

## **Board of Equalization**

Tuesday, August 20, 2019 5:30 PM  
Bellevue City Hall  
1500 Wall Street  
Bellevue, NE 68005

1. CALL TO ORDER AND ROLL CALL
2. OPEN MEETINGS ACT - Posted in the Entry to the Council Chambers
3. Approval of the Agenda
4. Public hearing to consider the levy of liens for non-payment of costs associated with the mowing, trimming, tree-removal, snow &/or ice removal, and /or general clean-up efforts on the properties within the City of Bellevue, identified in the attachment and in Resolution BOE No. 2019-0820-01
5. Resolution BOE No. 2019-0820-01: Levying of liens for non-payment of costs associated with the mowing, trimming, tree-removal, snow &/or ice removal, and /or general clean-up efforts on the identified properties within the City of Bellevue
6. Public hearing to consider the levy of lien for non-payment of costs associated with demolition and removal of a structure at 15006 S. 20th Street, identified in the attachment and in Resolution BOE No. 2019-0820-02
7. Resolution BOE No. 2019-0820-02: Levying lien for non-payment of costs associated with demolition and removal of a structure at 15006 S. 20th Street
8. Adjournment

**Notice of Meeting**  
**Board of Equalization**

On Tuesday, August 20, 2019, at 5:30 p.m., the Bellevue City Council, sitting as a Board of Equalization, will meet in the Council Chambers at the Bellevue City Hall, 1500 Wall Street to consider the levy of liens for non-payment of costs associated with mowing, trimming, tree removal, snow &/or ice removal, and/or general property clean-ups on the following properties:

<b><u>Name (I, f)</u></b>	<b><u>Service Address</u></b>	<b><u>Parcel #</u></b>	<b><u>Legal Description</u></b>	<b><u>Amount</u></b>
Bighia, David Paul	1002 Bayberry Drive	010983015	Lots 61 & 62 Fontenelle	215.00
Bishop, Anthony	1502 Main Street	010470719	Lot 7 & N 16' Lot 8 Block 98 Bellevue & Vac Str Adj	150.00
Black, Mary	2618 Jack Pine Street	010959130	Lot 55 Pineridge	200.00
Bowen, Thomas	3202 Coffey Avenue	010551360	Lot 41 Golden Hills	200.00
Chagollan, Jorge	2110 Nottingham Drive	010922466	Lot 130 Stonecroft	200.00
Charleston, Artimisha	1010 Denver Street by City of Bellevue	010532420	Lot 26 South Woods	200.00
Denton, Sean J & Elaina M Bartola	13005 Countney Drive	010612769	Lot 269 Leawood Oaks	450.00
End of the Road LLC	2720 Olive Street	010511822	Lot 21 Block 2 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	250.00
Express Funding Corporation	Outlot E Quail Creek	010744800	Outlot E Quail Creek (2.246 AC)	150.00
Fletcher, Ronald & Gloria Pettigrew	3313 Joann Avenue	010525379	Lot 22 Golden Hills	235.00
Foster, Ernest & Jacqueline	3020 Tammy Street	011012986	Lot 140 Two Springs	150.00
Francis, Eric & Dawn Francis-Garcia	5034 Trail Creek Avenue	010753966	Lot 83 Sun Valley	200.00
Getz, Nora J.	1104 Potter Road	010430067	Lot 87 Birchcrest	800.00
Gibbons, Jacqueline	7115 Railroad Avenue	011577254	Lot 4 Bartak Addition	200.00
Ham, Ralph & Alyce	2809 Jefferson Street	010623590	Lot 2 & S. 2' of Lot 3 Block 183	200.00
Harrison Properties LLC	3843 Harrison Street	010375074	Lot 15 Block 2 Good Luck Addition & Vac Alley Adj	250.00
Harrison Properties LLC	3843 Harrison Street	010375074	Lot 15 Block 2 Good Luck Addition & Vac Alley Adj	300.00
Hort, Vicki	1004 Grandview Avenue	010475281	Lot 13 Lawndale & Vac Prairie Ave.	950.00
Hutzell, Raymond	8230 South 25th Street	011066784	Lot 36A2A Pleasant Hill or Martin's Subdivision	150.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	350.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	1,000.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	150.00

