

Rio Dell

Nuisance Advisory Committee Meeting

Agenda



February 21, 2024 – 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	Ania Laniewski
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 for both the November 15, 2023 Meeting and the January 17, 2024 Meeting (Action)
4. Public Presentations
5. Active Comcate List (Review of open and closed cases)
6. Member Reports
7. Adjournment

Rio Dell
Nuisance Advisory Committee
Meeting Minutes



January 17, 2024 - 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	Ania Laniewski
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

Chair Knopp called meeting to order at 3:08 P.M. on January 17, 2024.

2. Introductions/Roll Call

Chair Knopp asked Lumpkin to call 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, Laniewski, Brickley, Knight, Knopp, Allen and Caldwell constituting a quorum. Carter was the only Nuisance Advisory Committee Member absent at roll-call. Knopp mentioned that he was notified by Carter, and her absenteeism was excused. Knopp also mentioned that this meeting would be a little different since Lumpkin was out last week, and The Nuisance Advisory Packet was completed by another staff member. The approval of November 15, 2023 Minutes was removed from agenda, and will be added to next month's agenda. Chair Knopp moved on to the next item on the agenda.

3. Public Presentation

Chair Knopp asked if there were any public presentations; Hearing none, Chair Knopp moved on to item #4 on the agenda.

4. Active Comcate List

Chair Knopp asked every member in attendance if they have any questions on the Comcate List. At first Woodall, Laniewski, and Brickley had no questions. Knight wanted to know the status on 833 Pacific Avenue because it was starting to look like it did before the abatement. Laniewski mentioned that the property was listed for sale. Clark mentioned that she had been contacted by a reverse mortgage company and she made clear to them that he would have to clean up the property before the lien at the Humboldt County Recorder's Office. Caldwell mentioned that he sent a letter to 135 Fern Street the owner must come in and purchase a permit. Caldwell explained to the owner that he can't legally sign off on the work without inspecting the work completed in the interior part of the project. Caldwell explained the steps that would have to be done before he could properly inspect and sign-off on the permit. Caldwell asked Clark about the Administrative Citations for dogs. Caldwell also mentioned that Cynthia Whitchurch came in with her daughter to get an electrical permit, and the daughter informed Caldwell that she planned to install a woodstove that she had just purchased. Caldwell informed her that wood stoves must be air particular to be approved. The woodstove she purchased did not meet the requirement and the daughter was going to go purchase a new wood stove. Clark mentioned to Caldwell that Whitchurch's Daughter was the responsible one for the property. Woodall asked about the status of the property on Monument Road. Clark mentioned that she had not been there. Clark mentioned that the abatement for the property on Berkeley Street was really expensive. It was over ten thousand dollars. Clark explained that she used a new company and did not realize how expensive the abatement was going to be. Woodall asked about the status of attaching the lien. Clark explained the process. Each step of the process takes at least 30 to 45 days to complete. Caldwell explained that the property was currently in escrow. The buyer only wants the property if the two parcels were never merge into one parcel. Clark asked Caldwell to keep her updated on the property's escrow. Woodall asked Clark about the status of 520 1st Avenue. Clark mentioned that the kid was not back there yet, and there were a couple of programs still working with the tenants to clean up the property. The next place Woodall asked about was Jaklitsch's Property located at 527 1st Avenue. Caldwell mentioned that Jaklitsch had applied for the permit but had not reached out for a final inspection. Clark mentioned that the boyfriend was a crab fisherman and was currently working on the boat. Woodall asked Chief Allen about the status of the camping ordinance revision. Allen mentioned that he had sent it to our city attorney, and was waiting to hear back from him. Woodall also asked about the graffiti. Allen mentioned that he sent a case to the DA's Office and is currently working on getting a warrant. Knight mentioned that 508 ½ Wildwood Avenue was piling lumber on the sidewalk. Clark said she would take care of it. Clark also mentioned that she was almost punched on Friday. Woodall asked if she had back-up. Clark mentioned that her and Officer Landry have been tagging vehicles along Fourth Avenue, and a few residents were not happy. Woodall asked about the huge trucks parking along Wildwood Avenue. Clark mentioned that Wildwood Avenue was not a residential zone. Caldwell mentioned that there was a separate ordinance in the Rio Dell Municipal Code regarding Wildwood Avenue. Caldwell also mentioned that Pacific Lumber Company used to allow truck drivers to park their rigs in Scotia. The truck drivers might want to reach out to Mr. Jefferies off Northwestern to see about renting spots to park their rigs.

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.

5. Member Reports

Chair Knopp mentioned that the Rental Housing Program passed with a 4 to 1 vote. Caldwell mentioned that the prior ordinance was focused on the exterior maintenance, while this new ordinance would focus on the interior. Knopp mentioned that anyone with money could be a landlord. You must be qualified to be an inspector or contractor. Knopp explained that this program was not designed to make the city money. It was designed to make sure all the rentals properties are being properly maintained. Knopp explained that the city would roll out the program slowly. The inspections will start next year. It would take Caldwell and Clark approximately three years to complete the initial inspections. Knopp asked if any of the Nuisance Committee Members had anything to report. Brickley asked about the metal eagle. The eagle is now located in the ballfield at the Rio Dell Fireman's Park. Knight had a few questions about the rental program. Knight wanted to know what would happen if someone was not willing to get their property into compliance? Caldwell explained that they would have 15 days to get into compliance, and then an administrative citation would be issue. Allen mentioned that the first reading of the false alarm ordinance was completed last night at the City Council Meeting. Allen also mentioned that the new parking and appearance tickets were finally here. Allen explained that the Officers would start administering the tickets once they complete the training. Chair Knopp asked if anyone else had anything to add; Hearing none, Chair Knopp adjourned the meeting.

