

## 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  
7303 Lillian Ave., Lot 478/La Vista Replat, \$162.78  
were notified to clean up their property as they were in violation of the City  
Municipal Code, Section 94.06, or the City would do so and bill them accordingly,  
and

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

WHEREAS, the City sent the property owners bills for said clean up which have 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  
amounts and against the properties specified above, all located within Sarpy  
County, La Vista, Nebraska.

PASSED AND APPROVED THIS 21ST DAY OF APRIL, 2009

CITY OF LA VISTA

ATTEST:

---

Douglas Kindig, Mayor

---

Pamela A. Buethe, CMC  
City Clerk



April 16, 2009

Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

RE: 7303 Lillian Ave, La Vista, Sarpy County, NE 68128  
Lot 478/La Vista Replat

Dear Mr. & Mrs. Gilpin:

I am writing in response letter concerning an assessment to your property at 7303 Lillian Avenue.

City staff has reviewed the information and determined that the Public Works Department did tree trimming on the property. At the April 21, 2009 City Council meeting, Council will vote to determine if the assessment will be charged. The meeting will begin at 7:00 p.m. at the Harold "Andy" Anderson Council Chamber at the La Vista City Hall, 8116 Park View Blvd, La Vista, NE.

If you have any questions, please give me a call.

Sincerely,

Pamela A. Buethe, CMC  
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 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

Pamela Bueche,

2-24-09

Attached is a letter that I wrote before attending the city council meeting on February 3, 2009, stating the attempts that I made to resolve this matter.

As I mentioned at the meeting, if your department comes to your property to take care of a situation, then a notice should be placed on the door so the residents are aware that something was done. I did not receive a notice. It was my understanding that the trimming that we did took care of the problem.

Also I did not receive your letter with this bill until December 24, 2008 and it states that the work was done on October 9, 2008. Why did it take the city over 2 months to notify us of this change. Another reason why I assumed the situation was taken care of.

As I mentioned, I'm not trying to be difficult. We did what you requested and if I knew then that I would have this problem I would have taken pictures and kept my receipt for the tree trimmer.

Please take this into consideration.

Thank you.

Colleen Gilpin

4-1-09:

Recommend do not issue assessment. Letters sent to both tenant and owner; either one could have contacted the Code Enforcement Officer to determine compliance.

No contact was made, PW determined non-compliance and did the work.

AB

## Cathy Lupomech

---

**From:** Joe Soucie  
**Sent:** Wednesday, February 25, 2009 2:05 PM  
**To:** Cathy Lupomech; Pam Buethe; Ann Birch  
**Subject:** RE: Tree Trimming Assessment

The branches must have exceeded the 12 inch allowance the crews were working from. Any branches that were trimmed on by the homeowner and were within 12 inches, the crew trimmed them to the proper height and left them off the billing list.

**Joe**

---

**From:** Cathy Lupomech  
**Sent:** Wednesday, February 25, 2009 11:03 AM  
**To:** Pam Buethe; Ann Birch; Joe Soucie  
**Subject:** Tree Trimming Assessment

Hi All,

Attached is the documentation from the resident that attended the February 3<sup>rd</sup> City Council meeting concerning an assessment to their property for tree trimming.

Please let me know what you would like to do on this.

