# COMPLAINT FORM:

**CITIZEN COMPLETE THIS PORTION:**

DATE: 8/9/18

NAME/EMAIL/CONTACT INFORMATION: Tom Mills - 251-752-9559

LOCATION/ADDRESS OF COMPLAINT: 19578 Co. Rd 20.

TYPE OF COMPLAINT: Overgrown grass

*attached email that was received.

**TO BE COMPLETED BY STAFF:**

INCIDENT #: 105612

PIN #: 42074

ZONING/HISTORIC/OVERLAY DISTRICT:

ROUTE TO: BUILDING:_____ ZONING:_____ ENVIRONMENTAL: ✓

**TO BE COMPLETED BY DIVISION/INSPECTOR:**

INSPECTED BY: JMM DATE: 8/10/18

FINDINGS/REPORT: property is undeveloped. 50ft. buffer requested for complaint on grass/weeds ; Ord. No. 1095-09 sec 4-104 violation. letter mailed ; reinspect 8/24/18. 8/24/18 NO change. Council level for 50ft. buffer along the neighboring private property line.

ACTION: PERSONAL CONTACT:___ LETTER: ✓ STOP WORK:___ CITATION:___ NO VIOLATION:___

DATE CLOSED:_____ *see back of page : council

8/27/18 letter was returned; this property was sold April 2018. New letter mailed to John Huff Consultants, Inc. Reinspect 9/12/18.
334-749-0052

9/7/18 Huff Assc. have scheduled land maintenance to cut a' Removed from council. Re-inspect 9/13/18.

9/13/18 NO Change. Council level. 9/20/18 : this how ha- cut along CR20.

Amanda Cole <acole@cityoffoley.org>

## weed complaint

1 message

**Melissa Franks** <mfranks@cityoffoley.org> Wed, Aug 8, 2018 at 2:09 PM
To: Amanda Cole <acole@cityoffoley.org>

Mr. Tom Mills, came in to city hall today to make a complaint on the property located to the east of his. Per Beacon the property address is 19578 Cty Rd 20 and is owned by Foley 20, LLC. He stated that he spoke to Joe Steen, who is the agent that has it for sale, and he was suppose to have the property mowed months ago and it has not.
Mr. Tom is a very elderly man. He did threaten to set the property on fire if the city did not handle it. I explained to him that there is a process to a weed complaint and it will take time to please be patient and contact us if there are any questions.

