

**Rio Dell
Nuisance Advisory Committee
Agenda**



**Wednesday, March 18, 2026
Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
3:00 p.m.**

Nuisance Advisory Committee Representatives:

Membership:

**City Council (1)
City Council (2)
Public Member (1)
Public Member (2)
Public Member (3)
City Manager
Chief of Police
Community Dev. Dir.**

City Council	Julie Woodall
City Council	Amanda Carter
Public	Ania Laniewski
Public	Patrick Knight
Public	Ken Davis
City Manager/Chair	Kyle Knopp
Chief of Police/Vice-Chair	Josh Phinney
Staff/Community Dev. Director	Kevin Caldwell
Community Service Officer	Mary Clark
Community Service Officer	Libbianne Wolfe
Secretary/City Clerk	Jessica Hill

“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. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - 1) Approve Minutes of the January 21, 2026, Meeting
- 4. PUBLIC PRESENTATIONS**
- 5. REGULAR MEETING MATTERS**
 - 1) Active Comcate List - Review of Open and Closed Cases
- 6. MEMBER REPORTS**
- 7. ADJOURNMENT**



Rio Dell
Nuisance Advisory Committee
Meeting Minutes

January 21, 2026
675 Wildwood Avenue
Rio Dell, CA 95562
3:00 p.m.

Nuisance Advisory Committee Representatives:

Membership:
City Council (2)
City Staff (1)
Public Member (3)

City Council	Julie Woodall
City Council	Amanda Carter
Public Member	Ania Laniewski
Public Member	Patrick Knight
Public Member	Ken Davis
Chair	Kyle Knopp, City Manager
Vice-Chair	Josh Phinney, Chief of Police
Staff Member	Kevin Caldwell, Community Development
Dir	
CSO:	Mary Clark
CSO:	Libbianne Wolfe
Secretary:	Karen Dunham, City Clerk

CALL TO ORDER

Chair Knopp called the meeting to order at 3:00 p.m.

ROLL CALL/INTRODUCTIONS

All members were present except Josh Phinney, Amanda Carter, Ania Laniewski and Libbianne Wolfe (excused).

APPROVAL OF MINUTES

Chair Knopp called for comments on the minutes from November 19, 2025. There were no comments from the members or the public.

Knight/Davis made a motion to approve the minutes of November 19, 2025 as submitted. The motion passed with one abstention (Woodall).

PUBLIC PRESENTATIONS

Chair Knopp explained that this is the time for members of the public to discuss items not on the agenda. No members of the public were present to comment.

REGULAR MEETING MATTERS

Active Comcate List (Review of Open and Closed Cases)

The discussion began with CSO Clark highlighting key items on the Comcate list.

CSO Clark provided an update on the recent abatement of 520 First Ave. and presented before and after photos to committee members for review. She noted that they filled three (3) 40-yard dumpsters with garbage and debris from the outside of the residence. The house was boarded up due to it being condemned and unsafe to occupy.

CSO Clark reported that they removed the excess vegetation and garbage in the yard at 337 Second Ave., and that the house was abandoned and currently in foreclosure.

She noted that CSO Wolfe was moving forward with the abatement of 1580 Eeloa Ave.

CSO Clark then provided an update on 23 Center St. and said that Mike Ward came in and spoke with her and Chief Phinney last month and promised to take care of the violations but so far, the situation has not improved.

Regarding 185 Douglas St, she commented that she was in contact with the company assisting with the probate and learned that they are no longer helping with that so they will be moving forward with inspection and abatement of the property.

Committee member Woodall asked about 508 ½ Wildwood (Darren Gallagher) property.

CSO Clark said that she was working with Darren and that he was trying to bring the property into compliance.

Committee member Knight said that he has seen Darren Gallagher driving around a blue Toyota with expired Washington plates, particularly on weekends.

CSO Clark said that he usually parks the truck inside but when and if he parks it on the street, they will have it towed.

Committee member Woodall asked for an update on 215 Monument Rd.

CSO Clark said that she had nothing new to report but the last time she spoke with the owner, he was upset about the lien the city placed on the property and wanted it removed.

