



NOTICE OF A REGULAR MEETING

Notice is hereby given that a Regular Meeting of the Governing Body of the City of Ranger, Texas, will be held on **Monday, August 9, 2021 at 5:30 p.m.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects will be discussed, to wit:

Agenda Item 01: Call to Order- Mayor Casey

Roll Call/Quorum Check
Invocation of Prayer
Pledge of Allegiance to the United States Flag
Pledge of Allegiance to the Texas Flag

Agenda Item 02: Citizen's Presentation-At this time, anyone on the list will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed THREE minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

Agenda Item 03: Announcements from City Council or Staff-Comments may be made by council or staff, **BUT NO ACTION TAKEN** on the following topics without specific notice. Those items include: Expressions of Thanks, Congratulations or Condolence; Information on Holiday schedules; Recognition of public officials, employees or citizens other than employees or officials whose status may be affected by the council through action; Reminders of community events or announcements involving an imminent threat to the public health and safety of the people of the municipality.

Agenda Item 04: Discuss/Consider: approval to authorize the Mayor to enter into an agreement for services by an engagement letter from Cameron Gulley, CPA to prepare the annual audit for the fiscal year of October 1, 2020 to September 30, 2021. – Gerald Gunstanson, City Manager

Agenda Item 05: Discuss/Consider: RESOLUTION NO: 2021-08-09-O: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF RANGER, TEXAS, TO ENTER INTO AN AGREEMENT WITH THE STATE OF TEXAS THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF THE STATE HIGHWAY 101 (MAIN ST.) FROM COMMERCE STREET TO THE RANGER WILLOW PARK FOR A ROARING RANGER DAY PARADE ON SEPTEMBER 18, 2021 SPONSORED BY THE RANGER HISTORICAL PRESERVATION SOCIETY.- Jeane Pruett, RHPS

Agenda Item 06: Discuss/Consider: amending the City of Ranger General and Utility Budget for the current fiscal year of 2020/2021; as previously structured starting October 1, 2020. – Savannah Fortenberry, Finance Director/ Cameron Gulley, Auditor

Agenda Item 07: Discuss: displaying the plaque given to REDC 4A, and REDC 4B from Walnut Street Clinic. – Steve Gerdes, REDC 4B President

Agenda Item 08: Discuss/Consider: amending the Ranger Economic Development Corporation 4B fiscal year 2020/2021 annual operating budget. – Steve Gerdes, REDC 4B President

Agenda Item 09: Discuss/Consider: approving the Ranger Economic Development Corporation 4B fiscal year 2021/2022 annual operating budget. - Steve Gerdes, REDC 4B President

Agenda Item 10: Discuss/Consider: approving the Ranger Economic Development Corporation 4B fiscal year 2021/2022 goals. – Steve Gerdes, REDC 4B President

Agenda Item 11: Discuss/Consider: the Ranger Economic Development Corporation 4B helping the Ranger Air Field Foundation fund the construction of restrooms with showers, erecting the US Airmail Beacon Tower and construction of a Concrete Arrow at / for the Ranger Air Field Foundation and the City of Ranger TX. – Steve Gerdes, REDC 4B President/ Jared Calvert, RAF President

Agenda Item 12: Discuss/Consider: approving the Ranger Economic Development Corporation 4A fiscal year 2021/2022 annual operating budget. – Traci McCarty, REDC 4A

Agenda Item 13: Discuss/Consider: approving the Ranger Economic Development Corporation 4A fiscal year 2021/2022 goals. – Traci McCarty, REDC 4A

Agenda Item 14: Discuss/Consider: FIRST READING OF ORDINANCE NO: 2021-08-23-F: AN ORDINANCE OF THE CITY OF RANGER, TEXAS; PROVIDING FOR THE ADOPTION AND AMENDMENT OF THE CITY OF RANGER PERSONNEL POLICY; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING EFFECTIVE DATE AND OPEN MEETINGS CLAUSES.

Agenda Item 15: Discuss/Consider: approval of reduced, or no fees, for residential customers with an active utility bill at the collection station for the remainder of the fiscal year.- Kevan Moize, Commissioner Place 1

Agenda Item 16: Discuss/Consider: approval of the proposed tax rate for 2021. – Gerald Gunstanson, City Manager

Agenda Item 17: Discuss: the proposed amendments to Ordinance No. 2008-07-28-01: An ordinance of the City of Ranger, Texas, consolidating ordinance numbers 2006-07-24-02 and 2007-10-22-02 regulating the placement and installations of mobile homes and HUD-code manufactured homes in the city; providing areas eligible for specific use permits; providing definitions; providing for mobile home parks; providing for nonconforming uses; providing other regulations for mobile, modular and manufactured homes; and providing exceptions and for related matters. – Kevan Moize, Commissioner Place 2

Agenda Item 18: Discuss/Consider: Consent Items; the Approval of Monthly Department Reports:

- **Finance Report-** Director Savannah Fortenberry
- **Library Report-** Librarian Diana McCullough
- **REDC 4A Report-** President Robert Butler
- **REDC 4B Report-** President Steve Gerdes
- **Municipal Court Report-** Judge Tammy Archer
- **Fire/EMS Report-** Chief Darrel Fox
- **Police Department-** Chief Moran
- **Animal Control/Code Enforcement-** G. Gunstanson
- **Public Works Report-** Director Robert Alvarez

Agenda Item 19: Discuss/Consider: Adjournment

I, the undersigned authority, do hereby certify that the above notice of meeting of the Governing Body of the City of Ranger is a true and correct copy of said notice on the bulletin board at the City Hall of the City of Ranger, a place convenient and readily available to the general public at all times, and notice was posted by 5:30 p.m., August 6, 2021 and remained posted for 72 hours preceding the scheduled time of the meeting.

Savannah Fortenberry

Savannah Fortenberry, Ranger City Secretary

The City council reserves the right to convene into Executive Session concerning any of the items listed on this agenda under the authority of the Mayor, whenever it is considered necessary and legally justified under the Open Meetings Act.

NOTICE OF ASSISTANCE

Ranger City Hall and Council Chambers are wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact City Secretary's office at (254) 647-3522 for information or assistance.

This Notice was removed from the outside bulletin board on _____ by _____.

ENGAGEMENT LETTER

Mayor and Members of the City Commission
City of Ranger, Texas
400 W. Main Street
Ranger, Texas 76470

Mayor and Members of the Commission,

You have requested that I audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Ranger, Texas (the "City") for the one-year period ending September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. I am pleased to confirm my acceptance and my understanding of this audit engagement by means of this letter. My audits will be conducted with the objectives of my expressing an opinion on each opinion unit.

Accounting principles generally accepted in the United States of America require that certain information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of my engagement, I will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation and comparing the information for consistency with management's responses to my inquiries. I will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Schedule for General Fund
- Pension Plan Schedules
- OPEB Plan Schedules

Supplementary information other than RSI will accompany the City's basic financial statements. I will subject the following supplementary information to the auditing procedures applied in my audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. I intend to provide an opinion on the following supplementary

information in relation to the financial statements as a whole:

- Combining Nonmajor Governmental Fund Financial Statements.
- Combining Nonmajor Special Revenue Fund Financial Statements.

Audit of the Financial Statements

I will conduct my audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, my procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of my audit process, I will request written representations from your attorneys, and they may bill you for responding. At the conclusion of my audit, I will also request certain written representations from you about the financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective, and *Government Auditing Standards* does not require auditors to detect abuse.

In making my risk assessments, I consider internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, I will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that I have identified during the audit. My responsibility as auditor is limited to the period covered by my audit and does not extend to any other periods.