Tom Mills 251-752-9559

*Melissa Franks*

*City of Foley*

*Mail Courier/Receptionist*

*407 E Laurel Ave*

*PO Box 1750*

*Foley, AL 36535*

*251-943-1545*

mfranks@cityoffoley.org

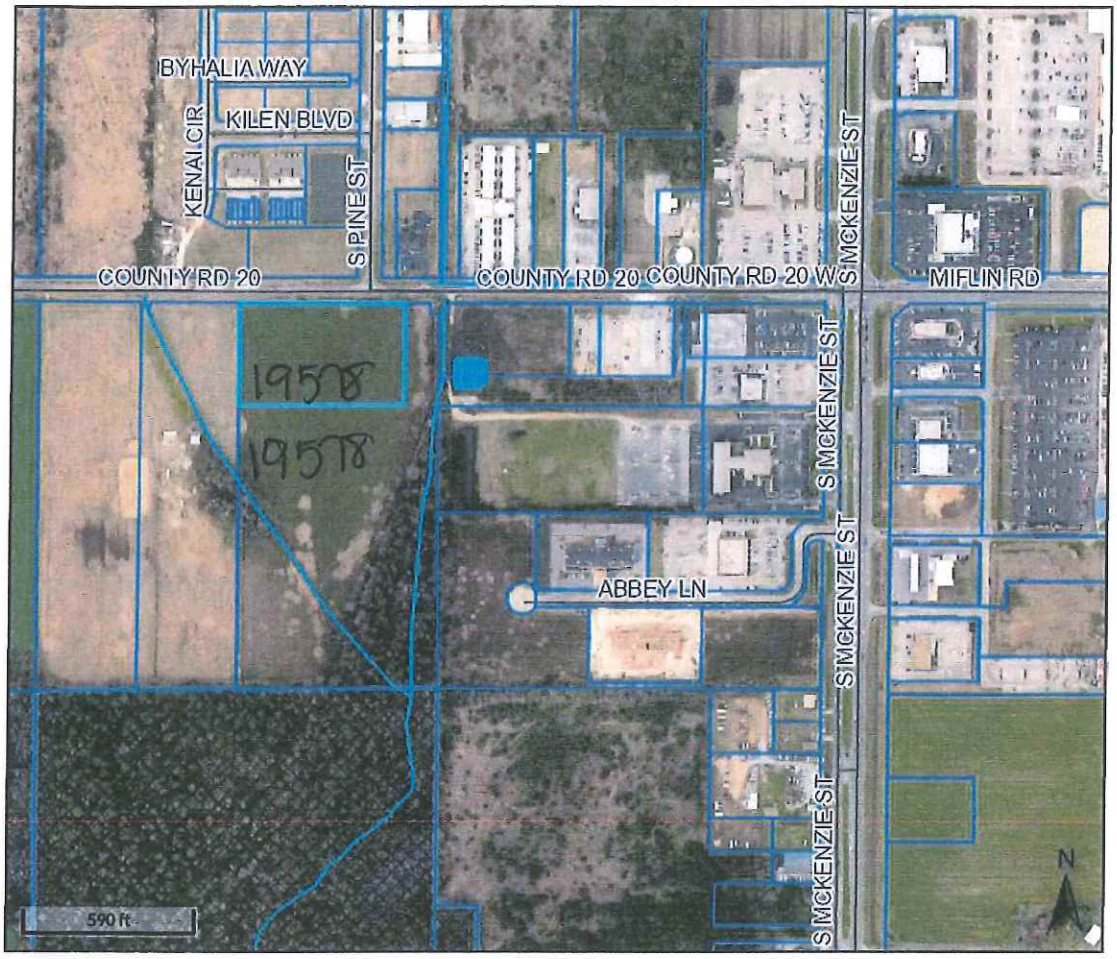
9/27/18 The buffer along CR20 has been cut, but not along private property lines. It has been over 2 weeks since letter has gone out to new property owner. Council level.

spoke w Huff Assc. they'll work on getting a buffer on the western propety line. Reinspect 10/15/18.
* Tropical Storm weather anticipated 10/11 → 10/13

10/15/18 Huffassocs bwilkerson@huffmgt.com

11/5/18 council level. Incomplete buffer.

# Beacon™ City of Foley, AL




Overview

Legend

- Centerlines
- Foley City Limits
- County Mask
- Parcels
- Lot Lines
- Streams and Creek
- Lakes and Bays

**PIN** - 42074
**Par Num** - 002.000
**Acreage** - 4.245
**Subdivision** -
**Lot** -
**Street Name** - CO RD 20
**Street Number** - 19578
**Improvement** -

**Name** - FOLEY 20 L L C
**Address1** - 6170 OMNI PARK DR STE C
**Address2** -
**Address3** -
**City** - MOBILE
**State** - AL
**Zip** - 36609

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 8/9/2018
Last Data Uploaded: 8/8/2018 8:54:07 PM

Developed by Schneider GEOSPATIAL

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

# CR 20 lot

1 message

**jackie trimble** <trimble.jackie0@gmail.com> Fri, Aug 10, 2018 at 1:20 PM
To: jtrimble@cityoffoley.org

Sent from my iPhone

**4 attachments**

**IMG_4904.JPG**
1563K

**IMG_4905.JPG**
2354K

**IMG_4906.JPG**
1845K

**IMG_4908.JPG**
2094K

Foley
ENVIRONMENTAL DEPARTMENT
23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

August 10, 2018

Foley 20 LLC
6170 Omni Park Dr
STE C
Mobile, AL 36609

Dear Sir/Madame:

A complaint was been received concerning the overgrown grass and weeds becoming a public nuisance at a parcel of agricultural land on County Road 20 S in Foley, AL. This lot is further described as PIN 42074 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on August 10, 2018 revealed that the above described property is overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing. Because this property is zoned as agricultural, the only requirement to meet compliance is a cut/mown 50 ft buffer along property lines.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Jacqueline McGonigal
Environmental Assistant
City of Foley

MAYOR: John E. Koniar
CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Vickey Southern
COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

19578 Co Rd 20
Grass complaint
re inspection
No changes

**ENVIRONMENTAL DEPARTMENT**
**23030 WOLF BAY DRIVE**
**Foley, Alabama 36535**
**(251) 923-4267**
**www.cityoffoley.org**

August 10, 2018

Foley 20 LLC
6170 Omni Park Dr
STE C
Mobile, AL 36609

Foley 20 LLC
Sold this property in
April 2018
Jan Stu

Dear Sir/Madame:

A complaint was been received concerning the overgrown grass and weeds becoming a public nuisance at a parcel of agricultural land on County Road 20 S in Foley, AL. This lot is further described as PIN 42074 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on August 10, 2018 revealed that the above described property is overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing. Because this property is zoned as agricultural, the only requirement to meet compliance is a cut/mown 50 ft buffer along property lines.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Jacqueline McGonigal

Jacqueline McGonigal
Environmental Assistant
City of Foley

MAYOR: John E. Koniar
CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Vickey Southern
COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

STATE OF ALABAMA )

COUNTY OF BALDWIN )

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 4/19/2018 11:06 AM
DEED TAX $ 162.50
TOTAL $ 181.50
3 Pages

1691285

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ***Foley 20, LLC, an Alabama limited liability company***, hereinafter called the Grantor, in consideration of the sum of SIX HUNDRED EIGHTY SEVEN THOUSAND FIFTY AND NO/100 DOLLARS ($687,050.00), cash, and other good and valuable considerations to said Grantor in hand paid by ***John Huff Consultants, Inc., an Alabama corporation***, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, all that real property situate, lying and being in the County of Baldwin, State of Alabama, described as follows, to-wit:

**Commencing at the calculated point in the center line of Baldwin County Road 20 and the locally accepted Northeast corner of the Northwest quarter of the Northeast quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; thence South 00°07'27" East, a distance of 41.78 feet to the old Southern Right-of-Way of said road; thence South 00°03'19" West, a distance of 38.25 feet to a point in the acquired right of way for Baldwin County Road 20 and the Northeast corner of the property described herein; from this POINT OF BEGINNING, thence South 00°03'19" West, a distance of 211.89 feet to a found rebar by R & C Engineering (CA007); thence South 00°03'19" West, a distance of 1031.71 feet to a capped 1/2" rebar; thence North 89°55'04" West, a distance of 666.09 feet to a capped rebar (CA007); thence North 00°01'32" East, a distance of 940.53 feet to a calculated point; thence North 00°01'32" East, a distance of 342.22 feet to a set 1/2" rebar by Precision Surveying (CA788) in the South right of way of Baldwin County Road 20; thence along said Road South 89°50'25" East for a distance of 549.62 to an Iron Pin Found set by ROWE (FL 0001540); thence continue along Baldwin County Road 20 South 89°50'25" East for a distance of 75.92 feet to a set 1/2" rebar (CA788); thence along a less and except parcel to acquire right of way South 08°29'23" East for a distance of 38.25 feet to a set 1/2" rebar (CA788); thence along said acquired right of way South 89°08'20" East, 35.53 feet to the point of beginning.**

**Said parcel lies within Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama, and contains 19.58 acres, more or less.**

**Tax Parcel Numbers: 05-61-03-8-1-001-002.003 and 05-61-03-8-1-001-002.000.**

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

Mortgage Recorded Simultaneously

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

This conveyance is made subject to the following:

1. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor.

2. Ordinance by City of Foley as recorded in Instrument #961490.

3. Oil, Gas and Mineral Lease between Waldo C. Teem and Amy H. Teem and G & D Energy recorded in Real Property Book 150, Page 909.

