

## **Board of Equalization**

Tuesday, September 2, 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 the 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). (City Clerk)

5. BOE Resolution No. 2025-0902-01: 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

<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>
Bacon	Bonnie	3209 Wallace Avenue	Bellevue	NE	68005	1805 Fairview Road	Tax Lot 1B 15-13-13	010613064	Litter & debris was removed	5/15/2025	\$350.00	
Bacon	Bonnie	3209 Wallace Avenue	Bellevue	NE	68005	1805 Fairview Road	Tax Lot 1B 15-13-13	010613064	Tall grass & weeds were mowed & trimmed	6/13/2025	\$250.00	
Bellevue Properties LLC		1125 South 103rd Street Ste 800	Omaha	NE	68124	9500 Cedar Island Road	Tax Lot F1A2 28-14-13	010609717	Litter & debris was cleaned up and removed	4/3/2025 and 4/4/2025	\$1,475.00	
Bellevue Properties LLC		1125 South 103rd Street Ste 800	Omaha	NE	68124	9502 Cedar Island Road	Tax Lot F1A1 28-14-13	010609725	Litter & debris was cleaned up and removed	4/3/2025	\$1,700.00	
Creideamh LLC	C/O Neil R. Bresnahan	13486 West Hidden Springs Trail	Wadsworth	IL	60083	1908 Jefferson Street	S 5.5 ft Lot 9 & Lot 10 Exc S 5.5 ft Block 201 Bellevue	010635440	Tall grass & weeds were mowed & trimmed, Litter & debris was removed	6/13/2025	\$550.00	
Curry	Mardel	8258 South 50th Street	Omaha	NE	68157	8258 South 50th Street	Lot 1, Southern Park Replat	011577234	Litter & debris was removed	5/8/2025	\$1,325.00	
Davenport	Nicole R.	613 N. 3rd Street	Bellevue	NE	68005-4503	613 N. 3rd Street	Lot 43, Nob Hill	010471774	Property cleaned up	4/10/2025	\$350.00	
Davis	Matthew	403 West Sarpy Avenue	Bellevue	NE	68005	403 West Sarpy Avenue	E 46 Ft of W 92 Ft Lots 7-9 Block 265 Bellevue	010616829	Litter & debris was cleaned up and removed	5/1/2025	\$350.00	
Dennis	Caleb A.	2927 Jason Street	Bellevue	NE	68123	2927 Jason Street	Lot 146, Oakhurst	011324171	Tall grass & weeds were mowed & trimmed, Litter & debris was removed	6/13/2025	\$550.00	
Gonzalez	Norma	504 West 33rd Avenue	Bellevue	NE	68005	504 West 33rd Avenue	Lot 57, Exc N 4 Ft Suhl's Acres	010433171	Dead & Dangerous limbs & branches were removed	5/14/2025	\$1,049.00	
Hill	Mary Ann	7602 South 41st Avenue	Bellevue	NE	68147	7602 South 41st Avenue	Lot 7, Block High Meadows	010553053	Tall grass & weeds were mowed & trimmed	6/5/2025	\$250.00	
Lewis	Mark F. and Marion	301 E. 22nd Avenue	Bellevue	NE	68005-5026	301 E. 22nd Avenue	Lot 2, Fuehring Addition	011592225	One large spruce tree and one large ash tree cut down and removed from property	4/22/2025	\$3,445.00	
Marimar LLC		3437 W. Street	Omaha	NE	68107	2516 Chandler Road E.	Lot 1 F.J. Fitzgerald's Subdivision Replat 2	011598233	Tall grass & weeds were mowed & trimmed	6/5/2025	\$250.00	
Otto	Anna	1510 Jefferson Street	Bellevue	NE	68005	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	Tall grass & weeds were mowed & trimmed	6/5/2025	\$250.00	
Phounsavath	Akaphone	4795 Nogal Street	San Diego	CA	92102	1716 Pelton Avenue	Lot 37, Ex N 106', Reeves Addition	010387455	Tall grass & weeds were mowed & trimmed	5/15/2025	\$250.00	
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Plebanek	Stanley	7312 South 25th Street	Bellevue	NE	68147	7312 South 25th Street	Lot 3 & N 1/2 Lot 28 Block 1, Randolph Place & All Vac Alley Between	010543961	Tall grass & weeds were mowed & trimmed	6/12/2025	\$250.00	

