

Rio Dell

Nuisance Advisory Committee Meeting Agenda

June 21, 2023 – 3:00 P.M.

**Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562**

Nuisance Advisory Committee Representatives:

City Council	Julie Woodall
City Council	Amanda Carter
Public	Alonzo Bradford
Public	Jim Brickley
Public	Patrick Knight
City Manager/Chair	Kyle Knopp
Chief of Police/Vice-Chair	Greg Allen
Community Dev. Dir.	Kevin Caldwell

CSO	Mary Clark
Secretary/ Records Tech	Sabrina Lumpkin



Membership:
City Council (1)
City Council (2)
Public Member (1)
Public Member (2)
City Manager
Chief of Police
Community Dev. Dir.

"A committee made up of two members of the City Council, the City Manager, the Community Development Director, the Chief of Police and at least two and not more than four members of the public.

The committee shall provide oversight and advice to the Code Compliance Manager and the Police Chief on priorities and courses of action. It shall meet once per month at a regularly scheduled time set by the City Manager."

1. Call to order
2. Introductions/Roll Call
3. Approval of Minutes of May17, 2023 Meeting (Action)
4. Public Presentations
5. Discuss and Possible Action on the Rental Housing Inspection Program (Action)
6. Review Nuisance Advisory Committee Members Attendance
 - a. Annual Review April 2022 through May 2023
7. Active Comcate List (Review of open and closed cases)
 - a. Update on 508 ½ Wildwood Avenue
8. Member Reports
9. Adjournment



Rio Dell

Nuisance Advisory Committee Meeting Minutes

May 17, 2023 - 3:00 P.M.
Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562

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1. Call to order

Chair Knopp called meeting to order at 3:04 P.M. on May 17, 2023.

2. Introductions/Roll Call

Chair Knopp welcomed the citizens of the community that were in attendance and read the mission statement and explained the rules and the purpose of the Nuisance Advisory Committee. Knopp then called on each member of the Nuisance Advisory Committee to see if they were present. The Nuisance Advisory Committee Members present at the meeting were: Woodall, Carter, Brickley, Knight, Knopp, and Caldwell constituting a quorum. The Nuisance Advisory Committee Members absent at roll-call were: Bradford and Allen. Nuisance Advisory Committee Member Allen was on vacation and his absenteeism was excused.

3. Approval of Minutes of April 19, 2023 Meeting (Action)

Chair Knopp called for a motion to approve the minutes from the April 19, 2023 meeting. Knopp asked if anyone had questions regarding the minutes; Hearing none, Chair Knopp called for a motion to approve the April 19, 2023 minutes.

Motion: Woodall

Second: Carter

Chair Knopp asked all members on the Nuisance Advisory Committee in favor of approving the minutes say "I." All members present said "I." Chair Knopp mentioned that the April 19, 2023 minutes were unanimously approved.

4. Public Presentations

Chair Knopp asked if there were any public presentations; Hearing none, Chair Knopp asked to move on to item #5 on the agenda.

5. Discussion about the Rental Housing Inspection Program

The Community Development Director Caldwell took the lead. Caldwell explained that this item was taken to the City Council back in 2013 and was opposed by the realtors. They opposed it because the cost associated with it. The recent earthquake inspections made us aware that many people are living in sub-standard housing conditions. This program would require inspections and proper maintenance on rentals in Rio Dell. Caldwell also explained that the City or County of Sacramento adopted this program and the tenants had good relations of the program. The program basically requires the landlords to maintain their investment. Some landlords don't put a dime into their properties after their initial purchase, and this program would require them to maintain their property up to a certain standard. Caldwell asked about how often the inspections would occur? Caldwell mentioned that it would be every 6 months or every year. Knopp mentioned that two people would have to do the inspections. Caldwell explained that inspections would take around an hour. The cost for inspection would be based on revolving wages for CSO Clark and myself (estimate \$165). Woodall asked about the minimum standards? Woodall also asked if we had a boarded building code? If not, could we add a code that requires buildings not to be boarded up or empty for an extended period of time? Caldwell mentioned that there was a Health and Safety Code. Woodall asked if the building where the Pizza Factory used to be could be turned into a residence. Caldwell said that the buildings in Town Center must use at least 60% of their space for commercial use. Knopp explained that if the city adopts this program it would take around a year before we could implement it. Knopp explained that we must give the rental companies and landlords time to plan and budget the cost. Brickley wanted to clarify that this program was not for all housing, but just a requirement for rental housing in Rio Dell. Caldwell clarified that it would be a Rental Housing Inspection Program (RHIP) requiring rental houses in Rio Dell to be inspected annually. Knight liked the idea. Caldwell asked to bring back the item at the next Nuisance Advisory Committee Meeting to discuss whether or not to indorse the RHIP before bringing it to the City Council. All the members agreed. Members of the committee mentioned that some of the Council members own rentals in Rio Dell and would they be able to vote on the topic. Knopp mentioned that they could recuse themselves from the vote if they wish. Knopp also mentioned that the CDBG revised their guidelines for their loans and people with rentals can now apply. Knopp explained that 43% of the houses in Rio Dell are rentals. Chair Knopp moved on to the next item on the agenda.

