcement | EEN25-0161

Property Information

010578455 7135 WOOD LANE DR Subdivision: PARK VIEW HEIGHTS
LA VISTA, NE 68128 Lot: Block:

Name Information

Owner:	KLEIST/RANDY L	Phone:
Occupant:		Phone:
Filer:		Phone:

Enforcement Information

Date Filed: 02/27/2025 Date Closed: 06/06/2025 Status: Closed - Abated

Complaint:

2.27.2025: Pile of branches/limbs in driveway. MH130

2.27.2025: Pile of branches/limbs in driveway. Posted. Pics taken. MH130

4.2.2025: Violations not corrected. MH130

4.4.2025: First class letter dropped off at City Hall. MH130

6.6.2025: Pile removed. Pics taken. MH130

6.12.2025: Salvation Lawn Invoice #102 dropped off at City Hall. MH130

Last Action Date: 02/27/2025 Last Inspection:

Last Action:
Yellow Tag Posted

Status: **Result:**
Scheduled: **Completed:**

Violations:

Uncorrected

Comments:



Date: 04-04-2025

Randy Kleist
71335 Wood Lane Dr
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 (7135 Wood Lane Dr.) 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...*

94.07: *All trees and shrubs within the city shall be pruned or removed when such trees or shrubs constitute a hazard to life and property... remove tree or all broken and/or hanging limbs from trees.*

The attached sheet categorizes your violation(s) 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 04-22-2025.

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

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

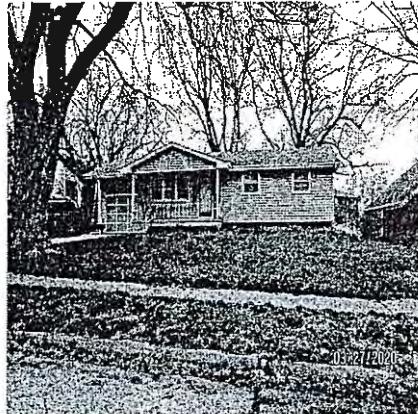


SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 4/3/2025 at 08:51

Parcel Information		Ownership Information							
Parcel Number : 010578455		Current Owner : KLEIST/RANDY L							
Map Number : 2959-15-0-30007-000-0111		Address : 7135 WOOD LANE DR							
Situs : 7135 WOOD LANE DR		City ST, Zip : LA VISTA NE 68128							
Legal : LOT 412 PARK VIEW HEIGHTS REPLAT		Property Name :							
Current Valuation	Assessment Data	Property Classification							
Land Value : 37,000	District/TIF Fund : 27142	Status : 01 - IMPROVED							
Impr. Value : 204,919	School Base : 127: 77-0027 PAPILLION-LAVISTA SCH	Use : 01 - SINGLE FAMILY							
OutBuildings :	Affiliated Code :	Zoning : 01 - SINGLE FAMILY							
Total value : 241,919	Neighborhood : LPV	Location : 01 - URBAN							
Exemptions : 0	Greenbelt Area :	City Size : 03 - 12,001 - 100,000							
Taxable Value : 241,919	Greenbelt Data :	Lot Size : 02 - 10,001 SQ FT - 20,000 SQ FT							
Sales History									
Date	Book/Page	Grantor	Grantee						
06/01/2010	2010-14106	HOWARD SHAWN E & MANDY M	KLEIST RANDY L						
06/01/2006	2006-19598	HOWARD SHAWN E	HOWARD SHAWN E & MANDY M						
05/27/2004	2004-20742	MEYER DANIEL E	HOWARD SHAWN E						
BOE Appeal History									
Appeal #	Year	Appealed By	Status						
Assessment Milestones									
Year	Description		Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT		1000		37,000	204,919	0	241,919	241,919
2024	CTL		1000		35,000	200,840	0	235,840	235,840
2024	BOE		1000		35,000	200,840	0	235,840	235,840
2024	ABSTRACT		1000		35,000	200,840	0	235,840	235,840
2023	CTL		1000		30,000	186,594	0	216,594	216,594
Historical Valuation Information									
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes		
2024	35,000	200,840		235,840		235,840	3,923.01		
2023	30,000	186,594		216,594		216,594	4,378.50		
2022	27,000	176,699		203,699		203,699	4,372.76		
2021	25,000	159,746		184,746		184,746	4,025.38		
2020	25,000	148,084		173,084		173,084	3,809.28		





SARPY COUNTY ASSESSOR'S OFFICE
Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 6/6/2025 at 07:10

Parcel Information		Ownership Information	
Parcel Number : 010578455		Current Owner : KLEIST/RANDY L	
Map Number : 2959-15-0-30007-000-0111		Address : 7135 WOOD LANE DR	
Situs : 7135 WOOD LANE DR		City ST. Zip : LA VISTA NE 68128-	
Legal : LOT 412 PARK VIEW HEIGHTS REPLAT		Property Name :	

Current Valuation		Assessment Data	Property Classification
Land Value : 37,000	District/TIF Fund : 27142	Status : 01 - IMPROVED	
Impr. Value : 204,919	School Base : 127: 77-0027 PAPILLION-LAVISTA SCH	Use : 01 - SINGLE FAMILY	
OutBuildings :	Affiliated Code :	Zoning : 01 - SINGLE FAMILY	
Total value : 241,919	Neighborhood : LPV	Location : 01 - URBAN	
Exemptions : 0	Greenbelt Area :	City Size : 03 - 12,001 - 100,000	
Taxable Value : 241,919	Greenbelt Date :	Lot Size : 02 - 10,001 SQ FT - 20,000 SQ FT	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/01/2010	2010-14106	HOWARD SHAWN E & MANDY M	KLEIST RANDY L	135,000	135,000
06/01/2006	2006-19598	HOWARD SHAWN E	HOWARD SHAWN E & MANDY M	0	0
05/27/2004	2004-20742	MEYER DANIEL E	HOWARD SHAWN E	123,000	123,000

BOE Appeal History			Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Assessment Milestones									
Year	Description		Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2025	ABSTRACT		1000		37,000	204,919	0	241,919	241,919
2024	CTL		1000		35,000	200,840	0	235,840	235,840
2024	BOE		1000		35,000	200,840	0	235,840	235,840
2024	ABSTRACT		1000		35,000	200,840	0	235,840	235,840
2023	CTL		1000		30,000	186,594	0	216,594	216,594

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2024	35,000	200,840		235,840		235,840	3,923.01
2023	30,000	186,594		216,594		216,594	4,378.50
2022	27,000	176,699		203,699		203,699	4,372.76
2021	25,000	159,746		184,746		184,746	4,025.38
2020	25,000	148,084		173,084		173,084	3,809.28

