

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number \_\_\_\_\_

Meeting Type: Regular

Meeting Date: 1/23/2014

Action Requested By:  
Community  
Development

Agenda Item Type  
Ordinance

Subject Matter:

Property Assessment

Exact Wording for the Agenda:

Public Hearing on a Resolution authorizing the City Clerk-Treasurer to assess the cost of the cutting and removing of grass and weeds against certain properties.

**Note: If amendment, please state title and number of the original**

Item to be considered for: Action

Unanimous Consent Required: No

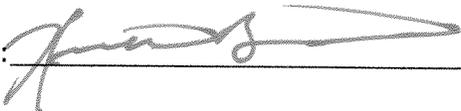
Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

The attached Resolution authorizes the assessments for the 35 properties listed. All procedural requirements for declaring, removing and billing the grass cutting and clean-up has been completed in accordance with The City of Huntsville Code of Ordinances, Chapter 27, Article III. As a result of nonpayment by a stipulated date, the property owner has also been notified that an assessment will be placed on the property at the January 23, 2014 City Council meeting,

Associated Cost:

Budgeted Item: Select...

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 1/13/2014

**RESOLUTION NO: 14- \_\_\_\_\_**

**WHEREAS**, the Director of Community Development for the City of Huntsville, Alabama, has executed all procedural requirements contained in the City of Huntsville Code of Ordinances, Chapter 27, Article III entitled "'Weeds and Overgrown Grass'"; and

**WHEREAS**, the Director of Community Development for the City of Huntsville, Alabama, has determined a nuisance to exist upon, in front of, or on property hereinafter more particularly identified; and

**WHEREAS**, the nuisance was subsequently removed by the City and the owner was mailed a copy of the report of cost of removal and notified by letter that an assessment would be placed against subject property for nonpayment of removal cost by a stipulated date; and

**WHEREAS**, it appears that all things necessary and proper have been done to make final the assessment against the property for the cost of abating the nuisance and that the stipulated date for payment of removal has expired on the property hereinafter described.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Huntsville, Alabama, that the City Clerk-Treasurer hereby assesses the cost of abating the nuisance against the described property listed in Attachment A of this Resolution in the amounts indicated; AND, that the City Clerk-Treasurer is hereby authorized, requested and directed to levy the amount of such assessments against the property indicated and to collect the same in the same manner as other assessments are collected.

**BE IT FURTHER RESOLVED**, by the City Council of the City of Huntsville, Alabama, that the Director of Community Development, or his/her appointed designee, is hereby authorized to file in the Office of the Judge of Probate of Madison County, Alabama, a lien instrument known as "Notice of Property Assessment, City of Huntsville - **Ordinance No. 86-294**" on all properties listed in Attachment A of this Resolution, in the amounts indicated plus any recording or filing fees and plus any legal late penalty fees as determined by the Division of Community Development of the City of Huntsville, Alabama.

**ADOPTED** this the 23rd day of January, 2014.

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President of the City Council  
of the City of Huntsville, Alabama

**APPROVED** this the 23rd day of January, 2014.

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Mayor of the City of Huntsville, Alabama

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
ADTEC PROPERTIES LLC. Hall B. Bryant III 423 Eustis Ave. Huntsville, AL 35801	Vacant lot at the northeast corner of Lodge Rd and Durinda Ln NW LOT 10 BL 5 GROVE PARK 1ST ADD PB 5 PG 125 PPIN 29994	10-8-2013	\$197.97
Albert C. Ogles, Jr. 6311 Deramus Ave. Huntsville, AL 35806	Vacant property east of 174 Winchester Rd NW (Winchester Commons Apts) LOT 1 FRANK CLARK ACRES PB 46 PG 61 PPIN 147704	10-31-2013	\$205.97
Arthur A. Anderson, Jr. 108 Greenlawn Dr., NE Meridianville, AL 35759	108 Greenlawn Dr NE LOT 3 BLK 1 GREENLAWN ESTATES 2ND ADD PB 19 PG 95 PPIN 111021	10-14-2013	\$217.64