6. Active Comcate List

Chair Knopp called on Clark to take the lead on the Active Comcate List. Clark started with # 7A, which was the update on 192 Belleview Avenue. Clark explained that 192 Belleview Avenue was

currently in escrow and the city will be paid for the staff cost at the close of escrow on June 16, 2023. The new owner plans on demoing the property. Then Clark moved on to item #7B, which was 508 ½ Wildwood Avenue. Clark explained that she had Darren sign a contract that explained exactly what was expected of him and what must be completed at his property. If he fails to comply to all the steps of the contract by June 1, 2023 he would be fined from April 19, 2023 to June 1, 2023 at \$200 a day, also for the amount of the abatement that the city would facilitate following their approval from the City Council at the City Council Meeting on June 6, 2023. Knopp mentioned that the process the City must follow does not happen overnight since the cost of the abatement would exceed \$10,000. The process would include adjudication cost, 21 days to appeal, entertain the pitch to the council for approval, and an abatement warrant. Knight mentioned that the Spring Clean-up was crazy. Knight suggested that we need better signage next year. Knopp explained that this might had been the last year since we may go to Universal Collection by this time next year. Then we would come up with some kind of voucher program. As for item #7C, Clark explained that there were really no changes to report with 185 Douglas Street. Chair Knopp mentioned that we are almost out of time so he would like to move on to the next item on the agenda. The Nuisance Committee Members agreed, and Knopp moved on to the next agenda item.

7. Member Reports

Chair Knopp asked if any Nuisance Committee Members had anything to report. The Nuisance Advisory Committee Members present were excited to hear that we were visiting the Universal Garbage idea again. No one else had anything to add, so Chair Knopp thanked everyone for coming, and adjourned the meeting.

8. Adjournment

Chair Knopp adjourned the meeting at 4:00 P.M.

Nuisance Advisory Committee Roll Call Log April 2022- May 2023

Nuisance Advisory Committee Roll Call Log April 2022- May 2023

NAME	Woodall	Carter	Bradford	Brickley	Knight	Knopp	Conner	Caldwell
DATE								
4/20/2022	x	x	A	x	x	x	x	x
5/18/2022	x	x	A	EX	x	A	x	x
6/22/2022	x	EX	x	x	x	x	EX	EX
7/20/2022	x	x	EX/L	x	x	x	x	EX
8/1/2022	No Meeting						Allen	
9/21/2022	x	x	A	x	x	L	x	L
10/1/2022	No Meeting							
11/16/2022	x	x	L	x	x	x	x	x
12/1/2022	No Meeting							
1/18/2023	x	x	A	A	x	x	x	x
2/1/2023	No Meeting							
3/22/2023	x	x	A	EX	x	x	x	x
4/19/2023	x	x	A	x	x	x	EX	x
5/17/2023	x	x	A	x	x	x	EX	x

Key:

X= In attendance

L= Late attendance

A= Absent

ex= Excused Absence

Open Code Enforcement Cases									
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action
CE23-250	Notice to Correct Served	Animals running at large Dog License Required	Chase Richardson	Public Safety	555 Gunnerson Lane	6/5/2023	8	6/19/2023	check license and calls
CE23-246	Case Initiated	Solid Waste	James Graham	Public Safety	412 First Ave	5/5/2023	39		
CE23-245	Notice to Correct Served	Improper Parking Junk Vehicles Solid Waste	Stacey Lennon	Public Safety	377 Cherry Lane	5/5/2023	39		check property
CE22-225	Notice to Correct Served	Improper Parking Junk Vehicles	Cynthia Whitchurch	Public Safety	790 Ireland St	11/1/2022	224	7/1/2023	inspection
CE22-217	Notice of Violation	Improper Parking	Michael Ward	Public Safety	23 Center St	9/8/2022	278	6/19/2023	
CE22-179	Notice and Order Served	Animal Noise Drug House Junk Vehicles Public Nuisance Solid Waste Substandard Housing	Helen Elliott Catherine Fontaine Taylor Grimes	Public Safety	185 Douglas St	5/3/2022	406		Harland Law Firm
CE22-177	Case Initiated	Junk Vehicles Solid Waste	Lillian Ingles Sheila Ingles	Public Safety	157 Monument Rd	4/21/2022	418		monitor progress
CE21-143	Notice to Correct Served	Excessive Vegetation Fence Height Violation	Anna Laniewski	Regulatory	775 Pacific Ave	6/28/2021	715		

