



CORPUS CHRISTI POLICE DEPARTMENT

To: Joe Ortiz
From: Cmdr. David Blackmon
Date: August 25, 2016
Subject: Code Enforcement Concerns

Mr. Ortiz,

My name is Commander David Blackmon and I oversee the operations section of the Corpus Christi Police department, which oversees the operations of the code enforcement division. Let me first say that I appreciate you taking the time to voice your concerns about the current procedures of the code enforcement division, and I will attempt to clarify some of these concerns. While code enforcement is part of the police department for the purpose of accountability, this move has in no way given extra enforcement authority to code enforcement. Code enforcement works to enforce certain municipal codes, which are outlined in the code of ordinances, and state laws which deal with issues which present blight in our community.

The mission of code enforcement is not to be punitive in nature, but rather, code enforcement strives to seek voluntary compliance from property owners who are found to be in violation of established codes and laws. This voluntary compliance not only reduces the strain placed on code enforcement, but it works to remove blight and builds pride in our community. While I agree that property owners should, and do, possess certain unalienable rights, I think we would both agree that property owners living next to properties in violation of established state and local laws enjoy that same right. Code enforcement has worked diligently to make our community aware of these established codes, and has further utilized social media to further communicate with the public. Acknowledging that due process is a vital part of any action taken against a citizen, I will attempt to provide an outline of time, events and actions on the properties you have listed. My hope is that you will not only see that due process was followed, but more importantly, the code enforcement division has worked with these property owners.

In reviewing the case history of 5029 Williams Dr, I see that this case was begun in October of 2014. It is my understanding that Development Services permitted the owners of this property to build a new primary residence on this property, and that the older structure would be demolished after the new structure was built. Once this structure was completed, the owners of the property failed to remove, the now secondary structure, and a case was begun by code enforcement. After a lengthy process of mailed notices and a newspaper posting in accordance with the building

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standards board rules and procedures, the dilapidated structure was taken to the building standards board in November of 2015. At the time of this hearing, the property owners appeared and requested a 90 day extension to repair the structure as the make a business of this structure. Because of the fact that this property faces Williams Dr, and that other dwellings had been converted into businesses, development services agreed to the request and the extension was granted. In July of 2016, it was confirmed that these owners had failed to adhere to the agreement to bring the structure up to the Building Standards Board's mandate and the owners were once again notified.

Through this process, code enforcement has tried to keep in communication with the property owners in an attempt to resolve this issue. I went to this location on Aug 28, 2016 to check the progress on the structure, and while outside the timeline set out by the BSB, I believe the owners have made the building structurally sound at this point. I will have code enforcement meet with the owner to assure this assessment is accurate so we can have the BSB ruling vacated.

In reference to the 1003 21st address, there is no such address, but if you will let me know what the corrected address is, I will look into it.

In closing, I would like to re-emphasize that our goal in code enforcement is to seek voluntary compliance on code issues that affect the community as a whole. I appreciate you taking the time to write me and look forward to resolving this issue on Williams Dr.

Respectfully,

Commander David Blackmon

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