

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

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Julie C. Wilkins
Mayor

Monthly Staff Report

Department: Code Enforcement

Reporting Period: January 2026

Code Enforcement Activity

During the reporting period, Code Enforcement staff continued enforcement, inspection, and compliance activities throughout the City.

- **Total Open Cases at Month End:** 116
- **New Cases Opened:** 14
- **Cases Closed:** 20
- **Court Cases:** 18

Enforcement actions taken during the month included:

- **Courtesy Notices Issued:** 11
- **Notices of Compliance Issued:** 3
- **Notices of Violation / Notices of Hearing (NOV/NOH):** 8
- **A.N.C. Notices Issued:** 3
- **Findings of Fact Issued:** 1
- **Delinquent Lien Notices Issued:** 1
- **Properties Posted with Legal Information:** 1

Staff continued to emphasize voluntary compliance while pursuing formal enforcement actions when necessary.

Inspections & Enforcement Activity

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Inspection activity increased during the reporting period.

- **Total Site Inspections Conducted: 282**

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

Violation Breakdown – Total Open Cases

The following reflects the current distribution of all **open code enforcement violations citywide**, not solely those initiated during the reporting period:

Violation Type	Total Cases	Description
Public Nuisance	88	Includes inoperable vehicles, parking of accessory vehicles, junk, and debris
Permits Required	23	Violations related to required building or construction permits
Zoning Violations	92	Residential Neighborhood Unit (RNU) and Single-Family Residential zoning violations
811 Sunshine Violations	0	No active violations during the reporting period
Other	113	Includes unsafe structures, roofing and drainage, occupational licensing, tree protection, utilities, general code provisions, and miscellaneous violations

Reporting Methodology Update

To improve transparency and provide a more accurate representation of enforcement activity, staff updated the method used to track and report code violations beginning in

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January 2026. Violations are now recorded **individually by type**, rather than as a single case per property.

As a result, properties with multiple violations are now reflected across multiple violation categories. This change allows for a more detailed breakdown of enforcement activity and better identification of recurring compliance issues. Due to this updated methodology, comparisons to prior months may appear skewed; however, the revised approach provides a clearer and more accurate picture of overall code enforcement activity moving forward.

City Dock Activity

During the reporting period, City Dock activity included:

- **Total Revenue Collected:** \$625.83 (reflects monies deposited during the reporting period)
- **Total Reservations:** 15

Dock operations continue to be monitored for revenue, reservation activity, and overall utilization.

Safety & Emergency Management

During the reporting period, safety and emergency management activities included:

- Continued testing of recently installed security cameras. A connectivity issue was identified and successfully troubleshooted to improve system performance.
 - Several inoperable fire hydrants were identified. Repairs are underway to restore functionality and ensure fire protection capabilities.
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Summary

Overall enforcement activity remained consistent during the reporting period, with a continued reduction in total open cases. Staff maintained a high level of inspection activity while prioritizing compliance, public safety, and timely resolution of violations. Open cases are actively monitored, with follow-up and escalation occurring as warranted.

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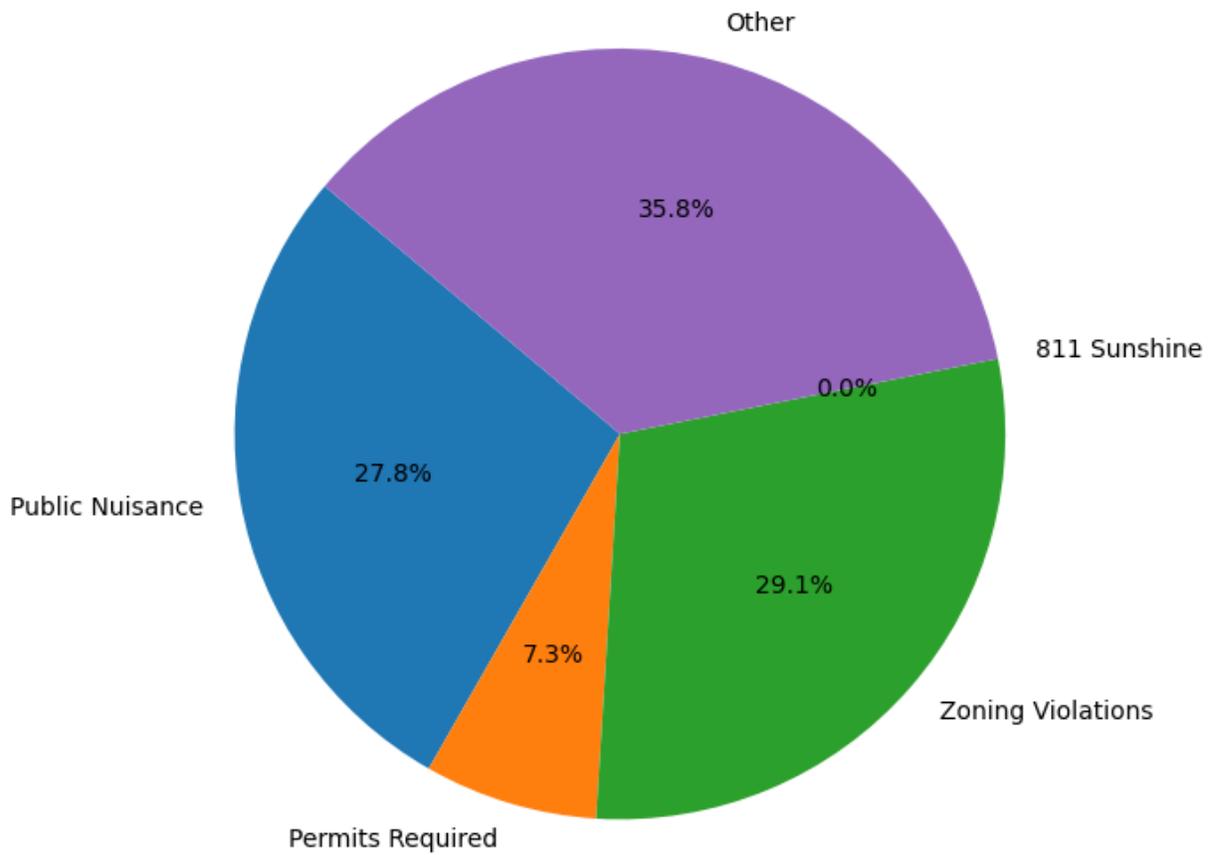
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Code Enforcement Violations – Total Open Cases (January 2026)