Schoefield	Seth and Alona Rene Jennings	802 W. 32nd Avenue	Bellevue	NE	68005-5529	802 W. 32nd Avenue	Lot 65, Farber Addition	010434992	Property cleaned up	4/10/2025	\$350.00	
Tran	Thinh	6648 Park Crest Drive	Papillion	NE	68133	Lot 1, Ex E 15', Avery Heights	Lot 1, Ex E 15', Avery Heights	010425985	Tall grass & weeds were mowed & trimmed	5/29/2025	\$250.00	
Whelan	Marian J. Trustee Whelan Living Trust	3701 Coffey Avenue	Bellevue	NE	68123	3701 Coffey Avenue	Lot 28, Bella West	010595996	Litter & debris was removed	6/13/2025	\$350.00	
Williamsburg Commercial 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	5/15/2025	\$250.00	
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**RESOLUTION BOE NO. 2025-0902-01**

**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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**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 2<sup>nd</sup> day of September, 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 September 2, 2025, 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 2nd day of September, 2025.

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

ATTEST:

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

APPROVAL AS TO FORM:

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

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**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 September 2, 2025, 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 2nd day of September, 2025.

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

ATTEST:

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

APPROVAL AS TO FORM:

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

**RESOLUTION BOE NO. 2025-0902-01**

**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).

<b>Last Name</b>	<b>First Name</b>	<b>Service Address</b>	<b>Legal Description</b>	<b>Parcel #</b>	<b>Amount</b>
Bacon	Bonnie	1805 Fairview Road	Tax Lot 1B 15-13-13	010613064	\$350.00
Bacon	Bonnie	1805 Fairview Road	Tax Lot 1B 15-13-13	010613064	\$250.00
Creideamh LLC	C/O Neil R. Bresnahan	1908 Jefferson Street	S 5.5 ft Lot 9 & Lot 10 Exc S 5.5 ft Block 201 Bellevue	010635440	\$550.00
Curry	Mardel	8258 South 50th Street	Lot 1, Southern Park Replat	011577234	\$1,325.00
Davenport	Nicole R.	613 N. 3rd Street	Lot 43, Nob Hill	010471774	\$350.00
Davis	Matthew	403 West Sarpy Avenue	E 46 Ft of W 92 Ft Lots 7-9 Block 265 Bellevue	010616829	\$350.00
Dennis	Caleb A.	2927 Jason Street	Lot 146, Oakhurst	011324171	\$550.00
Gonzalez	Norma	504 West 33rd Avenue	Lot 57, Exc N 4 Ft Suhl's Acres	010433171	\$1,049.00
Hill	Mary Ann	7602 South 41st Avenue	Lot 7, Block High Meadows	010553053	\$250.00
Lewis	Mark F. and Marion	301 E. 22nd Avenue	Lot 2, Fuehring Addition	011592225	\$3,445.00
Marimar LLC		2516 Chandler Road E.	Lot 1 F.J. Fitzgerald's Subdivision Replat 2	011598233	\$250.00
Otto	Anna	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	\$250.00
Phounsavath	Akaphone	1716 Pelton Avenue	Lot 37, Ex N 106', Reeves Addition	010387455	\$250.00
Phounsavath	Akaphone	1716 Pelton Avenue	Lot 37, Ex N 106', Reeves Addition	010387455	\$450.00
Plebanek	Stanley	7312 South 25th Street	Lot 3 & N 1/2 Lot 28 Block 1, Randolph Place & All Vac Alley Between	010543961	\$250.00
Schoefiled	Seth and Alona Rene Jennings	802 W. 32nd Avenue	Lot 65, Farber Addition	010434992	\$350.00
Tran	Thin	Lot 1, Ex E 15', Avery Heights	Lot 1, Ex E 15', Avery Heights	010425985	\$250.00
Whelan	Marian J. Trustee Whelan Living Trust	3701 Coffey Avenue	Lot 28, Bella West	010595996	\$350.00
Williamsburg Commercial Properties LLC		Lot 1, Williamsburg Plaza Replat One	Lot 1, Williamsburg Plaza Replat One	011602808	\$250.00
Williamsburg Commercial Properties LLC		Lot 2, Williamsburg Plaza Replat One	Lot 2, Williamsburg Plaza Replat One	011602809	\$250.00

**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 2<sup>nd</sup> day of September, 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 September 2, 2025, 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 2nd day of September, 2025.

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

ATTEST:

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

APPROVAL AS TO FORM:

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