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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 LOCATIONS AND IN AMOUNTS CITED HEREIN.

WHEREAS, the property owners of  
7506 Joseph Ave., Lot 378/La Vista Replat, \$306.05, and  
9214 Autumn Lane, Lot 68/S&S's Harvest Hill, \$292.94  
were notified to clean up their property 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 owners of said addresses chose not to clean the property, thus necessitating the City to do the clean up, and

WHEREAS, the City sent the property owners bills for said clean up which 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 amounts and against the properties specified above, all located within Sarpy County, La Vista, Nebraska.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER, 2009

CITY OF LA VISTA

ATTEST:

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

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

7009 0820 0001 7684 4550

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To **THE BANK OF NEW YORK**  
Street, Apt. No., or PO Box No. **400 COUNTRYWIDE WAY**  
City, State, ZIP+4 **SIMI VALLEY CA 93065**

PS Form 3800, August 2006 See Reverse for Instructions

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  <b>THE BANK OF NEW YORK</b> <b>400 COUNTRYWIDE WAY</b> <b>SIMI VALLEY CA 93065</b>	B. Received by (Printed Name) <b>NELSON A. HERNANDEZ</b> C. Date of Delivery <b>SEP 11 2009</b> <b>2009</b>
2. Article Number (Transfer from service label) <b>7009 0820 0001 7684 4558</b>	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
PS Form 3811, February 2004	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes Domestic Return Receipt 102595-02-M-1540

August 25, 2009



The Bank of New York  
400 Countrywide Wy  
Simi Valley, CA 93065

RE: 7506 Joseph Ave  
Lot 378/La Vista Replat /Sarpy County, NE

To Whom It May Concern:

On July 28, 2009, the property on Joseph Ave in La Vista was in violation of the City of La Vista's Municipal Code, Section 133.01. On July 30, 2009, the Public Works Department mowed and line-trimmed the entire yard. The cost of \$306.05 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Mow and Line-Trim		
Three Workers, 2 Hours Each		117.30
Equipment Cost		135.50
Materials		3.25
TOTAL	\$	<u>306.05</u>

Please remit \$306.05, 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 November 3, 2009, 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. Bueche, 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: 402-331-4343  
f: 402-331-4375

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

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

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

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

August 7, 2009

TO: Valerie Houloose  
Code Enforcement

FR: Joe Soucie  
Public Works Director

RE: Residential Property Clean-Up  
7506 Joseph Ave.

The following is a list of the expenses incurred by the Public Works Department on July 30, 2009 while mowing and line-trimming the entire property at 7506 Joseph Ave., per your request.

**LABOR:**

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	\$28.77	2	\$57.54
Employee #2	\$9.00	2	\$18.00
Employee #3	\$20.88	2	\$41.76
<u>TOTAL</u>			\$117.30

**EQUIPMENT:**

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
(1) 3/4 ton pickup	\$25.00	2	\$50.00
(1) 2-wheel trailer	\$4.75	2	\$9.50
(1) 36" walk behind mower	\$15.00	2	\$30.00
(1) leaf blower	\$8.00	2	\$16.00
(2) line-trimmers at \$7.50 each	\$15.00	2	\$30.00
<u>TOTAL</u>			\$135.50

**MATERIALS:**

(5) heavy duty trash bags at \$.65 each	\$3.25
<u>TOTAL</u>	\$3.25

**TOTAL LABOR, EQUIPMENT and MATERIALS: \$256.05**



7/29/09

7506 Joseph

Needs mowed;  
no notice needed.

Before pictures taken  
7/28/09 and  
work order created.





07/28/2009





07/28/2009









6002/06/10  
07/30/2009



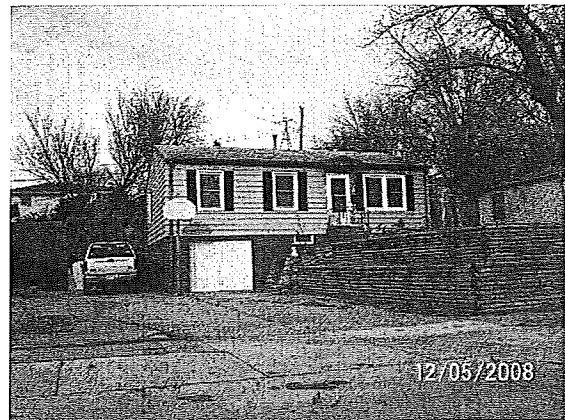


07/30/2009



**Active**

Parcel Number: 010414096  
 Location: 07506 JOSEPH AVE  
 Owner: THE BANK OF NEW YORK  
 C/O TRUSTEE  
 Mail Address: 400 COUNTRYWIDE WY  
 SIMI VALLEY CA 93065-  
 Legal: LOT 378 LA VISTA REPLAT  
 Tax District: 27002  
 Map #: 2959-14-1-30051-000-0522



Click Picture/Sketch for Larger View.