Committee member Knight asked about 483 Fourth Ave.

CSO Clark said that there is a reoccurring nuisance at this location and somewhat of a family feud.

Community Development Director Caldwell commented that 244 Tolman Pl., 324 Second Ave., and 249 Second Ave. were brought up at the last meeting as having violations, but they don't appear on the Comcate list. Also, there are people back at 255 Wildwood Ave. working on vehicles.

CSO Clark noted that there is an eviction process underway to vacate everyone at 255 Wildwood Ave.

Community Development Director Caldwell mentioned 450 Northwestern Ave. and said that there is someone living in a trailer on site, and they are dumping debris on the south side of the parcel. In addition, the trucking business does not have a valid business license even though multiple letters have been sent.

He then questioned the status of the Whitchurch property at 790 Ireland Ave.

CSO Clark said that she and CSO Wolff met with Mr. Whitchurch and he thinks that the city is picking on him simply because he is friends with Mike Ward. The excess vehicles on the property belong to Mike Ward.

Community Development Director Caldwell then presented photos of the parcel at 1000 Pine St. owned by Brian and Stormi Davis and suggested it be added to the Comcate list for excess trailers, vehicles and junk. He said that photos also show accumulated garbage at the Elliott residence on May Ave.

Committee member Knight said at times there are 10 vehicles or more in front of the shop and that there were previous complaints from neighbors related to noise.

Member Reports

Community Development Director Caldwell reported that three (3) applications were received for improvements under the Façade Improvement Program which included 371/375 Wildwood Ave., 210/220 Wildwood Ave., and 127 Wildwood Ave. He noted that the applications would be presented to the Planning Commission for consideration at the meeting on January 27, 2026.

Committee member Knight said that he noticed a dark blue BMW SUV parked on Sequoia Ave. with a cracked windshield, flat tire, and expired plates and has been sitting there for quite a few months.

Committee member Davis commented that the house at the corner of Second and Columbus seems to have a lot of cars there and sheriff activity there and wondering what was going on there.

CSO Clark said that they towed multiple vehicles from that location.

Committee member Woodall commented that there was a large refrigerator and a barbeque on the sidewalk on First Ave. near 84 Edwards Dr. She also commented on a house on the same block of First Ave. with a portable toilet on site.

Community Development Director Caldwell said that there was an active building permit for foundation repairs to the house in question.

Committee member Woodall said there was a utility trailer full of garbage on the 100 block of First Ave.

She mentioned the recent establishment of 2-hour limited parking on Wildwood Ave. and said that there was a semi-truck parked by Blue Star Park all day even though signs are posted and that two trucks were parked there all weekend.

Committee member Knight reported on an incident that occurred in front of his home in December and said that the construction company working on the City's water infrastructure project parked a truck in front of his driveway and the worker urinated in his driveway while he and his wife were eating lunch. When he confronted him, he dismissed it as not a big deal. Later the company owner's son called and apologized and said that it would not happen again. He also reported on people running the stop sign at Douglas St. and Pacific and said he almost got into an accident when a Honda SUV blew through the stop sign.

CSO Clark said that she would alert the police officers.

Committee member Woodall said that she would like 1000 Pine St. (Brian & Stormi Davis) added to the Comcate list and the Elliott parcel on May Ave. with the garbage.

Chair Knopp provided a brief update on universal collection and renewal of the city's franchise agreement with Recology Eel River. He said that the anticipated approval of the franchise agreement is July 1, 2026 however, there will be been some delays for the rollout of universal collection by Recology as they work through the cost estimates.

Adjournment

The meeting adjourned at 3:51 p.m. until the next regularly scheduled meeting on February 18, 2026.

