

Rio Dell

Nuisance Advisory Committee Meeting Agenda



July 19, 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	Open
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

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

1. Call to order
2. Introductions/Roll Call
3. Approval of Minutes of June 21, 2023 Meeting (Action)
4. Public Presentations
5. Update on the Rental Housing Inspection Program
6. Active Comcate List (Review of open and closed cases)
 - a. Update on 1000 Pine Street
7. Member Reports
8. Adjournment

"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."

Rio Dell

Nuisance Advisory Committee Meeting Minutes

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
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1. Call to order

Chair Knopp called meeting to order at 3:04 P.M. on June 21, 2023.

2. Introductions/Roll Call

Chair 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. Bradford and Allen were the only Nuisance Advisory Committee Members absent at roll-call. Chair Knopp mentioned that he spoke with Bradford and he confirmed that he still resided in Rio Dell, and still wanted to be a member on the Nuisance Advisory Committee. Knopp also mentioned that Bradford said he would be present at this meeting. Vice-Chair Allen joined the meeting at 3:22 P.M.

3. Approval of Minutes of May 17, 2023 Meeting (Action)

Chair Knopp called for a motion to approve the minutes from the May 17, 2023 meeting. Knopp asked if anyone had questions regarding the minutes; Hearing none, Chair Knopp called for a motion to approve the May 17, 2023 minutes.

Motion: Carter

Second: Woodall

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 May 17, 2023 minutes were unanimously approved.

4. Public Presentations

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

5. Discuss and Possible Action on the Rental Housing Inspection Program (Action)

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. Caldwell passed around a Rental Housing Inspection Program Inspection Check List that he designed using Arcata's check list. Caldwell mentioned that he was waiting on a call from Arcata's Building Inspector Joe Oliver to answer some questions regarding Arcata's Rental Program. Discussion occurred. Arcata's inspections are every three years and Caldwell suggested that ours be annually. Knopp suggested that we rotate years if the rental property had a clear inspection the first year then they can do a self-inspection the second year. Caldwell mentioned that the City of Rio Dell has approximately 650 rental units. It would take a long time to get the inspections completed. The program basically requires the landlords to maintain their investment. Carter liked the idea that the tenants would be protected. Most tenants can't afford other housing. Renters have relocation rights. We cannot charge for the initial inspection but we can charge if the landlords' if they fail to correct the issues. Woodall asked for a special meeting to go over the program to avoid taking an additional Nuisance Advisory Committee Meetings to go over the logistics. The Nuisance Advisory Committee Members present requested an additional meeting on July 12, 2023 at 3:00 P.M. to discuss and collaborate a program to present to the City Council. Caldwell asked to bring back the item at the next Nuisance Advisory Committee Meeting to discuss whether or not to indorse the Rental Housing Inspection Program (RHIP) before bringing it to the City Council. All the Nuisance Advisory Committee Members agreed. Chair Knopp moved on to the next item on the agenda.

6. Review Nuisance Advisory Committee Members Attendance

Chair Knopp explained the importance of The Nuisance Advisory Committee, and the importance of attendance. Knopp explained that if members of the committee need to miss a meeting they need to let Lumpkin know before the date of the meeting, and they would be excused. The Nuisance Advisory Committee Members present looked over the chart in the packet and they discussed Bradford's attendance. Chair Knopp mentioned that we do not have a procedure in our ordinance on how to remove an individual from a committee. Discussion occurred. In summary, all the Nuisance Advisory Committee Members present felt that they would like to see someone else in the Public Seat on The Nuisance Advisory Committee that would make it to the meetings on a regular basis.

Chair Knopp asked if there was a motion to remove Bradford from the Nuisance Advisory Committee.

Chair Knopp asked all in favor say "I," and everyone in attendance said "I." motion passed unanimously. Knopp mentioned that he will agenize an item at the next council meeting to remove Bradford from the Nuisance Advisory Committee. Knopp also mentioned that he will have the City Clerk post the open public positions. Chair Knopp moved on to the next agenda item.