All recording references herein are to the records in the Office of the Judge of Probate of Baldwin County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantee herein, and except as herein otherwise provided, said Grantor does for itself and for its successors and assigns, hereby covenant with the Grantee herein, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that it will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by Joe Steen, its Manager, who is thereunto duly authorized, on this the 17th day of April, 2018.

Foley 20, LLC

By: Joe T. Steen (SEAL)
Its: Manager

STATE OF ALABAMA )

COUNTY OF MOBILE )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Steen, whose name as Manager of Foley 20, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 17 day of April, 2018.

Melissa Barnett Chason
NOTARY PUBLIC
My Commission Expires: 8/5/2018

MELISSA BARNETT CHASON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:
( NOTARIAL SEAL )

Property Address: 19578 County Road 20, Foley, AL 36535

Grantee's Address:
P.O. Drawer 2767
Opelika AL 36803

Grantor's Address:
6170 Omni Park Drive Ste C
Mobile, Alabama 36609

This instrument prepared by:
Ferrell S. Anders
ANDERS, BOYETT & BRADY, P.C.
Attorneys at Law
One Maison, Suite 203
3800 Airport Boulevard
Mobile, Alabama 36608
(251) 344-0880
83035

Foley
ENVIRONMENTAL DEPARTMENT
23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

August 27, 2018

John Huff Consultants, INC.
P.O. Drawer 2767
Opelika, AL 36803

Dear Sir/Madame:

A complaint was been received concerning the overgrown grass and weeds becoming a public nuisance at a parcel of agricultural land on County Road 20 S in Foley, AL. This lot is further described as PIN 42074 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on August 10, 2018 revealed that the above described property is overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing. Because this property is zoned as agricultural, the only requirement to meet compliance is a cut/mown 50 ft buffer along property lines.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Jacqueline McGonigal

Jacqueline McGonigal
Environmental Assistant
City of Foley

MAYOR: John E. Koniar
CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Katherine Taylor
COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

9/13/18 No change in grass/weeds upon reinspection

SOLD

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

# CR20 reinspect

3 messages

**jackie trimble** <trimble.jackie0@gmail.com> Thu, Sep 20, 2018 at 1:22 PM
To: jtrimble@cityoffoley.org

Sent from my iPhone

**2 attachments**

**IMG_5401.JPG**
3468K

**IMG_5403.JPG**
2267K

**Jacqueline McGonigal** <jmcgonigal@cityoffoley.org> Thu, Sep 20, 2018 at 1:31 PM
To: Environmental Office <lgahagan@cityoffoley.org>, Gwen Thomas <acole@cityoffoley.org>, Katy Taylor <ktaylor@cityoffoley.org>

This is the property at the CR20 and S Pine intersection. A buffer along CR20 has just been cut, but I think this complaint has already gone to council.

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883

---------- Forwarded message ---------
From: **jackie trimble** <trimble.jackie0@gmail.com>
Date: Thu, Sep 20, 2018 at 1:22 PM
Subject: CR20 reinspect
To: <jtrimble@cityoffoley.org>