3 matching case(s)

Search Criteria:

Status: open **Priority:** all

<u>Case #</u>	<u>eFM Case #</u>	<u>Status</u>	<u>Violation(s)</u>	<u>Vehicle Owner (Registered)</u>	<u>Location</u>	<u>Open Date</u>	<u>Follow Up Date</u>	<u>Assigned To</u>
AV26-31		Vehicle Towed	Abandoned or Inoperable Vehicle on Private Property		185 Douglas	03/05/2026	03/18/2026	Wolfe, Libbianne
AV26-30		Vehicle Towed	Expired Registration	Alexis Scott	Ash/Pacific	02/26/2026	03/13/2026	Wolfe, Libbianne
AV26-26		Vehicle Abatement Letter Mailed	Abandoned or Inoperable Vehicle on Private Property	Diana Worley	300 Douglas St	02/05/2026	02/17/2026	Clark, Mary

3 matching case(s)

21 matching case(s)

Search Criteria:**Status:** closed **Priority:** all **Date opened:** from 01/21/2026 to 03/11/2026

<u>Case #</u>	^{eFM} Case #	Status	Violation(s)	Vehicle Owner (Registered)	Location	Open Date	Follow Up Date	Assigned To
AV26-29		Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property	Mark Holtby	✘ 289 Berkeley St	02/19/2026		Clark, Mary
AV26-28		Closed: City Abated	Expired Registration	Mark Holtby	✘ 289 Berkeley St	02/18/2026		Wolfe, Libbianne
AV26-27		Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property	Alice Brisco Ken Armbrosini	✘ 483 Fourth St	02/10/2026		Wolfe, Libbianne
AV26-25		Closed: City Abated	Expired Registration	Cipriana Sanchez	✘ 276 Tolman Pl	02/03/2026		Clark, Mary
AV26-24		Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Skiler Hall	✘ 200 Ogle Ave	02/02/2026	02/05/2026	Clark, Mary
AV26-23		Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Skiler Hall	✘ 200 Ogle Ave	02/02/2026	02/05/2026	Clark, Mary
AV26-22		Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Coral West	✘ 200 Ogle Ave	02/02/2026	02/05/2026	Clark, Mary
AV26-21		Closed: City Abated	Abandoned or Inoperable Vehicle on Private Property Expired Registration		✘ 1080 May Ave	02/02/2026		Wolfe, Libbianne
AV26-20		Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Public	Dionicio Alvarado	✘ 900 May Ave	02/02/2026	02/05/2026	Clark, Mary

		Property Parking for more than 72 hours						
AV26-19	Closed: Voluntary Compliance	Abandoned or Inoperable Vehicle on Public Property Parking for more than 72 hours	Adriana Sanchez	✘	900 May Ave	02/02/2026	02/05/2026	Clark, Mary
AV26-18	Closed: Voluntary Compliance	Parking for more than 72 hours	Jose Cabera	✘	900 May Ave	02/02/2026	02/05/2026	Clark, Mary
AV26-17	Closed: Voluntary Compliance	Expired Registration	Nathan Nyberg	✘	900 Hilda Ct	01/30/2026	02/02/2026	Clark, Mary
AV26-16	Closed: Voluntary Compliance	Parking for more than 72 hours		✘	Third/ Dixie	01/30/2026	02/02/2026	Wolfe, Libbianne
AV26-15	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Jenelle Coleman Bradley Lunsford	✘	508 4th Ave	01/29/2026	02/02/2026	Clark, Mary
AV26-14	Closed: City Abated	Expired Registration	Carrie Amner	✘	508 4th Ave	01/29/2026		Clark, Mary
AV26-13	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Bobbylee Tatum	✘	1111 Riverside Dr	01/28/2026	02/02/2026	Clark, Mary
AV26-12	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Sunny Gonzales	✘	160 Second Ave	01/28/2026	02/18/2026	Clark, Mary
AV26-11	Closed: Voluntary Compliance	Expired Registration	Acura Butler	✘	111 Elm St	01/28/2026	02/02/2026	Clark, Mary
AV26-10	Closed: Voluntary Compliance	Expired Registration	Andrew Tolle	✘	100 Elm St	01/28/2026	02/02/2026	Clark, Mary
AV26-9	Closed: City Abated	Junk Vehicle on	Arnulfo Sanchez	✘	101/ Wildwood	01/26/2026		Wolfe, Libbianne

Highway

<u>AV26-8</u>	Closed: Voluntary Compliance	Expired Registration Parking for more than 72 hours	Macartney and Melody Senter	✘	200 Sequoia Ave	01/22/2026	Clark, Mary
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21 matching case(s)