CE21-136	Notice of Violation Served	Excessive Vegetation Junk Vehicles Solid Waste	Brian Davis Stormi Bowen-Davis	Cosmetic	1000 Pine St	6/28/2021	715	7/1/2023	check violations
CE21-132	Notice to Correct Served	Public Nuisance Violation of 2016 California Building Code	Kenneth Hough	Regulatory	324 Wildwood Ave	5/14/2021	760		
CE21-130	Notice and Order Served	Excessive Vegetation Junk Vehicles Solid Waste	Chuck Heuer	Cosmetic	45 Davis St	4/29/2021	775		release notice and order
CE21-119	Notice and Order Served	Abandoned Appliances Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste	Janine Busald	Cosmetic	601 Gunnerson Lane	1/29/2021	865	7/1/2023	schedule abatement
CE20-117	Abatement Completed	Abandoned Appliances Fence Height Violation Junk Vehicles Solid Waste	Cheri Tolley	Cosmetic	520 First Ave	10/6/2020	980		assessment lein
CE19-80	Notice and Order Served	Abandoned Appliances Animal Noise Animals running at large Dog License Required Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing	Shayla Jaklitsch	Public Safety	527 First Ave	9/12/2019	1370		

CE19-47	Notice and Order Served	Solid Waste Unsafe Structure	Joseph Baratti	Public Safety	215 Monument Rd	4/3/2019	1532		
CE18-41	Administrative Citation Issued	Abandoned Appliances Excessive Vegetation Improper Parking Junk Vehicles Solid Waste	Rodney Campbell Jennifer Campbell	Cosmetic	590 Gunnerson Lane	10/31/2018	1686		admin citation 2
CE18-35	Notice and Order Served	Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing Unsafe Structure	Vivian Gillbert Richard Gillbert Kevin Rosenlund Gonzalo Ortiz	Public Safety	192 Belleview Ave	8/27/2018	1751	6/30/2023	potential buyer closing date
CE18-19	Notice to Correct	Fence Height Violation	Donald and Nina Tillman	Regulatory	310 1st Ave	8/5/2017	2138		
CE18-5	Abatement Completed	Excessive Vegetation Junk Vehicles Solid Waste	Stuart Cox	Cosmetic	833 Pacific Ave	7/1/2017	2173		assessment lein
CE18-15	Administrative Citation	Solid Waste	Jeanie Speir	Public Safety	483 4th Ave	3/13/2017	2283		assessment lein
CE18-13	Abatement Completed	Junk Vehicles Solid Waste	Margaret Sager	Cosmetic	66 Davis St	1/20/2017	2335		assessment lein
CE18-4	Notice to Correct	Fence Height Violation	Dan Collings	Regulatory	560 1st Ave	8/4/2016	2504		
CE18-3	Notice and Order Served	Excessive Vegetation Unsafe Structure	Michael Vega	Public Safety	474 Walker Lane	7/14/2016	2525		return of recorded document

CE18-9	Notice to Correct Served	Abandoned Appliances Excessive Vegetation Improper Parking Junk Vehicles Solid Waste	Darrell & Janice Astor	Cosmetic	286 Ogle Ave	3/30/2016	2631	5/18/2023	check violations
CE18-10	Notice and Order Served	Excessive Vegetation Junk Vehicles Solid Waste Unsafe Structure	Barton & Delphia Kiser	Public Safety	909 Martin Dr	8/1/2013	3603		monitor progress