RESOLUTION NO: 14-\_\_\_\_\_

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Ashok M. Patel 930 N. Beckley Rd. Lancaster, TX 75146	Vacant property behind 6400 block of Green Meadow Rd and behind 6506 and 6508 Sparkling Dew Ln NW PART OF SEC 3 BEG E 649.07 FT N 147 FT E 11.09 FT N 553 FT N 582.33 FT N 62 DEG E 139.82 FT N 62 DEG E 50.47 FT N 62 DEG E 13972 FT S 26 DEG E 40 FT N 62 DEG E 139.96 FT N 26 DEG W 40 FT N 63 DEG E 50.02 FT N 62 DEG E 139.88 FT N 27 DEG W 1201.55 FT E 511.78 FT FR THE CEN OF THE S BDY OF SEC 3 TH FT THE P/O/B E 833.09 FT TH S 1097.26 FT TH W 161.69 FT TH N 9.44 FT TH W 285 FT TH N 100 FT TH S 73 DEG W 26.54 FT TH N 27 DEG W 229.20 FT TH N 10 DEG W 52.50 FT TH N 27 DEG W 624.18 FT TH AR CURVE TO RIGHT RADIUS 835 FT CHORD BEARING & DIS OF N 72 DEG 73.98 FT TH N 15 DEG W 173.49 FT TO THE P/O/B & CONTA 16.83 AC M/L SEC T3 R1W PPIN 117249	10-24-2013	\$245.94
D H Horton Inc Huntsville 2101 West Clinton Ave. (Ste. 501) Huntsville, AL 35805	20 CYPRESS POINT DR SW LOT 4 BLOCK 6 CYPRESS GARDENS AT LAKE FOREST PPIN 518713	11-15-2013	\$197.97

RESOLUTION NO: 14-\_\_\_\_\_

Attachment A, Page 3

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
D H Horton Inc Huntsville 2101 West Clinton Ave. (Ste. 501) Huntsville, AL 35805	26 CYPRESS POINT DR SW LOT 1 BLOCK 6 CYPRESS GARDENS AT LAKE FOREST PPIN 518716	11-15-2013	\$197.97
D H Horton Inc Huntsville 2101 West Clinton Ave. (Ste. 501) Huntsville, AL 35805	22 CYPRESS POINT DR SW LOT 3 BLOCK 6 CYPRESS GARDENS AT LAKE FOREST PPIN 518714	11-15-2013	\$197.97
D H Horton Inc Huntsville 2101 West Clinton Ave. (Ste. 501) Huntsville, AL 35805	24 CYPRESS POINT DR SW LOT 2 BLOCK 6 CYPRESS GARDENS AT LAKE FOREST PPIN 518715	11-15-2013	\$197.97
Darlyne Benoit 2024 Rittenhouse St. Hyattsville, MD 20782	Vacant lot north of 11018 Vivian Dr aka 11020 Vivian Dr NW LOT 7 BL 5 MT CHARRON EST 3RD ADD PB 3 PG 190 PPIN 27415	10-18-2013	\$180.97
Ebrahim A. & Farimak K. Tehrani 1444 Dalewood Dr. Atlanta, GA 30329	3215 Teton Dr NW LOT 4 BL 6 VALLEY PARK HOMES S/D 2ND ADD PPIN 3918	10-8-2013	\$217.64
Federal National Mortgage Association 13455 Noel Road (Ste. 660) Dallas, TX 75240	2614 Brookline Dr NW LOT 8 BL 11 PARKWOOD ESTS S/D 2ND ADD PPIN 8650	10-16-2013	\$254.26

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Heirs of James J. Steele & Edith F. Steele c/o Annie Lois Steele 3010 Boswell Dr., NW Huntsville, AL 35811	3010 BOSWELL DR NW LOT 35 BL 1 YARBROUGH ESTS 3RD ADD PPIN 11910	11-1-2013	\$217.64
Howard L. & Margie M. Campbell 4043 Sewall Dr., SW Huntsville, AL 35805	4043 Sewall Dr SW LOT 22 BL 4 GLENDALE 3RD ADD PB 6 PG 50 PPIN 31265	10-15-2013	\$223.29
Lanza Wade & Dorah G. Wade 2811 Hilltop Ter., NW Huntsville, AL 35810	2811 HILLTOP TER NW LOT 4 BL 5 ROLLING HILLS 3RD ADD PPIN 3677	10-18-2013	\$217.64
Larry H. Jones & Gwenda F. Jones 1120 Stevens Ave., NE Huntsville, AL 35801	1120 STEVENS AVE NE LOT 13 BL 5 NEWSON FAIRVIEW ADD PPIN 52919	10-29-2013	\$192.32
Linda Harris Hagerdon 114 Shawnee Dr., NW Huntsville, AL 35806	Vacant lot at the northeast corner of Fourteenth St SW and Fourth Ave SW EXCESS PROPERTY ON TRACT #4-A PARCEL 2 OF 2 ALL OF LOT 9 BLK 26 ACC'D TO THE SURVEY OF HUNTSVILLE LAND BUILDING & MANUFACTURING ASSOC ADD & CONTA 0.260 AC M/L SEC 3 T4 R1W QUITCL DB 853/761 03/24/95 PPIN 139396	11-19-2013	\$205.97