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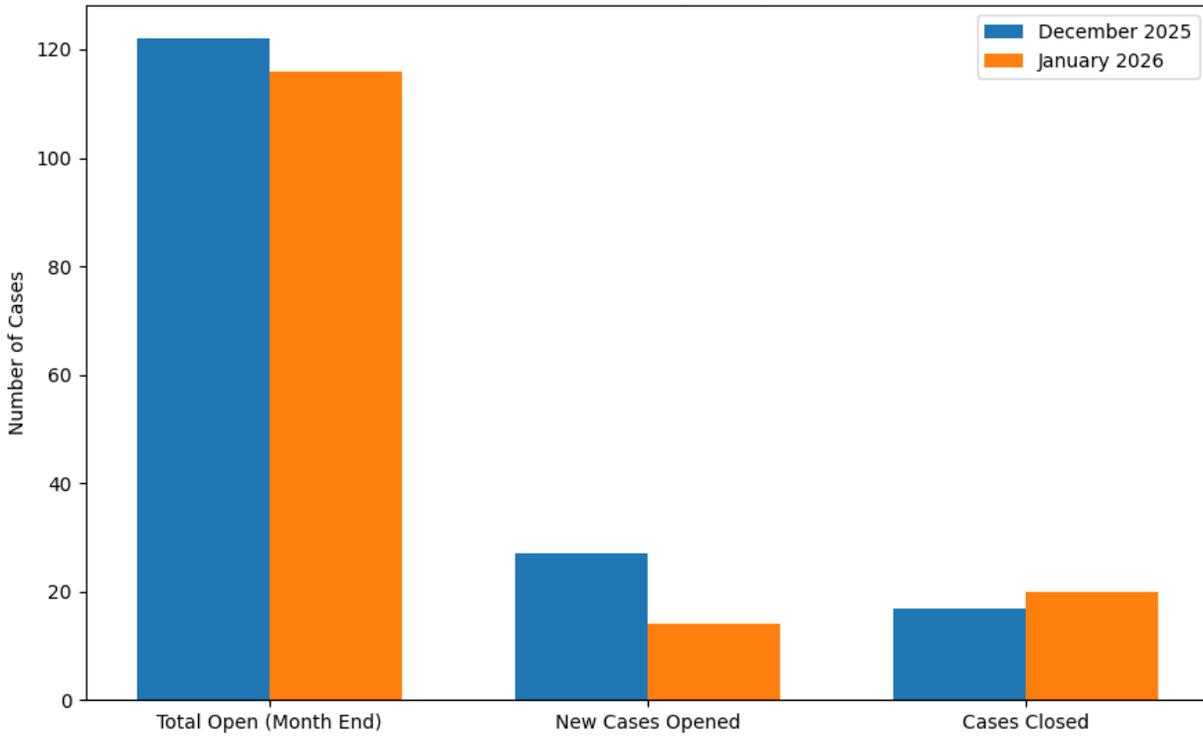
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Code Enforcement Case Activity Comparison
December 2025 vs January 2026



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Comparison of Code Enforcement Violations
December 2025 vs January 2026

