



Rio Dell Nuisance Advisory Committee Meeting Agenda

March 20, 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.

1. Call to order
2. Introductions/Roll Call
3. Approval of Minutes for February 21, 2024 Meeting (Action)
4. Public Presentations
5. Active Comcate List (Review of open and closed cases)
6. Member Reports
7. 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

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675 Wildwood Avenue
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1. Call to order

Chair Knopp called meeting to order at 3:01 P.M. on February 21, 2024.

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, Laniewski, Knight, Knopp, Allen and Caldwell constituting a quorum. Jim Brickley was the only Nuisance Advisory Committee Member absent at roll-call. Knopp mentioned that he was notified by Brickley, and his absenteeism was excused. Chair Knopp moved on to the next item on the agenda.

3. Approval of Minutes for both the November 15, 2023 Meeting and the January 17, 2024 Meeting (Action)

Chair Knopp asked if anyone had questions regarding the minutes for both the November 15, 2023 Meeting or the January 17, 2024 Meeting; Hearing

none, Knopp called for a motion to approve both the November 15, 2023 and the January 17, 2024 minutes.

Motion: Carter

Second: Allen

Knopp ask all in favor say "I." All members present said "I." Chair Knopp mentioned that both the November 15, 2023 and the January 17, 2024 minutes were unanimously approved. Chair Knopp moved on 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. Active Comcate List

Chair Knopp called on Clark to give an update on the Active Comcate List. Clark explained that the list in the packet is not up to date. Lumpkin explained that she ran the list from November since we did not have a meeting in December and the January meeting just had a print out of the list from the Comcate's main screen. Clark started off by saying that Stuart Cox Residence located at 833 Pacific Avenue closed escrow on February 20, 2024. Mr. Cox came in and paid the fees for the abatement the city completed on March 8, 2022. The next property Clark gave an update on was 203 Sequoia. Clark explained that Adult Protective Services (APS) was currently involved. APS had the Sheriff's Department serve an eviction notice on January 18, 2024 to remove the unwanted guests from the residence. Then, 693 Side Street was just deemed a drug house. The owner just evicted the tenants, and is fixing up the property to sell. Clark moved down the Comcate List to 520 1st Avenue. Clark explained that the family was currently working with an allied agency, and did not want to interfere. Clark elected to postpone the abatement for time being. The Nuisance Committee Members present agreed with Clark to postpone the abatement. Clark mentioned that she was working on getting the liens recorded with the County for 289 Berkeley Street, 601 Gunnerson Lane, and 483 4th Avenue. The city council approved the filing of the liens last night at their city council meeting. Clark moved on to 267 and 289 Berkeley Street. Caldwell mentioned that Mr. Hoffman purchased 267 Berkeley Street from Mr. Petranoff, and was working on getting a property line readjustment done. Part of the agreement of the sale was for Mr. Hoffman to pay for the abatement the city completed at 289 and 267 Berkeley Street. Caldwell explained to Mr. Hoffman that he must pay off the abatement lien before the city would issue a building permit. Knight asked for an update on Fern Street. Caldwell explained that he was waiting for the property owners to clean up the yard before he would sign off on their permit. Caldwell also mentioned that the lady on Belleview corrected her chimney issue and her case could be closed on Comcate. Caldwell asked for an update on 185 Douglas Street and 66 Davis Street. Caldwell added that both properties were doing great but now they are regressing. Clark mentioned that 185 Douglas Street was tricky. The receivership would have been beneficial for this property. The property had been in limbo ever since Helen Elliott passed away. Clark mentioned that she would send out notices to both The Estate of Helen Elliott and Margaret Sager. Caldwell also mentioned that he would remind Mr. Huff to finish painting his building on Wildwood Avenue. Woodall asked for an update on 157 Monument Road, 590 Gunnerson Lane, 909 Martin Drive, and 833 Pacific Avenue. Clark mentioned that 157 Monument was

