

Board of Equalization

Tuesday, September 1, 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 in the Entry to the Council Chambers and copies are available on back table.

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. 2026-0901-01: 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>
2E & 2G LLC		1322 Franklin Street	Bellevue	NE	68005	1322 Franklin Street	Lot 7 & N 10 Ft Lot 8, Block 167, Bellevue	010621539	Tall grass & weeds were mowed and trimmed	6/4/2026	\$250.00	
Baker	Marvin F. (Jr.) and Alise J.	1416 Fairfax Road	Bellevue	NE	68005	1416 Fairfax Road	Lot 153, Birchcrest	010459227	Tall grass & weeds were mowed and trimmed	5/28/2026	\$250.00	
Collins	Rebecca	404 Bellevue Blvd. S.	Bellevue	NE	68005	404 Bellevue Blvd. S.	Lot 78, Fontenelle Hills II	010389946	Property cleaned up and litter, debris, and rubbish removed	5/28/2026	\$350.00	
Steven M. & Christopher	Dinsmore	101 Lorraine Drive	Bellevue	NE	68005	101 Lorraine Drive	Lot 1, 1st Addition to Bosanek's Orchard Heights	010380116	Property mowed and trimmed, and litter, debris, and rubbish removed	6/5/2026	\$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 and trimmed	5/21/2026	\$250.00	
Express Funding Corporation		PO Box 1140	Scottsbluff	NE	69363	Outlot E, Quail Creek	Outlot E, Quail Creek	010744800	Tall grass & weeds were mowed and trimmed	5/28/2026	\$250.00	
Gilpin	Nicholas and Sharon	1112 Kingston Avenue	Bellevue	NE	68005	1112 Kingston Avenue	Lot 187, Twin Ridge	010453288	Dead and dangerous Tree Limb/Branches were removed from two trees	3/18/2026	\$2,350.00	
Leiber	Tracey and Crystal	2501 Childs Road West	Bellevue	NE	68147	2501 Childs Road West	Lot 24, Viking Park	010532773	Litter, debris, and rubbish picked up and removed	3/19/2026	\$350.00	
Marcault	Douglas Dwain	101 W. Mission Avenue Suite A	Bellevue	NE	68005	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	Property mowed and trimmed	5/21/2026	\$250.00	
Michalak	Richard	1810 Sidney Street	Bellevue	NE	68147	1810 Sidney Street	Lots 1-2 & 23, Block 4, Swift Plac	011621739	Litter, debris, and rubbish picked up and removed	4/16/2026	\$2,150.00	
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 and trimmed	5/14/2026	\$250.00	
Sunset Hills Townhomes LLC		3253 Floyd Blvd.	Sioux City	IA	51108	402 Chateau Drive	Lot 3, Clermont Court	010445692	Litter and debris were removed	5/14/2026	\$350.00	
Van Briesen	Timothy D.	903 Logan Avenue	Bellevue	NE	68005	903 Logan Avenue	Lot 75, Jewell Terrace	010637079	Property cleaned up and litter, debris, and rubbish removed	6/11/2026	\$350.00	

DEMOLITIONS												
Baker	Marvin F. and Alise J.	1416 Fairfax Road	Bellevue	NE	68005	1416 Fairfax Road	Lot 153, Birchcrest	010459227	DEMO	12/6/2025	\$13,400.00	

[illegible]

<u>Last Name</u>	<u>Name</u>	<u>Service Address</u>	<u>Legal Description</u>	<u>Parcel #</u>	<u>Amount</u>
2E & 2G LLC		1322 Franklin Street	Lot 7 & N 10 Ft Lot 8, Block 167, Bellevue	010621539	\$250.00
Baker	Marvin F., Jr. and Alise J.	1416 Fairfax Road	Lot 153, Birchcrest	010459227	\$250.00
Collins	Rebecca	404 Bellevue Blvd	Lot 78, Fontenelle Hills II	010389946	\$350.00
Elevate Lofts LLC		Lot 1, College Apartments Addition	Lot 1, College Apartments Addition	011180900	\$250.00
Express Funding Corporation		Outlot E, Quail Creek	Outlot E, Quail Creek	010744800	\$250.00
Gilpin	Nicholas and Sharon	1112 Kingston Avenue	Lot 187, Twin Ridge	010453288	\$2,350.00
Leiber	Tracey and Crystal	2501 Childs Road West	Lot 24, Viking Park	010532773	\$350.00
Marcault	Douglas Dwain	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to South Omaha	010513094	\$250.00
Michalak	Richard	1810 Sidney Street	Lots 1-2 & 23, Block 4, Swift Plac	11621739	\$2,150.00
Phounsavath	Akhaphone	1716 Pelton Avenue	Lot 37, Ex N 106', Reeves Addition	010387455	\$250.00
Sunset Hills Townhomes LLC		402 Chateau Drive	Lot 3, Clermont Court	010445692	\$350.00
Van Briesen	Timothy D.	903 Logan Avenue	Lot 75 Jewell Terrace	010637079	\$350.00
Demolitions					
Baker	Marvin F. Jr. and Alise J.	1416 Fairfax Road	Lot 153, Birchcrest	010459227	\$13,400.00
Wustrack	Leslie W.	1010 Bea Circle	Lot 11, Charwood	010762604	\$13,751.00

RESOLUTION BOE NO. 2026-0901-01

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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Marcault	Douglas Dwain	2815 Margo Street	Lots 6 & 7, Block 10, First Addition to Randolph Place to	010513094	\$250.00
Michalak	Richard	1810 Sidney Street	Lots 1-2 & 23, Block 4, Swift Plac	11621739	\$2,150.00
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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 1st day of September, 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 September 1, 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 1st day of September 1, 2026.

Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

APPROVAL AS TO FORM:

City Attorney