

#

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
7012 Edna Street/Lot 75 La Vista Replat; \$143.35
were notified to clean up their property as they were in violation of the City
Municipal Code, Section 50.03, or the City would do so and bill them accordingly,
and

WHEREAS, the property owners of said address chose not to clean the property, thus
necessitating the City to do the clean up, and

WHEREAS, the City sent the property owners a bill for said clean up which has 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
amount and against the property specified above, located within Sarpy County,
La Vista, Nebraska.

PASSED AND APPROVED THIS 5TH DAY OF JUNE, 2012

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buehe, CMC
City Clerk

**LA VISTA POLICE DEPARTMENT SPECIAL ENFORCEMENT BUREAU - CODE ENFORCEMENT
SPECIAL ASSESSMENT REPORT**

ADDRESS	RENTAL/OWNER OCCUPIED	PRIOR CONTACTS	ACTION TAKEN	CURRENT OFFENSE	ACTION TAKEN	EXISTING SPECIAL ASSESSMENTS
7012 Edna St	Owner Occupied- Currently Vacant Foreclosure owned by Wells Fargo Bank	No Prior Contacts with this address	No prior contacts with this address	50.03-Trash	Completed by P.W.	0 Special Assessments on this property



April 26, 2012

Wells Fargo Bank
One Home Campus
Des Moines, IA 50328

RE: Lot 75 La Vista Replat

To Whom It May Concern;

On March 14, 2012, the property at 7012 Edna Street, La Vista, NE was in violation of the City of La Vista's Municipal Code, Section 50.03. On March 14, 2012 notification was made to correct the trash violation by March 28, 2012 or the city would correct it at the expense of the property owner. On April 5, 2012, the Public Works Department removed the trash at the property. The cost of \$143.35 was incurred by the City for the cleanup. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Trash Removal Costs		
Labor	\$	39.45
Equipment Cost	\$	25.00
Material Cost	\$	28.90
TOTAL	\$	<u>143.35</u>

Please remit \$143.35, 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 June 5th, 2012, 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,

Mandy Garrod
Deputy 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

COPY

La Vista Police Department

Code Enforcement Case Management



CASE ADDRESS: 7012 Edna St DATE INITIATED: 3/14/2012

NAME OF PROPERTY OWNER/RESIDENT: Wells Fargo Bank

CODE VIOLATION(S): Trash/50.03

[illegible]

April 9, 2012

To: Stacy Corbit
Code Enforcement Officer
Police Dept.

Fr: Cindy Norris
Administrative Secretary
Public Works Dept.

RE: Residential Property Clean-Up
7012 Edna St.

The following is a list of the expenses incurred by the Public Works Department on April 5, 2012 while removing the TV, rusted grill, and assorted trash at 7012 Edna St., per your request.

LABOR:

	<u>HOURLY WAGE</u>	<u>HOURS</u>	<u>TOTAL</u>
Employee #1	29.45	1	29.45
Employee #2	10.00	1	10.00
TOTAL		2	\$39.45

EQUIPMENT:

	<u>HOURLY RATE</u>	<u>HOURS</u>	<u>TOTAL</u>
(1) 1 ton pickup	25.00	1	25.00
TOTAL		1	\$25.00

MATERIALS:

(1) trailer dumpster fee	25.00
(6) trash bags @ \$.65/each	3.90
TOTAL	\$28.90

TOTAL LABOR, EQUIPMENT and MATERIALS: \$93.35

Active

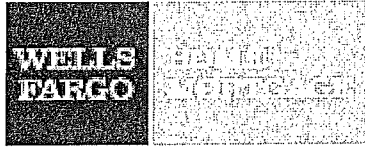
Parcel Number: 010330690
 Location: 07012 VEDNA ST
 Owner: WELLS FARGO BANK
 C/O
 Mail Address: ONE HOME CAMPUS
 DES MOINES IA 50328-
 Legal: LOT 75 LA VISTA REPLAT
 Tax District: 27002
 Map #: 2959-13-2-30051-000-0079



Click Picture/Sketch for Larger View.
 Use arrows to view Picture/Sketch.

