



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 10/9/2025

File ID: TMP-6085

Department: Community Development

Subject:

Type of Action: Approval/Action

Resolution to declare a public nuisance located at 2605 Leeman Ferry Rd Sw, Huntsville, AL and to set the date for when objections will be heard (October 23, 2025).

Resolution No.

Finance Information:

Account Number: N/A

City Cost Amount: \$0

Total Cost: \$0

Special Circumstances:

Grant Funded: \$0

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: 2605 Leeman Ferry Rd Sw, Huntsville, AL

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☒ District 5 ☐

Additional Comments:

This resolution declares a junk public nuisance at 2605 Leeman Ferry Rd Sw and sets the date for a public hearing when comments can be made.

RESOLUTION NO. 25-

WHEREAS, the Manager of Community Development of the City of Huntsville, Alabama ("Director") has reported in a Report and Affidavit, a copy of which is attached hereto and incorporated herein by reference, that upon and/or in front of the property situated at 2605 Leeman Ferry Rd SW there exists certain conditions as those enumerated in Acts 1971, Reg. Sess., No. 71-1320, p. 2269, §2, which constitutes a public nuisance; and

WHEREAS, the Report and Affidavit of the Manager proves to the satisfaction of the City Council that the conditions that exist upon and/or in front of the referenced property constitute a public nuisance in accordance with Acts 1971, Reg. Sess., No. 71-1320, p. 2269.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama ("City Council") as follows:

1. That, in accordance with Acts 1971, Reg. Sess., No. 71-1320, p. 2269, the conditions as described in the Manager's Report and Affidavit existing upon and/or in front of the property at 2605 Leeman Ferry Rd Sw, Huntsville, AL, 35801, more particularly described as follows wit: SEC 11 T4S R1W PT OF THE NE1/4 OF SEC 11 DESC AS COM AT THE W MAR OF LEEMAN FERRY RD & THE S MAR OF BOB WALLACE AVE TH S 225 FT TO THE POB TH CONT S 123 FT TH N 86 DEG W 200 FT TH N 123 FT TH ELY TO THE POB, are found and hereby declared to be a public nuisance, which must be abated by the removal of said public nuisance.
2. That a meeting of the City Council shall be held at 5:30 pm, on October 23, 2025, in the City Council Chambers in the Municipal Building of the City of Huntsville, Alabama, in order to hear and consider all objections or protests, if any, to the proposed removal of said nuisance.
3. The Manager is hereby appointed to cause to be conspicuously posted in front of the property on which or in front of which the aforesaid nuisance exists, at not more than 100 feet in distance apart, but not less than two in all, notices headed, "Notice to Remove Public Nuisance", such heading to be in words not less than 1 inch in height and substantially in the following form:

NOTICE TO REMOVE PUBLIC NUISANCE

Notice is hereby given that on the 9th of October, 2025, the City Council of the City of Huntsville, Alabama, passed a resolution declaring that a public nuisance exists upon or in front of the property at 2605 Leeman Ferry Rd Sw, Huntsville, AL, 35801 in said City of Huntsville, Alabama, and more particularly described in said resolution, and that the same constitutes a public nuisance, which must be abated by the removal of said public nuisance, otherwise they will be removed and the nuisance will be abated by the municipal authorities, in which case the cost of such removal shall be assessed upon the lots and lands from which and/or in front of which such public nuisance is removed, and such cost will constitute a lien upon such lots or lands until paid. Reference is hereby made to said resolution for other particulars.

All property owners having any objections to the proposed removal of said public nuisance are hereby notified to attend a meeting of the City Council of the City of Huntsville, Alabama, to be held at 5:30 pm, on October 23, 2025, in the City Council Chambers in the Municipal Building of the City of Huntsville, Alabama, when their objections will be heard and given due consideration.

Dated this the 9th of October, 2025.

City of Huntsville, Alabama

By: Scott Erwin
Manager, Community Development
of the City of Huntsville, Alabama
Phone: (256) 427-5400

4. That the said notice shall be posted at least five days prior to the time set therein for hearing objections by the City Council of the City of Huntsville, Alabama. In addition, Scott Erwin, Manager of Community Development, is hereby ordered to mail a copy of said notice to the owner(s) of the property at least five days before the meeting at which objections will be heard, such notice to be mailed to the person last assessing the property for taxes according to the records of the Madison County Tax Assessor as well as to the current owner(s) of record according to the Madison County Probate Records if different than the owner(s) last assessed.

ADOPTED this the 9th day of October, 2025.

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

APPROVED this the 9th day of October, 2025.

Mayor
of the City of Huntsville, Alabama

REPORT AND AFFIDAVIT
COMMUNITY DEVELOPMENT DIVISION
CITY OF HUNTSVILLE, ALABAMA

TO: THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, ALABAMA
DATE: September 16, 2025
RE: Public Nuisance

Before me, the undersigned, a notary in and for said County in said State, personally appeared Scott Erwin, who, after being by me duly sworn, deposes and says on oath as follows:

1. My name is Scott Erwin. My business address is 305 Fountain Cir, Third Floor, Huntsville, Alabama 35801. I am over the age of nineteen (19) years and am competent to make this Affidavit. I have personal knowledge of the matters set out herein.
2. My current title is Manager of the Community Development Division of the City of Huntsville, Alabama ("City").
3. Upon and/or in front of the following described property within the city limits of Huntsville:
2605 Leeman Ferry Rd Sw, Huntsville, AL, 35801 more particularly described as follows to-wit:
SEC 11 T4S R1W PT OF THE NE1/4 OF SEC 11 DESC AS COM AT THE W MAR OF
LEEMAN FERRY RD & THE S MAR OF BOB WALLACE AVE TH S 225 FT TO THE POB
TH CONT S 123 FT TH N 86 DEG W 200 FT TH N 123 FT TH ELY TO THE POB

