

Board of Equalization

Tuesday, March 3, 2026 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).

5. Resolution BOE No. 2026-0303-01: : 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>
Autozone Parts Inc		123 South Front Street Dept 8088	Memphis	TN	38103	7727 South 22nd St.	Lot 1, Kennedy Town Center Replat Eight	011619815	Tall grass & weeds were mowed & trimmed	7/31/2025	\$250.00	
Express Funding Corporation		PO Box 1140	Scottsbluff	NE	69363	Outlot E, Quail Crossing	Outlot E, Quail Crossing	010744800	Tall grass & weeds were mowed & trimmed (3rd)	10/2/2025	\$650.00	
Fay	Skylar and Nikki	3412 Tammy Street	Bellevue	NE	68123	3412 Tammy Street	Lot 101, Two Springs	011012552	Tall grass & weeds were mowed & trimmed (3rd)	10/2/2025	\$650.00	
Gies	Anthony Thomas	103 Gregg Place	Bellevue	NE	68005	103 Gregg Place	Lot 2A, Gregg Road Place Replat I	011136987	Tree deadwooded and branches and limbs cut out of the tree on southwest corner	10/20/2025	\$949.00	
Glass	Marlene	2611 Margo Street	Bellevue	NE	68147	2611 Margo Street	Lots 5 & 6, Block 12, First Addition to Randolph Place to South Omaha & N 1/2 Vac Alley Adj	010542574	Tall grass & weeds were mowed & trimmed	10/9/2025	\$250.00	
Bapaji Maharaj LLC		2427 North 187th Avenue	Elkhorn	NE	68022	1110 Fort Crook Road South	Lots 1B1B, 1B2A2, & 1B2B1, Twin Ridge II	010974253	Tall grass & weeds were mowed & trimmed	10/23/2025	\$450.00	
Marcault	Douglas D.	101 West Mission Avenue	Bellevue	NE	68005	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	Tall grass & weeds were mowed & trimmed	10/23/2025	\$650.00	
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 (4th)	10/24/2025	\$650.00	

Martin	Kylee	3951 Stephanie Lane	Bellevue	NE	68147	3951 Stephanie Lane	Lot 32, Electri-City	010374051	Litter & debris, tall grass & weeds were cleaned up & removed & mowed and trimmed	10/30/2025	\$550.00	
Otto	Anna	1510 Jefferson Street	Bellevue	NE	68005	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	Tall grass & weeds were mowed & trimmed (3rd)	10/9/2025	\$650.00	
Otto	Anna	1510 Jefferson Street	Bellevue	NE	68005	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	Dead & fallen tree was cleaned up and removed	11/21/2025	\$439.00	
Oxus LLC		6115 L Street	Omaha	NE	68117	Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center Replat Three	011592675	Tall grass & weeds were mowed & trimmed (5th)	10/16/2025	\$650.00	
Oxus LLC		6115 L Street	Omaha	NE	68117	Lot 2, Kennedy Town Center Replat Eight	Lot 2, Kennedy Town Center Replat Eight	011619816	Tall grass & weeds were mowed & trimmed (3rd)	10/16/2025	\$650.00	
Patterson	Johnnie L. & Darlene Patterson	11774 Amos Gates Drive	Bellevue	NE	68123	11774 Amos Gates Drive	Part of Outlot 1, Quail Creek	010743243	Dead & dangerous tree limb located above the power box, close to light pole removed	10/3/2025	\$449.00	
Phounsavath	Akhaphone	4795 Nogal Street	San Diego	CA	92102	1716 Pelton Avenue	Lot 37, EX N 106', Reeves Addition	010387455	Tall grass & weeds were mowed & trimmed (5th)	10/2/2025	\$650.00	
Plebanek	Stanley D.	7312 South 25th Street	Bellevue	NE	68147	7312 South 25th Street	Lot 3 & N 1/2 Lot 28, Block 1, Randall Place & All Vac Alley	010543961	Tall grass & weeds were mowed & trimmed (3rd)	9/25/2025	\$650.00	

Last Name	Name	Service Address	Legal Description	Parcel #	Amount
Autozone Parts Inc		7727 South 22nd St.	Lot 1, Kennedy Town Center Replat Eight	011619815	\$250.00
Express Funding Corporation		Outlot E, Quail Crossing	Outlot E, Quail Crossing	010744800	\$650.00
Fay	Skylar and Nikki	3412 Tammy Street	Lot 101, Two Springs	011012552	\$650.00
Gies	Anthony Thomas	103 Gregg Place	Lot 2A, Gregg Road Place Replat I	011136987	\$949.00
Glass	Marlene	2611 Margo Street	Lots 5 & 6, Block 12, First Addition to Randolph Place to South Omaha & N 1/2 Vac Alley Adj	010542574	\$250.00
Bapaji Maharaj LLC		1110 Fort Crook Road South	Lots 1B1B, 1B2A2, & 1B2B1, Twin Ridge II	010974253	\$450.00
Marcault	Douglas D.	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	\$650.00
Marimar LLC		2516 Chandler Road E.	Lot 1 F.J. Fitzgerald's Subdivision Replat 2	011598233	\$650.00
Martin	Kylee	3951 Stephanie Lane	Lot 32, Electri-City	010374051	\$550.00
Otto	Anna	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	\$650.00
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Oxus LLC		Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center	011592675	\$650.00
Oxus LLC		Lot 2, Kennedy Town Center Replat Eight	Lot 2, Kennedy Town Center Replat Eight	011619816	\$650.00
Patterson	Johnnie L. & Darlene Patterson	11774 Amos Gates Drive	Part of Outlot 1, Quail Creek	010743243	\$449.00
Phounsavath	Akhaphone	1716 Pelton Avenue	Lot 37, EX N 106', Reeves Addition	010387455	\$650.00
Plebanek	Stanley D.	7312 South 25th Street	Lot 3 & N 1/2 Lot 28, Block 1, Randall Place & All Vac Alley	010543961	\$650.00
Ringler	Jacob	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	\$350.00
Selfmade LLC		3202 Wallace Avenue	Lot 48, Farber Addition	010434801	\$550.00
Shelton	Samantha & Ashley Bone	103 East 16th Avenue	Lot 4A, Block 133, Bellevue	010630961	\$450.00
Valencia	Rosa	4501 Harrison Street	Lots 2 & 3, South Park	010376011	\$250.00
Valencia	Rosa	Lot 1, Exc E 25 Ft South Park	Lot 1, Exc E 25 Ft South Park	010421750	\$250.00
Wustrack	Leslie W.	1010 Bea Circle	Lot 11, Charwood	010762604	\$1,649.00
Bapaji MaharaJ LLC (Demo)		1110 Fort Crook Rd S	Lots 1B1B, 1B2A2 & 1B2B1 Twin Ridge II	10974253	\$214,866.00

RESOLUTION BOE NO. 2026-0303-01

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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Oxus LLC		Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center	011592675	\$650.00
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Patterson	Johnnie L. & Darlene Patterson	11774 Amos Gates Drive	Part of Outlot 1, Quail Creek	010743243	\$449.00
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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 3rd day of March 3, 2026, 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 March 2, 2026, 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 3rd day of March, 2026.

Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

APPROVAL AS TO FORM:

City Attorney