7. Active Comcate List

Chair Knopp asked Clark to take the lead. Clark mentioned that Darren at 508 ½ Wildwood Avenue held up his end of the agreement and completed the clean-up. Clark also explained that she did not charge for staff time since the city did not have to abate the property. Caldwell mentioned that he charged for Mingo's and that we need to change our policy to charge for the staff hours after the initial contact letting the land owner know that their property was in violation. Knopp mentioned that they must be properly notified and given some time to correct their violation before the city can charge. Carter asked about 157 Monument Road, 520 1st Avenue and 601 Gunnerson Lane. Clark mentioned that the elderly man that lived at 157 Monument Road passed and the sister who inherited the house lives in Redding. The niece had to evict who had been living there about three weeks age. The niece also lives in Redding, and works full-time. The niece had already filled four dumpsters, and planned on ordering another one. Once they get the property clean, the sister plans on selling the property. Moving on to 520 1st Avenue, Clark explained that the first abatement in December of 2021 was about \$ 4000, and the property was still in probate. Knopp and Caldwell both mentioned that it's a habitability, health and safety issue not having running water. Clark mentioned that the sewer line had been fixed and Derek from public works had signed off on the repair. The new person residing there was very hostile towards the Rio Dell Police Department since we towed a vehicle from that location. While on an inspection at 412 1st Avenue, Caldwell mentioned that he was shocked at the condition of all the houses along the 400 block of 1st Avenue. Clark moved on to 601 Gunnerson Lane. Clark mentioned that she sent a notice giving the owner until July 1, 2023 to completely clean the property or the City will abate it at the owner's expense. Caldwell mentioned that 601 Gunnerson Lane was listed on a tax lien sale that was scheduled for September. Woodall asked for an update on 483 4th Avenue, because it was getting bad again. Clark mentioned that she would look into it. Clark also mentioned that Spiers paid off the lien for their last abatement. Woodall also mentioned that the Tennis Courts on Davis Street looked awful, and wanted to know what could be done about them. Knopp mentioned that the school owns them and the City could offer to remove them, but it would be the school's decision. Brickley asked about the status of 324 Wildwood Avenue. Caldwell offered to send a letter to the owner of 324 Wildwood Avenue regarding the Health and Safety issue. Brickley also mentioned that the post office planned on have a mural painted on it and it would be nice to have the buildings around it look nice too! Caldwell mentioned that the Planning Committee approved the building plans for the old bowling alley. Woodall wanted to know about a truck parked on Main Street. Clark mentioned that it was tagged and was scheduled to be towed next week. Knight mentioned that letters should be mailed out to all the property owners on the active Comcate List letting them know that their properties were still in violation. Chair Knopp asked if anyone else had any other questions on the Active Comcate List; Hearing none, Chair Knopp moved on to the next agenda item.

8. Member Reports

Chair Knopp asked if any Nuisance Committee Members had anything to report. The Nuisance Advisory Committee Members present had nothing to add since we were over our allotted time. Chair Knopp adjourned the meeting.

9. Adjournment

Chair Knopp adjourned the meeting at 4:05 P.M.

Open Code Enforcement Cases									
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action
CE23-251	Notice to Correct Served	Camping Prohibited Junk Vehicles Solid Waste	Doris Evans	Public Safety	34 N St	6/21/2023	22	7/24/2023	inspect property
CE23-246	Notice to Correct	Solid Waste	James Graham	Public Safety	412 First Ave	5/5/2023	69	7/21/2023	check property
CE23-245	Improper Parking Notice to Correct Served	Improper Parking Junk Vehicles Solid Waste	Stacey Lennon	Public Safety	377 Cherry Lane	5/5/2023	69		check property
CE22-217	Notice of Violation Served	Improper Parking	Michael Ward	Public Safety	23 Center St	9/8/2022	308	6/19/2023	
CE22-179	Animal Noise Drug House Junk Vehicles Public Nuisance Solid Waste Substandard Housing 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	436		Harland Law Firm
CE22-177	Junk Vehicles Solid Waste Case Initiated	Junk Vehicles Solid Waste	Lillian Ingles Sheila Ingles	Public Safety	157 Monument Rd	4/21/2022	448		monitor progress
CE21-143	Excessive Vegetation Fence Height Violation Notice to Correct Served	Excessive Vegetation Fence Height Violation	Anna Laniewski	Regulatory	775 Pacific Ave	6/28/2021	745		

