

## **Board of Equalization**

Tuesday, March 4, 2025 5:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER AND ROLL CALL

2. OPEN MEETINGS ACT - Posted on rear wall of the Council Chambers

3. Approval of the Agenda

4. Public hearing to consider the levy of liens for non-payment of costs associated with mowing, trimming, removal of debris, branches & rubbish, demolition and/or general clean up on the identified properties within the City of Bellevue and its extra-territorial jurisdiction (ETJ).

5. Resolution BOE No. 2025-0304-01: Levying of liens for non-payment of costs associated with mowing, trimming, removal of debris, branches & rubbish, demolition and/or general clean up on the identified properties within the City of Bellevue and its extra-territorial jurisdiction (ETJ). (City Clerk)

6. Adjournment 5: p.m.

<u>Last Name</u>	<u>First Name</u>	<u>Current Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Service Address</u>	<u>Legal Description</u>	<u>Parcel #</u>	<u>Service</u>	<u>Service Date</u>	<u>Amount</u>	<u>Paid</u>
1218 Fairfax Road Realty LLC		PO Box 1001	Santa Rosa Beach	FL	32459	1218 Fairfax Road	Lot 2, Birchcrest	010428798	Litter & debris was removed	9/26/2024	\$350.00	
Comes	Melisa K.	2504 Rose Lane Road	Bellevue	NE	68147	2504 Rose Lane Road	Lot 8, Rose Dale Heights No. 2 Replat I	011585748	Tall grass & weeds were mowed & trimmed. Litter & debris was removed	9/19/2024	\$400.00	
Diaz	Evelin Rios	7507 Chandler Hills Drive	Bellevue	NE	68147	7507 Chandler Hills Drive	Lot 80, Chandler Hills	010361197	Litter & debris was removed	11/21/2024	\$350.00	
Frank	Dexter and Chang	5035 South 23rd Street	Omaha	NE	68107-2025	2611 Jackson Street	Lot 1, Exc N 10 ft Block 281, Bellevue	010623248	Litter & debris was removed	10/3/2024	\$350.00	
Harrison Properties		3843 Harrison Street	Bellevue	NE	68147	3843 Harrison Street	Lot 15, Block 2, Good Luck Addition & Vac Alley Adj	010375074	Tall grass & weeds were mowed & trimmed	10/17/2024	\$650.00	
Haight	Savannah & Russell	7623 South 41st Avenue	Bellevue	NE	68147	7623 South 41st Avenue	Lot 16, Block 2, Southern Hills	010592962	Dead or damaged limbs from a Maple tree were cut & removed	12/12/2024	\$700.00	
Hill	Mary Ann	7602 South 41st Avenue	Bellevue	NE	68147	7602 South 41st Avenue	Lot 7, Block 13, High Meadows	010553053	Litter & debris, tall grass & weeds were cleaned up, mowed, & trimmed	10/17/2024	\$325.00	
Jones	Sylvia	331 Fort Crook Road South Apt # 203	Bellevue	NE	68005	2008 Avery Road	Lot 16, Hillside Subdivision 9A	010474536	Dead or damaged limbs from a Mulberry tree were cut & removed	12/10/2024	\$649.00	
Levan	Denise	7619 South 42nd Street	Bellevue	NE	68147	7619 South 42nd Street	Lot 12, Block 13, High Meadows	010552626	Litter & debris was cleaned up and removed	9/5/2024	\$350.00	
Levan	Denise	7619 South 42nd Street	Bellevue	NE	68147	7619 South 42nd Street	Lot 12, Block 13, High Meadows	010552626	Tall grass & weeds were mowed & trimmed	10/17/2024	\$350.00	
Marcault	Douglas	101 West Mission Avenue Suite A	Bellevue	NE	68005-5288	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	Tall grass & weeds were mowed & trimmed	10/17/2024	\$450.00	
Marshall	Leonard	11008 Bandytown Place	Bellevue	NE	68123	11008 Bandytown Place	Lot 117, The Town	010387862	Litter & debris removed	11/21/2024	\$350.00	
Marimar LLC		3437 W Street	Omaha	NE	68107	2516 East Chandler Road	Lot 1, F.J. Fitzgerald's Subdivision	011598233	Tall grass & weeds were mowed & trimmed	10/10/2024	\$250.00	
Miranda Investments		5820 South 38th Street	Omaha	NE	68107	2713 Edwards Street	Lot 29, Dee's Addition to South Omaha	010412816	Tall grass & weeds were mowed & trimmed	8/1/2024	\$250.00	
Niday	James & Kelly	4937 Bernadette Avenue	Omaha	NE	68157	4937 Bernadetter Avenue	Lot 174, Glenmorrie	010545395	Silver Maple tree was cut down & removed	10/24/2024	\$2,545.00	

