

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
7710 Greenleaf Drive \$250.00
were notified that the property needed to be mowed, trimmed and trees removed, 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 owner of said address chose not to mow, trim and remove trees 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 7TH DAY OF OCTOBER 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



August 21, 2025

Theresa Trumbla
7710 Greenleaf Dr
La Vista, NE 68128

Dear Theresa Trumbla;

On June 24, 2025, the property at 7710 Greenleaf Dr 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 July 14, 2025 or the city would correct it at the expense of the property owner. On July 27, 2025, Salvation Lawn Service mowed, trimmed and removed trees from the property. The cost of \$250.00 was incurred by the City for mowing, trimming and tree removal.

Please remit \$250.00, 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 October 7, 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

Abatement at 7710 Greenleaf Dr

On

July 25, 2025



Date: 06-27-2025

Theresa Trumbla
7710 Greenleaf Dr
La Vista, NE 68128

The City of La Vista and its Extraterritorial Jurisdiction (La Vista has a 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 (7710 Greenleaf Dr.) This investigation has revealed violation(s) of the La Vista Municipal Code, (s):

133.01: The owner or occupant of any lot of ground within the city... shall keep the lot or piece of ground free of any excessive growth of weeds, grasses, or worthless vegetation. Excessive growth shall include, without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.

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). Violations are required to be eliminated on or before **07-14-2025**.

Please contact the 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 the best date and time to contact you is necessary.

The City of La Vista hopes you will work with us to maintain a positive community environment. If this violation is not corrected, the violation will be abated and will be forwarded to the City Legal Department and other necessary agencies for possible 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

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8116 Park View Blvd.
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RN#: 25-7696 Date: 6.10.25 RV Date: 6.24.25
7/14/25

Location 7710 Greenleaf Dr

Violation 133.51

Time to Comply —

Description Tall grass

Follow-up Officer Hall

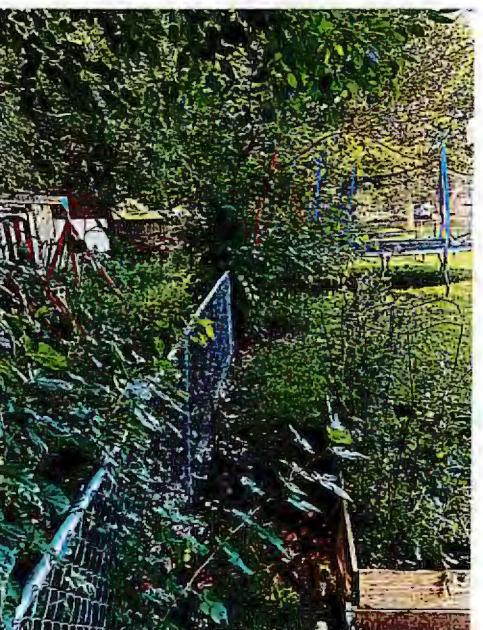
133.01 Stagnant Water, Grass, Weeds

(A) Lots or pieces of ground within the city or within the city's extraterritorial zoning jurisdiction shall be drained or filled so as to prevent stagnant water or any other nuisance accumulating thereon.

(B) The owner or occupant of any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction shall keep the lot or piece of ground and the adjoining streets and alleys free of any excessive growth of weeds, grasses, or worthless vegetation. **EXCESSIVE GROWTH for purposes of this section shall include without limitation, 12 inches or more in height of weeds, grasses, or worthless vegetation.**

(C) The throwing, depositing, or accumulation of litter on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction is prohibited, except that grass, leaves, and worthless vegetation may be used as a ground mulch or in a compost pile.

(D) It is hereby declared to be a nuisance to permit or maintain any excessive growth of weeds, grasses, or worthless vegetation on any lot or piece of ground within the city or within the city's extraterritorial zoning jurisdiction or on the adjoining streets or alleys or to litter or cause litter to be deposited or remain thereon except in proper receptacles.





**Salvation Lawn Service LLC**

Owner Anthony Person

Bill To

City of LaVista, NE

Invoice # 114**Invoice Date** 07/27/2025

| Description | Amount |
|--|-----------------|
| 7710 Greenleaf dr LaVista NE | 250.00 |
| mow, trim, remove trees, dump removal. | |
| Invoice Total | \$250.00 |

Check ^{for} mailed to:

Salvation Lawn Service. LLC
5804 Reed st
Omaha NE 68152

22. 0314
JA

Terms & Conditions

Pay within 15 days