Thank you.  
Cathy

2-3-09

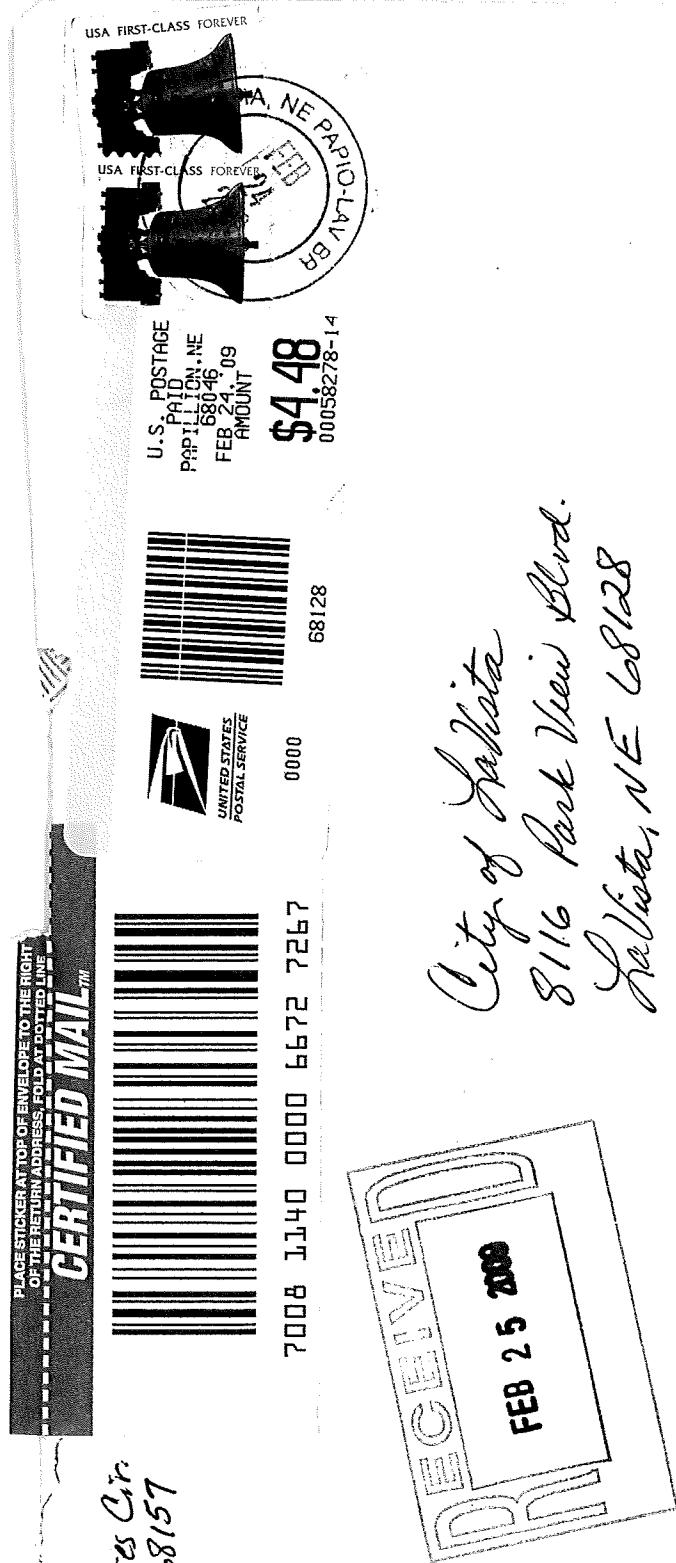
## City Council Members,

In regard to the letter dated December 19, 2008 billing us for the trimming and removal of trees on our property at 7303 Lillian Ave, I made an attempt to see the city clerk in January before the 30 days had passed and she was in a meeting. I also made another attempt today but she was out of the office. With my job it is seldom that I get off before your office closes.

This matter was taken care of and the trees were trimmed by our son before the deadline date. My husband & I were there and he had several large bundles of tree branches tied and placed on the curb spanning from the driveway to the stop sign. We also purchased a tree trimmer in order for him to take care of this. And the branches were removed by the garbage company.

If we did not take care of this matter, I would not have a problem paying this bill. But we did do what you required us to do. We lived at this address for 20 years and never had a situation like this during that time period. Please take this into consideration. Thank you.