Kilborn, Paul	2830 Lillian Street	010513310	Lot 19 Block 4 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	150.00
Kilborn, Paul	2830 Lillian Street	010513310	Lot 19 Block 4 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	550.00
King, Larry	4821 Lillian Street	010555803	Lot 48 Maclad Heights	200.00
Marcault, Douglas	2815 Margo Street	010513094	Lots 6 & 7 Block 10 First Addition to Randolph Place to South Omaha	150.00
Martin, Shawn	7620 South 25th	010545352	S. 28' Lot 29 & All Lot 30 Block 4 Randolph Place	150.00
Meireles, Roberto & Ana Gloria	7202 Wood River Drive	010536663	Lot 297 Sun Valley	650.00
Mendolia, Dominic Sr.	212 W. 23rd Avenue	01611797	Lot 12 Block 197	150.00
Mendolia, Dominic Sr.	212 W. 23rd Avenue	010611797	Lot 12 Block 197	200.00
Mohlman, Clayton	4216 Margo Street	010750061	Lot 46 & 47 First Addition to Dodge Park	350.00
Moore, Kathleen	2009 Franklin Street	010608281	Lots 1-6 Block 130	250.00
Moore, Kathleen	2009 Franklin Street	010608281	Lots 1-6 Block 130	300.00
New Life Baptist Church	801 Kayleen Drive	010484167	Lot 1 @ Cascio Subdivision III Replat I	150.00
Perris, Renee	1410 Pelton Avenue	010449981	Lot 29 Reeves Addition	300.00
Peterson, Amber & Matthew	2834 Lillian Street	010513655	Lot 17 Block 4 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	200.00
Phounsavath, Akhaphone	1716 Pelton Avenue	010387455	Lot 37, Ex N 106' Reeves Addition	250.00
Phounsavath, Akhaphone	1716 Pelton Avenue	010387455	Lot 37, Ex N 106' Reeves Addition	150.00
Plebanek, Stanley	7312 South 25th Street	010543961	Lot 3 & N 1/2 Lot 28 Block 1 Randolph Place & All Vac Alley between	300.00
Polaris Property Management & Estate Holdings LLC	708 Garden Avenue	010458883	Lot 39 Mission Gardens	200.00
Prado, Zachary Lopake	7625 Chandler Hills Drive	010360972	Lot 60 Chandler Hills	200.00
Roth, Ronald & Michelle	1105 Colorado Street	010537716	Lot 77 South Woods	850.00
Rouse, Vernola	7526 South 22nd Street	010377492	Lot 27 Chandler Hills	550.00
Sunset Hills Townhomes LLC	302 Chateau Drive	010445692	Lot 3 Clermont Court	200.00
The Gertrude Apartment LLC	3518 Gertrude Street	010357238	Lots 207, 208, & 209 Chandler Acres	200.00
Williams, Michelle	1908 Gregg Road	010594906	Lot 46 Hillcrest	150.00
Williams, Michelle	1908 Gregg Road	010594906	Lot 46 Hillcrest	150.00
Workman, Cecil & Cindy	2519 Lillian Street	010544666	Lot 9 Block 3 Randolph Place	150.00

And

To consider the levy of liens for non-payment of costs associated with the Demolition of Structure and Removal of Debris at the following property:

McNeill, Camille	15006 S. 20th Street	011585579	Lot 94 Hyda Hills	18,000.00
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The meeting is open to the public and the public is encouraged to attend. The agenda for the meeting, which is kept continually current, shall be available for public inspection during normal business hours at the office of the City Clerk at City Hall. Requests for any special accommodations must be placed with the City Clerk at least forty-eight hours prior to the time of the meeting.

Susan Kluthe  
City Clerk

**RESOLUTION BOE NO. 2019-0820-01**

**WHEREAS**, the following property owners were billed by the City of Bellevue, Nebraska for costs associated with the mowing, trimming, tree removal, snow & ice removal, and/or general property clean-up efforts on the following properties within the City of Bellevue:

<b>Name (l, f)</b>	<b>Service Address</b>	<b>Parcel #</b>	<b>Legal Description</b>	<b>Amount</b>
Bighia, David Paul	1002 Bayberry Drive	010983015	Lots 61 & 62 Fontenelle	215.00
Bishop, Anthony	1502 Main Street	010470719	Lot 7 & N 16' Lot 8 Block 98 Bellevue & Vac Str Adj	150.00
Black, Mary	2618 Jack Pine Street	010959130	Lot 55 Pineridge	200.00
Bowen, Thomas	3202 Coffey Avenue	010551360	Lot 41 Golden Hills	200.00
Chagollan, Jorge	2110 Nottingham Drive	010922466	Lot 130 Stonecroft	200.00
Charleston, Artimisha	1010 Denver Street by City of Bellevue	010532420	Lot 26 South Woods	200.00
Denton, Sean J & Elaina M Bartola	13005 Countney Drive	010612769	Lot 269 Leawood Oaks	450.00
End of the Road LLC	2720 Olive Street	010511822	Lot 21 Block 2 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	250.00
Express Funding Corporation	Outlot E Quail Creek	010744800	Outlot E Quail Creek (2.246 AC)	150.00
Fletcher, Ronald & Gloria Pettigrew	3313 Joann Avenue	010525379	Lot 22 Golden Hills	235.00
Foster, Ernest & Jacqueline	3020 Tammy Street	011012986	Lot 140 Two Springs	150.00
<del>Francis, Eric &amp; Dawn</del> <del>Francis Garcia</del>	<del>5034 Trail Creek Avenue</del>	<del>010753966</del>	<del>Lot 83 Sun Valley</del>	<del>200.00</del>
Getz, Nora J.	1104 Potter Road	010430067	Lot 87 Birchcrest	800.00
Gibbons, Jacqueline	7115 Railroad Avenue	011577254	Lot 4 Bartak Addition	200.00
Ham, Ralph & Alyce	2809 Jefferson Street	010623590	Lot 2 & S. 2' of Lot 3 Block 183	200.00
Harrison Properties LLC	3843 Harrison Street	010375074	Lot 15 Block 2 Good Luck Addition & Vac Alley Adj	250.00
Harrison Properties LLC	3843 Harrison Street	010375074	Lot 15 Block 2 Good Luck Addition & Vac Alley Adj	300.00
Hort, Vicki	1004 Grandview Avenue	010475281	Lot 13 Lawndale & Vac Prairie Ave.	950.00
Hutzell, Raymond	8230 South 25th Street	011066784	Lot 36A2A Pleasant Hill or Martin's Subdivision	150.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	350.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	1,000.00
Jones, Sylvia	2008 Avery Road	010474536	Lot 16 Hillside Subdivision 9A	150.00
Kilborn, Paul	2830 Lillian Street	010513310	Lot 19 Block 4 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	150.00
Kilborn, Paul	2830 Lillian Street	010513310	Lot 19 Block 4 First Addition to Randolph Place to South Omaha & 1/2 Vac Alley Adj	550.00
King, Larry	4821 Lillian Street	010555803	Lot 48 Maclad Heights	200.00
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Meireles, Roberto & Ana Gloria	7202 Wood River Drive	010536663	Lot 297 Sun Valley	650.00
Mendolia, Dominic Sr.	212 W. 23rd Avenue	01611797	Lot 12 Block 197	150.00
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Mohlman, Clayton	4216 Margo Street	010750061	Lot 46 & 47 First Addition to Dodge Park	350.00
Moore, Kathleen	2009 Franklin Street	010608281	Lots 1-6 Block 130	250.00
Moore, Kathleen	2009 Franklin Street	010608281	Lots 1-6 Block 130	300.00
New Life Baptist Church	801 Kayleen Drive	010484167	Lot 1 @ Cascio Subdivision III Replat I	150.00
Perris, Renee	1410 Pelton Avenue	010449981	Lot 29 Reeves Addition	300.00

Peterson, Amber & Matthew	2834 Lillian Street	010513655	Lot 17 Block 4 First Addition to Randolph Place to South Omaha \$ 1/2 Vac Alley Adj	200.00
Phounsavath, Akhaphone	1716 Pelton Avenue	010387455	Lot 37, Ex N 106' Reeves Addition	250.00
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Prado, Zachary Lopake	7625 Chandler Hills Drive	010360972	Lot 60 Chandler Hills	200.00
Roth, Ronald & Michelle	1105 Colorado Street	010537716	Lot 77 South Woods	850.00
Rouse, Vernola	7526 South 22nd Street	010377492	Lot 27 Chandler Hills	550.00
Sunset Hills Townhomes LLC	302 Chateau Drive	010445692	Lot 3 Clermont Court	200.00
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Williams, Michelle	1908 Gregg Road	010594906	Lot 46 Hillcrest	150.00
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Workman, Cecil & Cindy	2519 Lillian Street	010544666	Lot 9 Block 3 Randolph Place	150.00

