

## **Board of Equalization**

Tuesday, December 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. Resolution BOE No. 2025-1202-01: 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	Tall grass & weeds were mowed & trimmed	8/28/2025	\$450.00	
Comes	Melisa K.	2504 Rose Lane Road	Bellevue	NE	68147	2504 Rose Lane Road	Lot 8, Rose Dale Heights No. 2, Replat 1	011585748	Tall grass & weeds were mowed & trimmed, Litter & debris were removed	7/17/2025	\$550.00	
Davenport	Nicole R.	613 N. 3rd Street	Bellevue	NE	68005	613 N. 3rd Street	Lot 43, Nob Hill	010471774	Tall grass & weeds were mowed & trimmed	6/24/2025	\$250.00	
Dixon	Scott M.	1611 Warren Street	Bellevue	NE	68005	1611 Warren Street	Lot 8 Shallcross Hills	010934537	Tall grass & weeds mowed & trimmed and litter	8/11/2025	\$550.00	
Dunkleman	Thomas	2525 Jackson Street	Bellevue	NE	68005	2525 Jackson Street	Lot 4 & S. 5ft Lot 5, Block 280, Bellevue	010623302	Tall grass & weeds were mowed & trimmed. Litter and debris removed.	9/18/2025	\$550.00	
Elevate Lofts LLC		1910 South 44th Street	Omaha	NE	68105	Lot 1, College Apartments Addition	Lot 1, College Apartments Addition	011180900	Tall grass & weeds were mowed & trimmed. Litter and debris	7/11/2025	\$550.00	
Elevate Lofts LLC		1910 South 44th Street	Omaha	NE	68105	Lot 1, College Apartments Addition	Lot 1, College Apartments Addition	011180900	Tall grass & weeds were mowed & trimmed.	9/4/2025	\$450.00	
Express Funding Corporation		PO Box 1140	Scottsbluff	NE	69363	Outlot E, Quail Crossing	Outlot E, Quail Crossing	010744800	Tall grass & weeds were mowed & trimmed	7/3/2025	\$250.00	

Express Funding Corporation		PO Box 1140	Scottsbluff	NE	69363	Outlot E, Quail Crossing	Outlot E, Quail Crossing	010744800	Propert was mowed & trimmed	8/21/2025	\$450.00	
Fay	Skylar and Nikki	3412 Tammy Street	Bellevue	NE	68123	3412 Tammy Street	Lot 101, Two Springs	011012552	Tall grass & weeds were mowed & trimmed	7/11/2025	\$250.00	
Fay	Skylar and Nikki	3412 Tammy Street	Bellevue	NE	68123	3412 Tammy Street	Lot 101, Two Springs	011012552	Property mowed and trimmed	8/21/2025	\$450.00	
Flores	Eloy	2896 Washington Street	Omaha	NE	68107	4902 Robin Drive	Lot 11, Ex N 5', Southern Park Addition	010598421	Tall grass & weeds were mowed & trimmed	7/24/2025	\$250.00	
Flores	Eloy	2896 Washington Street	Omaha	NE	68107	4902 Robin Drive	Lot 11, Ex N 5', Southern Park Addition	010598421	Tall grass & weeds were mowed & trimmed	9/11/2025	\$450.00	
Franco	Primitivo & Renee	309 E. 8th Street	North Platte	NE	69101	201 Westridge Avenue	Lot 164, Mission Gardens	010450750	Litter & debris was removed	7/24/2025	\$350.00	
Harrison Properties LLC		3843 Harrison Street	Bellevue	NE	68147	3843 Harrison Street	Lot 15, Block 2, Good Luck Addition and Vac Alley Adj	010375074	Dead Ash tree cut down and removed	6/23/2025	\$1,550.00	
Hill	Mary Ann	7602 South 41st Avenue	Bellevue	NE	68147	7602 South 41st Street	Lot 7, Block 13. High Meadows	010553053	Property mowed and trimmed	7/31/2025	\$450.00	
Jones	Nataniel T.	2109 Randall Drive	Bellevue	NE	68123	2109 Randall Drive	Lot 35, Crestaire Addition	010464107	Tall grass & weeds were mowed & trimmed. Litter and debris removed.	9/18/2025	\$550.00	
Marcault	Douglas	101 West Mission Avenue Ste 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	6/26/2025	\$250.00	