Closed Code Enforcement Cases									
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action
CE23-249	Closed - Abated by Owner	Abandoned Appliances Solid Waste	Alvin & Michelle Smither Suzanne Tibbles	Public Safety	385 Davis St	5/26/2023	4	5/30/2023	case closed
CE23-247	Closed - Abated by Owner	Junk Vehicles Solid Waste	Michael Howard	Public Safety	168 Ogle Ave	5/8/2023	14	5/18/2023	case closed
CE23-238	Closed - Unfounded	Animal Noise Improper Parking	Jose and Juana Flores	Public Safety	482 4th Ave	3/6/2023	80	5/25/2023	case closed
CE22-222	Closed - Abated by Owner	Improper Parking Public Nuisance	Parker Hall	Public Safety	161 Meadow Bridge Lane	9/27/2022	237	5/22/2023	Case closed
CE22-197	Closed - Abated by Owner	Excessive Vegetation Junk Vehicles Solid Waste	Ralph and Harriett Pollard	Public Safety	216 First Ave	7/28/2022	298	5/22/2023	case closed
CE22-193	Closed - Abated by Owner	Public Nuisance	Toheed and Maira Ahmad	Public Safety	127 Wildwood Ave	6/29/2022	330	5/25/2023	case closed
CE22-191	Closed - Abated by Owner	Animal Noise Dog License Required Solid Waste	James Graham	Public Safety	420 First Ave	6/8/2022	369	6/12/2023	case closed
CE20-116	Closed - Abated by Owner	Junk Vehicles Solid Waste Substandard Housing	Delany Norris Jeffery Newell Phil Griesbach	Public Safety	113 First Ave	9/28/2020	982	6/7/2023	case closed

CE19-90	Closed - Abated by Owner	Improper Parking Junk Vehicles Solid Waste Substandard Housing Violation of 2016 California Building Code	Darren Gallagher	Public Safety	508 1/2 Wildwood Ave	11/24/2019	1297	6/13/2023	case closed
CE18-8	Closed - Abated by Owner	Excessive Vegetation Unsafe Structure	Scott Chandler Dennis Katri	Public Safety	282 Belleview Ave	1/8/2016	2713	6/13/2023	case closed

Open Abandoned Vehicle Cases							
Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Follow up action
AV23-574	Vehicle Abatement Letter Mailed	Abandoned or Inoperable Vehicle on Public Property Expired Registration Parking for more than 72 hours	Jeri Harrisongrace	203 Sequoia Ave	6/9/2023	6/22/2023	tow vehicle
AV23-573	Vehicle Abatement Letter Mailed	Expired Registration Parking for more than 72 hours	Heather Stockhoff	652 Pacific Ave	6/9/2023	6/22/2023	tow vehicle
AV23-572	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Jason Lukas	95 Davis St	6/9/2023	6/22/2023	tow vehicle
AV23-570	Vehicle Abatement Letter Mailed	Abandoned or Inoperable Vehicle on Private Property Expired Registration	DEBBIE FONTAINE	95 First Ave	6/9/2023	6/23/2023	send vehicle letter
AV23-569	Vehicle tagged	Abandoned or Inoperable Vehicle on Public Property	Donald Edward Martin	351 Wildwood Ave	6/8/2023	6/15/2023	tow vehicle
AV23-566	Vehicle Towed	Abandoned or Inoperable Vehicle on Public Property	Joel Denning	1340 Eeloa Ave	5/23/2023	6/9/2023	junk slip

AV23-565	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property	Rachelle Peterson	1340 Eeloa Ave	5/23/2023	6/9/2023	junk slip
AV23-563	Vehicle Towed	Abandoned or Inoperable Vehicle on Public Property Expired Registration	Shane Geist	200 Dixie St	5/19/2023	6/14/2023	junk slip

Closed Abandoned Vehicle Cases							Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Follow up action
Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Follow up action				
AV23-571	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Pease Robert Shawna Murray	95 Davis St	6/9/2023	6/12/2023	case closed				
AV23-568	Closed: Voluntary Compliance	Parking for more than 72 hours	John and Kathleen Waddell	828 Pacific Ave	6/5/2023	6/12/2023	case closed				
AV23-567	Closed: Voluntary Compliance	Expired Registration	- Elite Auto Providers LLC	520 First Ave	5/26/2023	6/12/2023	case closed				
AV23-564	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Steven Cook	400 4th Ave	5/19/2023	5/25/2023	case closed				
AV23-562	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property	Michael Howard	168 Ogle Ave	5/17/2023	6/2/2023	case closed				
AV23-561	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property	David Reece	168 Ogle Ave	5/17/2023	6/2/2023	case closed				
AV23-559	Closed: Voluntary Compliance	Expired Registration	Maxwell Ozanich Dr	1000 Riverside Dr	5/8/2023	5/18/2023	case closed				
AV23-558	Closed: Voluntary Compliance	Expired Registration	Grant Newman	1200 Riverside Dr	5/8/2023	5/18/2023	case closed				
AV23-557	Closed: Voluntary Compliance	Expired Registration	Brian Newman Dr	1200 Riverside Dr	5/8/2023	5/18/2023	case closed				