I will issue a written report upon completion of my audit of the City's basic financial statements. My report will be addressed to the governing body of the City. I cannot provide assurance that any unmodified opinions will be expressed. Circumstances may arise in which it is necessary for

us to modify my opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, I will also issue a written report describing the scope of my testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Management Responsibilities

My audit will be conducted on the basis that management and, when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received, including federal awards and funding increments received prior to December 26, 2014 (if any), and those received in accordance with the Uniform Guidance (generally received after December 26, 2014);
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For the design, implementation, and maintenance of internal control over federal awards;
6. For establishing and maintaining effective internal control over federal awards that provides reasonable assurance that the City is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
7. For identifying and ensuring that the City complies with federal statutes, regulations, and the terms and conditions of federal award programs and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
8. For disclosing accurately, currently, and completely, the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;

13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
15. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that I may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the City from whom I determine it necessary to obtain audit evidence;
 - d. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current period under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
16. For acceptance of non-attest services, including identifying the proper party to oversee non-attest work;
17. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
18. For informing us of any known or suspected fraud affecting the City involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
19. For the accuracy and completeness of all information provided;
20. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
21. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With respect to any non-attest services I perform, I agree to perform the following:

- Assist in preparing the financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you.
- Maintenance of the depreciation schedule.
- Maintenance of long-term debt schedule.
- Assist with entries to adjust property tax accruals and record the 60-day collection, record the final state and federal revenue adjustments, assist with ending accounts payable accruals, reclassify negative cash balances, and preparation of entries in accordance with GASB 34, 68, and 75.

The City's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in

accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include my report on the supplementary information in any document that contains the supplementary information and that indicates that I have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and my report thereon.

The City will be responsible for ensuring that appropriate governmental agencies receive copies of the audit report according to their specific instructions.

As part of my audit process, I will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

I understand that your employees will prepare all confirmations I request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to my firm, you agree to provide us with printers' proofs or masters for my review and approval before printing. You also agree to provide us with a copy of the final reproduced material for my approval before it is distributed.

Fees and Timing

I will schedule in advance out timing for preliminary and final audit fieldwork procedures and work with you for dates that are convenient for you.

My fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices are payable upon presentation. I estimate that my fees for the audits will be as follows:

	<u>2021</u>
Annual financial audit	\$ 16,500
GASB 68/75 compliance	<u>1,500</u>
Subtotal - City Fee	\$ 18,000
Ranger EDC A/B annual financial audits	<u>1,500</u>
Total Combined Audit Fee	<u><u>\$ 19,500</u></u>

I will notify you immediately of any circumstances I encounter that could significantly affect this initial fee estimate. Whenever possible, I will attempt to use the City's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce my time requirements and facilitate the timely conclusion of the audit. Further, I will be available during the year to consult with you on financial management and accounting matters of a routine nature.

In addition, I will be compensated for any time and expenses, including time and expenses of legal counsel, I may incur in conducting or responding to discovery requests or participating as a witness or otherwise in any legal, regulatory, or other proceedings as a result of my Firm's performance of these services. You and your attorney will receive, if lawful, a copy of every subpoena I am asked to respond to on your behalf and will have the ability to control the extent of the discovery process to control the costs you may incur.

Should my relationship terminate before my audit procedures are completed and a report issued, you will be billed for services to the date of termination. All bills are payable upon receipt. If collection action is necessary, expenses and reasonable attorney's fees will be added to the amount due.

Other Matters

During the course of the engagement, I may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The audit documentation for this engagement is the property of Cameron L. Gulley, CPA and constitutes confidential information. However, I may be requested to make certain audit documentation available to federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Cameron L. Gulley, CPA's personnel. Furthermore, upon request, I may provide copies of selected audit documentation to federal agencies and the U.S. Government Accountability Office. Federal agencies and the U.S. Government Accountability Office may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. I agree to retain my audit documentation or work papers for a period of at least eight years from the date of my report.

Further, I will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, I may observe opportunities for economy in, or improved controls over, your operations. I will bring such matters to the attention of the appropriate level of management, either orally or in writing.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, I am not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

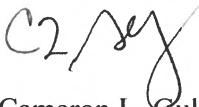
At the conclusion of my audit engagement, I will communicate to the City Commission the following significant findings from the audit:

- My view about the qualitative aspects of the City's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those I believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in my professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of my audit procedures;
- Representations I requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

Government Auditing Standards require that I provide, upon request, a copy of my most recent external peer review report and any subsequent review reports to the party contracting for the audit. Accordingly, I will provide a copy of my most recent peer review report at your request.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for my audit of the financial statements including our respective responsibilities.

Respectfully,



Cameron L. Gulley
Certified Public Accountant

August 6, 2021

Approved:

The foregoing fully describes our understanding of the services to be provided to the **City of Ranger, Texas** by ---- **Cameron L. Gulley, CPA**, P.O. Box 163, Eastland, Texas 76448.

Date

John Casey, mayor
City of Ranger, Texas

Resolution No. 2021-08-09-O

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF RANGER, TEXAS, TO ENTER INTO AN AGREEMENT WITH THE STATE OF TEXAS THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF THE STATE HIGHWAY 101 (MAIN ST.) FROM COMMERCE STREET TO THE RANGER WILLOW PARK FOR A ROARING RANGER DAY PARADE SPONSORED BY THE RANGER HISTORICAL PRESERVATION SOCIETY

WHEREAS: the City Council of the City of Ranger in cooperation with the State of Texas for the safety and convenience of the traveling public; and

WHEREAS: the City of Ranger request the temporary closure of State Highway 101 (Main St.), & Commerce St., the intersection of State Highway 101 and FM 717(Austin St.) and the intersection of State Highway 101 and Pine Street on Saturday, September 18, 2021, for parade activities associated with a Roaring Ranger Day Activities Parade;

And

WHEREAS: the events located within the City of Ranger incorporated area and the closure will be performed within the State's requirements.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS:

Section 1. That at the regular meeting of the City Council held on the 9th day of August, 2021, this resolution was adopted in accordance with Chapter 43 Texas Administrative Code, Section 22.12 and comply with the rules and procedures established by said Chapter and Section.

Section 2. This resolution is adopted so that the Ranger Historical Preservation Society may conduct a Roaring Ranger Day Parade on Saturday, September 18, 2021.

Passed and approved, this 9th day of August, 2021.

CITY OF RANGER, TEXAS

John Casey, Mayor

ATTEST:

Savannah Fortenberry, City Secretary

AMENDED BUDGET: 07-27-2021

4 B RANGER ECONOMIC DEVELOPMENT CORPORATION

ANNUAL BUDGET 10-01-2020 Through 09-30-2021

July 27, 2020 cash on hand: \$92,970.32

Estimated Income:

Estimated Sales Tax Income Balance of F/Y 2021 \$4000.00

Estimated Expenses:

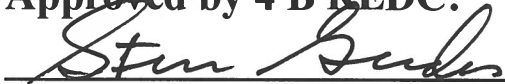
Safety Deposit Box: \$0.00

Audit Fees: \$0.00

Total: \$0.00

ESTIMATED BALANCE September 30, 2021 \$96,970.32

Approved by 4 B REDC:



Date 7-27-21

President

Approved by City of Ranger:

_____ **Date** _____

Mayor

4 B RANGER ECONOMIC DEVELOPMENT CORPORATION
ANNUAL BUDGET 10-01-2021 Through 09-30-2022

September 30, 2020 estimated cash on hand: \$96,970.32

Estimated Income:

Estimated Sales Tax Income F/Y 2022 \$23000.00

Estimated Expenses:

Safety Deposit Box: \$50.00

Audit Fees: \$750.00

Total: \$800.00

ESTIMATED BALANCE September 30, 2022 \$119,170.32

Approved by 4 B REDC:

Steve Budes

Date 7-27-2021

President

Approved by City of Ranger:

Date _____

Mayor

TYPE 4 B REDC'S GOALS FOR FY 2022:

1. CONTINUE TO PROMOTE, ENCOURAGE, HELP AND SUPPORT NEW BUSINESSES LOCATING OR RELOCATING TO THE CITY OF RANGER TX.

2. CONTINUE TO HELP IMPROVE THE QUALITY OF LIFE FOR ALL CITIZENS OF THE CITY OF RANGER TX



400 West Main St
(254) 647-3522 Phone

Ranger, TX 76470
(254) 647-1407 Fax

Joe Pilgrim - Mayor
Gerald Gunstanson - City Manager
Savannah Fortenberry - City Secretary
Robert Alvarez - Public Works Director
Tammy Archer - Municipal Judge
Darrell Fox - Fire Chief

City Council Meeting Agenda Item Request and Information Sheet

The deadline for submitting an agenda item request and supporting documentation for Council Member Agenda Packets is the Wednesday by 5PM prior to the 72-Hour Posting of the City Council meeting. Requests received after that time will be scheduled for the following meeting. Please print or type all information. It is the Requestors responsibility to provide all necessary documents.