THIS IS NOT A PROPERTY RECORD FILE [What does this mean?](#)

Residential Information for 1 January Roll Year 2011				
<div>LOT 72</div> <div>94.4'</div> <div>7109</div> <div>LOT 73</div> <div>91.8'</div>	LOT 92	LOT 91		
	60.0'	60.0'	60.0'	60.0'
	110.8'	105.0'	105.0'	105.0'
	7014	7012	LOT 76	LOT 77
	LOT 74	LOT 75	7010	7008
	60.4'	60.0'	60.0'	60.0'
<div>Style: Ranch</div> <div>Year Built: 1960</div> <div>#Bathrooms Above Grade 1</div> <div>Total Bsmt Finish Sqft 0</div> <div>Garage Type Attached</div> <div>Lot Depth 105</div> <div>#Bedrooms above Grade 2</div> <div>Total Sqft 792</div> <div>Bsmt Total Sqft 0</div> <div>Garage Sqft 288</div> <div>Lot Width 60</div> <div>Misc</div>				



Wells Fargo Home Mortgage

One Home Campus
MAC: X2303-048
Des Moines, IA 53028
Fax: 866-512-0757

April 2, 2012

Keith R Welch
Cathy ann Welch
7012 Edna St.
La Vista, NE 68128

Reference: Violations present at property: 7012 Edna St.

Dear Mortgagor (s):

Wells Fargo Home Mortgage, A Division of Wells Fargo Bank, N.A. is in receipt of the attached violation notice from the city/county for the above referenced property.

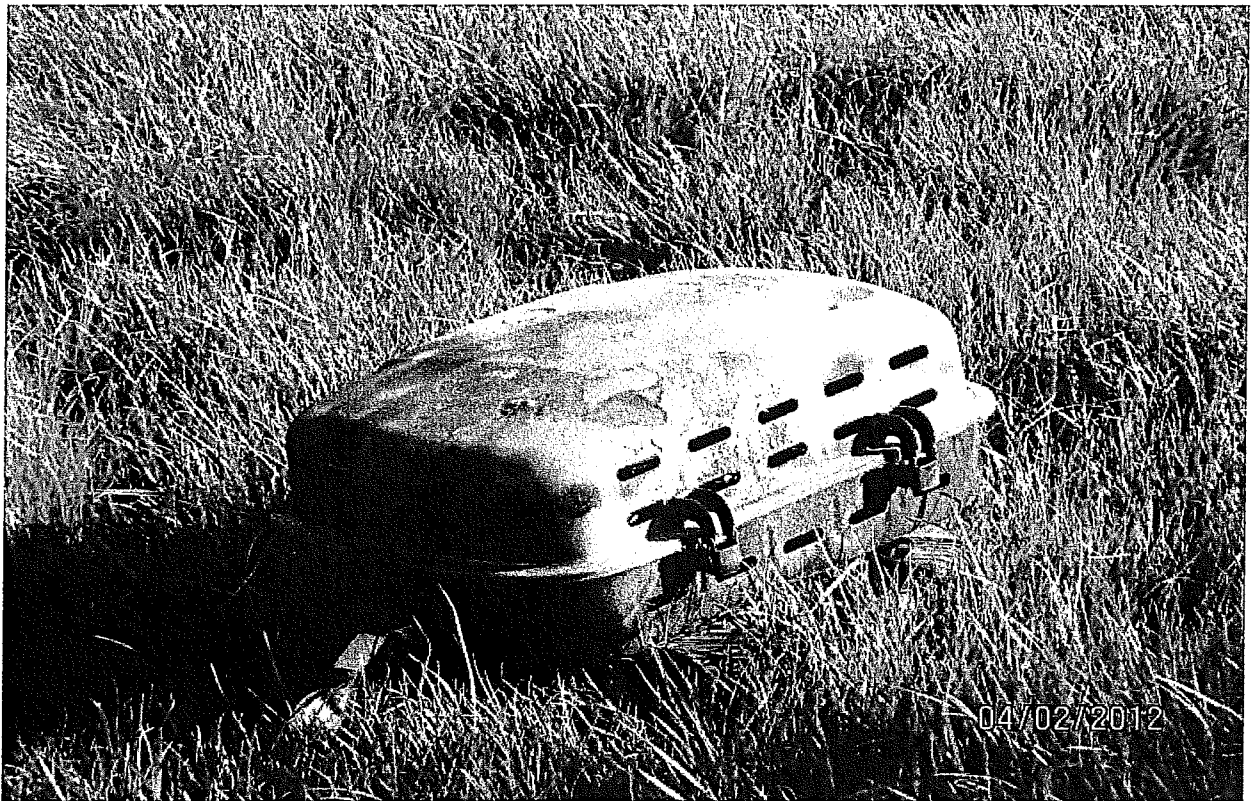
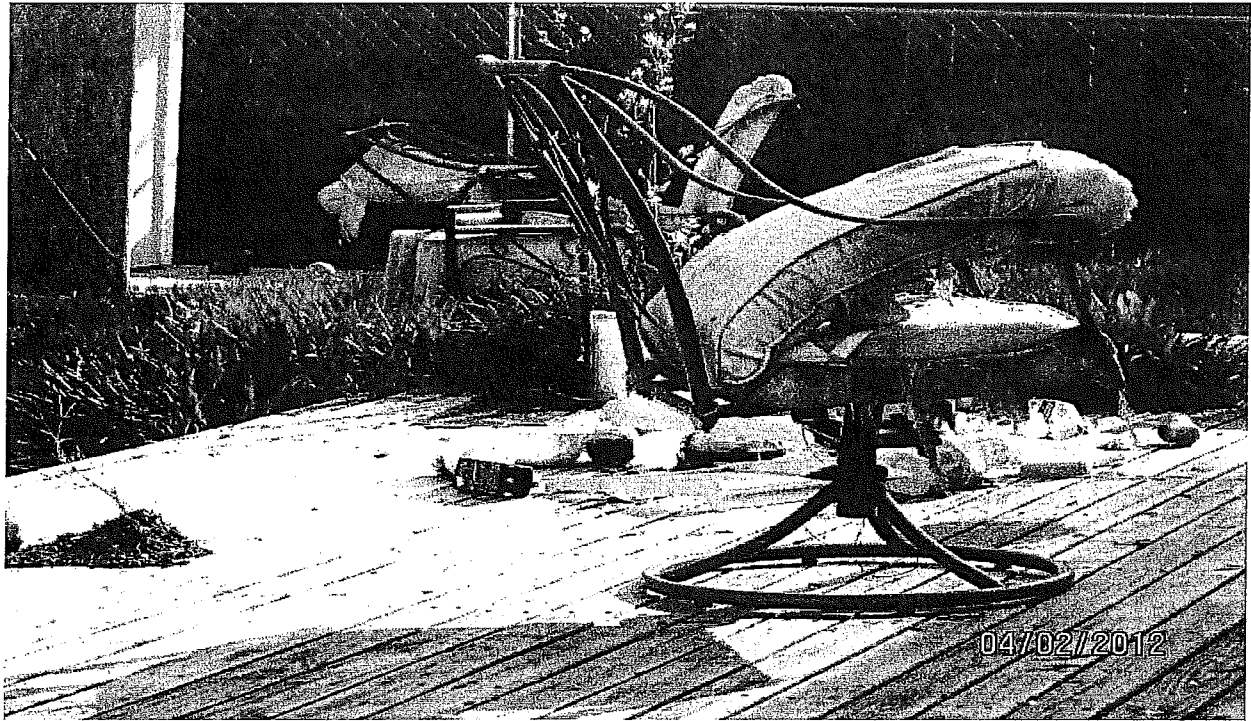
Your failure to correct the violation represents a break of your Note and Mortgage obligation with Wells Fargo Home Mortgage, whereby you agreed to maintain the real property free and clear of all violations.

