

The background features abstract green geometric shapes. On the left, a solid green trapezoid points upwards. On the right, a complex arrangement of overlapping translucent green triangles and polygons creates a layered, crystalline effect. A thin, light gray line extends from the bottom right towards the center of the slide.

Code Enforcement Path Forward

Issues

- ▶ Ch 18 is vague and does not provide needed detail for the citizens or enforcers.
- ▶ Council has failed or been reluctant to provide clear direction for the CDD or CDAB.

Recommendation

- ▶ Council decides to maintain the level of code enforcement as reflected in the 2018 Community Survey
 - ▶ Update as necessary depending on 2020 Community Survey

SHORT TERM IDEAS

(6 to 18 months)

► Update Ch. 18

- Move forward with RFP
- Once consultant is chosen
 - Utilize information already gathered from the CDAB
 - Prioritize codes to focus on health and safety and environmental factors with aesthetics and property values being less.
 - Write the code to be visual. Include pictures of what a violation would look like.
 - Include list of “weeds” similar to other communities like Albuquerque. List can be derived from PEEC, Master Gardeners and extension office.
 - Include definition of outside storage and rubbish similar to other communities.
 - Include sentencing guidelines that escalate to the General Penalty

SHORT TERM IDEAS

(6 to 18 months)

► Community Development Department

► Revise current documents to reflect the new Ch. 18

- Include a handbook that code enforcers can carry on them that includes visual examples of what merits a friendly letter, and captures lessons learned.
- Clean up the process to reflect other communities like Espanola and Las Cruces
- Develop a robust training program for inspectors
- Include a budget option or revision to Council for additional funding for training and materials

► Develop a Property Condition Survey of Los Alamos County

- Savannah GA as an example
- Determine the unique nature and condition of each neighborhood
 - Strengths, Weaknesses, Opportunities
- Partner with Public Works and Utilities to develop a plan to address the neighborhoods
- Presented to Council during budget sessions
- Updated bi-annually

► Provide CDAB with a quarterly summary report on Code Enforcement Activities.

- Similar to the metric presented in the budget summary.
- Breakdown the ordinances cited.

SHORT TERM IDEAS

(6 to 18 months)

► Community Development Advisory Board

- Provide comment on the Ch. 18 redevelopment process, and recommendation to council on the final product.
- Partner with the CDD on education and outreach for the implementation of the new Ch. 18 code.
- Provide comment on the CDD training and handbook for code enforcers.
- Review and assist CDD in developing a strategic plan to address the Property Condition Survey
- Partner with Los Alamos County Environmental Services, Environmental Sustainability Board to look at volunteer/proactive methods for weeds, rubbish/trash.
- Assist in the development of a list of volunteers and organizations that CDD can ask to assist those who can prove a hardship.
- Produce an annual survey that can be presented to council on the community's feedback on code enforcement.

Long Term Idea (3 to 5 years)

- Continue investigating the transfer Ch. 18 from the criminal court to civil court (Prosser WA, for example)

Advantages	Challenges
Citations would not result in a criminal complaint	<ul style="list-style-type: none">• Need to create a new court system• Hire additional FTE's to manage and staff the court.• Need to appoint a board to determine the rules of the court and sentencing guidelines for violations.• No wiggle room for sentencing. Monetary fines are the only form.• Recouping fines could take many man-hours and could still end up in Municipal Court
Could set up a quasi judicial board of appeal similar to Ch. 16	<ul style="list-style-type: none">• Still subject to the sentencing guidelines set out by the court and in the code.

Long Term Idea (3 to 5 years)

- Investigate the transfer code enforcement to LAPD (Las Cruces for example)

Advantages	Challenges
LAPD might be better equipped to handle the criminal proceeding	Community perception
Already handle the areas of Ch. 18 and Ch. 6 - Animal Control enforcement without much complaint	Risk of escalation of force (unlikely)
Transfer of FTEs could free up CDD to focus on building inspections	

Next Steps

- ▶ Incorporate comments from CDAB into presentation
- ▶ Present to council when kicking-off Ch.18 update
- ▶ If approved, incorporate tasks into CDAB work plan
- ▶ Work on Short Term Ideas pre and post Ch. 18 update
- ▶ Work on plan for addressing Long term Ideas

Open Discussion



References

Ammons, David N. *Municipal Benchmarks: Assessing Local Performance and Establishing Community Standards*. 3rd ed., Routledge, Taylor & Francis Group, 2015

Collins, M. G. (2012). *The Art of Code Enforcement: A Practical Guide*. American Association of Code Enforcement at Smashwords.

Code Enforcement: Espanola, NM. (n.d.). Retrieved July 08, 2020, from <http://www.cityofespanola.org/169/Code-Enforcement>

Codes Enforcement. (n.d.). Retrieved July 08, 2020, from <https://www.las-cruces.org/1264/Codes-Enforcement>

Animal Control and Code Enforcement. (n.d.). Retrieved July 08, 2020, from <https://cityofprosser.com/index.asp?SEC=6C903A2A-221E-4D14-8650-8F74C359CCAE>

Additional Resources

- ▶ Citizen input
- ▶ Review of information gathered by CDAB
- ▶ Review of council sessions and media
- ▶ Interviews with CDD, CDAB members, County Attorney's Office, Sub-Quorum of Council