CE21-136	Property Inspected	Excessive Vegetation Junk Vehicles Solid Waste	Brian Davis Stormi Bowen-Davis	Cosmetic	1000 Pine St	6/28/2021	745	7/19/2023	present at nuisance meeting
CE21-132	Notice of Violation Served	Public Nuisance Violation of 2016 California Building Code	Kenneth Hough	Regulatory	324 Wildwood Ave	5/14/2021	790	7/14/2023	15-Sep-23
CE21-130	Notice and Order Served	Excessive Vegetation Junk Vehicles Solid Waste	Chuck Heuer	Cosmetic	45 Davis St	4/29/2021	805		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	895	7/17/2023	serve inspection warrant
CE20-117	Abatement Completed	Abandoned Appliances Fence Height Violation Junk Vehicles Solid Waste Substandard Housing	Cheri Tolley	Cosmetic	520 First Ave	10/6/2020	1010		assessment lein

CE19-80	Abandoned Appliances Animal Noise Animals running at large Dog License Required Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing	Notice and Order Served	Shayla Jaklitsch	Public Safety	527 First Ave	9/12/2019	1400		
CE19-47	Solid Waste Unsafe Structure	Notice and Order Served	Joseph Baratti	Public Safety	215 Monument Rd	4/3/2019	1562		
CE18-41	Abandoned Appliances Excessive Vegetation Improper Parking Junk Vehicles Solid Waste	Administrative Citation Issued	Rodney Campbell Jennifer Campbell	Cosmetic	590 Gunnerson Lane	10/31/2018	1716		monitor progress
CE18-35	Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste Substandard Housing Unsafe Structure	Notice and Order Served	Vivian Gillbert Richard Gillbert Kevin Rosenlund Gonzalo Ortiz	Public Safety	192 Belleview Ave	8/27/2018	1781		
CE18-19	Fence Height Violation	Notice to Correct	Donald and Nina Tillman	Regulatory	310 1st Ave	8/5/2017	2168		

CE18-5	Abatement Completed	Excessive Vegetation Junk Vehicles Solid Waste	Stuart Cox	Cosmetic	833 Pacific Ave	7/1/2017	2203	assessment lein
CE18-15	Administrative Citation Issued	Solid Waste	Jeanie Speir	Public Safety	483 4th Ave	3/13/2017	2313	issue an additional admin cite
CE18-13	Abatement Completed	Junk Vehicles Solid Waste	Margaret Sager	Cosmetic	66 Davis St	1/20/2017	2365	assessment lein
CE18-4	Notice to Correct	Fence Height Violation	Dan Collings	Regulatory	560 1st Ave	8/4/2016	2534	
CE18-3	Notice and Order Served	Excessive Vegetation Unsafe Structure	Michael Vega	Public Safety	474 Walker Lane	7/14/2016	2555	vegetation clean up
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	2661	
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	3633	monitor progress