Colleen Gilpin



U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

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

JULY 9  
Postmark  
Here

Sent To JEFFREY & COLLEEN GILPIN  
 Street, Apt. No.,  
 or PO Box No. 4951 DUMFRIES CIR  
 City, State, Zip OMAHA NE 68157-2414

PS Form 3800, June 2002      See Reverse for Instructions

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature <u>Colleen Gilpin</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Colleen Gilpin</u> C. Date of Delivery <u>2-12-09</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes    If YES, enter delivery address below: <u>  </u> <input checked="" type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p><u>JEFFREY &amp; COLLEEN GILPIN</u>  <u>4951 DUMFRIES CIR</u>  <u>OMAHA NE 68157-2414</u></p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number  <i>(Transfer from service label)</i></p>		<p>7006 0810 0001 6713 9485</p>	



February 11, 2009

Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

RE: 7303 Lillian Ave, La Vista, Sarpy County, NE 68128  
Lot 478/La Vista Replat

Dear Mr. and Mrs. Gilpin:

I am writing in response to your appearance at the February 3, 2009 City Council meeting concerning an invoice you received for tree trimming at 7303 Lillian Ave in La Vista.

For review of your protest, please submit a letter and any back-up to explain why the fees should not be charged.

Once this information has been received, City staff will review the information, and submit to you, in writing, its determination.

If written documentation is not received by February 26th, the City Council will, on March 3, 2009, take action to file the cost with the Sarpy County Treasurer as a special assessment for improvements against your property

If you have any questions, please contact me.

Sincerely,

Pamela A. Buethe, CMC  
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 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

**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:

Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Colleen Gilpin*  Agent  
 Addressee

B. Received by (Printed Name)

*Colleen Gilpin* **1224-08** 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)

7006 0810 0001 6713 8891

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	<i>1/17/08</i> Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

7006 0810 0001 6713 8891

Sent To: Jeffrey & Colleen Gilpin  
Street: 4951 Dumfries Circle  
City, S: Omaha, NE 68157-2414

PS Form 3811

December 19, 2009



Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

RE: 7303 Lillian Ave, La Vista, Sarpy County, NE 68128  
Lot 478/La Vista Replat

Dear Mr. and Mrs. Gilpin:

On September 19, 2008, your property on Lillian Ave in La Vista was in violation of the City of La Vista's Municipal Code, Sections 94.06 and a letter was sent to you that stated the trees on the property needed to be trimmed or the City would correct the violation at the owner's expense. On October 9, 2008 the Public Works Department trimmed and disposed of the tree branches that were over the street and/or the sidewalk. The cost of \$162.78 was incurred by the City for the clean up. The cost breakdown is as follows:

Administrative Fee	\$	50.00
Tree Trimming and Disposal		
Two Workers, 1 Hour Each		37.78
Equipment Cost		25.00
Chipping		50.00
<b>TOTAL</b>	\$	<b>162.78</b>

Please remit \$162.78, 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 February 3, 2009, 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,

Pamela A. Buethe, CMC  
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 Cornhusker Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

December 10, 2008

To: Valerie Houloose  
Code Enforcement Officer

Fr: Joe Soucie  
Public Works Director

Re: Tree Trimming  
7303 Lillian Ave.

The following is a list of expenses incurred by the Public Works Department on October 9, 2008 while trimming and disposing of the tree branches over the street and/or sidewalk at 7303 Lillian Ave., per your instructions.

**LABOR:**

	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
Employee #1	23.17	1	23.17
Employee #2	14.61	1	14.61
			\$ 37.78

**EQUIPMENT:**

<u>Description</u>	<u>Rate</u>	<u>Hours</u>	<u>Total</u>
1 pickup truck	20.00	1	20.00
1 manual pruner	5.00	1	5.00
			\$ 25.00

**CHIPPING:**

Standardized fee for chipping tree branches	\$ 50.00
---	----------

**TOTAL LABOR, EQUIPMENT and CHIPPING:** \$ 112.78

9/19/08

Jeffrey & Colleen Gilpin  
4951 Dumfries Circle  
Omaha, NE 68157-2414

Re: Lot #478/7303 Lillian Avenue, La Vista, NE 68128  
La Vista Replat

hedges done  
tree branches  
all done  
10/2/08

To: Jeffrey & Colleen Gilpin,

The City of La Vista continues to emphasize citizen participation in improving our community. Through our efforts we hope to make La Vista a safe and more attractive place.