Marcault	Douglas	101 West Mission Avenue Ste A	Bellevue	NE	68005-5288	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	Property mowed and trimmed	7/31/2025	\$450.00	
Marcault	Douglas	101 West Mission Avenue Ste 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	9/11/2025	\$650.00	
Marimar LLC		3437 W. Street	Omaha	NE	68107	2516 East Chandler Road	Lot 1, F.J. Fitzgerald's Subdivision, Replat 2	011598233	Tall grass & weeds were mowed & trimmed	7/17/2025	\$850.00	
Marimar LLC		3437 W. Street	Omaha	NE	68107	2516 East Chandler Road	Lot 1, F.J. Fitzgerald's Subdivision, Replat 2	011598233	Tall grass & weeds were mowed &	8/28/2025	\$650.00	
New Year Properties LLC		1125 South 103rd Street Suite 800	Omaha	NE	68124	2703 Madison Street	Lot 5, Block 263, Bellevue	010617930	Tall grass & weeds were mowed & trimmed. Litter and debris removed.	7/3/2025	\$550.00	
OXUS LLC		6115 L Street	Omaha	NE	68117	Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center Replat Three	011592675	Property mowed and trimmed	7/31/2025	\$250.00	
OXUS LLC		6115 L Street	Omaha	NE	68117	Lot 2, Kennedy Town Center Replat Eight	Lot 2, Kennedy Town Center Replat Eight	011619816	Property mowed and trimmed	7/31/2025	\$250.00	
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	9/4/2025	\$450.00	
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	9/4/2025	\$450.00	
Otto	Anna	1510 Jefferson Street	Bellevue	NE	68005	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	Tall grass & weeds were mowed & trimmed	8/14/2025	\$450.00	

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	7/31/2025	\$650.00	
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	8/28/2025	\$650.00	
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	Litter & debris were cleaned up & removed	6/26/2025	\$350.00	
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	Property mowed and trimmed	7/31/2025	\$450.00	
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	Dead & dangerous limbs were removed from	9/10/2025	\$2,450.00	
Ridgway Jr.	Leland	609 West Mission Avenue	Bellevue	NE	68005	2301 Warren Street	N 13 Ft Lot 6 Block 35 Bellevue and W 147 Ft Vac 23rd Ave Adj	010484701	Tall grass & weeds were mowed & trimmed. Litter and debris removed.	8/7/2025	\$550.00	
Ringler	Jacob	305 Kohl Road	Bellevue	NE	68005	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	Tall grass & weeds were mowed & trimmed	7/24/2025	\$250.00	
Ringler	Jacob	305 Kohl Road	Bellevue	NE	68005	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	Tall grass & weeds were mowed & trimmed	9/18/2025	\$450.00	
Rowe Properties LTD	C/O Dodge Management Co.	8701 West Dodge Road Suite 200	Omaha	NE	68114	2606 1/2 Washington St.	Lot 9, Block 253, Bellevue	010622853	Litter & debris was removed	9/18/2025	\$350.00	
Royse	Michael C.	1014 Grenoble Drive	Bellevue	NE	68123	1014 Grenoble Drive	Lot 10, Normandy Hills	010457755	Tall grass & weeds were mowed & trimmed	7/7/2025	\$250.00	
Schoefield	Seth and Alona Rene Jennings	802 W. 32nd Avenue	Bellevue	NE	68005	802 W. 32nd Avenue	Lot 65, Farber Addition	010434992	Dead/dangerous tree removed	7/2/2025	\$1,550.00	