When this violation has been satisfied, please send Wells Fargo Home Mortgage proof of this from the city/county. Your compliance is expected within the next 30 days.

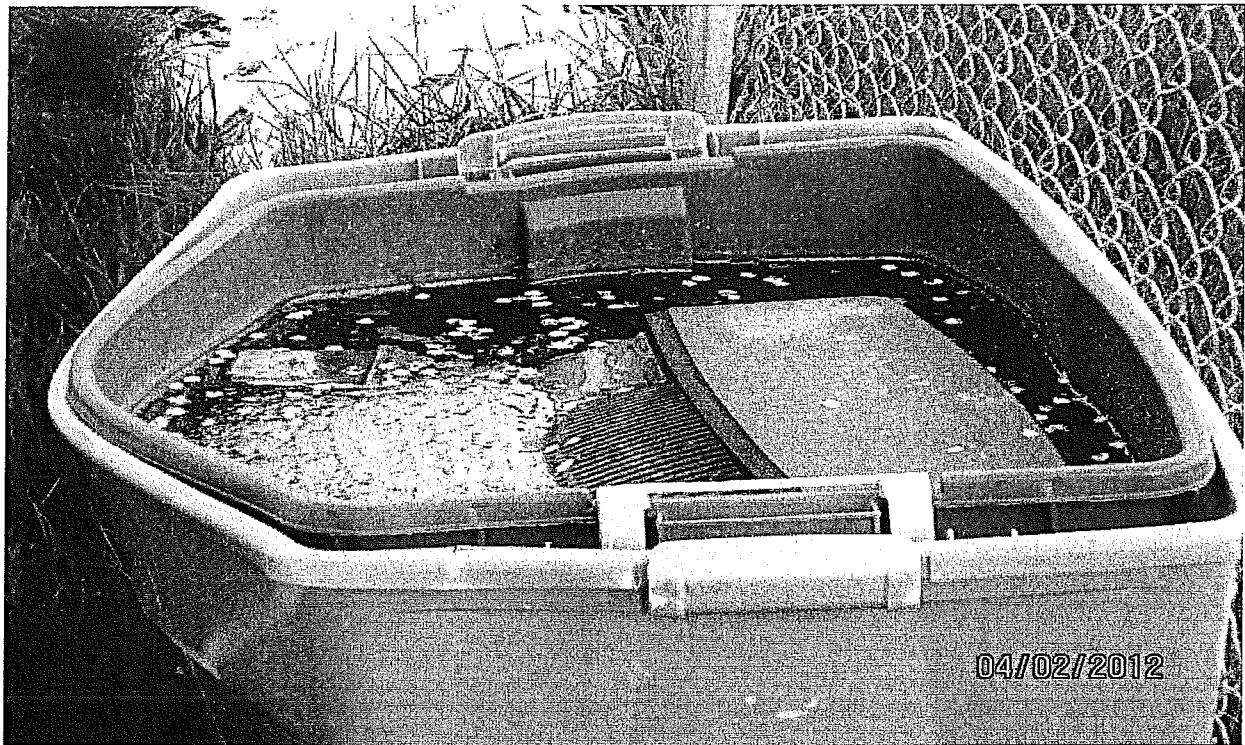
Sincerely,

Nichole Cochenet
Property Preservation-Violations
Wells Fargo Home Mortgage
codeviolations@wellsfargo.com

