



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** April 12, 2022

**PREPARED BY:** Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

**AGENDA CONTENT:** Substandard structure update for 504 Farrer Street within the City of Angleton, Texas and request for approval of ordinance to hold public hearing.

**AGENDA ITEM SECTION:** Regular Agenda

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<b>BUDGETED AMOUNT:</b>	\$45,740 budgeted FY21/22, remaining balance \$42,340	<b>FUNDS REQUESTED:</b>	\$8,500 (estimated cost to demolish and haul away)
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**FUND:** General Fund, Development Services Department, Account No. 01-535-465

### EXECUTIVE SUMMARY:

In January 2021, the Development Services Department conducted a city-wide substandard building identification effort to begin correspondence with property owners of identified substandard structures to initiate enforcement action. The approved Fiscal Year 2021-2022 budget included \$45,740 for demolition of substandard structures. Now that the City's Code Enforcement staff have been conducting enforcement efforts for the identified substandard structures and has worked with Legal, staff is ready to approach Council to request public hearings required by statutory law to move toward demolition.

This property is a single-family home, unoccupied, and has been deemed to be an immediate threat to public health and safety, particularly to surrounding neighbors, because the structure is fully collapsed on the backside. There is no restricted access, as the interior of the home is fully exposed by the collapsed back wall. Upon investigating a complaint of mosquitos, city staff discovered the backside of the home has been collapsed for some time, and the interior of the home has been exposed to environmental elements due to the decomposed state of the collapsed portion on the ground. City staff also observed evidence of transient occupation within the front room of the home. The driveway has become an attraction for parking unused, junked vehicles.

Because this structure has been deemed to cost more than fifty percent (50%) of the value of the home to repair to the point of meeting code compliance standards, in addition to the threat the dilapidated state of the structure presents to the public, city staff has deemed it necessary to demolish the structure. City staff has worked closely with the City's legal counsel to navigate the process to make sure all statutory compliance is met throughout the process.

City staff has attempted to contact the property owner on several occasions dating back several years concerning numerous Code violations such as a tall grass. Additionally, the City has an extensive list of liens issued against this property for mowing tall grass in violation of the City's Code of Ordinances over several years of attempting to contact property owner without any response to certified mail or regular mail.

A lien will be filed with the County against the property to recuperate expenditures incurred for demolition, advertisement of public hearing, and any other associated costs with interest.



*Backside of 504 Farrer Street*



*Backside of garage*



*Kitchen visible – back wall missing*





*Back bedroom collapsed*



*Decomposed collapsed backside of home*





*Broken windows, ceiling caved in*





*Windows boarded, windows broken, structure leaning*



*Doorknob hole in front door – Evidence of vagrants occupying unsafe structure*



**RECOMMENDATION:**

Staff recommends approval of the attached ordinance to conduct a public hearing to condemn and possibly demolish dilapidated, substandard, unsafe structure at 504 Farrer Street.