



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/12/2026

File ID: TMP-6670

Department: Community Development

Subject:

Type of Action: Approval/Action

Public Hearing authorizing Community Development to assess the cost of cutting overgrown grass and/or weeds against certain properties; and consideration of a resolution pertaining to the same

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: Various properties throughout the city

District: District 1 District 2 District 3 District 4 District 5

Additional Comments:

50 properties to assess totaling \$16,511.94 (\$330.24 average) which includes 20 in-city property owners (\$6,231.06), 16 out-of-city property owners (\$5,065.44), and 14 out-of-state property owners (\$5,215.44)

RESOLUTION NO. 26-__

WHEREAS, the Manager or 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 Manager 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 Community Development Department 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 Community Development is hereby authorized, requested and directed to levy the amount of such assessment 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 Community Development Department 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. 23-696" 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 12th day of March, 2026.

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

APPROVED this the 12th day of March, 2026.

Mayor
of the City of Huntsville, Alabama

Attachment A, Page 1

LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Koslow, Adrienne T 5704 Macon Dr Huntsville, AL 35802 LOT 4 BL D LAKEWOOD MANOR 5TH ADD SEC 2 PPIN: 3045 PARCEL: 14-01-12-3-004-055.000	2129 Griffith Dr Nw	06/03/2025	\$268.91
Jordan Ln LLC Po Box 2789 Suwanee, GA 30024 SEC 28 T3S R1W BEG AT THE CEN OF THE S BDRY OF THE SE1/4 OF SEC 28 TH W ALG SD S BDRY SEC LINE 656 FT TH N 933.13 FT TH E 479.2 FT TH SE'LY ALG THE W ROW MAR OF JORDAN LN 295.83 FT TH S 670.5 FT TO THE POB PPIN: 107591 PARCEL: 14-08-28-4-003-052.000	Vacant lot north of 1501 Jordan Ln	06/05/2025	\$793.29
Luquire Justin 1100 Rison Ave NE Huntsville, AL 35801-2940 ***ERROR ON DEED*** PT OF LOT 23 BLK 3 A W NEWSON MCCLUNG ST ADD PB 1 PG 130-1/2 BEG AT THE SE COR OF SD LOT 23 TH S 60 DEG W ALG THE N MAR OF LOCUST ST 34.53 FT TH *N* 69 DEG W 30.24 FT TH N 6 DEG W ALG THE E MAR OF CALIFORNIA ST 125.93 FT TH N 86 DEG E 65 FT TH S 122.84 FT TO THE POB PPIN: 54780 PARCEL: 14-07-36-4-004-012.000	1003 Locust Ave Se	07/08/2025	\$313.42
Whorton, Carol Ann 2110 Barrywood Rd Nw Huntsville, AL 35810-2341 LOT 6 BLK 11 LAKEWOOD MANOR ADD PB 1 PG 311 PPIN: 5158 PARCEL: 14-06-13-2-003-065.000	2110 Barrywood Rd Nw	07/08/2025	\$364.39
NNN Reit LP C/O Stephen A. Horn Jr 450 S Orange Ave, Ste 900 Orlando, FL 32801 SEC 10 T4S R1W PART OF THE NE 1/4 OF SEC 10 DESC AS COM AT THE NE COR OF SD SEC 10 TH S 01 DEG W 35 FT TH W 251 FT TH S 154.59 FT TO THE POB TH FR THE POB S 90.41 FT TH S 01 DEG W 151.50 FT TO THE N MAR OF BOB WALLACE AVE TH N 81 DEG W ALG SD N MAR 97.51 FT TH N 228.24 FT TH E 96.71 FT TO THE POB PPIN: 117255 PARCEL: 17-02-10-1-001-016.000	3222 Bob Wallace Ave Sw	07/08/2025	\$319.39