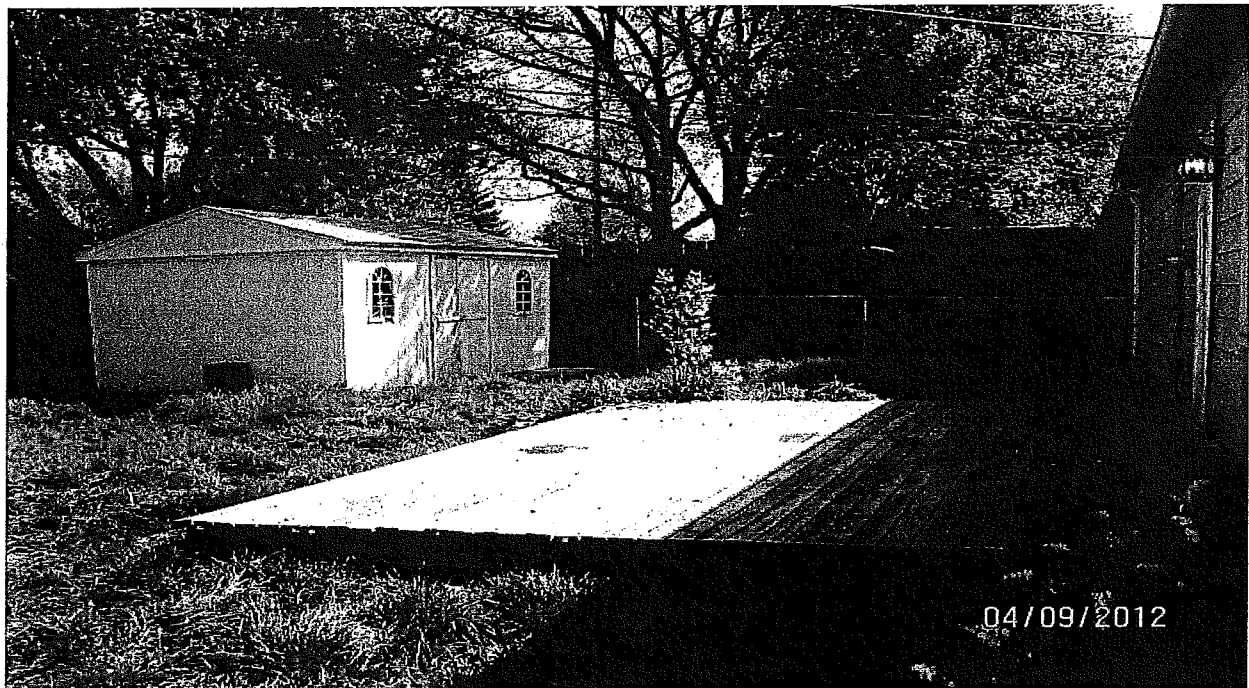
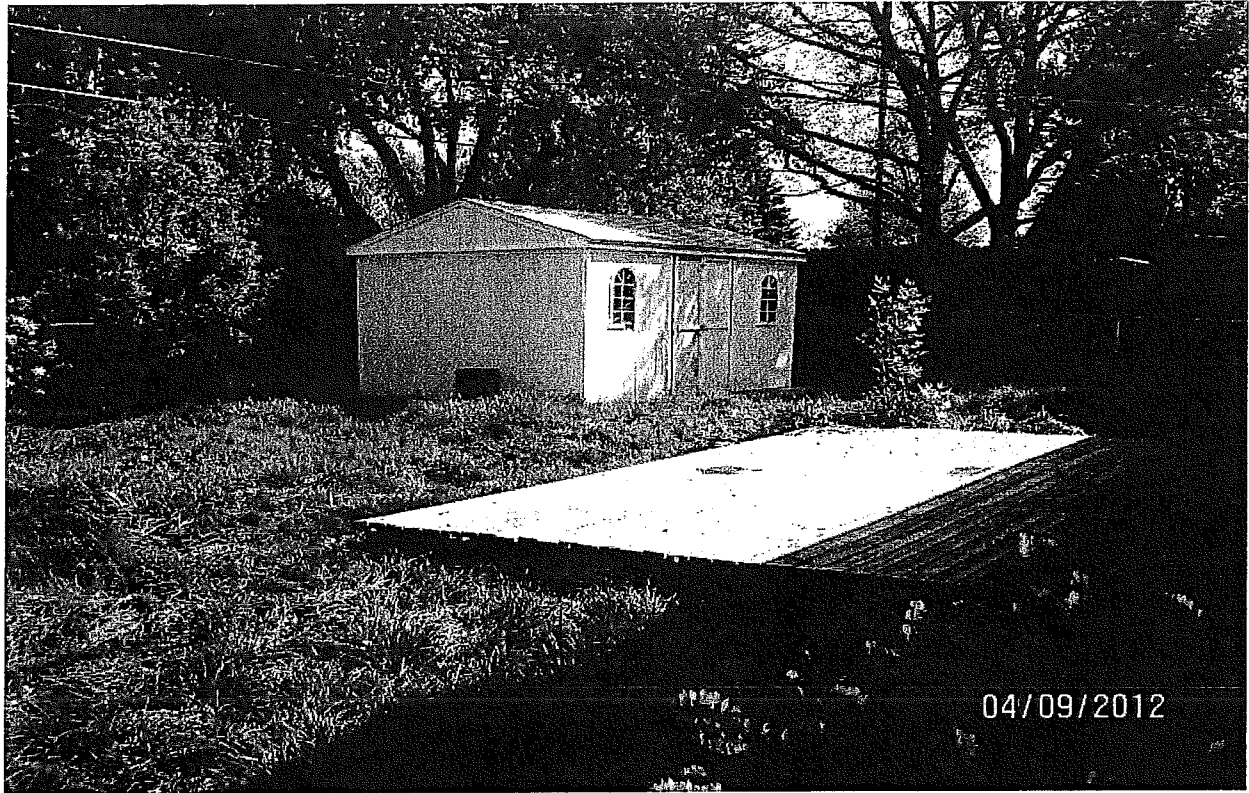
CC:
City Hall
8116 Park View Blvd.
La Vista, NE 68128



Before Pictures
Taken by: S. Corbit



Before Pictures
Taken by: S. Corbit



After Pictures
Taken by: S. Corbit



After Pictures
Taken by: S. Corbit

Date 7/14/12 12:09 PM LT#12-5836

Location 702 Edna St

Violation 50.03 - Trash

Time to Comply 5 days

Description Backyard has trash

and junk - shed looks broken into.