**WHEREAS**, these bills have not been paid to the City of Bellevue; and

**WHEREAS**, the property owners were notified by certified mail and regular mail that a hearing would be held on the 20th day of August, 2019, at 5:30 p.m. at which time they would have an opportunity to show cause why these bills should not be placed as liens against their properties, and

**WHEREAS**, the following written objections to the assessment of the costs were received or filed in the office of the City Clerk: None

**NOW THEREFORE BE IT RESOLVED**, that the amounts as shown above for cutting and/or removal of weeds, grass or worthless vegetation, removal of brush or litter, tree removal, snow and/or ice removal, and/or other property clean-up efforts be placed as a lien against the properties so listed above and that said liens shall draw interest at the rate of fourteen (14%) percent per annum from the date of the lien, namely October 22, 2018, until paid; and the notice of such lien shall be forwarded to the County Treasurer of Sarpy County, Nebraska with instructions to place upon the records in the office of the County Treasurer the imposition of these liens upon the properties listed and said County Treasurer shall be authorized to collect the payment of these liens, including interest, for the City of Bellevue.

PASSED AND APPROVED this 20th day of August, 2019.

APPROVAL AS TO FORM:

\_\_\_\_\_  
City Attorney

CITY OF BELLEVUE, NEBRASKA

\_\_\_\_\_  
Rusty Hike, Mayor

ATTEST:

\_\_\_\_\_  
Susan Kluthe, City Clerk

**Notice of Meeting**  
**Board of Equalization**

On Tuesday, August 20, 2019, at 5:30 p.m., the Bellevue City Council, sitting as a Board of Equalization, will meet in the Council Chambers at the Bellevue City Hall, 1500 Wall Street to consider the levy of liens for non-payment of costs associated with mowing, trimming, tree removal, snow &/or ice removal, and/or general property clean-ups on the following properties:

<b><u>Name (I, F)</u></b>	<b><u>Service Address</u></b>	<b><u>Parcel #</u></b>	<b><u>Legal Description</u></b>	<b><u>Amount</u></b>
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Workman, Cecil & Cindy	2519 Lillian Street	010544666	Lot 9 Block 3 Randolph Place	150.00



And

To consider the levy of liens for non-payment of costs associated with the Demolition of Structure and Removal of Debris at the following property:

McNeill, Camille	15006 S. 20th Street	011585579	Lot 94 Hyda Hills	18,000.00
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The meeting is open to the public and the public is encouraged to attend. The agenda for the meeting, which is kept continually current, shall be available for public inspection during normal business hours at the office of the City Clerk at City Hall. Requests for any special accommodations must be placed with the City Clerk at least forty-eight hours prior to the time of the meeting.

Susan Kluthe  
City Clerk

**BOE No. 2019-0820-02**

**WHEREAS**, the following property owner has been billed by the City of Bellevue, Nebraska for costs associated with demolition and removal of a structure at the below described property:

Owner(s)	Legal Description & Parcel #	Property Address	Amount
Camille McNeill	Lot 94 Hyda Hills Parcel # 011585579	15006 S. 20 <sup>th</sup> Street	\$18,000.00

**WHEREAS**, these costs have not been paid to the City of Bellevue; and

**WHEREAS**, the property owners were notified by certified mail that a hearing would be held on the 20<sup>th</sup> day of August, 2019 at 5:30 p.m., at which time they would have an opportunity to show cause why these costs should not be placed as liens against the properties, and

**WHEREAS**, the following written objections to the assessment of the costs were received or filed in the office of the City Clerk: None

**NOW THEREFORE BE IT RESOLVED**, that the amounts as shown above for costs associated with the demolition and removal of a structure and associated clean-up costs at the locations identified above, be placed as liens against the properties so listed and that said liens shall draw interest at the rate of fourteen (14%) percent per annum from the date of the lien, namely August 20, 2019 until paid; and the notice of such lien shall be forwarded to the County Treasurer of Sarpy County, Nebraska with instructions to place upon the records in the office of the County Treasurer the imposition of these liens upon the properties listed and said County Treasurer shall be authorized to collect the payment of these liens, including interest, for the City of Bellevue.

PASSED AND APPROVED this 20th day of August, 2019.

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**CITY OF BELLEVUE, NEBRASKA**

ATTEST:

\_\_\_\_\_  
Rusty Hike, Mayor

\_\_\_\_\_  
Susan Kluthe, City Clerk