This letter is in reference to tree branches and shrubs that are not in compliance. A copy of our ordinance has been enclosed for you to read. Please trim the shrubs to 48 inches and tree branches should be 15 feet above the street and 8 feet above the sidewalk. All signs should be visible. Please have these violations corrected by 10/3/2008 or the city will send a crew out to correct the violations.

Many of the tree services are busy this time of year, please contact this office if you need additional time so this will not get turned over to Public Works to do. Any work done by the city is at the owner's expense.

If you have any questions or concerns, please contact us at 331-4343.

Thank you,

*Valerie Houlouze*  
Valerie Houlouze  
Code Enforcement Inspector

Cc to: Occupant, 7303 Lillian Avenue, La Vista, NE 68128

# City of La Vista

## Service Request Form



Council Member

Citizen

Employee

**Caller's Name:**

**Address:**

**Phone Number:**

**Date Received:** 9/16/8

**Time Received:** 10:10am

**Received By:** TEK

Request by Phone

Request by Mail

Request in Person

**Nature of Request:** At 7303 Lillian Ave., the hedges along the sidewalk need to be cut, including around the school crossing sign, as they are interfering with the sign visibility.

*free branches  
over Street & Sidewalk  
also*

**Department Responsible for Action:**

**Assigned Date:**

**Report of Action:**

**Date Accomplished:**

**Reviewed by DH:**

**Date:**

**Reviewed by CA:**

**Date:**

**Date Mailed:**

**Active**

Parcel Number: 010576754  
 Location: 07303 LILLIAN AVE  
 Owner: GILPIN/JEFFREY L & COLLEEN S  
 C/O  
 Mail Address: 4951 DUMFRIES CIR  
                  OMAHA NE 68157-2414  
 Legal: LOT 478 LA VISTA REPLAT  
 Tax District: 27002  
 Map #: 2959-14-1-30051-000-0471



Click Picture/Sketch for Larger View.

**Residential Information for 1 January Roll Year 2008**

Style:	Raised Ranch		
Year Built:	1961	Bedrooms	3
Bathrooms	1	Total Sqft	864
Total Bsmt Finish Sqft	276	Bsmt Total Sqft	864
Garage Type		Garage Sqft	0
Lot Depth	125	Lot Width	70

**Misc**

Description	Sqft or Quanity
OPEN SLAB PORCH	36
BSMT GARAGE FINISH	312
DRIVEWAY	1

**Sales Information (Updated 12/16/2008)**

Sale Date B & P	Grantor	Grantee	Sale Price

**Valuation Information**
**Valuation  
PV = Partial Valuation**

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2008	\$18,000	\$78,426	\$0	\$96,426	NO
2007	\$18,000	\$78,011	\$0	\$96,011	NO
2006	\$18,000	\$71,074	\$0	\$89,074	NO
2005	\$18,000	\$63,726	\$0	\$81,726	NO
2004	\$18,000	\$60,268	\$0	\$78,268	NO
2003	\$18,000	\$58,154	\$0	\$76,154	NO
2002	\$18,000	\$56,456	\$0	\$74,456	NO
2001	\$16,000	\$54,372	\$0	\$70,372	NO
2000	\$15,520	\$49,701	\$0	\$65,221	NO
1999	\$15,360	\$45,660	\$0	\$61,020	NO
1998	\$11,280	\$44,478	\$0	\$55,758	NO
1997	\$54,770			\$54,770	NO
1996	\$47,465			\$47,465	NO
1995	\$43,610			\$43,610	NO
1994	\$41,992			\$41,992	NO
1993	\$40,377			\$40,377	NO
1992	\$40,377			\$40,377	NO
1991	\$39,690			\$39,690	NO
1990	\$39,690			\$39,690	NO
1989	\$39,690			\$39,690	NO