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Linda Harris Hagerdon 114 Shawnee Dr., NW Huntsville, AL 35806	Third vacant lot north of Fourth Ave on the east side of Fourteenth St SW EXCESS PROPERTY ON TRACT #3 PARCEL 1 OF 2 A PART OF LOT 7 BLK 26 ACC'D TO THE SURVEY OF HUNTSVILLE LAND BUILDING & MANUFACTUR-ING BEING MORE FULLY DESC AS FOLLOWS BEG AT THE SE COR OF SD LOT 7 TH W/ERLY ALG THE S LINE OF SD LOT 112 FT TH NE/ERLY 122 FT TO THE E LINE OF SD LOT TH S/ERLY ALG SD E PROPERTY LINE 52 FT TO THE P/O/B & CONT 0.055 AC M/L SEC 3 T4 R1W QUITCL DB 853/761 3/24/95 PPIN 139395	11-19-2013	\$205.97
Linda Harris Hagerdon 114 Shawnee Dr., NW Huntsville, AL 35806	Second vacant lot north of Fourth Ave and Fourteenth St SW LOT 8 BL 26 W HVILLE ADD EX .031AC TO STATE OF ALA PPIN 21940	11-19-2013	\$205.97
Lois L. Smith & Wanda Foster 2307 Sixth St., SW Huntsville, AL 35805	2307 Sixth St SW S 25 FT OF LOT 8 BL 148 PRATT S/D TO WEST HVILLE PPIN 23684	10-31-2013	\$192.32

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Louise Worley (Heirs of) c/o David Worley 4101 Northington Dr., NW Huntsville, AL 35816	4101 Northington Dr NW LOT 34 BL 1 MC THORN MOR ACRES PPIN 18690	10-14-2013	\$223.29
Michelle T. Jones 3404 Freda Ln., NW Huntsville, AL 35810	3404 Freda Ln NW LOT 3 BL 5 PINE HAVEN S/D 2ND ADD PPIN 8904	10-10-2013	\$259.91
Ngozi & Alphonsia Ihediwa 1508 Halston Cir., NW Huntsville, AL 35816	1508 Halston Cir NW LOT 3 HALSTON HILL RE S/D OF LOT 2 BLK 2 EXECUTIVE HILL 2ND SECTOR INCL A RE S/D OF PART OF TR 1 EXECUTIVE HILL S/D PB 13 PG 92 PPIN 18145	11-1-2013	\$217.64
Pearline Johnson 319 South Plymouth Rd., NW Huntsville, AL 35811	319 South Plymouth Rd NW LOT 33 BL A COLONIAL HILL ADD PPIN 11229	9-27-2013	\$175.32
Phoenix Lamb 2806 Ninth Ave., SW Huntsville, AL 35805	2806 Ninth Ave SW LOT 11 BL 150 LOWE CORP ADDITION PPIN 23277	10-24-2013	\$217.64
Rachelle Hatcher 3008 Mountain Park Cir., NW Huntsville, AL 35810	3008 Mountain Park Cir NW LOT 4 BLK 3 PARKVIEW ESTS PPIN 10338	10-14-2013	\$223.29