Requestor: REDC - B Phone: _____

Date Submitted: 7/28 Time Submitted: 10:47am

Meeting Date: 8/19

Agenda Item Title: Airport Bathrooms

Description: Partner w/ BAF to help pay for showers & restrooms - Arrow construction & tower setup

Recommended Action: Do vote to approve

CITIZEN SIGNATURE _____

Attach any supporting documents for Council Member Agenda packets.

**Ranger Economic Development Corporation – Type A
Annual Budget for 10-1-21 to 09-30-22**

Current Financial Balances

Checking Account Balance	200,614.29	
Certificate of Deposit-44	59,069.99	
Certificate of Deposit-08	<u>36,409.74</u>	
TOTAL CURRENT BALANCES		+ 296,094.02

Anticipated Revenue:

Sales Tax Income (based on last FY)	26,300.00	
Interest Income (First Financial)	134.00	
Property sales	890.00	
Rental income	<u>500.00</u>	
TOTAL REVENUE		+ 27,824.00

Anticipated Expenses:

Audit fees	750.00	
Office Supplies/Equipment	500.00	
Salaries	6,000.00	
Professional and Legal Fees	1,000.00	
Grant Writing/Proposals	1,000.00	
Travel & Training	2,000.00	
Advertising	3,000.00	
Garner Building Electricity.....	900.00	
Garner Building Water	1,368.00	
Garner Building TML Ins-300K for building & umbrella liability	786.00	
Garner Building – Maintenance/Upkeep	1,000.00	
TMCN & ED Alliance Membership/Participation	<u>450.00</u>	
TOTAL EXPENSES		- <u>18,754.00</u>

2021-2022 Budget - End of Year Balance **\$ 305,164.02**

Approved by REDC:

_____ **Date** _____

Approved by City of Ranger

_____ **Date** _____

**Ranger Economic Development Corporation – Type A
Annual Goals for 2021-2022**

After a review of the City of Ranger Strategic plan and in accordance with the mission of the REDC – Type A Board, the following goals for the 2021-2022 are provided for review and approval:

- 1. Increase Job Training with Ranger College**
- 2. Market EDC Properties**
- 3. Network and Partner with Other EDCs & the West Central Texas Council of Governments**
- 4. Pursue Grant Opportunities**
- 5. Provide Economic Support for Local Business in accordance with EDC – Type A Guidelines**

Approved by REDC:

_____ **Date** _____

Approved by City of Ranger

_____ **Date** _____

ORDINANCE NO. 2021-08-23-F

AN ORDINANCE OF THE CITY OF RANGER, TEXAS; PROVIDING FOR THE ADOPTION AND AMENDMENT OF THE CITY OF RANGER PERSONNEL POLICY; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING EFFECTIVE DATE AND OPEN MEETINGS CLAUSES.

WHEREAS, it is necessary and reasonable for the City of Ranger, Texas (the “City”) to provide, modify and amend policies, rules, regulations and procedures governing the terms of employment, benefits, advancement, service and discipline of the officers, employees and personnel of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Commission hereby further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this Ordinance are reasonable and necessary.

Section 2. Personnel Policy Amendment to 700 – Leave of Absences, Section 701. The City’s Personnel Policy, Section 700, Leave of Absences, Section 701.1, Annual Leave, is hereby amended as follows:

Section 700 – Leave of Absences

Section 701.1 - Annual Leave: All benefits eligible employees with one continuous year of service shall earn annual leave with pay at the following rates, to be earned on the anniversary of date of employment and to be used during that year. Employees may roll-over up to 100% of their current year's authorized annual leave earnings. At the end of each year, all annual leave in excess of one year's authorized earnings is automatically forfeited. When an employee chooses not to schedule, reschedule as necessary, request, and use excess annual leave to avoid forfeiture, the employee is not entitled to have the forfeited annual leave restored for future use.
~~Earned annual leave shall not be carried over to the employee’s next year.~~

	<u>Years of Service Completed</u>	<u>Annual Leave</u>
1 year	5 days	
2 to 6 years	10 days	
7 years	15 days	

All other provisions of that Section 701 shall remain the same.

Section 3. Personnel Policy Amendment by Adding New Section 713.1, Paid Quarantine Leave Policy. The City’s Personnel Policy, Section 700, Leave of Absences, shall be amended to

add a new Section 713, Paid Quarantine Leave Policy added. Such policy is set out in Exhibit A, attached hereto and incorporated herein for all purposes.

Section 4. Conflicting Ordinances or Personnel Policies. All personnel policies adopted prior to the effective date of this Ordinance are hereby amended to the extent of any conflict with the personnel policy adopted by this Ordinance. All ordinances or parts of ordinances in conflict with this Ordinance are hereby amended to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with applicable laws.

Section 6. Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Commission without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading this 9th day of August, 2021.

FINALLY PASSED AND APPROVED this 23rd day of August, 2021.

ATTEST:

CITY OF RANGER, TEXAS

Savannah Fortenberry, City Secretary

John Casey, Mayor

EXHIBIT "A"

CITY OF RANGER

PAID QUARANTINE LEAVE POLICY

713.0 Quarantine Leave

713.1 General

The City of Ranger Fire Fighter, Peace Officer, and Detention Officer (hereinafter "Officer"), as defined by Chapter 180, Section 180.008, of the Texas Local Government Code, who is ordered to quarantine by the person's supervisor or Local Health Authority due to a possible or known exposure to a communicable disease while on duty will be fully compensated for the full duration of the mandated quarantine with no reduction in pay.

713.2 Paid Quarantine Leave

City of Ranger's Officers subject to mandatory quarantine, as provided in Section 713.1, that are not assigned or are not able to perform other tasks for which they can be compensated during that time, are entitled to receive paid quarantine leave for the duration of the quarantine. Exempt Officers subject to mandatory quarantine will receive regularly scheduled paychecks. Non-exempt Officers subject to mandatory quarantine will be paid their current hourly rate multiplied by their regularly scheduled hours.

713.3 Accrual and Retention of Benefits

All Officers under a mandatory quarantine will retain, and will continue to accrue, all employment benefits as if they were on active duty, including, but not limited to, paid time off accrual, pension benefits, and health benefits.

713.4 No Reduction in Compensation and Benefits

The City of Ranger will not reduce an Officer's sick, vacation, holiday, or other paid leave balance in connection with mandatory paid quarantine leave taken in accordance with this policy.

713.5 Reimbursement for Related Costs.

The City of Ranger will reimburse all reasonable costs related to an Officer's mandatory quarantine including, lodging, medical, and transportation costs.

Notice About 2021 Tax Rates**Property Tax Rates in City of Ranger**

This notice concerns the 2021 property tax rates for City of Ranger. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate: \$0.697886/\$100
This year's voter-approval tax rate: \$0.730090/\$100

To see the full calculations, please visit for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Fund	Balance
	0

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
	0	0	0	0
Total required for 2021 debt service				\$0
- Amount (if any) paid from funds listed in unencumbered funds				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2021				\$0
+ Amount added in anticipation that the unit will collect only 0% of its taxes in 2021				\$0
= Total debt levy				\$0

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by , on .