listed for sell. The nuisance violation was up, and Clark will start the next step for the Campbell's at 590 Gunnerson Lane. Kiser, at 909 Martin Drive, was still a work in progress. As for 833 Pacific Avenue, Stuart Cox sold the property and has until the end of the week to be moved out. Woodall also asked about the property on Ash Street with the Gutter Guy sign in the front yard. The yard looks like a scrap yard. All the Nuisance Advisory Committee Members present agreed. 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 Chair Knopp asked if anyone else had anything to add; Hearing none, Chair Knopp adjourned the meeting. Knight asked about the house on Cedar Street that has a tarp on the roof and missing exterior paint. Clark mentioned that she believes that 166 Cedar Street was red tagged after the earthquake. Allen mentioned that the department received the new tickets and will start using them as soon as all the officers are trained. Caldwell brought up the idea about assigning each Nuisance Advisory Committee Member areas based on the City's Rotation Map. Carter mentioned that she thought that was the initial idea when she signed on to be a member on the committee. Woodall would be assigned Riverside, Carter would be assigned Town Center East, Brickley would be assigned the South, Knight would be assigned the North, and Laniewski would be assigned the Gateway. All the Nuisance Advisory Committee Members liked the idea. Chair Knopp clarified for the record, you are just civilians on a committee. You do not work for the city. The city's insurance will not cover you. The idea behind assigning each member an area would be just to watch over that particular area and fill out complaint forms and report issues at the Nuisance Advisory Committee Meetings. It's not to go pound on doors and confront people. Caldwell explained that the city actually had someone go on private property once and take pictures. That is not allowed! You are allowed to take pictures from the side walk and street, but that's it. Carter mentioned that there was an issue with mud washing onto Meadowbridge Lane. Carter also wanted to know if anyone heard about how the lady on Meadowbridge Lane was doing after her fall. Knopp mentioned that the Rental Housing Ordinance would help avoid issues like the mold issue at 210 Sequoia Avenue. The owners had no idea of the condition of their rental. The owners cleaned up the property and hired a new company to manage their property. Knopp explained that the CBG toolbox is to hire staff to help maintain consistent pressure and sustain. Caldwell mentioned while he was out checking on Steven Child's renovated property on Ogle Avenue, he noticed that both 266 and 268 Ogle Avenue were looking pretty rough again. Not sure how some people are getting homeowners insurance on their properties in their current conditions. Chair Knopp asked if anyone else had something to report; Hearing none, Chair Knopp adjourned the meeting.

6. Adjournment

Chair Knopp adjourned the meeting at 4:01 P.M.

Open Code Enforcement Cases										
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action	
CE24-311	Notice to Correct Served	Improper Parking Junk Vehicles Solid Waste	Charles Heuer	Public Safety	45 Davis St	2/27/2024	15	3/22/2024	contact property owner	
CE24-310	Notice to Correct Served	Improper Parking Solid Waste	Darrell & Janice Astor	Public Safety	286 Ogle Ave	2/23/2024	19	3/22/2024	check violations	
CE24-308	Notice of Violation Served	Drug House	Michael Cushman	Public Safety	132 Painter St	2/6/2024	36	3/29/2024	unlawful detainer filed	
CE24-307	Notice of Violation Served	Drug House	Dennis and Jean Toohey	Public Safety	693 Side St	2/2/2024	40	5/19/2024	eviction	
CE24-306	Notice to Correct Served	Excessive Vegetation Improper Parking Junk Vehicles	John Kozlowski	Public Safety	162 2nd Ave	1/19/2024	54		check vehicles	
CE24-304	Case Initiated	Solid Waste	Rhonda Lewis	Public Safety	474 Walker Lane	1/5/2024	68			
CE23-297	Administrative Citation Issued	Violation of 2016 California Building Code	Cynthia Whitchurch Erin Whitchurch	Public Safety	790 Ireland St	12/15/2023	89	3/29/2024	check violations/fence	
CE23-280	Notice of Violation Served	Excessive Vegetation Junk Vehicles Solid Waste	William and Alice Osborne	Public Safety	448 First Ave	10/27/2023	138	3/29/2024	check violations	