RESOLUTION NO: 14-\_\_\_\_\_

Attachment A, Page 7

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Regions Bank c/o Oreo Management Attn: ALBH 10903 P. O. Box 11007 Birmingham, AL 35203	First vacant lot east of 3920 Meridian St on Chase Rd NE BEG 158 FT W FR CEN OF W BDRY OF SEC 18 TH N 125 FT TH W 18 FT TH N 125 FT TO RD TH E 122.70 FT TH S 250 FT TH W 104.70 FT TO BEG CONT .653A M/L SEC 18 T3 R1E PPIN 72946	11-8-2013	\$197.97
Regions Bank c/o Oreo Management Attn: ALBH 10903 P. O. Box 11007 Birmingham, AL 35203	Second vacant lot east of 3920 Meridian St on Chase Rd NE ALL THAT PART OF NW 1/4 OF SEC 18 PARTIC DESC AS BEG 40.0 FT AND E 222.7 FT FR THE CEN OF W BDY OF SD SEC 18 TH FR THE PT OF TRUE BEG N 250.0 FT TO A PT ON THE S MAR OF CHASE RD TH ALG THE SD S MAR OF CHASE RD E 140.0 FT TH S 150.0 FT TH E 10.0 FT TH S 100.0 FT TH W 150.0 FT TO THE PT OF BEG CONTA 0.83A M/L SEC 18-T3-R1E PPIN 72947	11-8-2013	\$197.97
Ryan Oliver 402 Gilmore St. Madison, AL 35758	4937 Cotton Row NW LOT 18 BLK 1 COTTON ROW EST PB 12 PG 68 PPIN 17584	10-21-2013	\$197.97

RESOLUTION NO: 14- \_\_\_\_\_

Attachment A, Page 8

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Secretary of Housing & Urban Development c/o Hooks Van Holm, Inc. 1021 Noble St. Ste. 212 Anniston, AL 36201	3101 Knollwood Cir NW LOT 7 BLK A DAVIS HILLS ESTS 2ND ADD PPIN 6954	10-8-2013	\$217.64
Tala M. Abell 4034 Hunters Ridge Dr., SW Huntsville, AL 35805	4034 Hunters Ridge Dr SW LOT 11 BL 3 HUNTERS RIDGE TENANTS IN COMMON DB 1030/735 9/27/02 PPIN 35206	10-24-2013	\$217.64
Tatyana G. Thrapp 227 Dormont Dr., NE Huntsville, AL 35810	227 DORMONT DR NE LOT 130 ALDERBROOK PHASE 2 PPIN 523508	11-18-2013	\$217.64
TMS Properties LLC c/o Patrick Nelson 2121 Whitesburg Dr., Ste. D Huntsville, AL 35801	3616 Triana Blv SW LOT 10 BLK 20 HVILLE PARK S/D PPIN 21066	10-29-2013	\$217.64
Walter R. McCarver 3400 Greenhill Dr., NW Huntsville, AL 35810	3400 GREENHILL DR NW LOT 22 BL 3 DAVIS HILLS S/D 2ND ADD PPIN 9922	11-8-2013	\$217.64

RESOLUTION NO: 14-\_\_\_\_\_

Attachment A, Page 9

LOTS CUT BY CITY

<u>Name and Address of Property Owner</u>	<u>Property Location and Description</u>	<u>Date of Removal</u>	<u>Amount Charged</u>
Wild Boys Land & Cattle Co. Inc. c/o W. John Hathaway, Agt. 112-F South Side Square Huntsville, AL 35801	4901 Cotton Row NW PART OF LOT 1 BLK 1 COTTON ROW EST COMM AT SE COR OF SD LOT 1 FUR DESC AS BEING W MAR OF SPARKMAN DR R/O/W TH FR P/O/B S 86 DEG W 83.90 FT TH N 3 DEG W 159.97 FT TO PC ON S MAR OF COTTON ROW R/O/W MAR HAV RAD OF 525.85 FT TH ALG SD CUR TO RT & ALG S R/O/W MAR OF COTTON R/O/W CHORD BEAR & DIST N 82 DEG E 63.88 FT AN ARC DIST OF 63.92 FT TH CONT ALG COTTON ROW CHORD BEAR & DIST S 48 DEG E 36.05 FT AN ARC DIST OF 40.27 FT TH S 1 DEG E 138.32 FT TO P/O/B PPIN 41899	10-21-2013	\$197.97
William Joe Cox & Mary Dana Cox 7910 Logan Dr., SW Huntsville, AL 35802	7910 Logan Dr SW LOT 18 BL 9 PARKWAY ESTS 4TH ADD PB 2 PG 208 PPIN 64748	10-11-2013	\$223.29