2021 Tax Rate Calculation Worksheet

Date: 07/29/2021 12:09 PM

Taxing Units Other Than School Districts or Water Districts**City of Ranger**

Taxing Unit Name

400 W Main

Taxing Unit's Address, City, State, ZIP Code

254-647-3522

Phone (area code and number)

citymanager@rangertx.gov

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the No-New-Revenue (NNR) tax rate and Voter-Approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School Districts without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

No-New-Revenue Tax Rate Worksheet**Amount/Rate**

1. 2020 total taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$58,770,530
2. 2020 tax ceilings. Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2020 adjusted taxable value. Subtract Line 2 from Line 1.	\$58,770,530
4. 2020 total adopted tax rate.	\$0.699000/\$100
5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value.	\$0
A. Original 2020 ARB values:	\$0
B. 2020 values resulting from final court decisions:	\$0
C. 2020 value loss. Subtract B from A. ³	\$0
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.	\$0
A. 2020 ARB certified value:	\$0
B. 2020 disputed value:	\$0
C. 2020 undisputed value. Subtract B from A. ⁴	\$0

7. 2020 Chapter 42 related adjusted values Add Line 5C and Line 6C.	\$0
8. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$58,770,530
9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory. ⁵	\$0
10. 2020 taxable value lost because property first qualified for an exemption in 2021. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2020 market value: B. Partial exemptions. 2021 exemption amount or 2021 percentage exemption times 2020 value: C. Value loss. Add A and B. ⁵	\$59,310 \$15,380 \$74,690
11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020. A. 2020 market value: B. 2021 productivity or special appraised value: C. Value loss. Subtract B from A. ⁷	\$0 \$0 \$0
12. Total adjustments for lost value. Add lines 9, 10C and 11C.	\$74,690
13. 2020 captured value of property in a TIF. Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$◇
14. 2020 total value. Subtract Line 12 and Line 13 from Line 8.	\$58,695,840
15. Adjusted 2020 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$410,283
16. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. ⁸	\$0
17. Adjusted 2020 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$410,283
18. Total 2021 taxable value on the 2021 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: B. Counties: Include railroad rolling stock values certified by the Comptroller's office: C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage	\$58,990,808 \$0

system property:

D. Tax increment financing: Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹²

E. Total 2021 value. Add A and B, then subtract C and D.

19. Total value of properties under protest or not included on certified appraisal roll.¹³

A. 2021 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹⁴

B. 2021 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.¹⁵

C. Total value under protest or not certified: Add A and B.

20. 2021 tax ceilings. Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step.¹⁶

21. 2021 total taxable value. Add Lines 18E and 19C. Subtract Line 20.¹⁷

22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed.¹⁸

23. Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2021.¹⁹

24. Total adjustments to the 2021 taxable value. Add Lines 22 and 23.

25. Adjusted 2021 taxable value. Subtract Line 24 from Line 21.

26. 2021 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.²⁰

27. COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county

\$0

\$0

\$58,990,808

\$0

\$0

\$0

\$0

\$58,990,808

\$0

\$201,490

\$201,490

\$58,789,318

\$0.697886/\$100

levies. The total is the 2021 county NNR tax rate.²¹

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(13)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(13)

⁸Tex. Tax Code Section 26.012(13)

⁹Tex. Tax Code Section 26.03(c)

¹⁰Tex. Tax Code Section 26.012(13)

¹¹Tex. Tax Code Section 26.012,26.04(c-2)

¹²Tex. Tax Code Section 26.03(c)

¹³Tex. Tax Code Section 26.01(c) and (d)

¹⁴Tex. Tax Code Section 26.01(c)

¹⁵Tex. Tax Code Section 26.01(d)

¹⁶Tex. Tax Code Section 26.012(6)(b)

¹⁷Tex. Tax Code Section 26.012(6)

¹⁸Tex. Tax Code Section 26.012(17)

¹⁹Tex. Tax Code Section 26.012(17)

²⁰Tex. Tax Code Section 26.04(c)

²¹Tex. Tax Code Section 26.04(d)

²²*Reserved for expansion*

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The Voter-Approval tax rate for a county is the sum of the Voter-Approval tax rates calculated for each type of tax the county levies. In most cases the Voter-Approval tax rate exceeds the No-New-Revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Voter-Approval Tax Rate Worksheet**Amount/Rate****28. 2020 M&O tax rate.** Enter the 2020 M&O tax rate.

\$0.699000/\$100

29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments.
Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet*.

\$58,770,530

30. Total 2020 M&O levy. Multiply Line 28 by Line 29 and divide by \$100.

\$410,806

31. Adjusted 2020 levy for calculating NNR M&O rate.

A. M&O taxes refunded for years preceding tax year 2020 Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.

\$0

B. 2020 taxes in TIF Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0.

\$0

C. 2020 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.

\$0

D. 2020 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.

\$104,938

E. Add Line 30 to 31D.

\$515,744

32. Adjusted 2021 taxable value. Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet*.

\$58,789,318

33. 2021 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.

\$0.877275/\$100

34. Rate adjustment for state criminal justice mandate.²³

A. 2021 state criminal justice mandate: Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.

\$0

B. 2020 state criminal justice mandate: Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.

\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.

D. Enter the rate calculated in C. If not applicable, enter 0.

\$0/\$100

\$0/\$100

35. Rate adjustment for indigent health care expenditures.²⁴

A. 2021 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.

\$0

B. 2020 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.

\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.

D. Enter the rate calculated in C. If not applicable, enter 0.

\$0/\$100

\$0/\$100

36. Rate adjustment for county indigent defense compensation.²⁵

A. 2021 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.

\$0

B. 2020 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.

\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$0/\$100

D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.

\$0/\$100

E. Enter the lessor of C and D. If not applicable, enter 0.

\$0/\$100

37. Rate adjustment for county hospital expenditures.²⁶

A. 2021 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.

\$0

B. 2020 eligible county hospital expenditures: Enter the amount paid by the county or

municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.

\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.

D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.

\$0/\$100

E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.

\$0/\$100

\$0/\$100

38. Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.

\$◇

A. Amount appropriated for public safety in 2020. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year

\$◇

B. Expenditures for public safety in 2020. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$◇/\$100

D. Enter the rate calculated in C. If not applicable, enter 0.

\$◇/\$100

39. Adjusted 2021 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.

\$0.877275/\$100

40. Adjustment for 2020 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero.

\$104,938

A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.

\$◇

B. Divide Line 40A by Line 32 and multiply by \$100.

\$◇

C. Add Line 40B to Line 39.

41. 2021 voter-approval M&O rate. Enter the rates as calculated by the scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.

\$◇/\$100

- or -
Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.

D41. Disaster Line 41 (D41): 2021 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of

1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or
2. the third tax year after the tax year in which the disaster occurred.

\$ < / \$100

If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).

42. Total 2021 debt to be paid with property taxes and additional sales tax revenue.

Debt means the interest and principal that will be paid on debts that:

- (1) are paid by property taxes,
- (2) are secured by property taxes,
- (3) are scheduled for payment over a period longer than one year and
- (4) are not classified in the taxing unit's budget as M&O expenses

A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸

Enter debt amount.

\$0

\$0

B. Subtract unencumbered fund amount used to reduce total debt.

\$0

C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)

\$0

D. Subtract amount paid from other resources.

\$0

E. Adjusted debt. Subtract B, C, and D from A.

43. Certified 2020 excess debt collections. Enter the amount certified by the collector.²⁸

\$0

44. Adjusted 2021 debt. Subtract Line 43 from Line 42E.

\$0

45. 2021 anticipated collection rate.

