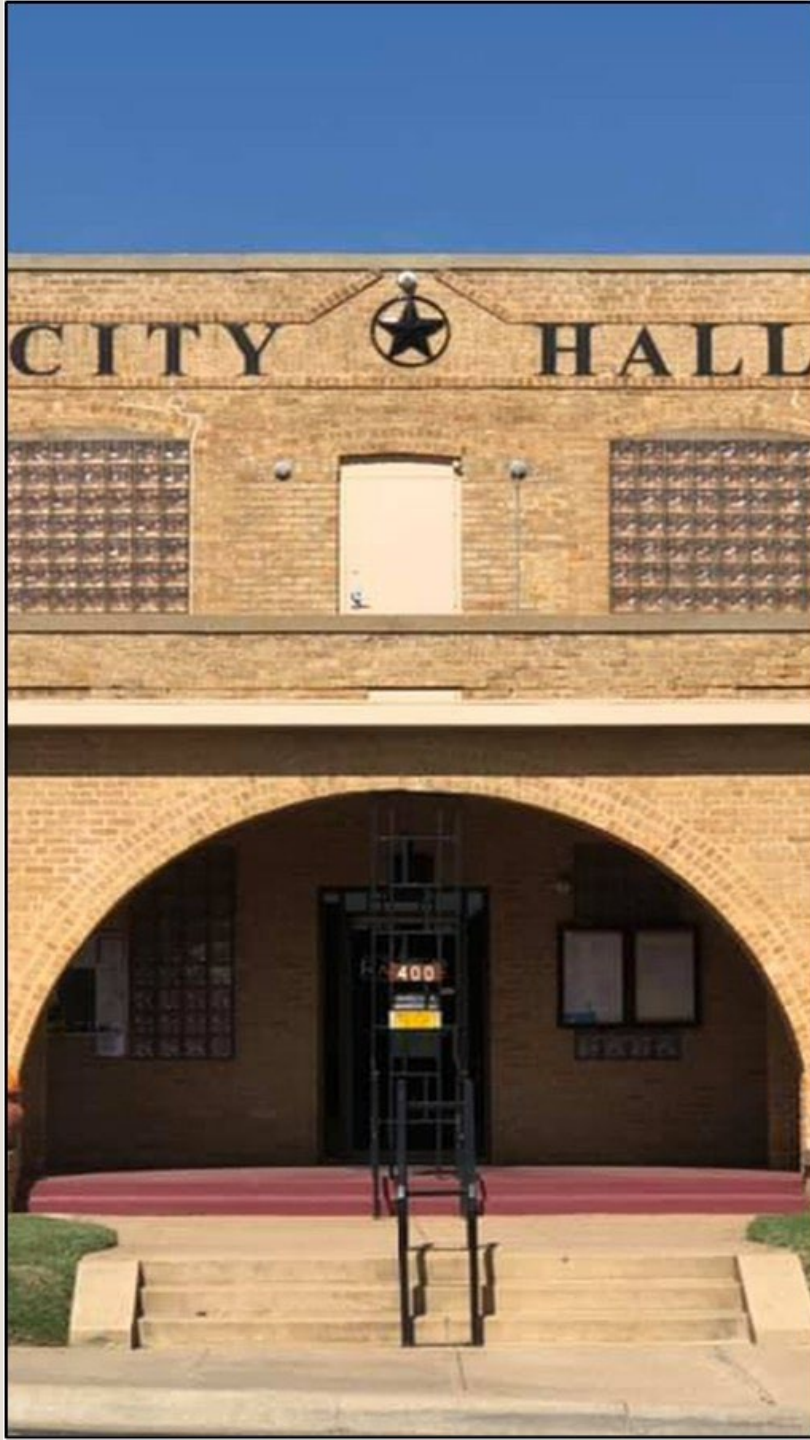




CITY OF RANGER  
CODE ENFORCEMENT &  
WILDFIRE MITIGATION

Workshop / Town Hall

February 19, 2026



# AGENDA

1	CALL TO ORDER / INTRODUCTIONS
2	CODE ENFORCEMENT
3	WILDFIRE MITIGATION
4	QUESTION AND ANSWER SESSION
5	MEETING SUMMARY / ADJOURNMENT



# CALL TO ORDER

## INTRODUCTION

An overview of current requirements, available compliance pathways, timelines, and resources available to property owners.