Closed Code Enforcement Cases									
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action
CE23-250	Closed - Abated by Owner	Animals running at large Dog License Required	Chase Richardson	Public Safety	555 Gunnerson Lane	6/5/2023	15	6/20/2023	case closed
CE22-225	Closed - Abated by Owner	Improper Parking Junk Vehicles	Cynthia Whitchurch	Public Safety	790 Ireland St	11/1/2022	254	7/13/2023	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
AV23-591	Vehicle tagged	Expired Registration Parking for more than 72 hours		600 Side St	7/13/2023	7/24/2023	tow trailer
AV23-590	Vehicle tagged	Abandoned or Inoperable Vehicle on Private Property	William Osborne	448 First Ave	7/13/2023	7/14/2023	tow van
AV23-589	Vehicle tagged	Abandoned or Inoperable Vehicle on Private Property	Matthew Osborne	448 First Ave	7/13/2023	7/14/2023	tow van
AV23-588	Vehicle Towed	Abandoned or Inoperable Vehicle on Public Property	Adia Christy	141 N Pacific Ave, Unit 14	7/10/2023	7/26/2023	junk slip
AV23-587	Vehicle Abatement Letter Mailed	Expired Registration Parking for more than 72 hours	Gladys or Edvin Batres	100 Berkeley St	7/10/2023	7/20/2023	tow vehicle
AV23-586	Vehicle Abatement Letter Mailed	Expired Registration	Alfonso Mejiamorales	100 Berkeley St	7/10/2023	7/20/2023	tow vehicle
AV23-583	Vehicle tagged	Parking for more than 72 hours	Patrick Nevin	400 Sequoia Ave	7/5/2023		

AV23-582	Vehicle tagged	Abandoned or Inoperable Vehicle on Private Property	Wesley Evans	34 N St	7/5/2023		
AV23-581	Vehicle Abatement Letter Mailed	Expired Registration	Kelly Bowlds	100 Ash St	7/5/2023	7/15/2023	tow vehicle
AV23-580	Vehicle Abatement Letter Mailed	Expired Registration	Tara Norton	100 Ash St	7/5/2023	7/15/2023	tow vehicle
AV23-579	Vehicle Abatement Letter Mailed	Expired Registration	Thomas Norris	400 Sequoia Ave	7/5/2023	7/15/2023	tow vehicle
AV23-578	Vehicle Abatement Letter Mailed	Expired Registration	Deborah Dobereiner	400 Sequoia Ave	7/5/2023	7/15/2023	tow vehicle
AV23-577	Vehicle Abatement Letter Mailed	Expired Registration	David Coleman	400 Sequoia Ave	7/5/2023	7/15/2023	tow vehicle
AV23-576	Vehicle Abatement Letter Mailed	Expired Registration Parking for more than 72 hours	Juencio Matias	100 Cedar St	7/5/2023	7/15/2023	tow vehicle
AV23-575	Vehicle Abatement Letter Mailed	Abandoned or Inoperable Vehicle on Public Property Expired Registration	Kevin Nazelrod	500 Painter St	7/5/2023	7/15/2023	tow vehicle

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				
AV23-585	Closed: Voluntary Compliance	Parking for more than 72 hours	Virgil Woodall	1100 Riverside Dr	7/7/2023	7/10/2023	case closed				
AV23-584	Closed: Voluntary Compliance	Expired Registration	Tony Viltrakis	1100 Riverside Dr	7/7/2023	7/10/2023	case closed				
AV23-574	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Public Property Expired Registration Parking for more than 72 hours	Jeri Harrisongrace	203 Sequoia Ave	6/9/2023	6/23/2023	case closed				
AV23-573	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Heather Stockhoff	652 Pacific Ave	6/9/2023	6/14/2023	case closed				
AV23-572	Closed: Voluntary Compliance	Parking for more than 72 hours	Jason Lukas	95 Davis St	6/9/2023	6/21/2023	case closed				
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				
AV23-570	Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property Expired Registration	DEBBIE FONTAINE	95 First Ave	6/9/2023	7/10/2023	Case closed				

AV23-569	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property	Donald Edward Martin	351 Wildwood Ave	6/8/2023	7/10/2023	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
AV23-566	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property	Joel Denning	1340 Eeloa Ave	5/23/2023	6/9/2023	case closed
AV23-565	Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property	Rachelle Peterson	1340 Eeloa Ave	5/23/2023	6/9/2023	case closed
AV23-563	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property Expired Registration	Shane Geist	200 Dixie St	5/19/2023	6/23/2023	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