A. Enter the 2021 anticipated collection rate certified by the collector.²⁹

0%

B. Enter the 2020 actual collection rate

0%

C. Enter the 2019 actual collection rate

0%

D. Enter the 2018 actual collection rate

0%

E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at

0%

least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹

46. 2021 debt adjusted for collections. Divide Line 44 by Line 45E	\$0
47. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$58,990,808
48. 2021 debt tax rate. Divide Line 46 by Line 47 and multiply by \$100.	\$0/\$100
49. 2021 voter-approval tax rate. Add Lines 41 and 48.	\$0.907979/\$100
D49. Disaster Line 49 (D49): 2021 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$< /\$100
50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.	

²³Tex. Tax Code Section 26.044²⁷Tex. Tax Code Section 26.04(c-1)²⁴Tex. Tax Code Section 26.0442²⁸Tex. Tax Code Section 26.012(10) and 26.04(b)²⁵Tex. Tax Code Section 26.0442²⁹Tex. Tax Code Section 26.04(b)²⁶Tex. Tax Code Section 26.0443³⁰Tex. Tax Code Section 26.04(b)

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Additional Sales and Use Tax Worksheet	Amount/Rate
51. Taxable Sales. For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.	\$0
52. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2020 or in May 2021. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2020. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$104,938
53. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$58,990,808
54. Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$0.177889/\$100
55. 2021 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$0.697886/\$100
56. 2021 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2020 or in May 2021. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.	\$0.697886/\$100
57. 2021 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.907979/\$100
58. 2021 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$0.730090/\$100

³¹ Reserved for expansion

³⁴Tex. Tax Code Section 26.041(d)

³²Tex. Tax Code Section 26.041(d)

³⁵Tex. Tax Code Section 26.04(c)

³³Tex. Tax Code Section 26.041(i)

³⁶Tex. Tax Code Section 26.04(c)

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Voter-Approval Protection for Pollution Control Worksheet	Amount/Rate
59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$0
60. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$58,990,808
61. Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$0/\$100
62. 2021 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$0.730090/\$100

³⁷Tex. Tax Code Section 26.045(d)

³⁸Tex. Tax Code Section 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Unused Increment Rate Worksheet	Amount/Rate
63. 2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0
64. 2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0
65. 2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0
66. 2021 unused increment rate. Add Lines 63, 64 and 65.	\$0/\$100
67. 2021 voter-approval tax rate, adjusted for unused increment rate. ²³ Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$0.730090/\$100

³⁹Tex. Tax Code Section 26.013(a)

⁴⁰Tex. Tax Code Section 26.013(c)

⁴¹Tex. Tax Code Section 26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴²

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴³

De Minimis Rate Worksheet	Amount/Rate
68. Adjusted 2021 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$0.877275/\$100
69. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$58,990,808
70. Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$0.847589
71. 2021 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0/\$100
72. De minimis rate. ²³ Add Lines 68, 70 and 71.	\$1.724864/\$100

⁴²Tex. Tax Code Section 26.012(8-a)

⁴³Tex. Tax Code Section 26.063(a)(1)

⁴⁴Tex. Tax Code Section 26.04(c)

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.

NOTE: This section will not apply to any taxing units in 2021. It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Emergency Revenue Rate Worksheet	Amount/Rate
73. 2020 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
74. Adjusted 2020 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2020 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	N/A
75. Increase in 2020 tax rate due to disaster. Subtract Line 74 from Line 73.	N/A
76. Adjusted 2020 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
77. Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	N/A
78. Adjusted 2021 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
79. Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	N/A
80. 2021 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	N/A

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue tax rate

\$0.697886/\$100

As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used:

Voter-Approval tax rate

As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).

\$0.730090/\$100

Indicate the line number used:

De minimis rate

\$1.724864/\$100

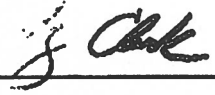
If applicable, enter the de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.⁵⁰

print here Randy Clark
Printed Name of Taxing Unit Representative

sign here _____
Taxing Unit Representative



7-29-2021
_____ Date

ORDINANCE NO. 2008-07-28-01

AN ORDINANCE OF THE CITY OF RANGER, TEXAS, CONSOLIDATING ORDINANCE NUMBERS 2006-07-24-02 AND 2007-10-22-02 REGULATING THE PLACEMENT AND INSTALLATION OF MOBILE HOMES AND HUD-CODE MANUFACTURED HOMES IN THE CITY; PROVIDING AREAS ELIGIBLE FOR SPECIFIC USE PERMITS; PROVIDING DEFINITIONS; PROVIDING FOR MOBILE HOME PARKS; PROVIDING FOR NONCONFORMING USES; PROVIDING OTHER REGULATIONS FOR MOBILE, MODULAR AND MANUFACTURED HOMES; AND PROVIDING EXCEPTIONS AND FOR RELATED MATTERS.

Whereas, the City should provide more certainty and clarity with respect to areas in which mobile homes, modular, manufactured homes and HUD-code manufactured homes may be located in the City;

Whereas, the geographical areas of the City in which mobile, modular, manufactured homes and HUD-code manufactured homes may be located should be set forth;

Whereas, provision should be made for the review and approval of requests for the location and placement of mobile, modular, manufactured and HUD-Code manufactured homes and mobile home parks within certain areas of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS, THAT:

Section. 1. Definitions. The following words and terms defined in this section shall when used in this ordinance, except the manner and use show clear intent otherwise, have the meanings given in this section:

"**Building Line**" means a line or lines designating the interior limit of the area of a lot within which structures may be erected. The building lines generally provide the boundaries of the buildable area of any given lot and no structure or building may be erected between a building and the corresponding lot line.

"**Dwelling, Single-Family**". A building designed for single family occupancy and constructed on-site as a permanent improvement to a legal lot.

"**HUD-code manufactured home**". Means a HUD-Code manufactured home as defined in Chapter 1201, Tex. Occupation Code.

"Manufactured Home". A manufactured home or a HUD-Code manufactured home as defined in Chapter 1201, Tex. Occupation Code.

"Mobile Home" A mobile as defined in Chapter 1201, Tex. Occupation Code.

"Mobile Home Park" shall mean an area designated as rental or lease property in which one or more mobile or manufactured homes are permitted to exist under the management of a park superintendent or landlord. Mobile homes may not be added to a mobile home park after the effective date of this ordinance but may continue as a conforming use therein.

"Modular Component". A component of a structure as defined in Chapter 1202, Tex. Occupation Code.

"New Manufactured Home". A manufactured home that is not used as a manufactured home, regardless of its age, or as otherwise defined by Chapter 1201, Tex. Occupation Code, as amended from time to time.

"Used Manufactured Home". A manufactured home which has been occupied for any use or for which a statement of ownership and location has been issued. This term does not include: (A) a manufactured home that was used as a sales model at a licensed retail location or (B) a manufactured home that was sold as a new manufactured home and installed but never occupied, had a statement of ownership and location, and was taken back from the consumer or transferee because of a first payment default or agreement to rescind or unwind the transaction.

Section 2. Manufactured Home Areas. Manufactured homes, HUD-code manufactured homes, and mobile homes shall not be placed, installed or located on any property that fronts on West Main Street. Manufactured, HUD-code manufactured homes, or mobile homes being greater than ten years of age at the time of installation is sought shall also be prohibited from locating in the City, unless authorized by special use permit approved by the City Commission pursuant to Section 2.F.

A. MANUFACTURED HOME ELIGIBLE AREAS. Manufactured homes and HUD-code manufactured homes may, upon the issuance of a permit for a specific lot, in appropriate circumstances, be located, placed and installed in those areas of the City set forth and described hereinafter in Subsection 2.E(2)(a).

B. AREA REGULATIONS. The following shall be the minimum requirements for any lot, tract or parcel of land to be eligible for any building permit or specific use permit for a manufactured home or HUD-code manufactured home.