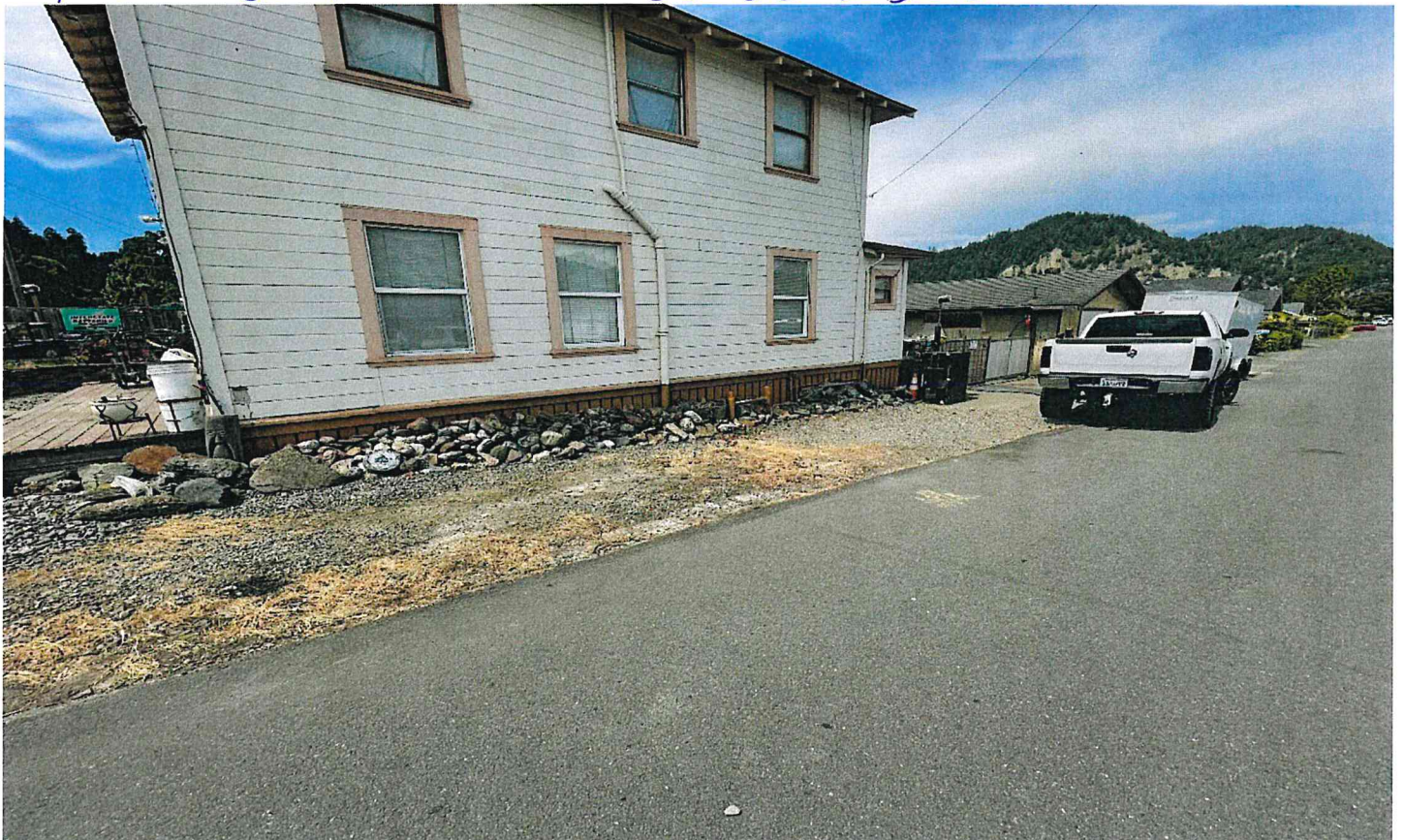
AV23-556	Closed: Voluntary Compliance	Parking for more than 72 hours	Nickolas Lennon	377 Cherry Lane	5/5/2023	5/25/2023	case closed
AV23-555	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	John Pittman	377 Cherry Lane	5/5/2023	5/25/2023	case closed
AV23-554	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Tammi Boling	349 Cherry Lane	5/5/2023	6/9/2023	case closed
AV23-553	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property		1572 Eeloa Ave	5/1/2023	5/17/2023	case closed
AV23-552	Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property	Tary Porter	747 Rigby Ave	4/27/2023	5/26/2023	case closed
AV23-550	Closed: City Abated	Expired Registration Parking for more than 72 hours	Michael Barrett	49 Berkeley St	4/24/2023	5/26/2023	case closed
AV23-540	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Private Property	Janine Busald	601 Gunnerson Lane	3/24/2023	5/25/2023	case closed

