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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

U.S. Postal Service™
CERTIFIED MAIL™ 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

7009 0820 0001 7684 4550

8/20/09

Sent To
Street, Apt. No.;
or PO Box No.
City, State, ZIP+4
THE BANK OF NEW YORK
400 COUNTRYWIDE WY
Sim. Valley Ca 93065

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ 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. 		<p>A. Signature</p> <p>X</p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>Received by (Printed Name) NELSON A. HERNANDEZ</p> <p>C. Date of Delivery</p> <p>SEP 11 2009</p>	
<p>1. Article Addressed to:</p> <p>THE BANK OF NEW YORK 400 COUNTRYWIDE WY Sim. Valley Ca 93065</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below: SEP 11 2009</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7009 0820 0001 7684 4558</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

PS Form 3811, February 2004 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	\$	306.05

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. 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: 402-331-4343
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
TOTAL			\$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
TOTAL			\$135.50

MATERIALS:

(5) heavy duty trash bags at \$.65 each	\$3.25
TOTAL	\$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

07/30/2009

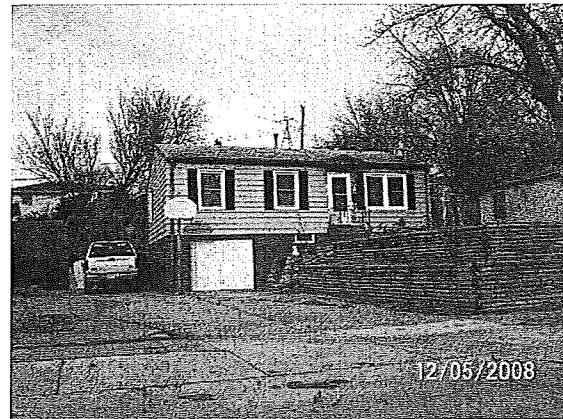




07/30/2009

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

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

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OFFICIAL USE

Postage	\$	 <i>Amelia Kuhlmann</i> <i>8-10-09</i>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

SENT TO
TRAVIS & AMELIA KUHLMANN
Street, Apt. No., or PO Box No.
9214 AUTUMN LANE
CITY, STATE, ZIP+4
CO VISTA NE 88128

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 LANE
 CO VISTA NE 88128

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Travis & Amelia Kuhlmann

B. Received by (Printed Name)
Travis Kuhlmann

C. Date of Delivery
8-10-09

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

7009 0820 0001 7684 4527

PS Form 3811, February 2004

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. Buethe, CMC
City Clerk

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8110 Park View Blvd.
p: 402-331-4748
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8305 Park View Blvd.
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Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

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7701 South 96th St.
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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 Hulisse
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. 96th St.
La Vista, NE 68128
(402) 331-1582
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

Valerie Halosse

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:

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

Date Mailed:

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 30th, 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,



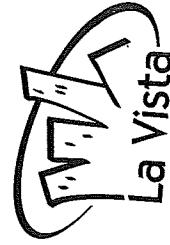
Valerie Houloose
Code Enforcement Officer
City of La Vista

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

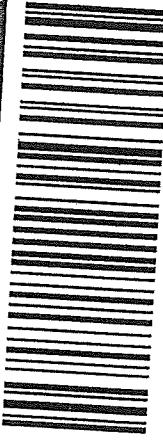
A gentleman called in this morning regarding the property at 9214 Autumn Lane. Apparently a service request had been generated for this address, and the caller wanted to compliment the City on the great job done in mowing and cleaning up the property. He said it looks better than it ever did, and I believe 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
Website: www.cityoflavista.org