1) **Size of Yards.**

- a. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet. Where lots have a double frontage, extending through from one street to another, the required front yard shall be provided on both streets.
- b. Side Yard. There shall be a side yard of not less than seven (7) feet in width on each side of the lot. A side yard adjacent to a side street shall not be less than fifteen (15) feet. No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.
- c. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet measured from the rear lot line.

2) Size of Lot.

- a. Lot Area. Lots served by the City wastewater collection system shall have a minimum of seven thousand (7,000) square feet; provided that, in such areas, the City Commission may by affirmative motion approve a manufactured home subdivision in whole or in part in which not more than twenty-five percent (25%) of the lots have less than 7,000 square feet but not less than six thousand (6,000) square feet. All lots not served by the City wastewater collection system shall have a minimum area of twelve thousand five hundred (12,500) square feet.
- b. Lot Width. Lots with a minimum of seven thousand (7,000) square feet shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least forty (40) feet behind the applicable building line. Lots with a minimum area of six thousand (6,000) square feet (not to exceed twenty-five percent [25%] of the lots in a subdivision whether the subdivision is submitted in sections or as a whole, as granted by the City Commission in a written variance) shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least (40) feet behind the applicable building line. Lots with a minimum area of twelve thousand five hundred (12,500) square feet shall have a minimum width of eighty (80) feet at the applicable building line and the average width shall not be less than eighty (80) feet.
- c. Lot Depth. The average depth of the lot shall not be less than one hundred twenty (120) feet, except a corner lot, having a minimum width of not less than ninety (90) feet may have an average depth of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

C. PARKING REGULATIONS. Not less than three off-street parking spaces shall be provided for each lot, tract or parcel of land, for such land to be eligible for a building permit or specific use permit under this ordinance, and for each such lot that is in a Mobile Home Park.

D. OTHER REGULATIONS.

- 1) No manufactured home with less than six hundred (600) square feet is permitted.
- 2) Manufactured homes must be skirted within ninety (90) days from the date placed on a lot.
- 3) Manufactured homes must be tied down securely and in compliance with applicable state and federal regulations prior to occupancy.
- 4) No manufactured home or HUD-code manufactured home may be located in any area of the City that is not set forth and described in this Section or in an approved Mobile Home Park.
- 6) The standards set forth in this Section shall be applicable.

E. BUILDING PERMITS.

- 1) **Purpose.** The Code Enforcement Officer may grant, deny or conditionally approve building permits for manufactured homes or HUD-code manufactured homes within certain designated areas of the City. Because of the nature of the use and the possible adverse impact on neighboring properties of the use, review, evaluation and exercise of planning judgment relative to the location and site plan of the proposed use are required.
- 2) **Procedure.** The Code Enforcement Officer may issue a building permit for a manufactured home or HUD-code manufactured home pursuant to the procedures and in the areas provided in this Section.
 - a. Building Permit. The Code Enforcement Officer may authorize a building permit for a manufactured home, HUD-code manufactured home, or mobile home only within the following designated areas of the City:

All property within the city limits except on those lots fronting on West Main Street.

- b. Application. Any person proposing to begin to obtain a building permit under this Subsection E may file an application accompanied by a site plan. The site plan may be a sketch or drawing on one or more pages, generally to scale, with distances marked, and is not required to be prepared by an engineer. The site plan, along with the application, will become a part of the building permit, if approved. The accompanying site plan shall provide the following information:
 - (i) Data describing the processes and activities proposed and involved in the proposed use, and the type of manufactured home, accessory building, etc.;

- (ii) Boundaries of the area covered by the site plan;
 - (iii) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits;
 - (iv) The location of existing drainage ways and significant natural features;
 - (v) Proposed landscaping and screening buffers;
 - (vi) Location and dimensions of all curb cuts, public and private streets, parking and loading areas pedestrian walks, lighting facilities, and outside trash storage facilities;
 - (vii) The location, height, and type of each wall, fence, and all other types of screening; and
 - (viii) The location of driveways and off-street parking.
- (3) **Appeal.** Any person making application for a building permit pursuant to the terms and conditions of this Subsection E may appeal to the City Commission a decision of the Code Enforcement Officer to deny such application and building permit.

F. CONDITIONAL AND SPECIFIC USE PERMITS.

- 1) **Purpose.** This section provides the City Commission the opportunity to grant, deny or conditionally approve specific use permits for manufactured homes or HUD-code manufactured homes within the City. Because of the nature of the use and the possible adverse impact on neighboring properties of the use, review, evaluation and exercise of planning judgment relative to the location and site plan of the proposed use are required.
- 2) **Procedure.** The City Commission, after a public hearing and proper notice to all parties affected, may authorize the issuance of a specific use permit for a manufactured home or HUD-code manufactured home pursuant to the procedures in this Subsection.
- a. **Application.** Application for a specific use permit to locate a manufactured home or HUD-code manufactured home within any area other than those designated in the forgoing Subsection E, or application for a specific use permit to locate a manufactured home in the City that is greater than ten years of age at the time installation is sought shall be made to the City Commission. Such application shall be filed with the City Secretary and shall include the sketch plan and all other information required in Subsection 2.E. An application that is only

requesting to locate a manufactured home in the City that is greater than ten years of age at the time installation is sought need not include the site plan, but must state the year the manufactured home was constructed and the manufactured home identification number, as well as any other information required by the City. The applicant shall authorize the City's Code Enforcement Officer to inspect the manufactured home. Refusal of the applicant to allow the Code Enforcement Officer to inspect the manufactured home shall result in denial of the application.

b. Notification and Hearing. The notification and public hearing process for specific use permits under this Subsection shall be as follows: (i) a public hearing shall be held by the City Commission prior to the issuance of any such permit; (ii) a written notice of the application shall be sent by U. S. Mail to the last known owner or occupant of each property within two hundred feet (200') of the tract or parcel of land for which the specific use permit is requested; (iii) such written notice shall be mailed at least fifteen (15) days prior to the date of a public hearing to be held with respect to the application; and (iv) not more than thirty (30) nor less than ten (10) days prior to the date of the public hearing a notice shall be published in the official newspaper giving notice of the application and the public hearing to be held with respect to such application.

c. Required Findings. A specific use permit shall be authorized only if all the following conditions have been found:

(i) The specific use permit will be compatible with and not injurious to the use and enjoyment of the property, or neighboring properties, nor materially diminish or impair property values within the immediate vicinity;

(ii) The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

(iii) Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

(iv) The design, location, and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development;

(v) There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property;

(vi) The applicant shall establish that the use and occupancy will comply with all applicable terms of this ordinance; and

(vii) The City Commission finds it is in the public interest to grant such

permit.

(viii) For a specific use permit to locate a manufactured home in the City that is greater than ten year of age at the time installation is sought, the City Commission must also find that the manufactured home is in good condition and repair based on an inspection conducted by the Code Enforcement Officer or other person designated by the Mayor, and complies otherwise with this Ordinance, applicable building codes, and applicable state and federal regulations.

- 3) **Permits and Certificates.** A building permit or certificate of occupancy will not be issued for any HUD-code manufactured home or manufactured home, or any use proposed which requires a special use permit under this ordinance, unless a permit has first been authorized in accordance with the provisions of this ordinance.
- 4) **Approval of Request.** Any application or request related to Section F which is not approved within thirty-five (35) days is hereby deemed denied and the applicant will need to request an extension or appeal the denial.