CE23-277	Notice to Correct Served	Animals running at large Dog License Required Improper Parking Solid Waste	Robert Vogel	Public Safety	203 Sequoia Ave	10/17/2023	148	3/18/2024	court- unlawful detainer
CE23-276	Abatement Completed	Excessive Vegetation Solid Waste	Edison Petranoff Munoz Gloria - ZBS Law LLC	Public Safety	267 Berkeley St	9/29/2023	166		tax lien
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	680	4/5/2024	check violations with occupants
CE22-177	Notice and Order Served	Junk Vehicles Solid Waste	Lillian Ingles Sheila Ingles	Public Safety	157 Monument Rd	4/21/2022	692	4/5/2024	property in escrow
CE21-119	Abatement Completed	Abandoned Appliances Camping Prohibited Excessive Vegetation Junk Vehicles Solid Waste	Janine Busald	Cosmetic	601 Gunnerson Lane	1/29/2021	1139		tax lien

CE20-117	Abatement Completed	Abandoned Appliances Fence Height Violation Junk Vehicles Solid Waste Substandard Housing	Cheri Tolley	Cosmetic	520 First Ave	10/6/2020	1254	follow up with CWS
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	1644	
CE19-47	Notice and Order Served	Solid Waste Unsafe Structure	Joseph Baratti	Public Safety	215 Monument Rd	4/3/2019	1806	property in escrow

CE18-41	Notice and Order Served	Abandoned Appliances Excessive Vegetation Improper Parking Junk Vehicles Solid Waste	Rodney Campbell Jennifer Campbell	Cosmetic	590 Gunnerson Lane	10/31/2018	1960	3/29/2024	recorded amended nuisance and order to abate
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 Bellevue Ave	8/27/2018	2025		
CE18-5	Abatement Completed	Excessive Vegetation Junk Vehicles Solid Waste	Stuart Cox John Auliffe	Cosmetic	833 Pacific Ave	7/1/2017	2447		monitor progress by new owner
CE18-15	Abatement Completed	Solid Waste	Jeanie Speir	Public Safety	483 4th Ave	3/13/2017	2557		tax lien
CE18-13	Abatement Completed	Junk Vehicles Solid Waste	Margaret Sager	Cosmetic	66 Davis St	1/20/2017	2609		assessment lein

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	3877	
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Closed Code Enforcement Cases										
Case #	Status	Violation(s)	Property Owner	Priority	Location	Open Date	Age	Follow Up Date	Follow up action	
CE24-309	Closed - Abated by Owner	Animal Noise	Nathan Teasley	Public Safety	364 Center St	2/12/2024	15	2/27/2024	case closed	
CE24-305	Closed - Abated by Owner	Animals running at large	Douglas Harmon Dorothy Harmon	Public Safety	875 Pacific Ave	1/8/2024	37	2/14/2024	case closed	
CE23-301	Closed - Abated by Owner	Abandoned Appliances Solid Waste	James Graham	Public Safety	408 First Ave	12/28/2023	63	2/29/2024	case closed	