20 matching case(s)

Search Criteria:**Status:** open **Priority:** all

<u>Case #</u>	eFM Case #	Status	Violation(s)	Property Owner	Location	Open Date	Follow Up Date	Assigned To
CE26-19		Notice to Correct Served	Animal Noise Public Nuisance	Sarah Albin	✘ 203 Wildwood Ave	02/27/2026	03/10/2026	Clark, Mary
CE26-18		Case Initiated	Public Nuisance Solid Waste Substandard Housing Unsafe Structure Unsecured Vacant Structure	Stephen Romero Catherine Romero	✘ 215 Monument	02/24/2026	03/10/2026	Wolfe, Libbianne
CE26-17		Notice to Correct Served	Improper Parking	Jeremiah Pugh Taleisha Rose	✘ 491 Third	02/23/2026	03/10/2026	Wolfe, Libbianne
CE26-16		Case Initiated	Animals running at large Public Nuisance	Ashleigh Johnson	✘ 1260 Riverside Dr	02/23/2026	03/09/2026	Wolfe, Libbianne
CE26-14		Notice to Correct Served	Camping Prohibited	Glynn Jr. Smith Glynn Sr. Smith	✘ 220 Ogle	02/02/2026	02/23/2026	Clark, Mary
CE26-8		Property Inspected	Solid Waste	Vernon Holly	✘ 324 Second Ave	01/28/2026	03/03/2026	Clark, Mary
CE26-7		Notice of Violation Served	Excessive Vegetation Solid Waste	Cheri Brown	✘ 540 First Ave	01/28/2026	04/01/2026	Wolfe, Libbianne
CE26-5		Case Initiated	Improper Parking	Brian Davis Stormi Davis	✘ 1000 Pine St	01/23/2026		Wolfe, Libbianne
CE26-2		Notice of Violation Served	Junk Vehicles Solid Waste	Osorio Socorro	✘ 250 Tolman Pl	01/22/2026	03/19/2026	Clark, Mary
CE25-540		Notice of Violation Served	Improper Parking Junk Vehicles Junk Yard Solid Waste	Erin Whitchurch Cynthia Whitchurch	✘ 790 Ireland	12/01/2025	05/04/2026	Wolfe, Libbianne

CE25-538	Notice to Correct Served	Excessive Vegetation Junk Vehicles Solid Waste	Margaret Sager	✘	66 Davis St	11/24/2025	04/13/2026	Wolfe, Libbianne
CE25-528	Notice and Order Served	Abandoned Appliances Excessive Vegetation Solid Waste	Athena Egan	✘	1580 Eeloa Ave	09/17/2025	03/23/2026	Wolfe, Libbianne
CE25-526	Notice of Violation Served	Animal Noise Dog License Required Improper Parking	Stacey Lennon	✘	377 Cherry Lane	09/12/2025	11/07/2025	Wolfe, Libbianne
CE25-518	Notice of Violation Served	Improper Parking Junk Vehicles Public Nuisance Violation of Zoning Code for Suburban Residential Zone	Michael Ward	✘	23 Center St	09/03/2025	03/13/2026	Clark, Mary
CE25-514	Abatement Completed	Abandoned Appliances Excessive Vegetation Solid Waste	Nila Cruzan	✘	337 Second Ave	08/25/2025	04/01/2026	Clark, Mary
CE25-476	Notice to Correct Served	Junk Vehicles Solid Waste Violation of 2016 California Building Code	Karen Mesa - Executive Management Services Mark Sturdivant	✔	255 Wildwood Ave	06/11/2025		Clark, Mary
CE24-314	Abatement Completed	Junk Vehicles Solid Waste	Jonathan Dixon Rebecca Dixon	✔	530 3rd Ave	03/29/2024	03/06/2026	Clark, Mary
CE22-179	Abatement Completed	Animal Noise Drug House Junk Vehicles Public Nuisance Solid Waste Substandard	Helen Elliott Catherine Fontaine Taylor Grimes Jamal Dahdoul	✔	185 Douglas St	05/03/2022		Clark, Mary