G. NON-CONFORMING USES.

- 1) **General Policy:** The general public and the City Commission are directed to take note that nonconformities in the use and development of land and buildings are to be avoided, or eliminated where now existing, whenever and wherever possible, except:
 - a. When necessary to preserve property rights established prior to the date these regulations become effective as to the property in question; and
 - b. When necessary to promote the general welfare and to protect the character of the surrounding property.
- 2) **Nonconforming Structures.** Where a lawful structure exists on the effective date of the adoption or amendment of this Section, that could not be built under the terms of this Section by reason of restrictions on permitted use, area, lot coverage, height, years, its locations on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:
 - a. No such nonconforming structure may be enlarged or altered in a way which increases its structural nonconformity, but any structure or portion thereof may be altered to decrease its structural non-conformity.
 - b. Should such nonconforming structure or nonconforming portions of a structure

be damaged by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with this ordinance.

c. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform fully to the rules and regulations provided in this ordinance.

3) Nonconforming Uses. A nonconforming use may be continued as long as it remains otherwise lawful, subject to the following provisions:

a. No existing structure devoted to a nonconforming use shall be enlarged, extended, constructed or reconstructed.

b. The use of the structure shall only be changed to a use permitted in the area in which it is located.

c. A nonconforming use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the nonconforming use was discontinued, and such use was not discontinued for a period of ninety (90) days or more.

d. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to any land outside such building.

e. Removal or destruction of a structure containing a nonconforming use shall eliminate the nonconforming use status, except to the extent, if any, otherwise provided by law. Destruction for the purpose of this subsection is defined as damage equal to more than fifty (50) percent of the replacement cost of the structure.

f. A nonconforming use shall terminate upon any sale or conveyance of the property, except to the extent, if any, provided otherwise by law.

4) Repairs and Maintenance. On any nonconforming structure, or nonconforming portion of a structure, containing a nonconforming use, no work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonload-bearing walls, fixtures, wiring or plumbing, to an extent exceeding twenty-five (25) percent of the current replacement cost of such structure or nonconforming portion of such structure.

If fifty (50) percent or more of the nonconforming structure containing a

nonconforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations set forth in this ordinance.

H. Nonconforming Lot. A lot shall be nonconforming if it shall not meet the requirements of this ordinance.

I. Conforming Use; Replacement of Manufactured Homes.

1) A manufactured home or modular component located within an area listed in Subsection 2.E.2(a) shall be a conforming use.

2) A manufactured home occupying a lot located outside of an area listed in Section 2.E.2(a) as of January 1, 2008, may be replaced by a new manufactured home, provided that the new manufactured home is at least as large in living space as the prior manufactured home (the "replacement manufactured home"). Use of the property for a purpose other than a manufactured home site after removal of the manufactured home shall extinguish the property owner's right to install a replacement manufactured home on a property located outside of an area listed in Section 2.E.2(a). A manufactured home subject to this section may be replaced only one time, unless the manufactured home is being replaced due to fire or natural disaster.

Section. 3. Mobile Home Parks. Provision is hereby made for the City Commission to authorize and approve Mobile Home Parks within the City:

A. USE REGULATIONS.

1) **Mobile Home Park.** Property and areas of the City may not be used and occupied as a Mobile Home Park, or for the installation and location of manufactured homes, HUD-code manufactured or modular components except as provided in this ordinance. Property and areas shall not be approved as a Mobile Home Park or for the installation and/or occupancy by manufactured and HUD-code manufactured without a specific use permit, unless such property and areas are planned, used, approved, platted and occupied as a Mobile Home Park. Land and areas of the City authorized for use as a mobile home park and having an approved subdivision plat or site plan for a Mobile Home Park may be used for manufactured homes, HUD-code manufactured homes and modular components as provided in this ordinance.

2) **Permitted Uses.**

a. One manufactured home, HUD-code manufactured, or modular home on each approved space or lot.

- b. Accessory buildings located on a lot for use by the owner or occupant of a structure that is located on such lot.
- c. Recreational, civic and/or commercial facilities designed for exclusive use of the occupants of the Mobile Home Park.
- d. Accessory buildings for use by the owner or manager of the Mobile Home Park.
- e. One single-family dwelling unit on a 6,000 square foot or larger lot for use as the owner's or manager's residence.

3) **Purpose.** The requirements for Mobile Home Parks are established for the protection of the public health, safety and welfare, and for the following purposes.

- a. To provide adequate space and site diversification for residential purposes that are planned to accommodate the design criteria of manufactured homes.
- b. To protect against pollution, environmental hazards and other objectionable influences.
- c. To make adequate provisions for vehicular and pedestrian circulation.
- d. To promote housing densities appropriate to and compatible with existing and proposed public support facilities.
- e. To promote the most desirable use of land and direction of building development; to promote stability of development; to protect the character of neighborhoods; to conserve the value of land and buildings; and to protect the city's tax base.

4) **Standards.** The installation, occupancy and maintenance of manufactured homes, HUD-code manufactured and modular homes in Mobile Home Parks shall be subject to the following provisions.

- a. No outside horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.
- b. The exterior siding material, excluding skirting, shall be nonmetallic.
- c. The structures shall be of adequate quality and safe design, as certified by a label stating that the unit is constructed in conformance with the state and federal

Manufactured/Modular Home Construction and Safety Standards in effect on the date of manufacture; or other such applicable standards. Any such structure without such certification, but meeting all other requirements, may be accepted as a safe and quality construction provided it meets the following criteria;

- (i) All electrical material, devices, appliances, and equipment are in sound and safe condition. Aluminum conductors are not acceptable.
- (ii) All mechanical systems including space and water heating, are in sound and safe condition.
- (iii) All plumbing, gas piping, and wastewater systems are in sound and safe condition.
- (iv) The unit is in sound and safe structural condition. Uncompressed finish floorings greater than 1/8 inch in thickness beneath load-bearing walls that are fastened to the floor structure are not acceptable. Any such structure that shows signs of fire damage, are not acceptable.
- (v) The determination of the foregoing acceptance of any noncertified unit shall be made jointly by the Code Enforcement Officer or the Fire Marshall.

5) Installation. Manufactured homes shall be installed in accordance with the following criteria:

- a. The frame shall be supported by, and tied to, a foundation system capable of safely supporting the loads imposed as determined from the character of the soil. The minimum acceptable foundation design shall be a series of eight-inch grout-filled concrete block piers spaced no more than eight feet on center and bearing on 12" x 12" solid concrete footings. A tie-down and anchoring system separate and apart from the foundation ties shall be provided as recommended by the manufacturer, if different from the foundation ties.
- b. Axle and hitch assemblies shall be removed at the time of placement on the foundation.
- c. Each home shall be totally skirted with metal, masonry, pressure-treated wood, or other nondegradable material which is compatible with the design and exterior materials of the primary structure.
- d. Electrical power supply shall be made from a meter installation on the home, or from a permanent meter pedestal.
- e. Driveways and off-street parking shall be provided in accordance with the

requirements for single-family dwellings.

f. Garage and carport additions are permitted, provided they cover a paved parking area and are connected to a street by a paved drive, meet the minimum building setback requirements, and have roof and siding material compatible with the primary structure.

g. Patio and porch covers are permitted, provided they cover an improved patio, deck, or porch, and meet the minimum building setback requirements.

h. Living area additions are permitted, provided they meet the minimum building setback requirements, have roof and siding material that is compatible with the primary structure, and comply with the same structural standards as the primary structure.

6) Required conditions.

a. A development designed as a mobile home or recreational vehicle park shall meet all requirements of the mobile home park ordinance of the city, and any applicable sections of the city subdivision ordinance. Said facility so designed shall be for the explicit purpose of renting or leasing of manufactured home sites and shall not be construed to permit the sale of such spaces as lots.

b. A development designed as a mobile home or recreational vehicle subdivision shall meet all requirements of the city subdivision ordinance and any applicable sections of the city mobile home park ordinance. Such subdivision shall have as its major purpose the sales and conveyance of property rights and ownership of individual lots to consumers.

c. At no time may an existing mobile home or recreational vehicle park be converted to a mobile home or recreational vehicle subdivision without first meeting all requirements of the city subdivision ordinance and receiving approval by the City Commission.

d. No mobile home shall be permitted to be added to the mobile home park. Further, no manufactured or HUD-code manufactured home may be added to the mobile home park which is more than ten (10) years of age at the time installation is requested.