An opportunity for community members to ask questions, share concerns, and provide feedback regarding clean-up expectations and wildfire risk reduction.

# CODE ENFORCEMENT

Informational Content

# 2025-2026 STRATEGIC PLANNING INFORMATION

- **2025-2026 City of Ranger Strategic Plan.** Planning for the future through the development of our infrastructure, ensuring a commitment to safety, and engagement with our neighbors.
  - **Ordinance and Code Enforcement.** Enforce ordinances with a focus on dangerous and dilapidated buildings; removal of junk vehicles; active animal control program; and address citizen reports on property nuisance issues.
  - **Ordinance and Code Enforcement.** Has a direct impact on Economic Development, our Identity as a town, and Economic Growth.
    - **Economic Investment.** Create an environment where businesses and individuals have what they need to thrive. Attract and retain businesses and jobs. Support and develop small business. Leverage coordination with REDC.
    - **Parks, Library, Cemeteries, and Historical Sites.** Identify opportunities to invest in these quality-of-life assets within our city. Focus on increasing community pride and providing recreational activities. Encourage and highlight volunteer efforts.

# CODE ENFORCEMENT BUDGET PLANNING

- Some key components of the **Code Enforcement Operations Budget Forecasts** in the **2025-2026 Strategic Plan** included:
  - **Code Enforcement Contracting:** \$10,000
  - **Inspection Costs:** \$2000
  - **Nuisance and Debris Cleanup:** \$15,000
  - **Demolition Operations:** \$120,000
  - **Schools and Training (w/travel):** \$1,800
- This is the first time that budgeting for Code Enforcement has occurred.
- These projections will be reviewed this year and used to create refined planning costs in the next Fiscal Year.



# WHY IS CODE ENFORCEMENT IMPORTANT TO A COMMUNITY?

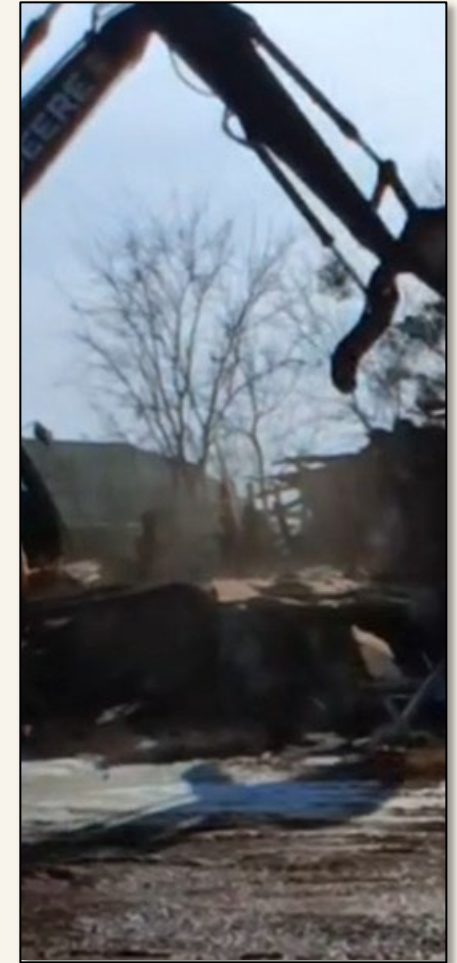
- **Public safety and health are at the foundation of any successful community.** Ensure that buildings and properties comply with local laws to protect residents and visitors from hazards.
- **Having a code enforcement program can prevent several public safety and health threats.** The number of costly emergency responses be reduced and your public resources will be used more effectively in unforeseen and unpreventable situations.
- **Protects the rights of property owners.** Code enforcement helps maintain and even enhance property values. Properties that are well-kept and comply with local codes contribute to the overall appeal and value of the neighborhood. This can attract new residents and businesses that boosts the local economy.
- **A community that adheres to established rules of code enforcement is more likely to enjoy a higher quality of life.** Creates an atmosphere were you and your neighbors create a clean and safe environment, making it a more pleasant place to live and work.

