



*675 Wildwood Avenue
Rio Dell, CA 95562-1597
(707) 764-5642 Hall*

For Meeting of: August 4, 2026

☐ Consent Item; ☒ Public Hearing Item

To: City Council

From: Mary Clark, Community Service Officer

Through: Kyle Knopp, City Manager

Date: August 4, 2026

Subject: Public Hearing on the Cost Recovery for the Abatement of 530 3rd Avenue

Recommendation:

1. Open the Public Hearing
2. Receive any testimony/evidence concerning the cost recovery for the abatement conducted at 530 3rd Avenue
3. Discuss the matter
4. Approve the Findings and Order Confirming Accounts and Assessment for the abatement of 530 3rd Avenue

Background and Discussion

On April 2, 2026 the abatement warrant was executed at 530 3rd Avenue. A 40-yard dumpster was filled with solid waste by the occupants of the Property. The City's costs for the abatement were determined to be \$1,568.41.

Rio Dell Municipal Code (RDMC) Sections 8.10.310 through 8.10.330 cover the cost recovery process. RDMC Section 8.10.330 references the California Government Code Section 38773.5 which spells out the process for establishing taxes and assessments. This process requires two meetings, a public meeting followed by a public hearing.

Attachment(s): Findings and Order Confirming Account and Assessment

Notice of Public Meeting and Hearing Regarding Nuisance Abatement Cost Recovery



**FINDINGS AND ORDER
CONFIRMING ACCOUNT AND ASSESSMENT**

In Re: Cost Recovery Hearing
City of Rio Dell v, Jonathan and Rebecca Dixon
530 Third Avenue, Rio Dell, California
AP# 053-072-008

August 4, 2026

On August 4, 2026, the Rio Dell City Council convened a hearing under Rio Dell Municipal Code Section 8.10.320 for the assessment of costs related to nuisance abatement activities at the subject premises recited above.

At said hearing the Council considered the evidence presented to it concerning the subject premises, including relevant documents, writings, codes, ordinances, as well as oral testimony at the hearing, and now, therefore, it makes the following:

FINDINGS:

1. The property located at 530 Third Avenue, Rio Dell, California is located in an Urban Residential zone within the City of Rio Dell, Humboldt County, California and is referred to as Assessor's Parcel Number 053-072-008; and
2. The Rio Dell Police Department received a complaint concerning the existence of violations on the property, to wit: Property use in violation of Rio Dell Municipal Code Section 8.10.020(a)(1), improper disposal of solid waste; and Section 8.10.020(c), junk vehicles; and
3. The property owner and/or occupants, were served with a Notice of Violation dated May 3, 2024, pursuant to Rio Dell Municipal Code Section 8.10.230, describing the violations and ordering abatement of those conditions; and
4. The property owner and occupants had significant and reasonable time to correct all violations and refused and/or failed to meet the deadlines prescribed by the Notice of Violation; and
5. The property owner and/or occupants were served with a Notice of Nuisance and Order to Abate dated July 24, 2024 pursuant to Rio Dell Municipal Code Section 8.10.260, giving the property owner and occupants additional, significant, and reasonable amount of time to correct the violations; and

6. The property owner did not contest the imposition of the Notice of Violation and Order to Abate; and
7. The property owner refused and/or failed to meet the deadlines imposed by the Notice of Violation and Order to Abate; and
8. On May 20, 2025, the City of Rio Dell did, in fact, abate said nuisance; and
9. Due to continuous, ongoing violations not being corrected, the City of Rio Dell did, in fact, abate said nuisance an additional time on April 2, 2026.
10. The City of Rio Dell maintained an accurate and itemized account of the cost of the abatement, pursuant to Rio Dell Municipal Code Section 8.10.310; and
11. The property owner was served with a Cost Recovery Assessment outlining the costs incurred by the City and requesting that payment be made within thirty days; and
12. The property owner has refused and/or failed to make payment to the City for the cost of the abatement within the time allotted; and
13. The property owner was served with a Notice of Assessment, pursuant to Rio Dell Municipal Code Section 8.10.320, specifying the work done; an itemized account of the cost and receipts of performing the abatement; the amount of the assessment proposed to be levied against the property, the time and place where the Rio Dell Police Department would submit the account to the Rio Dell City Council for confirmation; and a statement that the City Council would hear and consider objections and protests to said account and proposed assessment; and
14. The costs of the abatement as set forth in the Notice of Assessment were necessarily incurred and are reasonable.