**RESOLUTION BOE NO. 2025-1202-01**

**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).

<u>Last Name</u>	<u>First Name</u>	<u>Service Address</u>	<u>Legal Description</u>	<u>Parcel #</u>	<u>Amount</u>
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Comes	Melisa K.	2504 Rose Lane Road	Lot 8, Rose Dale Heights No. 2, Replat 1	011585748	\$550.00
Davenport	Nicole R.	613 N. 3rd Street	Lot 43, Nob Hill	010471774	\$250.00
Dixon	Scott M.	1611 Warren Street	Lot 8 Shallcross Hills	10934537	\$550.00
Dunkleman	Thomas	2525 Jackson Street	Lot 4 & S. 5ft Lot 5, Block 280, Bellevue	010623302	\$550.00
Elevate Lofts LLC		Lot 1, College Apartments Addition	Lot 1, College Apartments Addition	011180900	\$550.00
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Express Funding Corporation		Outlot E, Quail Crossing	Outlot E, Quail Crossing	010744800	\$250.00
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Fay	Skylar and Nikki	3412 Tammy Street	Lot 101, Two Springs	011012552	\$250.00
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Flores	Eloy	4902 Robin Drive	Lot 11, Ex N 5', Southern Park Addition	010598421	\$250.00
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Hill	Mary Ann	7602 South 41st Street	Lot 7, Block 13. High Meadows	010553053	\$450.00
Jones	Nataniel T.	2109 Randall Drive	Lot 35, Crestaire Addition	010464107	\$550.00
Marcault	Douglas	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	\$250.00
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Marimar LLC		2516 East Chandler Road	Lot 1, F.J. Fitzgerald's Subdivision, Replat 2	011598233	\$850.00
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New Year Properties LCC		2703 Madison Street	Lot 5, Block 263, Bellevue	010617930	\$550.00
OXUS LLC		Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center Replat Three	011592675	\$250.00
OXUS LLC		Lot 2, Kennedy Town Center Replat Eight	Lot 2, Kennedy Town Center Replat Eight	011619816	\$250.00
OXUS LLC		Lot 6, Kennedy Town Center Replat Three	Lot 6, Kennedy Town Center Replat Three	011592675	\$450.00
OXUS LLC		Lot 2, Kennedy Town Center Replat Eight	Lot 2, Kennedy Town Center Replat Eight	011619816	\$450.00

Otto	Anna	1510 Jefferson Street	Lots 10 & 11, Block 205, Bellevue	010634835	\$450.00
Phounsavath	Akhaphone	1716 Pelton Avenue	Lot 37, EX N 106', Reeves Addition	010387455	\$650.00
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Plebanek	Stanley	7312 South 25th Street	Lot 3 & N 1/2 Lot 28 Block 1, Randolph Place & All Vac Alley Between	010543961	\$2,450.00
Ridgway Jr.	Leland	2301 Warren Street	N 13 Ft Lot 6 Block 35 Bellevue and W 147 Ft Vac 23rd Ave Adj	010484701	\$550.00
Ringler	Jacob	305 Kohl Road	Lot 4, Kohl Subdivision	010473726	\$250.00
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Royse	Michael C.	1014 Grenoble Drive	Lot 10, Normandy Hills	010457755	\$250.00
Schoefiled	Seth and Alona Rene Jennings	802 W. 32nd Avenue	Lot 65, Farber Addition	010434992	\$1,550.00
Shelton	Samantha L. and Ashley W. Bone	103 East 16th Avenue	Lot 4A, Block 133, Bellevue	010630961	\$1,695.00
Tran	Thinh	Lot 1, EX E 15'. Avery Heights	Lot 1, EX E 15'. Avery Heights	010425985	\$450.00

Wilson Jr.	Charles L. and Sharon E.	1902 Wayne Street	Lot 1A, Lawre Addition No. 1	010439897	\$350.00
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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 2<sup>nd</sup> day of December, 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 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 December, 2025.

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Rusty Hike, Mayor

ATTEST:

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Susan Kluthe, City Clerk

APPROVAL AS TO FORM:

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City Attorney