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Ayman M Girgis 100 Champions Green Ln Madison, AL 35758 LOT 10 FANNING MANOR PB 1 PG 332 PPIN: 18398 PARCEL: 14-08-33-1-002-023.000	4003 Marie Ave Nw	07/14/2025	\$336.39
Crockett, Gary 6854 Governors West Nw Apt 2302 Huntsville, AL 35806 LOT 35 OAK GROVE AT THE RESERVE PH 1A PB # 20050502000275910 PPIN: 509315 PARCEL: 16-08-27-0-000-001.122	104 Overleaf Pt Sw	07/15/2025	\$369.66
Walton, Yvette 346 Joe Quick Rd Hazel Green, AL 35750-9634 LOT 16 BL 7 BAILEY EST 2ND ADD PPIN: 33198 PARCEL: 17-05-15-3-002-082.000	3917 Telstar Cir Sw	07/15/2025	\$364.39
Draper Celine Raquel 106 Whitney Ave Ne Huntsville, AL 35811-1426 LOT 2 BLK C EDMONTON HEIGHTS PART A PB 2 PG 52 PPIN: 52176 PARCEL: 13-04-18-0-002-004.000	106 Whitney Ave Ne	07/16/2025	\$279.45
Jolon Noel 58 Jennie Lee Rd Danville, AL 35619 SEC 27 T3 R1W COM AT PT ON W BDRY OF HILL ST 100 FT S OF INT OF S BDRY OF LINK ST WI HILL ST TH W WDLY & PAR WI S BDRY OF LINK ST 150 FT TO PT TH S WDLY & PAR WI HILL ST 50 FT TO PT TH E WDLY & PAR WI LINK ST 150 FT TO PT ON W BDRY LINE OF HILL ST TH N WDLY AL W BDRY L OF HILL ST 50 FT TO BEG PPIN: 15330 PARCEL: 14-08-27-1-005-032.000	2213 Hill St Nw	07/16/2025	\$396.25
Speer, Judi & Phil Speer 834 Green Valley Dr Abilene, TX 79601 LOT 6 BLK 3 FOX RUN 11TH ADD A RE/SUR OF LOT 1 BLK 6 FOX RUN 10TH ADD & OTHER LANDS PB 15 PG 12 PPIN: 87678 PARCEL: 23-02-09-3-002-066.0004	1311 Joshua Dr Se	07/18/2025	\$313.42

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
NNN Reit LP C/O Stephen A. Horn, President 450 South Orange Ave Suite 900 Orlando, FL 32801 LOT 3-B A RESUBDIVISION OF LOT 3 BLOCK A WAL-MART DEVELOPMENT PB # 20080117000034180 PPIN: 526196 PARCEL: 14-06-23-4-000-003.001	2120 Sparkman Dr Nw	07/18/2025	\$324.66
Heirs Of Lucille M. Hall 3506 Gay St Nw Huntsville, AL 35810 TR 8 BEING IN SE1/4 OF SEC 15 BEG S 88 DEG E 700.7 FT & N 335.9 FT FR CEN OF S BDY OF SEC 15 TH S 88 DEG E 200 FT TH N 88.1 FT TH N 88 DEG W 200 FT TH S 88.1 FT TO BEG SEC 15 T3S R1W PPIN: 6238 PARCEL: 14-05-15-4-002-062.000	3506 Gay St Nw	07/21/2025	\$324.42
Cohen Moshe And Cohen Ronit 3206 Northfield Ln Huntsville, AL 35805 LOT 1 MERRIMACK SUB PB # 2019-69641 PPIN: 560649 PARCEL: 17-05-15-4-000-001.007	3206 Northfield Ln	07/22/2025	\$364.39
Dunany Chalet Properties LLC 300 Delaware Vae # 210A Wilmington, DE 19801 LOT 5 BLK 1 MORRIS HGTS S/D PB 5 PG 26 PPIN: 16204 PARCEL: 14-08-27-1-002-063.000	2217 Linde St Nw	07/22/2025	\$369.66
PFH AL2 LLC 1345 Birmingham Hwy Chattanooga, TN 37419 LOT 14 BLK 5 YARBROUGH EST PB 1 PG 346 PPIN: 11548 PARCEL: 14-06-24-2-003-055.000	2905 Boswell Dr Nw	07/22/2025	\$240.21