Following the said meeting and hearing, the City Council for the City of Rio Dell does hereby ordain and declare as follows:

ORDER:

1. That the account and proposed assessment of \$1,568.41 be, and is hereby, confirmed in full; and
2. That the Rio Dell Police Department shall cause to be prepared and recorded in the Office of the County Recorder, a Notice of Lien, which shall contain the identity of the property, a description of the proceedings under which the assessment was made (including this Order Confirming Assessment), the amount of the assessment, and a claim of lien on the described premises.

The City Council votes are tabulated as follows:

Mayor Debra Garnes: Yes ☐; No ☐

Mayor Pro Tem Amanda Carter: Yes ☐; No ☐

Councilmember Frank Wilson: Yes ☐; No ☐

Councilmember Robert Orr: Yes ☐; No ☐

Councilmember Julie Woodall: Yes ☐; No ☐

DATED: _____

Mayor of the City of Rio Dell

DATED: _____

Clerk of the City of Rio Dell

Notice of Public Meeting and Hearing Regarding Nuisance Abatement Cost Assessment

June 11, 2026

Via Certified Mail

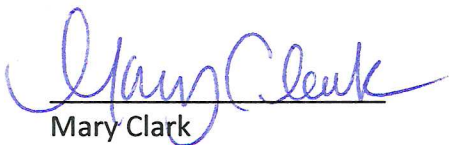
To: Jonathan Dixon
530 Third Avenue
Rio Dell, California 95562

Location: AP# 053-072-008
530 Third Avenue
Rio Dell, California

This Notice of Public Meeting and Hearing Regarding Nuisance Abatement Cost Assessment follows the Notice of Violation, served on May 1, 2024; the Notice of Nuisance and Order to Abate, served on July 24, 2024; and the Notice of Abatement Cost issued on May 11, 2026. Notice is hereby given that the City of Rio Dell ("City") has completed the abatement of the nuisance conditions on the property located at 530 Third Avenue, Rio Dell, California, known as Assessor's Parcel Number 053-072-008, under the authority of the Section 8.10.290 of the Rio Dell Municipal Code. Attached is a cost recovery assessment, which specifies the work done, including an itemized account of the costs and receipts for the performing the abatement, and the total amount of the assessment to be levied against the property, to wit, \$1,568.41. Pursuant to Rio Dell Municipal Code Section 8.10.320, you have already been provided over thirty (30) days to pay this sum to the City.

Notice is further given that, on June 16, 2026 at its regular public meeting scheduled for 6:00 PM or as soon thereafter as the matter can be heard, the Rio Dell City Council, located at 675 Wildwood Avenue, Rio Dell, California, will schedule a public hearing on whether to impose a lien on your property in an amount equal to the City's nuisance abatement costs. The public hearing will be scheduled for August 4, 2026. If the costs of abatement are imposed by the City Council following the August 4, 2026, public hearing, the City will impose the costs of abatement as a special assessment against your real property; and the special assessment may be collected at the same time and in the same manner as is provided for the collection of ordinary County taxes; and shall be subject to the same penalties, interest, under the same procedure for foreclosure and the sale in the case of delinquency as is provided for in ordinary County taxes.

Notice is further given that at public hearing on August 4, 2026 the City Council will hear and consider any objections and protests to the assessment. You may appear with an attorney or other representative, call and cross-examine witnesses, and present evidence on your behalf. Should the assessment be levied, the property may be sold after three years by the tax collector for unpaid delinquent assessments in accord with Rio Dell Municipal Code Section 8.10.330 and California Government Code Section 38773.5.



Mary Clark
Community Service Officer
Rio Dell Police Department

6/11/2026
Date