Nolan Holdings LLC		13509 South 44th Street	Bellevue	NE	68123	1210 Willow Avenue	Lot 92, Twin Ridge II	010446567	Litter & debris removed	10/24/2024	\$350.00	
Plebankek	Stanley	7312 South 25th Street	Bellevue	NE	68147	7312 South 25th Street	Lot 3 & N 1/2 Lot 28, Block 1, Randolph Plac & All Vac Alley between	010543961	Tall grass & weeds were mowed & trimmed	10/17/2024	\$650.00	
Plebankek	Stanley	7312 South 25th Street	Bellevue	NE	68147	7312 South 25th Street	Lot 3 & N 1/2 Lot 28, Block 1, Randolph Plac & All Vac Alley between	010543961	The trees along the South property line deadwooded and dead and dangerous branches and limbs cut out of the tree	10/23/2024	\$1,945.00	
Preston	Michael & Tiffany	3302 Daniell Street	Bellevue	NE	68123	3302 Daniell Street	Lot 153, Leawood Oaks	010632026	Dead & dangerous limbs & branches were moved from tree in the front yard	11/27/2024	\$625.00	
Ringler	Jacob	305 Kohl Road	Bellevue	NE	68005	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	Litter & debris removed	11/7/2024	\$350.00	
Roman	Sergio Jr.	4702 Dumfries Drive	Omaha	NE	68157	4702 Dumfries Drive	Lot 59, Heritage Hill	011099119	Tall grass & weeds were mowed & trimmed	10/3/2024	\$250.00	
Royse	Michael C.	1014 Grenoble Drive	Bellevue	NE	68123	1014 Grenoble Drive	Lot 10, Normandy Hills	010457755	Tall grass & weeds were mowed & trimmed	10/3/2024	\$650.00	
S & D Investments LLC		4604 Glenmorrie Drive	Omaha	NE	68157	3605 Harrison Street	1/2 Vac Alley Adj. & W. 24' Lot 1 & Lot 2A, Block 1, Good Luck Addition	010374485	Tall grass & weeds were mowed & trimmed	10/17/2024	\$450.00	
Schwindt	Tracy L.	706 West 33rd Avenue	Bellevue	NE	68005	706 West 33rd Avenue	Lot 43, Farber Addition	010434747	Tall grass & weeds were mowed & trimmed. Litter & debris was removed	9/19/2024	\$550.00	
Street	Jonathan	603 West 14th Avenue	Bellevue	NE	68005	603 West 14th Avenue	Lot 18, Lawre Addition #4	010447628	Litter & debris removed	10/17/2024	\$350.00	
Syndicate Properties		440 Regency Pkwy Dr. # 147	Omaha	NE	68124	2804 Janan Drive	Lot 97, Twin Ridge II	010452966	Tall grass & weeds were mowed & trimmed	10/16/2024	\$2,945.00	
Taylor	Zachary	10434 West 116th Terrace #194	Overland Park	KS	66210	3911 Gertrude Terrace	Lot 2, Block 7, Valley View	010371214	Tall grass & weeds were mowed & trimmed	10/17/2024	\$650.00	
Vaughan	Georgia L.	2609 Calhoun Street	Bellevue	NE	68005	2609 Calhoun Street	N 8 ft Lot 1 & S 40 ft Lot 2 Block 320, Bellevue	010618740	Litter & debris removed	11/7/2024	\$425.00	
Williamsburg Commerical Properties LLC		1864 South 155th Circle	Omaha	NE	68144	Lot 1, Williamsburg Plaza Replat One	Lot 1, Williamsburg Plaza Replat One	011602808	Tall grass & weeds were mowed & trimmed	10/4/2024	\$650.00	
Williamsburg Commerical Properties LLC		1864 South 155th Circle	Omaha	NE	68144	Lot 2, Williamsburg Plaza Replat One	Lot 2, Williamsburg Plaza Replat One	011602809	Tall grass & weeds were mowed & trimmed	10/4/2024	\$650.00	