# PURPOSE AND AUTHORITIES

- **The City Commission creates ordinances regulating and controlling unsafe, dangerous, dilapidated and substandard buildings for the good of all of the citizens of the City.** Regulation preserves and protects the public health and safety; and preserves property values.
- **Our Charter and the Texas Local Government Code allows the City to regulate the condition of structures; and to require demolition, repair, or removal of substandard structures** by the owners of said structures. If the owner does not take corrective action, the city may perform the required action and assess its expenses as a lien upon the property.
- **The City of Ranger Ordinances** establishes minimum structural standards; and provides for notice, hearings, abatement, penalties, and imposition of liens.
- Texas Local Government Code **authorizes the City to file a lawsuit and collect civil penalties regarding substandard structures.**

# ABATEMENT OF SUBSTANDARD STRUCTURES

- **A building is considered not to meet the minimum standards, regardless of its date of construction, if the building is dilapidated, substandard, or unfit for human habitation and a hazard to public health, safety, and welfare due to one or more of the following conditions:**
  - A roof, ceiling, floors, walls, sills, windows, or foundation, or any combination thereof, rotted or decayed, and falling apart; or is uninhabitable due to obsolescence and deterioration caused by neglect, vandalism, fire damage, or the elements;
  - The building is intended for human occupancy and is in danger of falling and injuring persons or property;
  - The building is a fire menace because it is in a dilapidated condition, or is likely to become a fire menace; OR
  - The building is in unsanitary condition and is likely to create disease because of the presence of insects, rodents, or vermin.



# CODE ENFORCEMENT OFFICIALS



- **The City of Ranger Code Enforcement Official may enter upon any property or premises, with permission or after obtaining an administrative search warrant, to ascertain whether the provisions of this Ordinance or applicable state codes and statutes are being obeyed, and to make any examinations and surveys as may be necessary in the performance of his or her enforcement duties.**
- Such duties may include the taking of photographs, samples, or other physical evidence.
- **It shall be unlawful for any person to interfere with a Code Enforcement Official** in the performance of his or her duties under this Ordinance.

# NOTICE TO OWNERS AND HEARINGS

- **Notice to Owners.** The City shall give notice to the owner of record by:
  - Serving the owner with written notice;
  - Mailing the notice to the owner at the owner's last known post office address;
  - Publishing the notice at least twice within a ten-day period in a newspaper of general circulation in the City; OR
  - Posting the notice on or near the front door of the building.
- **Hearings.** If a hearing is requested by the owner in writing within thirty days after the date the City secures the building, the hearing shall be held within twenty days of the date that the request is filed.
- The code enforcement official shall provide notice of the public hearing to each owner, lienholder, or mortgagee.
  - The notice advises the owner, lienholder, or mortgagee that he or she will have the burden of proof at such hearing. They will be required to submit proof of the scope of any work that may be required to make the building comply with this ordinance and the amount of time it will take to reasonably perform the work.

# ORDER TO ABATE AND CITY ACTIONS / LIENS

- **Order to Abate.** If it is found at the public hearing that a building is in violation of the minimum standards, the City Commission may order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time.
  - The order shall allow the owner thirty (30) days to complete the ordered action, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.
  - If more than thirty (30) days are allowed to repair, remove, or demolish the building, specific time schedules shall be established for the commencement and performance of the work.
- **City Action and Liens.** If owner(s) fail to comply, the city may abate the building at its expense and place a lien on the property for costs incurred.
  - If the City incurs expenses, the City may assess the expenses on, and the City has a lien against the property, unless it is homestead as protected by the Texas Constitution.
  - The lien is extinguished if the property owner or other person having an interest in the legal title to the property reimburses the City for the expenses.

# PENALTIES AND APPEALS

- **Criminal Prosecution.** Violations are misdemeanors punishable by maximum fines up to \$500; or \$2,000 if the court finds the violation relates to fire or health-related offenses.
  - Each day a person violates, continues to violate, or permits a violation of this Ordinance shall be a separate offense.
- **Civil Prosecution.** The civil action may include, but is not limited to, a suit to recover a civil penalty not to exceed \$1,000.00 per day or portion of a day during which the violation is committed, continued, or permitted by the owner or owner's representative.