Residential Information for 1 January Roll Year 2009			
Style:	Raised Ranch		
Year Built:	1960	Bedrooms	3
Bathrooms	1	Total Sqft	864
Total Bsmt Finish Sqft	168	Bsmt Total Sqft	864
Garage Type		Garage Sqft	0
Lot Depth	112	Lot Width	60
Misc			
Description	Sqft or Quantity		
BSMT GARAGE FINISH	312		
CONCRETE STOOP	16		
YARD SHED	96		
DRIVEWAY	1		

7009 0820 0001 7684 4527

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To TRAVIS & AMELIA KUHLMANN  
Street, Apt. No.,  
or PO Box No. 9214 AUTUMN C  
City, State, ZIP+4<sup>®</sup> CO VISTA NE 68128

PS Form 3800, August 2006 See Reverse for Instructions

**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:

TRAVIS & AMELIA KUHLMANN  
9214 AUTUMN C  
CO VISTA NE 68128

2. Article Number  
(Transfer from service label)

7009 0820 0001 7684 4527

PS Form 3811, February 2004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature Travis Kuhlmann ☐ Agent  
☐ Addressee

B. Received by (Printed Name) Travis Kuhlmann

C. Date of Delivery 9-10-09

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

SEP 11 2009

3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

102595-02-M-1540



August 25, 2009



Travis Kuhlmann & Amelia Brockman-Kuhlmann  
9214 Autumn Lane  
La Vista, NE 68128

RE: Lot 68/S & S's Harvest Hill /Sarpy County, NE

Dear Mr. and Mrs. Kuhlmann:

On July 21, 2009, your property on Autumn Lane in La Vista was in violation of the City of La Vista's Municipal Code, Section 133.01. On July 30, 2009, the Public Works Department mowed and line-trimmed the entire yard, and removed trash and debris. The cost of \$177.60 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Mow and Line-Trim and Remove Trash/Debris		
Three Workers, 1 Hour Each		59.85
Equipment Cost		67.75
 TOTAL	 \$	 177.60

Please remit \$177.60, 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 November 3, 2009, 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. Bueth, 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.  
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Fire  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

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

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

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

August 7, 2009

TO: Valerie Houloose  
Code Enforcement

FR: Joe Soucie  
Public Works Director

RE: Residential Property Clean-Up  
9214 Autumn Lane

The following is a list of the expenses incurred by the Public Works Department on July 30, 2009 while mowing and line-trimming the entire property; and removing trash and debris at 9214 Autumn Lane, per your request.

**LABOR:**

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	\$28.77	1	\$28.77
Employee #2	\$9.00	1	\$9.00
Employee #3	\$22.08	1	\$22.08
TOTAL			\$59.85

**EQUIPMENT:**

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
(1) 3/4 ton pickup	\$25.00	1	\$25.00
(1) 2-wheel trailer	\$4.75	1	\$4.75
(1) 36" walk behind mower	\$15.00	1	\$15.00
(1) leaf blower	\$8.00	1	\$8.00
(2) line-trimmers at \$7.50 each	\$15.00	1	\$15.00
TOTAL			\$67.75

**TOTAL LABOR and EQUIPMENT:**

**\$127.60**

# City of La Vista

## Service Request Form



☐ Council Member

☒ Citizen

☐ Employee

**Caller's Name:** Anonymous

**Address:**

**Phone Number:**

**Date Received:** 7/20/9

**Time Received:** 10:00am

**Received By:** TEK

☒ Request by Phone

☐ Request by Mail

☐ Request in Person

**Nature of Request:** At 9214 Autumn Ln, there is a small oil barrel sitting in front of the garage - caller estimates it to be 15-20 gallon. Caller also states there are several bags of trash which have been sitting by the garage for about six months, and that there is a Ford Explorer parked on the driveway there with expired plates.