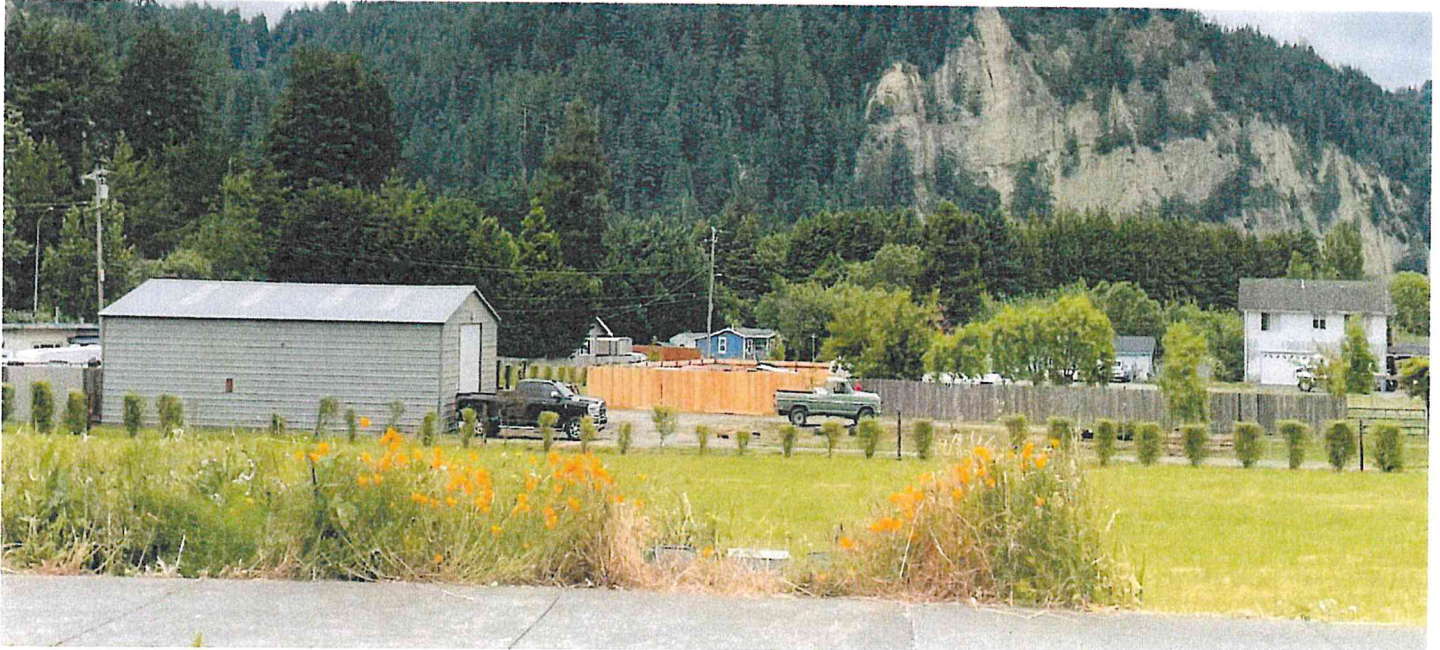
AV23-554	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Tammi Boling	349 Cherry Lane	5/5/2023	6/9/2023	case closed
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BEFORE AND AFTER PHOTOS OF 1000 PINE STREET
BRIAN AND STORMI DAVIS PROPERTY

BEFORE VIEW FROM WILDWOOD AVENUE 03-28-2023



AFTER VIEW FROM WILDWOOD AVENUE 06-23-2023



BEFORE ALONG THE EAST FENCE LINE 03-28-2023



AFTER ALONG THE EAST FENCE LINE 06-23-2023



BEFORE FACING NORTH 03-28-2023



AFTER FACING NORTH 06-23-2023



BEFORE FACING SOUTH 03-28-2023



AFTER FACING SOUTH 06-23-2023