6. Adjournment

Chair Knopp adjourned the meeting at 3:52 P.M.

Rio Dell
Nuisance Advisory Committee
Special Meeting Minutes



November 15, 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	Ania Laniewski
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

Chair Knopp called meeting to order at 3:04 P.M. on November 15, 2023.

2. Introductions/Roll Call

Chair Knopp 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. Ania Laniewski and Greg Allen were both absent at roll-call. They both notified Lumpkin prior to the meeting, and their absenteeism's were excused. Chair Knopp moved on to the next item on the agenda.

3. Approval of Minutes of October 18, 2023 Meeting (Action)

Knopp asked if anyone had questions regarding the October 18, 2023 Minutes; Hearing none, Knopp called for a motion to approve the October 18, 2023 Minutes.

Motion: Carter

Second: Woodall

Chair Knopp ask each member of the Nuisance Advisory Committee present if they were in favor say "I." All the members in attendance said, "I." Chair Knopp mentioned that the motion passed unanimously. The October 18, 2023 Minutes were approved. Chair Knopp moved to item # 4 on the agenda.

4. Public Presentation

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

5. Discussion on Endorsing the Rental Housing Inspection Program (Action)

Chair Knopp explained that it was formality to bring items to the Nuisance Advisory Committee and the Planning Committee for their endorsement before presenting it to the City Council. asked Caldwell, The Community Development Director, to take the lead. Caldwell mentioned that he just made a few grammatical corrections to the Rental Housing Inspection Program and now it's ready for both the Nuisance Advisory Committee, and the Planning Committee to look over it and decide whether or not to endorse the program. Discussion occurred. In summary, Caldwell mentioned the mobile home parks are exempt from the program because they have their own regulations that are enforced by the state. The Fire Department would do the multiple unit dwellings, which would leave 465 units that Clark and himself would have to inspect. It would take approximately two years to do the 465 rental units. There would be annual fees. The application fee would be \$15 and would take approximately 15 minutes to complete. The inspection fee would cost \$55 and the inspection would take approximately 30 minutes to complete. The self-certification done by the tenants and the land lords would be reviewed by CSO Clark or Caldwell. The fee for the self-certification would be \$30. There would be an additional fee charged for a re-inspection. The inspection type required would depend on the rental's history. The owner would be required to have an additional inspection when the property changes tenants. The purpose of the Rio Dell Rental Housing Inspection Program (RHIP) is not for the city to make money, but to help keep landlords accountable and maintain their investment. In 2011 cost was an issue. A program like this could help protect tenants and landlords alike. These inspections could possibly lower insurance rates by submitting the inspection reports showing the proper maintenance. Carter asked to share it at her Reddick meeting. Knopp thought that would be fine. Chair Knopp asked if anyone wanted to make a motion to endorse the Rental Housing Inspection Program.

Motion: Carter

Second: Woodall

Chair Knopp asked all in favor say, "I." All the members present at the meeting said, "I." Chair Knopp said the motion passed unanimously. Caldwell mentioned that he would bring it to the Planning Committee in November and then to the City Council in the New Year. Chair moved on to the next item on the agenda.

6. Discuss Modifying Rio Dell's Camping Ordinance

Chair Knopp asked to continue this item to the next meeting since Allen was not in attendance. Chair Knopp moved on to the next agenda item.

7. Active Comcate List

Chair Knopp asked every member in attendance if they have any questions on the Comcate List that Lumpkin could forward CSO Clark, since Clark was not in attendance today. Woodall wanted to know who attends a dog hearing? Should really have someone not associated with the City there. Caldwell mentioned that 601 Gunnerson was looking pretty bad again. Also, that 590 Gunnerson Lane had a dumpster there the other day. Caldwell also mentioned that a realtor came in and saw him about 157 Monument Road. Woodall would like to have Clark stay on top of that property. Woodall asked about all the new graffiti in town. The Pizza Factory building was tagged last night. The lamp by Dollar General was tagged a couple days ago. Other members also mentioned that the bus stop, the sign in the city parking lot, and the old crossing guard station had also been tagged. Carter mentioned that was not the only thing happening in that crossing guard building. Carter also mentioned that it was brought to the City Council once before about tearing the crossing guard building down and there was back lash. Does the façade program include security systems? The façade program expired at the end of June. Only three projects came out of the façade program. Knopp asked if anyone knows if any business in Rio Dell sell spray paint? Could we offer a reward? 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. Knopp asked Lumpkin about the dumpster alongside City Hall. He was curious if we filled it on a regular basis. Discussion occurred. Chair Knopp asked if anyone else had anything to add; Hearing none, Knopp mentioned that we would not meet again until January. Chair Knopp adjourned the meeting.

9. Adjournment

Chair Knopp adjourned the meeting at 4:15 P.M.