Sent from my iPhone

**2 attachments**

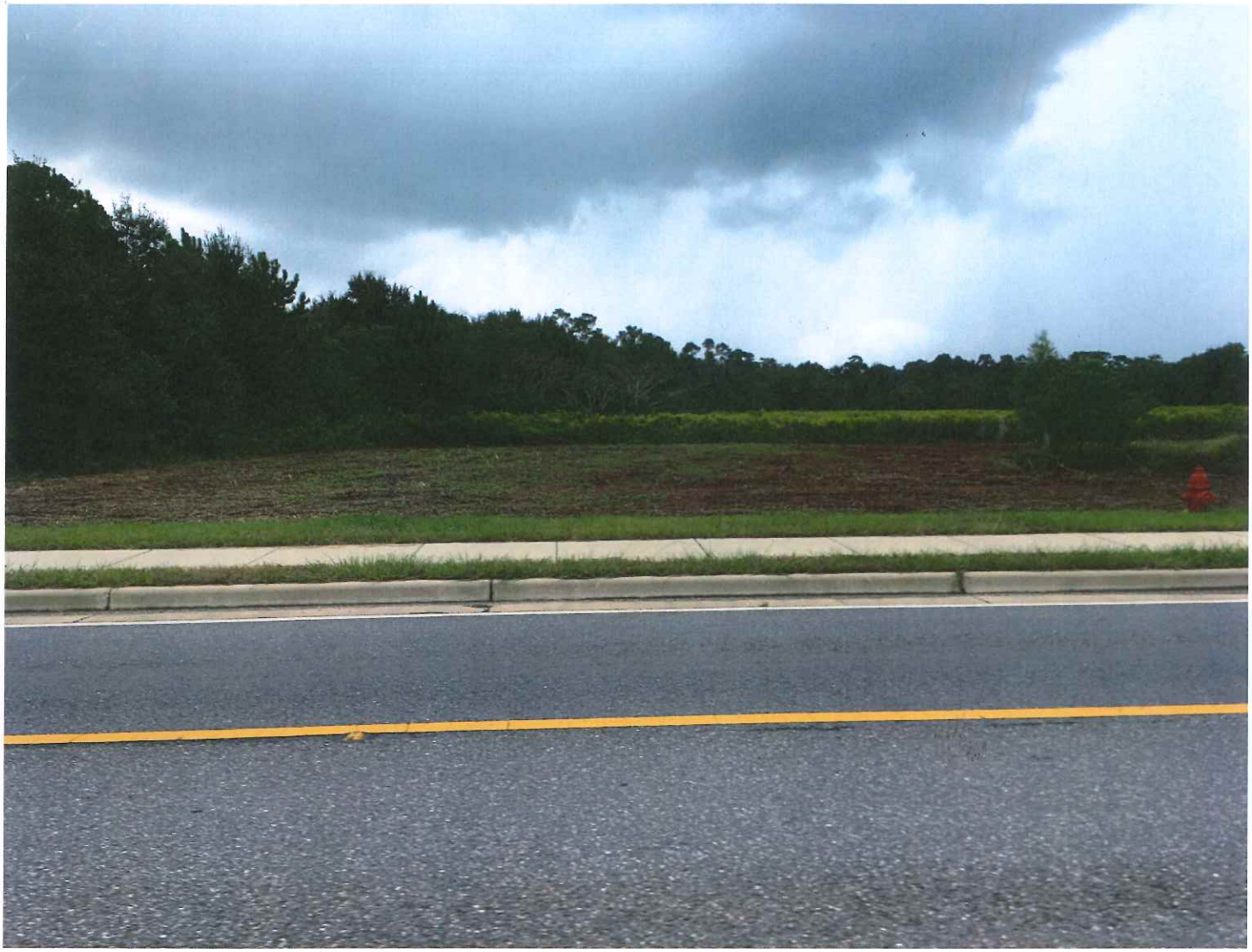
**IMG_5401.JPG**
3468K

**IMG_5403.JPG**
2267K

**Katy Taylor** <ktaylor@cityoffoley.org> Thu, Sep 20, 2018 at 1:47 PM
To: Jacqueline Trimble <jmcgonigal@cityoffoley.org>

This hasn't gone to Council yet.

9/27/18 reinspect
Cut buffer along CR20,
but not along private
property lines.



Foley 20 LLC
6170 Omni ~~Park~~ R
Mobile, AL 36609

Foley Environmental Dept
23030 Wolf Bay Drive
Foley AL 36535

36535-901530

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

# CR20 Huff Assc property

1 message

**Jacqueline McGonigal** <jmcgonigal@cityoffoley.org> Tue, Oct 16, 2018 at 1:36 PM
To: Gwen Thomas <acole@cityoffoley.org>
Cc: Environmental Office <lgahagan@cityoffoley.org>

Huff Associates called and they have hired someone to cut a buffer on the west property line at the CR 20 and S Pine intersection. They will have this done by the end of next week.

reinspect 10/26/18

**Jacqueline McGonigal**
Environmental Inspector and Initiatives Coordinator
City of Foley Environmental Department at Graham Creek Nature Preserve
251-923-4267 ext 883