I have found to exist, as of September 16, 2025, scrap wood, plastic paint containers, metal paint cans, auto tires, broken masonry blocks, felled tree limbs, sink fixture, damaged picnic table, plastic items, paper items, damaged children playground accessories, Swimming pool filled with debris has become unsightly and/or unsanitary due to abandonment or neglect, and other debris located on property and have determined that the stated conditions constitute a public nuisance. See attached hereto and incorporated herein by reference photographs of the subject property taken on 09/16/2025, which fairly and accurately shows how the property appeared on said date.

4. It is my recommendation that a public nuisance be declared to exist upon and/or in front of said property.



SCOTT ERWIN

SWORN TO AND SUBSCRIBED BEFORE ME this the 16th day of September, 2025.



Notary Public
My commission expires: 02/07/2028



2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:27:53 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:04 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:09 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:15 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

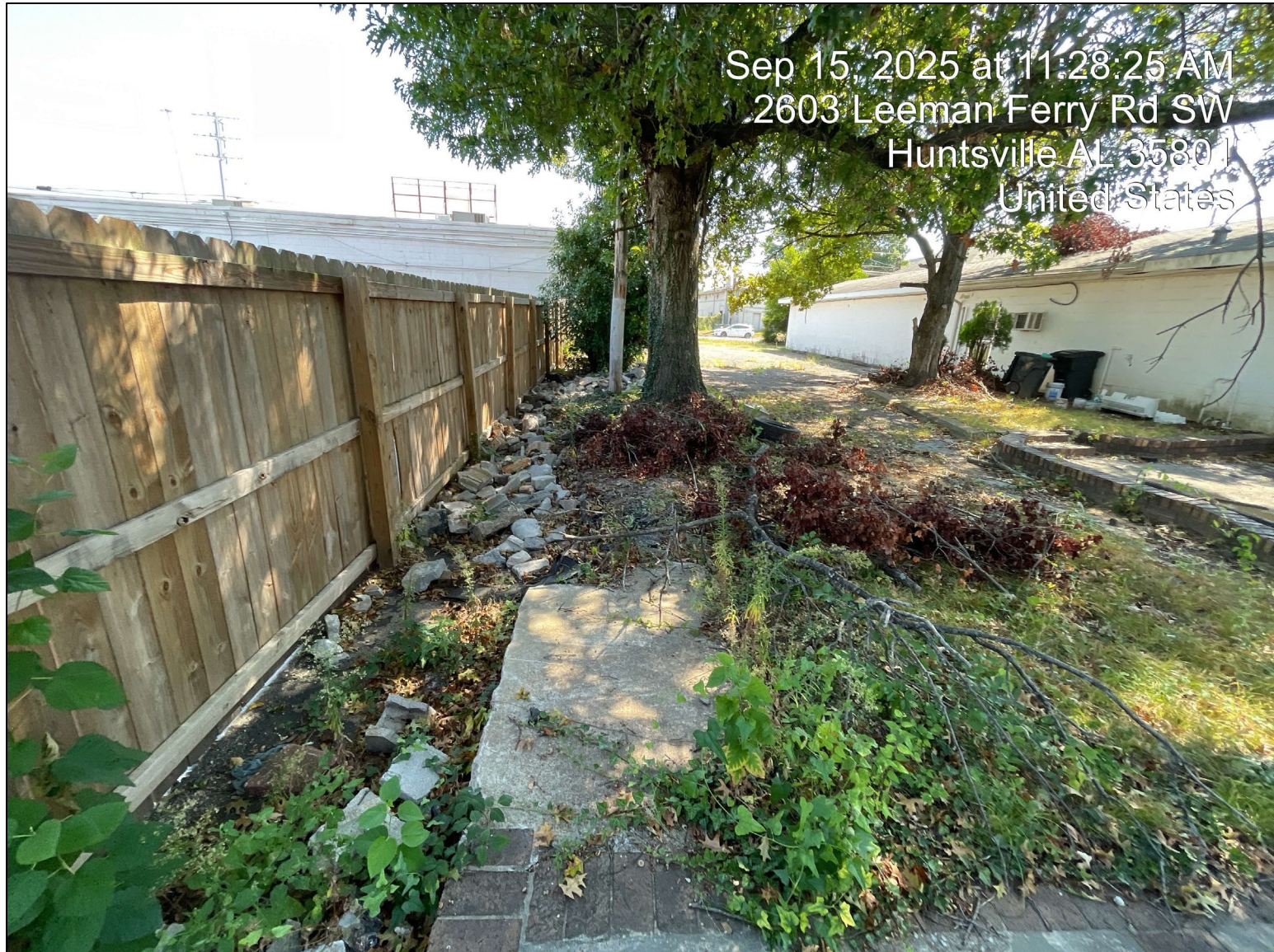
2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:25 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:42 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:28:52 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



Sep 15, 2025 at 11:29:00 AM
2603 Leeman Ferry Rd SW
Huntsville AL 35801
United States

2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw



2605 Leeman Ferry Rd Sw

Sep 15, 2025 at 11:29:35 AM
2605 Leeman Ferry Rd SW
Huntsville AL 35801
United States