# WILDFIRE MITIGATION

Informational Content

# 2025-2026 STRATEGIC PLANNING INFORMATION

- **2025-2026 City of Ranger Strategic Plan.** Planning for the future through the development of our infrastructure, ensuring a commitment to safety, and engagement with our neighbors.
  - **Community Safety and Well-Being: Fire Protection and Mitigation.** Prioritizes strategic partnerships within the county and fully implements Wildfire Mitigation Program goals to protect lives and infrastructure.
  - Maintains and improves emergency response fleet.
  - The Wildfire Mitigation Grant Program is managed as a separate budget program area.
  - **Fire Department/EMS** recommended implementing the Wildfire Mitigation Program.
  - **Wildfire Mitigation Grant Program** (This is a five-year budget program item):
    - Complete hiring of part-time management position and two full-time staff (may include equipment operators).
    - Complete purchases of Wildfire Mitigation equipment and process reimbursement payments.
    - Complete a wildfire mitigation work plan that is coordinated with our county partners (the County and Cisco are the program leads).

# WILDFIRE GRANT FUNDING

- **Grant Funds.** The city uses these funds to assist with compliance of state and federal grants.
- The city uses separate fund accounts where grant funded costs are charged and where the reimbursement from the granting agency is deposited.



# COMMUNITY WILDFIRE DEFENSE GRANT



- **This grant is managed by the Texas Forestry Service** and supported by Langford for Grant assistance. Langford share is budgeted for 8%.
- Eastland County has a separate grant. Cisco is the lead for Cisco, Eastland, Ranger, and Carbon.
  - **The Grant is technically awarded through Cisco, so requests for reimbursement and payment will return through them.**
- Cisco, Eastland, and Ranger will provide assistance to Carbon each quarter and that planning will be coordinated through Cisco.
- For reimbursement we will need to request exceptions in advance bid and purchase.
- Once purchased we will need to provide justification, proof of purchase, a photo, etc.
- **This equipment returns to the City of Ranger after five years.**

# FIVE-YEAR GRANT TOTALS

- **Staffing.** Total personnel with benefits coverage: **\$1,046,223** (five years) - this includes staffing time to support Carbon.
- **Equipment (bid and non-bid items).** We will need to allow six to eight weeks for reimbursement of costs, which will require a short-term loan to take advantage of this grant opportunity.
  - The city can receive reimbursement for use of city-owned equipment.
  - Total equipment grant amount is: **\$900,667**
- **Supplies (for the five-year period).** Types of supplies include fuel, oil, PPE, hand tools, and education.
  - Total supplies grant amount is **\$185,640.**
- The city secured a three-year note with the plan to fully repay the loan by the end of the first year with only \$50-60,000 in interest.
- Without this loan, Ranger would not have been able to participate with its interlocal, county partners.
- Other cities secured loans as well.



# WILDFIRE MITIGATION PLANNING

- The plan focuses on city infrastructure protection and community mitigation against wildfire.
- The plan can address public and private land (with permission of owners).
- For equipment purchases we do not need to spend all of this in the first year, and some funds can be held for lease reimbursement.



# IMPORTANCE OF WILDFIRE MITIGATION GRANT PROGRAM



- Communities and landowners can slow progression of wildfire by reducing fuel sources.
- This mitigation effort is accomplished by removing flammable materials near infrastructure, structures; and creating defensible spaces.
- Our Fire Departments and cities are key partners as a first line of defense against wildfire.
- This program reduces the risk and severity of wildfires.

# QUESTION AND ANSWER SESSION

Information Sharing

# Q&A SESSION

- **This dialogue with the community is the primary focus of today's meeting.**
- This is a two-way conversation.
- Without your input, we could simply have a traditional meeting with a conversation between the commission and staff.
- This is our opportunity to hear your questions, suggestions, and to identify challenges.
- You should feel free to provide examples or share stories without identifying specific individuals or businesses within our community.
- If you feel uncomfortable with speaking this evening, we encourage you to send us an email with your thoughts for consideration on these important programs.



This Town Hall and Workshop was provided to inform our community and allow an opportunity to understand the programs that the City of Ranger has implemented to ensure we have a Safe and Healthy community.

# SUMMARY

# ADJOURNMENT

Workshop Conclusion