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Shield Investments LLC C/O Timothy Wolfe 113 Mandy Dr Hazel Green, AL 35750 LOT 29 BLK 12 WINDSOR MANOR 4TH ADD PB 5 PG 20 PPIN: 2138 PARCEL: 14-01-02-4-002-008.000	6304 Sandia Blvd Nw	07/22/2025	\$291.18
Sayra Vivian-Nikole Milne 803 Fisher St Sw Cullman, AL 35055-5506 LOT 9 BLK 1 HALMAC ESTATES 2ND ADD PB 2 PG 58 PPIN: 9248 PARCEL: 14-05-22-3-002-078.000	4006 Mcewen Dr Nw	07/22/2025	\$369.66
CKNEWCO LLC P.O. Box 52085 Phoenix, AZ 85072-2085 LOT 1 MAPCO - WINCHESTER PB #2019-10967 PPIN: 4369 PARCEL: 14-01-12-4-000-030.000	4965 Memorial Pky N	07/23/2025	\$596.54
Thompson, Deanna C & Marilyn K Vermeer 2009 Mcdowling Dr Se Huntsville, AL 35803 LOT 7 BL 2 BAILEY COVE ACRES PB 12 PG 46 PPIN: 73790 PARCEL: 23-03-05-1-001-001.000	12000 Country Lane Dr Se	07/24/2025	\$268.91
Ennis Luke Matthew 161 Clover Ridge Dr Madison, AL 35758 LOT 6 BLK 2 BAILEY COVE ACRES PB 12 PG 46 PPIN: 73789 PARCEL: 23-03-05-1-001-002.000	12002 Country Lane Dr Se	07/24/2025	\$293.91
NNN Reit LP 100 Hillside Ave White Plains, NY 10603-2861 LOT 1 D1 HUNTSVILLE CAMPUS PB # 20080-313760 PPIN: 78540 PARCEL: 18-04-20-0-003-006.000	7230 Bailey Cove Rd Se	07/25/2025	\$335.69

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Paulk, Laportia S 5000 Owens Way Apt 734 Prince George, VA 23875- 2377 LOT 159 ALDERBROOK PHASE 2 PB # 20070731000540730 PPIN: 523537 PARCEL: 13-03-06-0-000-022.161	200 Dormont Dr Ne	07/28/2025	\$389.63
Alexander Capital LLC C/O Kirkley, Christian 168 Walls Dr Hazel Green, AL 35750-9270 LOT 3 BL 8 RE S/D OF LOT 30 BL 5 LOTS 1 - 8 LOTS 14 - 35 BL 8 9 10 F K NOOJINS HILLANDALE ADD PPIN: 20296 PARCEL: 14-08-34-4-005-024.000	1021 Fairway Dr Nw	07/29/2025	\$364.39
Mcdermott Rosalind Louise 2602 Bonita Cir Sw Huntsville, AL 35801 LOT 2 BL 11 MAYFAIR 2ND ADD PB 1 PG 182 PPIN: 30845 PARCEL: 17-01-12-1-003-028.000	2602 Bonita Cir Sw	07/29/2025	\$240.21
Shield Investments LLC C/O Timothy Wolfe 113 Mandy Dr Hazel Green, AL 35750 LOT 2 BLK 145 R/S OF LTS 2 & 3 BL 145 LOWE CORP ADD PB# 20161026000615340 PPIN: 23493 PARCEL: 17-01-02-3-003-025.000	2803 7th Ave Sw	07/29/2025	\$291.18
Rebyld LLC 316 Hickory Knl Birmingham, AL 35226 LOT 23 BLK 1 EXECUTIVE HILL 5TH SECTOR A RESUB OF A PART OF TRACT 1 EXECUTIVE HILL SUB PB 14 PG 10 PPIN: 17339 PARCEL: 14-08-28-3-003-035.000	4416 Bonnell Dr Nw	07/31/2025	\$321.33