508 Wildwood Avenue
Before and After Photos

*Before - South Side



*After - South Side 00-00-2023



*Before - driveway facing North



*After - driveway facing North 06-06-2023



*Before - Backyard facing south



*After - Backyard facing south 06-06-2023



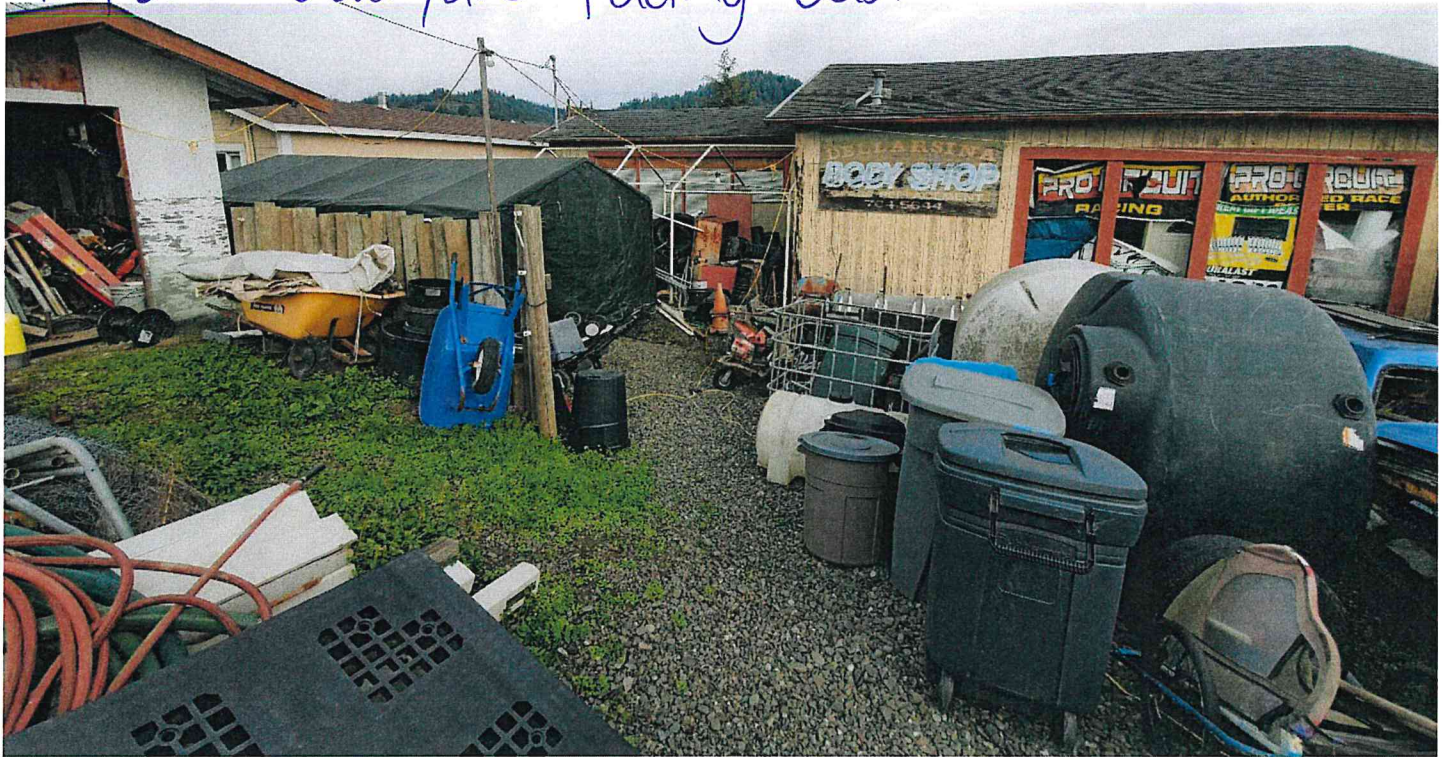
*Before - backyard facing north



*After - Backyard facing north 06-06-2023



*Before - backyard facing East



*After - backyard facing East 06-06-2023