**Department Responsible for Action:**

**Assigned Date:**

**Report of Action:**

**Date Accomplished:**

**Reviewed by DH:**

**Date:**

**Reviewed by CA:**

**Date:**

**Date Mailed:**

Date 7/21/09  
Location 9214 Autumn Lane  
Violation 133.01 litter/junk  
Time to Comply 5 days  
Vehicle Description \_\_\_\_\_

Follow-up Officer  
Valerie Hauloose  
Due: 7/26/09

**Valerie Houloose**

**From:** Bryan Waugh  
**Sent:** Thursday, July 30, 2009 9:20 AM  
**To:** Valerie Houloose  
**Cc:** Kevin Pokorny  
**Subject:** 9214 Autumn Lane

Val,

We had already tagged that Explorer and it was due to be towed. Officer Stolley towed it from the property yesterday, IR#09-8864. Will you take care of updating the action report to include this action?

Thanks,

**Bryan D. Waugh**  
**Police Sergeant**  
 La Vista Police Department  
 7701 S. 96<sup>th</sup> St.  
 La Vista, NE 68128  
 (402) 331-1582  
[bwaugh@cityoflavista.org](mailto:bwaugh@cityoflavista.org)

This Communication, along with any attachments, is covered by federal and state law governing electronic communications and may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you received this in error, please reply immediately to the sender and delete this message. Thank you.

7/30/09 Amy contacted me crying; she said she thought the yard had been mowed enough. See before pictures. I explained there were many areas left not mowed and that we would be cleaning up the property this time. I did tell her the City might work out a payment plan & they could plead their case to City Council. Upon arrival at the residence, before the clean-up started, Travis came out, he was upset about being constantly harassed about different things going on at the property. After a very long discussion 7/30/2009 I asked him to contact me once he received the bill and I would help him through the process of pleading.

his case. They both have some hardships they  
are dealing with; especially the way the economy  
is at this point.

Date 7/21/09  
Location 9214 Autumn Lane  
Violation 133.01 litter/junk  
Time to Comply 5 days  
Vehicle Description \_\_\_\_\_



☐ Employee

Follow-up Officer

Valene Hau loose

Due: 7/26/09

Phone Number:

Date Received: 7/20/9

Time Received: 10:00am

Received By: TEK

☒ Request by Phone

☐ Request by Mail

☐ Request in Person

**Nature of Request:** At 9214 Autumn Ln, there is a small oil barrel sitting in front of the garage - caller estimates it to be 15-20 gallon. Caller also states there are several bags of trash which have been sitting by the garage for about six months, and that there is a Ford Explorer parked on the driveway there with expired plates.

Department Responsible for Action:

Assigned Date:

Report of Action:

Date Accomplished:

Reviewed by DH:

Date:

Reviewed by CA:

Date:

Date Mailed:

7/28/09 Took before pictures & turned over to Public Works to mow and leave trim the property. The front was mowed, the back & sides not. Trash was left, two debris and Ford Explorer with expired plates. Vehicle turned over to the Police Dept. I suggest an official stand-by.

# Clean-Up Notice

July 29, 2009

Travis Kuhlmann & Amelia Brockman-Kuhlmann  
9214 Autumn Lane  
La Vista, NE 68128

A Public Works crew will be at the above referenced property on July 30<sup>th</sup>, 2009, to finish cleaning up the property. The entire property has not been mowed, garbage is in the driveway, and tree debris in the back yard has not been disposed of.

The Ford Explorer has been turned over to the Police Department.

The dog must be inside or the Humane Society will be contacted to assist, and a police officer will be on stand-by outside the residence. All costs accrued by these agencies will be assessed against the property. Once the crew is on site, the billing begins. No other notice will be given for this clean-up or future violations for the rest of this growing season, and no other grace periods will be given.