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
CKNEWCO LLC PO Box 52085 Phoenix, AZ 85072-2085	1582 Highway 72 E	08/01/2025	\$220.30
PART OF TRACT 2 CHASE CREEK PARK PB # 2011-512960 DESC AS BEG AT THE NE COR OF TRACT 2 CHASE CREEK PARK PB # 2011-512960 TH S 01 DEG W 382.89 FT TH SW'LY ALG A CURVE TO THE RT 53.11 FT TH W'LY 582 FT TH N'LY 33 FT TH NW'LY 93 FT TH NE'LY 148 FT TH SE'LY 100 FT TH SW'LY 138 FT TH S'LY 33 FT TH NW'LY ALG A CURVE TO TO THE RT 139.80 FT TH NE'LY 473.78 FT TH S 84 DEG E 596.98 FT TO THE POB PPIN: 50216 PARCEL: 13-04-17-0-000-031.000			
Ariel, Zebulun & Rohie Ceesay 8018 Navios Dr Se Huntsville, AL 35802	8018 Navios Dr Se	08/01/2025	\$284.72
LOT 16 BLK 14 WILLOWBROOK S/D 8TH ADD PB 4 PG 117 PPIN: 70776 PARCEL: 18-08-33-2-002-056.000			
Heirs Of Mattie P. Haygood C/O Sherae Cartwright 30207 Highway 72 Madison, AL 35756	2720 Mastin Lake Rd Nw	08/01/2025	\$245.48
LOT 24 BL 1 BLUE SPR ACRES S/D PB 1 PG 398 PPIN: 6068 PARCEL: 14-06-14-3-002-071.000			
Patel, Ashok M 930 N Beckley Rd Lancaster, TX 75146	Vacant Lot East of 6508 Sparkling Dw Ln Nw	08/04/2025	\$324.18
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 139.72 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 FR 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 E 73.98 FT TH N 15 DEG W 173.49 FT TO THE P/O/B & CONTA 16.83 AC M/L SEC 3 T3 R1W PPIN: 117249 PARCEL: 14-02-03-3-001-022.000			

LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Anderson, Woodrow W (Estate Of) Attn: Guthrie Mark 2941 Old Highway 431 Owens Cross Roads, AL 35763-8601 N 100 FT OF LOT 1 BLK 157 WEST HUNTSVILLE ADD RESUB OF BLKS 157, 158 & 161 PPIN: 55173 PARCEL: 17-02-03-3-001-054.000	2300 13th St Sw	08/04/2025	\$335.69
Anderson, Woodrow W (Estate Of) Attn: Guthrie Mark 2941 Old Highway 431 Owens Cross Roads, AL 35763-8601 N 100 FT OF E 30 FT OF LOT 2 BLK 157 WEST HUNTSVILLE ADD RESUB OF BLKS 157, 158 & 161 PPIN: 132337 PARCEL: 17-02-03-3-001-057.000	Vacant lot West of 2300 13th St	08/04/2025	\$335.69
Calvario Homes LLC C/O Rico, Cristina Delgado 3710 S Westdale Ct Sw Huntsville, AL 35805-5372 LOT 22 BLK 7 HOLIDAY HOMES 2ND ADD PB 1 PG 324 PPIN: 29573 PARCEL: 17-02-10-1-005-024.000	2827 Holiday Dr Sw	08/05/2025	\$330.42
Howard Ross 6620 Willow Pointe (Unit D) Huntsville, AL 35806 LOT 7 BL 1 CHALET VILLAGE S/D A RESUB OF LOTS 1,2,3,4 & 16 OF HIGHLAND COMMERCIAL PARK PPIN: 17302 PARCEL: 14-08-28-1-003-007.000	4312 Chalet Cir Nw	08/05/2025	\$257.18

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Babcock, Dwight E 3322 S Mem Parkway Suite 609 Huntsville, AL 35801	1507 Barrington Rd Nw	08/06/2025	\$375.63
LOT 10 BL 3 EXECUTIVE HILL S/D 3RD SEC RE S/D OF TR 1 EXECUTIVE HILL S/D PPIN: 17757 PARCEL: 14-08-28-3-003-063.000			
NNN Reit LP 100 Hillside Ave White Plains, NY 10603-2861	11606 Memorial Pkwy Sw	08/06/2025	\$260.18
LOT 3 COMMERCE 2000 S/D A RESUB OF LOT 1 OF A RESUB OF LOT 8 COMMERCE 2000 S/D PB 38 PG 26 PPIN: 152021 PARCEL: 23-03-07-3-000-001.015			
Busby, Max O & Sherry Freeman 15018 Greentree Trl Se Huntsville, AL 35803	15018 Greentree Trl Se	08/08/2025	\$284.72
LOT 1 BLK 1 TIMBER RIDGE 1ST ADD PPIN: 114578 PARCEL: 23-05-16-3-001-001.000			
Heirs Of Thomas H. Glover 2011 Van Buren Dr NE Huntsville, AL 35801	2011 Van Buren Dr Ne	08/08/2025	\$279.45
LOT 14 BL 11 DARWIN DOWNS ADD PPIN: 52131 PARCEL: 13-09-30-4-001-081.000			
Hamlet, Milton & Zella M (Estate Of) 114 Crystal Springs Dr Madison, AL 35757	1600 Armstrong St Nw	08/11/2025	\$369.66
LOT 13 BL 3 LOVE S/D PPIN: 18295 PARCEL: 14-08-34-1-001-008.000			