Open Abandoned Vehicle Cases									
Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Age	Follow Up Date	Follow up action	
AV24-689	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property		945 Webb Lane	3/11/2024	2	3/25/2024	junk slip	
AV24-688	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property		945 Webb Lane	3/11/2024	2	3/25/2024	junk slip	
AV24-687	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property		945 Webb Lane	3/11/2024	2	3/25/2024	junk slip	
AV24-685	Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property	Luke Viveiros	945 Webb Lane	3/8/2024	5	3/27/2024	junk slip	
AV24-681	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Michael Ward	23 Center St	3/1/2024	12	3/21/2024	tow truck	
AV24-680	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Michael Ward	23 Center St	3/1/2024	12	3/21/2024	tow truck	
AV24-679	Vehicle Abatement Letter Mailed	Parking for more than 72 hours	Michael Ward	23 Center St	3/1/2024	12	3/21/2024	tow vehicle	
AV24-676	Vehicle Towed	Abandoned or Inoperable Vehicle on Public Property	Jessica Lopez-Tovar Manuela Tovar-Sanchez	285 Tolman Pl	3/1/2024	12	3/15/2024	junk slip	

AV24-674	Vehicle Abatement Letter Mailed	Abandoned or Inoperable Vehicle on Private Property	Donald and Carolyn Orr	162 2nd Ave	2/23/2024	19	3/15/2024	tow vehicle
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Closed Abandoned Vehicle Cases

Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Age	Follow Up Date	Follow up action
AV24-686	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Public Property	Stuart Cox	186 River St	3/8/2024	4	3/12/2024	case closed
AV24-684	Closed: Voluntary Compliance	Expired Registration	Kelly Bowlds	100 Ash St	3/4/2024	8	3/12/2024	case closed
AV24-683	Closed: Voluntary Compliance	Parking for more than 72 hours	Stuart Cox	800 Pacific Ave	3/4/2024	0	3/4/2024	case closed
AV24-682	Closed: Voluntary Compliance	Expired Registration	Bruce Filyau	508 4th Ave	3/4/2024	7	3/11/2024	case closed
AV24-678	Closed: Voluntary Compliance	Parking for more than 72 hours		23 Center St	3/1/2024	11	3/12/2024	case closed
AV24-677	Closed: Voluntary Compliance	Parking for more than 72 hours	Jolene Aragon	23 Center St	3/1/2024	11	3/12/2024	case closed
AV24-675	Closed: Voluntary Compliance	Expired Registration	Joshua Stockhoff	66 Columbus St	2/23/2024	17	3/11/2024	case closed
AV24-673	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Private Property	Kayona Brozek	162 2nd Ave	2/23/2024	3	2/26/2024	case closed
AV24-672	Closed: Voluntary Compliance	Expired Registration	Felix Beguin	162 2nd Ave	2/23/2024	3	2/26/2024	case closed
AV24-671	Closed: Voluntary Compliance	Parking for more than 72 hours	Kathleen Pugeda	200 Columbus St	2/23/2024	3	2/26/2024	case closed

AV24-670	Closed: Voluntary Compliance	Parking for more than 72 hours	Yunuen Guerrero	35 Wildwood Ave	2/8/2024	1	2/9/2024	case closed
AV24-669	Closed: Voluntary Compliance	Parking for more than 72 hours	Tyler Adamski	160 S Sequoia Ave	2/8/2024	6	2/14/2024	case closed
AV24-668	Closed: Voluntary Compliance	Parking for more than 72 hours	Erica Ortiz	406 Wildwood Ave	2/6/2024	2	2/8/2024	case closed
AV24-667	Closed: Voluntary Compliance	Expired Registration	Carl Brandt	110 First Ave	1/29/2024	11	2/9/2024	case closed
AV24-666	Closed: Voluntary Compliance	Expired Registration	Michael Davis	49 First Ave	1/29/2024	11	2/9/2024	case closed
AV24-660	Closed: Voluntary Compliance	Expired Registration	River Blue Mark Gonzalez	300 First Ave	1/16/2024	24	2/9/2024	case closed
AV24-657	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property Expired Registration Parking for more than 72 hours	CARRIE AMNER	508 4th Ave	1/8/2024	43	2/20/2024	case closed
AV24-655	Closed: City Abated	Abandoned or Inoperable Vehicle on Public Property Expired Registration	Jerry Carter	45 Davis St	1/8/2024	43	2/20/2024	case closed