Follow-up Officer

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To Wells Fargo Bank
Street, Apt. No., or PO Box No. One Home Campus
City, State, ZIP+4[®] Des Moines, IA 50328

PS Form 3800, August 2006 See Reverse for Instructions

7008 1140 0000 6669 1094

LA VISTA POLICE DEPARTMENT
MUNICIPAL CODE COMPLIANCE AGREEMENT

FULL NAME: FIRST, MIDDLE, LAST <u>Wells Fargo Bank</u>	DATE OF BIRTH <u> </u>
RESIDING ADDRESS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>One Home Campus, Des Moines, IA 50328</u>	
PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>7012 Edna St, La Vista, NE 68128</u>	
CONDITIONS REQUIRING CORRECTION <u>• 50.03 - Trash (Back yard)</u>	
CORRECTIVE MEASURES <u>please have all trash and junk removed from the back yard.</u>	

AGREEMENT:

The above named agrees that the conditions set forth in this Agreement must be eliminated, as described above on or before (Date) 3/28, 2012.

The undersigned agrees to allow the City to inspect the property as necessary to determine compliance with this agreement. This Agreement shall be interpreted in accordance with the law of the State of Nebraska.

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Agreement.

Failure to comply with the agreement deadline will result in prosecution for violations of the La Vista Municipal Codes.

This form must be filled out completely to be valid.

Signature: _____, and **date** _____, 20____,
accepting responsibility for compliance.

Dear Owner/Resident:

The City of La Vista is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard.

An investigation is being conducted at your property. This investigation has revealed violation(s) of the La Vista Municipal Code, **50.03-Trash**.

The attached sheet categorizes your violation(s) and copies of the codes are provided for your review as an educational package to assist you in achieving compliance and preventing future violation(s).

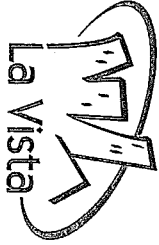
Violation(s) are required to be corrected within **5 Days** depending upon the violation(s). By completing a "Compliance Agreement:" additional time may be granted depending on health and safety and will be evaluated on a case by case basis.

You must contact me immediately upon receipt of this letter to demonstrate cooperation to eliminate these violation(s). The enclosed "Compliance Agreement" must be completed and returned immediately to ensure additional time for compliance. We hope you will work with us to maintain a positive community environment. Your cooperation will be greatly appreciated.

Please contact me at (402) 331-1582 ext. 251 between the hours of 9:30 a.m. and 6:00 p.m. Please leave a voicemail if I am not available. **It is important that you leave your name, address, return phone number and best date and time to contact you.** Failure to comply may result in this matter being forwarded to the City Legal Department and other necessary agencies for Civil and/or Criminal Prosecution.

Sincerely,

Stacy Corbit
Code Enforcement Officer
La Vista Police Department



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

Wells Fargo Bank
One Home Campus
Des Moines, IA 50326

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:

Wells Fargo Bank
One Home Campus
Des Moines, IA 50328

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☒ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7008 1140 0000 6669 1094

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



DATE:

01220863 25/7

Dear Owner/Resident:

The City of La Vista is committed to maintaining quality neighborhoods and an excellent community environment. Our citizens expect us to do everything we can in this regard.

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Stacy Corbit
Code Enforcement Officer
La Vista Police Department

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LA VISTA POLICE DEPARTMENT

MUNICIPAL CODE COMPLIANCE AGREEMENT

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RESIDING ADDRESS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>One Home Campus, Des Moines, IA 503828</u>	
PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>7012 Edna St, La Vista, NE 68128</u>	
CONDITIONS REQUIRING CORRECTION <u>• 50.03 - Trash (Back yard)</u>	
CORRECTIVE MEASURES <u>please have all trash and junk removed from the back yard.</u>	

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This form must be filled out completely to be valid.

Signature: _____, and date _____, 20____,
accepting responsibility for compliance.

White-Original/Records

Yellow-Property Owner

LA VISTA POLICE DEPARTMENT

MUNICIPAL CODE COMPLIANCE AGREEMENT

FULL NAME: FIRST, MIDDLE, LAST <u>Wells Fargo Bank</u>	DATE OF BIRTH <u>01220863 25/7</u>
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PROPERTY WHERE VIOLATION EXISTS STREET, CITY, STATE, ZIP, PHONE NUMBER <u>7012 Edna St, La Vista, NE 68128</u>	
CONDITIONS REQUIRING CORRECTION <u>65003 Trash (Back yard)</u>	
CORRECTIVE MEASURES <u>please have all trash and junk removed from the back yard.</u>	

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