Housing

<u>CE20-117</u>	Abatement Completed	Abandoned Appliances Fence Height Violation Junk Vehicles Solid Waste Substandard Housing	Cheri Tolley Lisa and Dennis Mcmahon	✓	520 First Ave	10/06/2020	04/03/2026	Clark, Mary
<u>CE18-15</u>	Abatement Completed	Excessive Vegetation Junk Vehicles Solid Waste	Jeanie Speir	✓	483 4th Ave	03/13/2017	04/10/2026	Clark, Mary







20 matching case(s)

16 matching case(s)

Search Criteria:**Status:** closed **Priority:** all **Follow up date:** from 01/21/2026 to 03/11/2026

<i>eFM</i> Case #	<i>eFM</i> Case #	Status	Violation(s)	Property Owner	Location	Open Date	Follow Up Date	Assigned To
CE26-13		Closed - Abated by Owner	Solid Waste	Gary and Emily Scoles	✘ 510 Gunnerson Lane	01/28/2026	02/02/2026	Clark, Mary
CE26-12		Closed - Abated by Owner	Abandoned Appliances Excessive Vegetation Solid Waste	Angela Martindale	✘ 24 North St	01/28/2026	02/18/2026	Clark, Mary
CE26-11		Closed - Unfounded	Solid Waste	Arthur and Connie Owens	✘ 249 Second Ave	01/28/2026	01/29/2026	Clark, Mary
CE26-10		Closed - Abated by Owner	Abandoned Appliances Solid Waste	Matthew and Jennifer Weston	✘ 72 First Ave	01/28/2026	02/10/2026	Clark, Mary
CE26-9		Closed - Abated by Owner	Solid Waste	Robert and Chelsie Orr	✘ 84 Edwards Dr	01/28/2026	02/06/2026	Clark, Mary
CE26-6		Closed - Abated by Owner	Abandoned Appliances Excessive Vegetation Junk Vehicles Solid Waste	Randolf Armstrong	✘ 1080 May Ave	01/28/2026	02/04/2026	Wolfe, Libbianne
CE26-4		Closed - Unfounded	Camping Prohibited Solid Waste	Nancy Kurtz	✘ 190 Columbus St	01/22/2026	02/04/2026	Clark, Mary
CE26-3		Closed - Abated by Owner	Abandoned Appliances Solid Waste	James Graham	✘ 408 First Ave	01/22/2026	02/18/2026	Clark, Mary
CE26-1		Closed - Abated by Owner	Camping Prohibited	Rafael Tello	✘ 450 Northwestern Ave	01/07/2026	02/18/2026	Wolfe, Libbianne
CE25-521		Closed - Abated by Owner	Excessive Vegetation Solid Waste Violation of 2016 California Building	William Osborne Alice Osborne	✘ 448 First Ave	09/09/2025	02/17/2026	Wolfe, Libbianne

Code

CE25-513	Closed - Abated by Owner	Camping Prohibited	John Resso - Resso Law		100 Davis St	08/25/2025	02/04/2026	Clark, Mary
CE25-510	Closed - Abated by Owner	Excessive Vegetation Junk Vehicles Solid Waste	Janine Busald Patricia Sturdavent		601 Gunnerson Lane	08/13/2025	02/04/2026	Clark, Mary
CE25-505	Closed - Abated by Owner	Attractive Nuisance Violation of 2016 California Building Code	Toheed and Maira Ahamad		127 Wildwood Ave	08/06/2025	02/10/2026	Wolfe, Libbianne
CE25-442	Closed - Abated by City	City Owned Property	- City of Rio Dell		200 Painter St	02/13/2025	01/21/2026	Knopp, Kyle
CE25-435	Closed - Abated by City	City Owned Property	- City of Rio Dell		400 2nd Ave	02/13/2025	01/21/2026	Knopp, Kyle
CE19-47	Closed - Abated by City	Solid Waste Unsafe Structure	Steven Romero		215 Monument Rd	04/03/2019	03/02/2026	Knopp, Kyle

16 matching case(s)