**If you have any questions please contact this office at (402) 331-4343.**

Thank you,



Valerie Houloose  
Code Enforcement Officer  
City of La Vista



**Valerie Houloose**

---

**From:** Tom Kacmarynski  
**Sent:** Monday, August 03, 2009 10:27 AM  
**To:** Valerie Houloose; Cindy Norris  
**Cc:** Jeff Sinnett; Ann Birch; Sharon Dennis; Joe Soucie  
**Subject:** Kudos from a caller

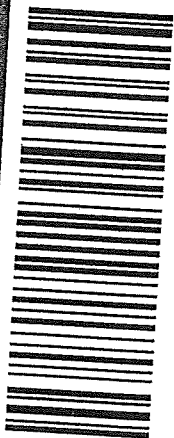
A gentleman called in this morning regarding the property at 9214 Autumn Lane. Apparantly a service request had been generated for this address, and the caller wanted to compliment the City on the great job done in mowing and cleaning up the property. He said it looks better than it ever did, and I believe he also said some neighbors commented on how nice it now looks. Cindy, if you could pass this along to the involved parties, that would be great.

**Tom Kacmarynski**  
**Secretary**  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE  
Ph: 402-331-4343  
Fax: 402-331-4375  
Email: [tkacmarynski@cityoflavista.org](mailto:tkacmarynski@cityoflavista.org)  
Website: [www.cityoflavista.org](http://www.cityoflavista.org)

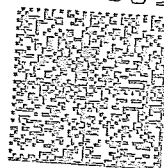


City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**CERTIFIED MAIL™**



7006 0810 0001 6713 7474



UNITED STATES POSTAGE

02 1P \$005.54  
0003064452 JUL 06 2009  
MAILED FROM ZIP CODE 68128

Travis Kuhlmann & Amelia Brockman-Kuhlmann  
9214 Autumn Lane  
La Vista, NE 68128



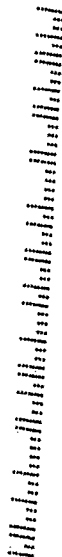
**UNCLAIMED**

NAME

1st Notice

*[Signature]*  
7-7-09  
7-12-09  
7-22-09

6812832351 0043







07/28/2009





07/28/2009





07/28/2009



07/28/2009





07/28/2009







07/28/2009



07/30/2009





07/30/2009





07/30/2009







07/30/2009





07/30/2009



07/30/2009





07/30/2009





07/30/2009







07/30/2009



## Active

Parcel Number: 010503471  
 Location: 09214 AUTUMN LN  
 Owner: KUHLMANN/TRAVIS M  
 C/O & AMELIA BROCKMAN-KUHLMANN  
 Mail Address: 9214 AUTUMN LN  
 LA VISTA NE 68128-  
 Legal: LOT 68 S & S'S HARVEST HILL  
 Tax District: 27002  
 Map #: 2959-15-0-30014-000-0068



Click Picture/Sketch for Larger View.

## Residential Information for 1 January Roll Year 2009

Style:	Tri-Level		
Year Built:	1975	Bedrooms	3
Bathrooms	2.5	Total Sqft	1743
Total Bsmt Finish Sqft	260	Bsmt Total Sqft	520
Garage Type	Built-in	Garage Sqft	494
Lot Depth	1	Lot Width	8400

## Misc

Description	Sqft or Quantity
OPEN SLAB PORCH	200
COVERED OPEN PORCH	81
WOOD DECK	192
SGLE 1/S FIREPLACE	1
DRIVEWAY	1
DRIVEWAY	1

## Sales Information (Updated 8/23/2009)

Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
2/2/2001 2001-8441	RYKS/ERIC R & NORENE 9214 AUTUMN LN LA VISTA NE 68128-0000	KUHLMANN/TRAVIS M & AMELIA BROCKMAN-KUHLMANN 9214 AUTUMN LN LA VISTA NE 68128-	\$111,500	\$111,500

## Valuation Information

Valuation  
PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2009	\$23,000	\$130,652	\$0	\$153,652	NO
2008	\$23,000	\$129,387	\$0	\$152,387	NO
2007	\$23,000	\$124,462	\$0	\$147,462	NO
2006	\$23,000	\$120,124	\$0	\$143,124	NO
2005	\$23,000	\$113,641	\$0	\$136,641	NO
2004	\$21,000	\$106,791	\$0	\$127,791	NO
2003	\$20,000	\$100,000	\$0	\$120,000	NO
2002	\$18,000	\$100,422	\$0	\$118,422	NO
2001	\$18,000	\$92,808	\$0	\$110,808	NO
2000	\$17,460	\$87,915	\$0	\$105,375	NO
1999	\$17,280	\$76,394	\$0	\$93,674	NO
1998	\$15,040	\$73,594	\$0	\$88,634	NO