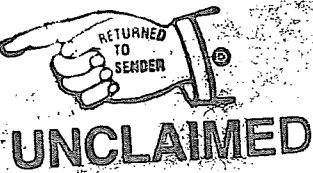


City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

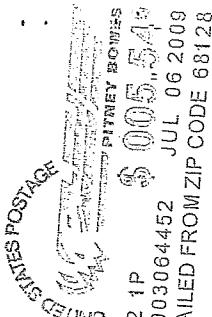
UNCLAIMED MAIL



7006 0810 0001 6713 7474



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



02 1P 0005 "54
0003064452 JUL 06 2009
MAILED FROM ZIP CODE 68128

NAME

Joe
1st Notice
7-7-09

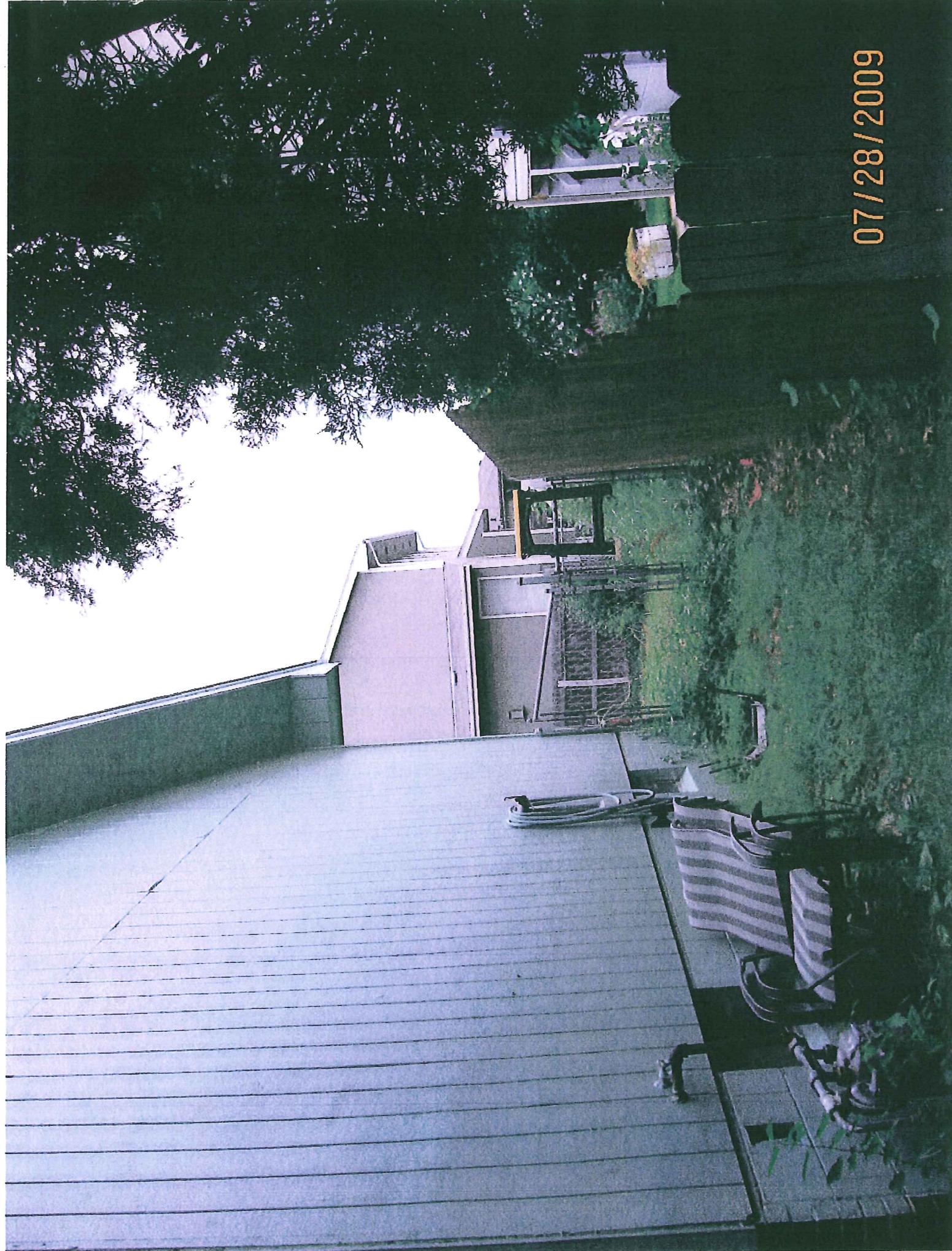
7-12-09
7-22-09

6512532051 0043 *XXXXXXXXXXXXXXXXXXXX*

07/28/2009



07/28/2009



07/28/2009

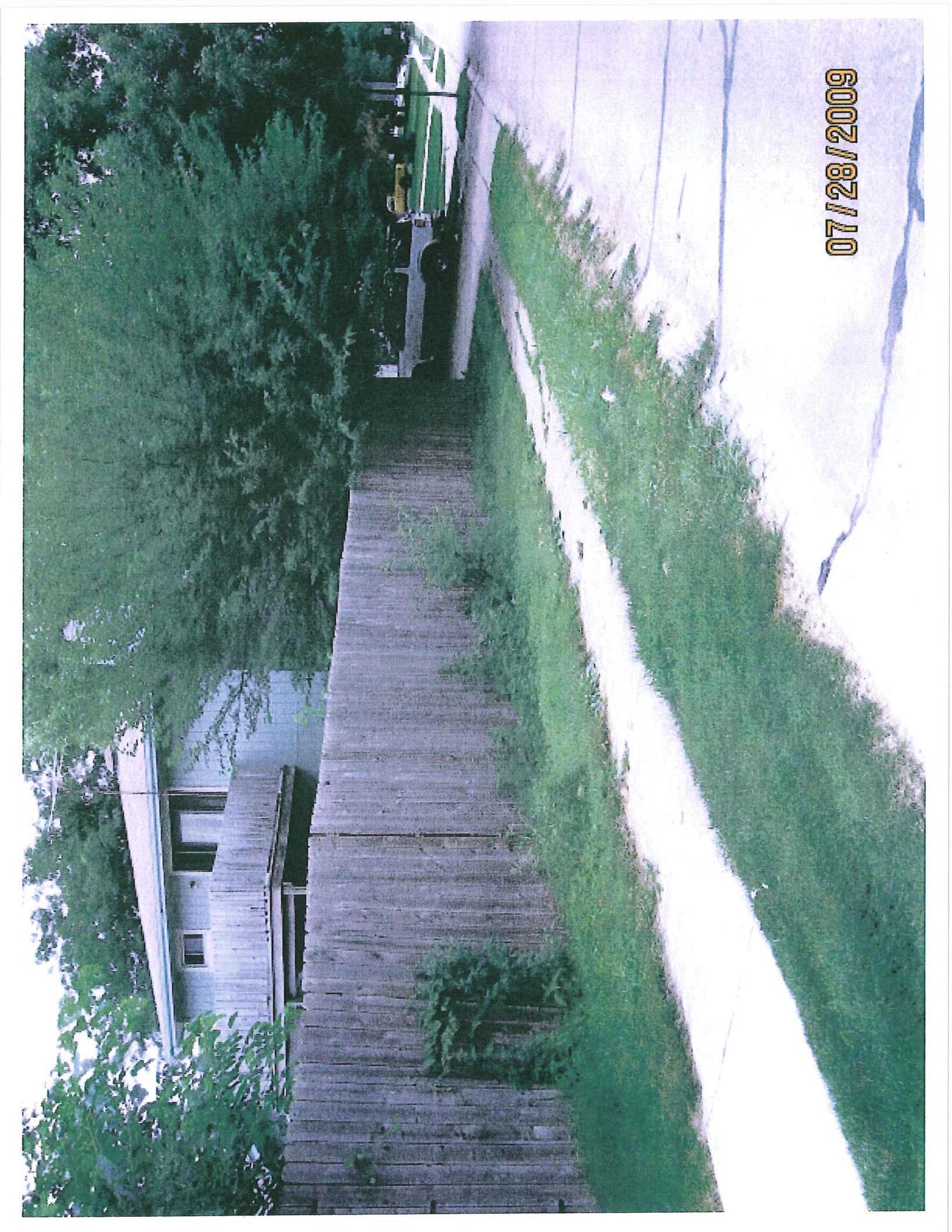




07/28/2009

07/28/2009





07/28/2009

07/30/2009



07/30/2009

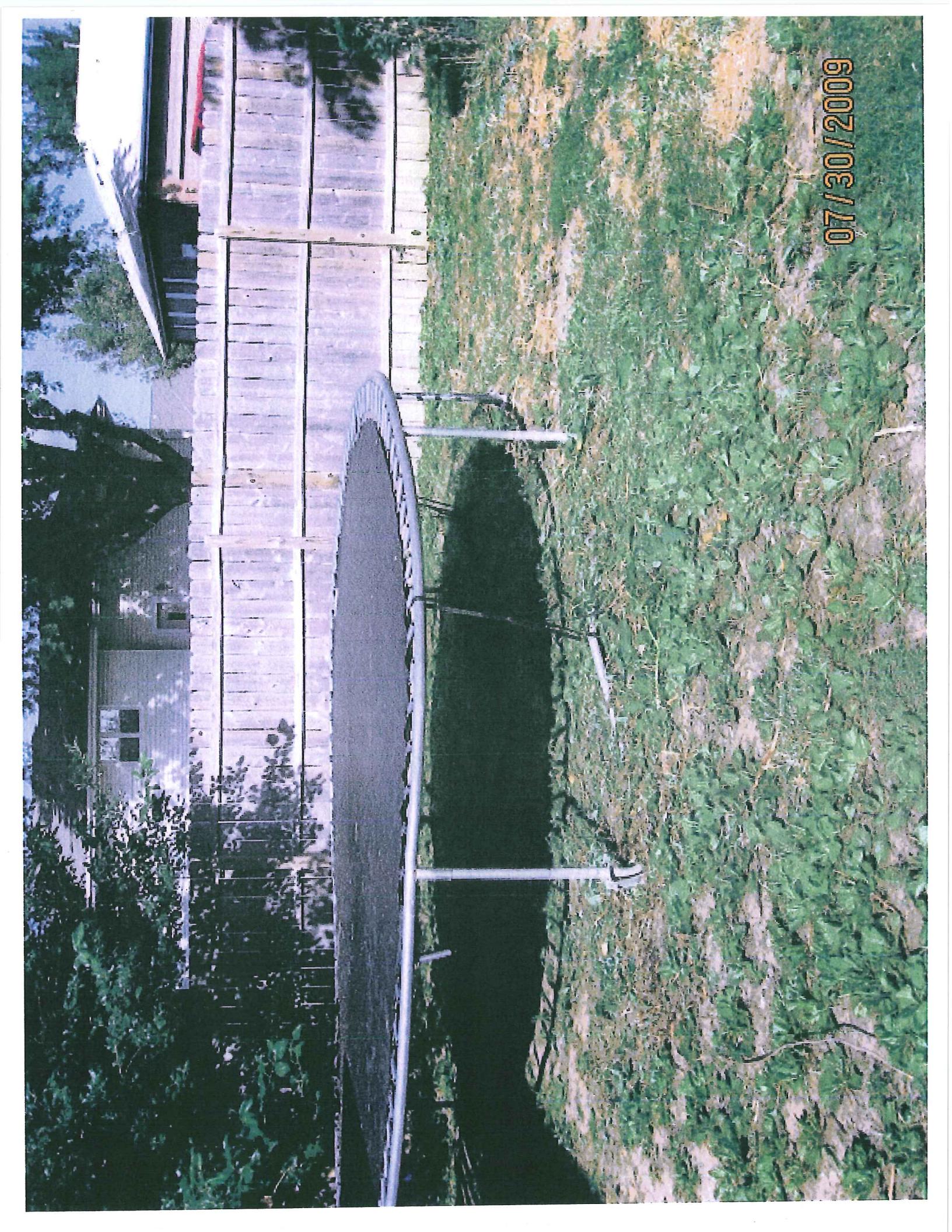


07/30/2009



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	RYKS/ERIC R & NORENE 2001-8441	KUHLMANN/TRAVIS M & AMELIA BROCKMAN-KUHLMANN 9214 AUTUMN LN LA VISTA NE 68128-0000	\$111,500	\$111,500
		9214 AUTUMN LN LA VISTA NE 68128-		

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