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LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
Flowers Real Estate LLC C/O Robert Flowers III 600 Boulevard South Sw Ste 104A Huntsville, AL 35802	309 Seminole Dr Sw	08/11/2025	\$307.66
SEC 2 T4S R1W PART OF LOTS 165-170 & 196 SEMINOLE PARK ADD PB 1 PG 153 COMM AT THE INT OF THE E ROW MAR OF SEMINOLE DR & THE N ROW MAR OF GOVERNORS DR TH N E 271 FT TO THE POB TH N ALG SD E MAR 110 FT TH E 217 FT TH S 110 FT TH W 218 FT TO THE POB PPIN: 23620 PARCEL: 17-01-02-1-000-070.000			
Fafner Residential LLC C/O Michelle Cummings 3816 Triana Blvd Huntsville, AL 35805	617 Wellingburg Rd Se	08/12/2025	\$223.21
LOT 2 BLK 5 VILLAGE OF THE HILLS PH II PB 24 PG 4 PPIN: 119245 PARCEL: 23-03-07-4-001-048.000			
Meb Reo Trust VIII 244 Inverness Center Dr Birmingham, AL 35242-4834	7612 Holland Dr Sw	08/12/2025	\$364.39
LOT 6 BLK 3 PARKWAY ESTS PB 2 PG 61 PPIN: 34090 PARCEL: 17-07-25-1-000-122.000			
Putnam, Curtis Lee 7430 Logan Dr Sw Huntsville, AL 35802	7430 Logan Dr Sw	08/12/2025	\$364.39
LOT 5 BL 3 BYRD SPRINGS 4TH ADD PH II PPIN: 34472 PARCEL: 17-07-36-1-002-090.000			

LOTS CUT BY CITY

Name And Address Of Property Owner	Property Location and Description	Date of Removal	Amount Charged
<p>Emerald City Properties LLC C/O Jaquibino, Joel P 120 Seven Cedars Dr Huntsville, AL 35802</p>	<p>3912 Troy Swasey Blvd Sw</p> <p>SEC 15 T4 R1W PART OF LOT 18 A W NEWSOM & ED PENNEY MERRIMACK ADD TO HUNTSVILLE PB 1 PG 146 DESC AS COM AT THE INTER OF THE E MAR OF PENNY ST & THE S MAR OF DRAKE AVE TH S 901.5 FT TH E 150 FT TO THE POB TH FR THE POB E 145 FT TO THE W MAR OF TROY SWASEY BLVD TH S ALG SD W MAR 60.5 FT TH W 140 FT TH N 60.5 FT TO THE POB PPIN: 32775 PARCEL: 17-05-15-2-003-016.000</p>	<p>08/15/2025</p>	<p>\$265.45</p>
<p>Fox, Gregory A 220 Newport Dr Peachtree City, GA 30269</p>	<p>3714 Penny St Sw</p> <p>SEC 10 T4S R1W PT OF THE SW1/4 OF SEC 10 BEG AT THE SW COR OF SD SEC TH E 485 FT N 220 FT TO THE POB TH N 90 FT E 145 FT TO THE W MAR OF PENNY ST TH S ALG W MAR OF PENNY ST 90 FT TH W 145 FT TO THE POB PPIN: 31982 PARCEL: 17-02-10-3-004-065.000</p>	<p>08/15/2025</p>	<p>\$257.18</p>