Wustrack	Leslie	PO Box 10	Chromo	CO	81128	1010 Bea Circle	Lot 11, Charwood	010762604	Tall grass & weeds were mowed & trimmed	10/10/2024	\$650.00	
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Comes	Melisa K.	2504 Rose Lane Road	Lot 8, Rose Dale Heights No. 2 Replat I	011585748	\$400.00
Diaz	Evelin Rios	7507 Chandler Hills Drive	Lot 80, Chandler Hills	010361197	\$350.00
Frank	Dexter and Chang	2611 Jackson Street	Lot 1, Exc N 10 ft Block 281, Bellevue	010623248	\$350.00
Harrison Properties		3843 Harrison Street	Lot 15, Block 2, Good Luck Addition & Vac Alley Adj	010375074	\$650.00
Haight	Savannah & Russell	7623 South 41st Avenue	Lot 16, Block 2, Southern Hills	010592962	\$700.00
Hill	Mary Ann	7602 South 41st Avenue	Lot 7, Block 13, High Meadows	010553053	\$325.00
Jones	Sylvia	2008 Avery Road	Lot 16, Hillside Subdivision 9A	010474536	\$649.00
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Marshall	Leonard	11008 Bandytown Place	Lot 117, The Town	010387862	\$350.00
Marimar LLC		2516 East Chandler Road	Lot 1, F.J. Fitzgerald's Subdivision	011598233	\$250.00
Miranda Investments		2713 Edwards Street	Lot 29, Dee's Addition to South Omaha	010412816	\$250.00
Niday	James & Kelly	4937 Bernadetter Avenue	Lot 174, Glenmorrie	010545395	\$2,545.00
Nolan Holdings LLC		4603 Clearwater Drive	Lot 92, Twin Ridge II	010446567	\$350.00
Plebankek	Stanley	7312 South 25th Street	Lot 3 & N 1/2 Lot 28, Block 1, Randolph Plac & All Vac Alley between	010543961	\$650.00
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Preston	Michael & Tiffany	3302 Daniell Street	Lot 153, Leawood Oaks	010632026	\$625.00
Ringler	Jacob	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	\$350.00
Roman	Sergio Jr.	4702 Dumfries Drive	Lot 59, Heritage Hill	011099119	\$250.00
Royse	Michael C.	1014 Grenoble Drive	Lot 10, Normandy Hills	010457755	\$650.00
S & D Investments LLC		3605 Harrison Street	1/2 Vac Alley Adj. & W. 24' Lot 1 & Lot 2A, Block 1, Good Luck Addition	010374485	\$450.00
Schwindt	Tracy L.	706 West 33rd Avenue	Lot 43, Farber Addition	010434747	\$550.00
Street	Jonathan	603 West 14th Avenue	Lot 18, Lawre Addition #4	010447628	\$350.00
Syndicate Properties		2804 Janan Drive	Lot 97, Twin Ridge II	010452966	\$2,945.00
Taylor	Zachary	3911 Gertrude Terrace	Lot 2, Block 7, Valley View	010371214	\$650.00
Vaughan	Georgia L.	2609 Calhoun Street	N 8 ft Lot 1 & S 40 ft Lot 2 Block 320 Bellevue	010618740	\$425.00
Williamsburg Commerical Properties LLC		Lot 1, Williamsburg Plaza Replat One	Lot 1, Williamsburg Plaza Replat One	011602808	\$650.00
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Wustrack	Leslie	1010 Bea Circle	Lot 11, Charwood	010762604	\$650.00

**RESOLUTION BOE NO. 2025-0304-01**

**WHEREAS**, the following property owners were billed by the City of Bellevue, Nebraska for Levying liens for non-payment of costs associated with for mowing, trimming, removal of debris, branches & rubbish, demolition and/or general clean up on the identified properties within the City of Bellevue and its extra territorial jurisdiction (ETJ).

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Wustrack	Leslie	1010 Bea Circle	Lot 11, Charwood	010762604	\$650.00

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

**WHEREAS**, the property owners were notified by regular mail that a hearing would be held on the 4th day of March, 2025, at 5:00 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: No written objections were received.

**NOW THEREFORE BE IT RESOLVED**, that the amounts as shown above for mowing, trimming, removal of debris, demolitions, branches & rubbish, and/or general clean-up 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 December 3, 2024, 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 and/or the City of Bellevue shall be authorized to collect the payment of these liens, including interest. The lien will be determined to be delinquent if not paid in full, including any interest due and owing with ninety (90) calendar days of the date of this Resolution.

PASSED AND APPROVED this 4th day of March, 2025.

APPROVAL AS TO FORM:

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City Attorney

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Rusty Hike, Mayor

ATTEST:

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Susan Kluthe, City Clerk