B. AREA REGULATIONS.

1) Size of Yards.

a. Front Yard. There shall be a front yard having a depth of not less than twenty-

five (25) feet.

b. Side Yard. There shall be a side yard of not less than seven (7) feet in width on each side of the lot. A side yard adjacent to a side street shall not be less than fifteen (15) feet. No side yard for nonresidential uses shall be less than twenty-five (25) feet.

c. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet measured from the rear lot line.

2) Size of Lot.

a. Lot Area. Lots served by the City wastewater collection system shall have a minimum of seven thousand (7,000) square feet; provided that, in such areas, the City Commission may by affirmative motion approve a mobile home subdivision in whole or in part in which not more than twenty-five percent (25%) of the lots have less than 7,200 square feet but not less than six thousand (6,000) square feet.

All lots not served by the City wastewater collection system shall have a minimum area of twelve thousand five hundred (12,500) square feet.

b. Lot Width. Lots with a minimum of seven thousand (7,000) square feet shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least forty (40) feet behind the applicable building line. Lots with a minimum area of six thousand (6,000) square feet (not to exceed twenty-five percent [25%] of the lots in a subdivision whether the subdivision is submitted in sections or as a whole, as granted by the City Commission in a written variance) shall have a minimum width of fifty (50) feet at the applicable building line and for a distance of at least (40) feet behind the applicable building line. Lots with a minimum area of twelve thousand five hundred (12,500) square feet shall have a minimum width of eighty (80) feet at the applicable building line and the average width shall not be less than eighty (80) feet.

c. Lot Depth. The average depth of the lot shall not be less than one hundred twenty (120) feet, except a corner lot, having a minimum width of not less than ninety (90) feet may have an average depth of less than one hundred twenty (120) feet provided that the minimum depth is no less than ninety (90) feet.

C. PARKING REGULATIONS. Not less than three off street parking spaces for each lot, or home pad site.

D. OTHER REGULATIONS.

1) General standards.

- a. All minimum requirements as stated under this ordinance shall apply.
- b. No through traffic shall be permitted in a Mobile Home Park.
- c. A perimeter fence shall be required, unless exempted for good cause by the City Commission.
- d. Curbs and gutters shall be required and shall conform to the requirement for City streets.

2) **Notice Requirements and Hearing.**

Mobile Home Parks shall not be permitted within any area of the City except upon authorization and permit by the City Commission given after notice and public hearing held in compliance with this paragraph. The notification and public hearing process for the approval of a Mobile Home Park under this section shall be as follows: (a) a public hearing shall be held by the City Commission prior to the issuance of any such authorization or permit; (b) a written notice of the application shall be sent by U. S. Mail to the last known owner and/or occupant of each property within two hundred feet (200') of the tract or parcel of land for which the specific use permit is requested; (c) such written notice shall be mailed at least fifteen (15) days prior to the date of a public hearing to be held with respect to the application; and (d) not more than thirty (30) nor less than ten (10) days prior to the date of the public hearing a notice shall be published in the official newspaper giving notice of the application and the public hearing to be held with respect to such application.

Section 4. Exception. In the event any term or provision of this ordinance conflicts with state or federal law such term or provision of this ordinance shall be construed and interpreted in a manner consistent with such federal or state law and such law shall control.

Section 5. Penalty. Any person convicted of violating any provision of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine in an amount not to exceed Five Hundred dollars (\$500.00) and each day of such violation shall be a separate violation.

Section 6. Savings. All rights and remedies of the City of Ranger are expressly saved as to any and all violations of the provisions of any ordinances affecting manufactured homes or mobile homes within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. Repeal and Amendment. Ordinance Numbers 2006-07-24-02 and 2007-10-22-02 are hereby repealed. All ordinances or parts of ordinances in conflict with this ordinance are

hereby amended to the extent of such conflict.

Section 8. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 9. Open Meetings. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND ADOPTED this the 28th day of July 2008

FINALLY PASSED AND ADOPTED this 11th day of August, 2008.

The City of Ranger


John Casey, Mayor

ATTEST:


Troy Emery, City Secretary



INCOME	July	YTD	Budget	%
AD-Valorem Tax (Property)	\$16,628.76	\$419,621.62	\$ 425,000.00	98.73%
Birth & Death Certificates	\$0.00	\$513.00	\$ 1,000.00	51.30%
Cell Tower Lease	\$0.00	\$1,250.00	\$ -	
Cemetery Lots & Location Fees	\$35.00	\$6,240.00	\$ 3,500.00	178.29%
Collection Station Fees	\$0.00	\$1,255.20	\$ -	
Community Center Rental	\$0.00	\$200.00	\$ 500.00	40.00%
Court Collections -General	\$2,572.50	\$35,404.89	\$ 100,000.00	35.40%
Disaster/Insurance Claim Funds	\$0.00	\$137,593.30	\$ -	
EMS Subsidy & Fees - Income	\$11,198.00	\$142,074.68	\$ 150,000.00	94.72%
Federal Fuel Tax Refund	\$0.00	\$2,553.88	\$ 4,000.00	63.85%
Franchise Fees	\$7,699.23	\$104,492.06	\$ 115,000.00	90.86%
Grant Funds	\$0.00	\$66,097.24	\$ 25,000.00	264.39%
Interest	\$7.39	\$162.81	\$ 3,500.00	4.65%
Misc Income	\$0.00	\$226.39	\$ 1,500.00	15.09%
Office Supplies - Income	\$3.00	\$214.50	\$ 350.00	61.29%
Permits & License Fees	\$0.00	\$585.00	\$ 650.00	90.00%
Records Preservation Fee	\$0.00	\$28.00	\$ 50.00	56.00%
Sale Property/Vehicle/Equipment	\$0.00	\$750.00	\$ 750.00	100.00%
Sales Tax Revenue:Sales Tax	\$32,003.38	\$347,281.15	\$ 420,000.00	82.69%
Contingency "Unencumbered" Fund	\$0.00	\$342,608.66	\$ 500,000.00	68.52%
TOTAL INCOME	\$70,147.26	\$1,609,152.38	\$1,750,800.00	91.91%

EXPENSE	July	YTD	Budget	%
Advertising - Legal Publications	\$0.00	\$609.00	\$ 800.00	76.13%
Animal Control - General	\$0.00	\$1,121.34	\$ 2,500.00	44.85%
Appraisal District Fees	\$0.00	\$12,862.08	\$ 18,000.00	71.46%
Banking Account Fees	\$1.50	\$15.00	\$ 200.00	7.50%
Building Maintenance & Improvements	\$194.85	\$672.07	\$ 2,500.00	26.88%
Capital Improvements	-\$9,996.32	\$14,622.61	\$ 56,650.00	25.81%
Civil Fees - Certificates	\$9.00	\$41.40	\$ 100.00	41.40%
Commissioner Stipend	\$0.00	\$390.00	\$ 700.00	55.71%
Contract Labor	\$2,272.50	\$29,870.21	\$ 25,000.00	119.48%
Copier Machine Lease	\$0.00	\$2,252.97	\$ 2,500.00	90.12%
Court Fees - Expense	\$4,899.65	\$23,536.46	\$ 45,000.00	52.30%
Dispatch Fees Police/Fire/EMS	\$0.00	\$35,919.80	\$ 36,000.00	99.78%
Dues, Fees & Permits	\$75.00	\$1,455.89	\$ 3,500.00	
Elections Expense	\$0.00	\$6,000.00	\$ 6,500.00	92.31%
Electricity - Utility	\$3,417.18	\$30,184.89	\$ 42,500.00	71.02%
EMS License & Operating Fees	\$0.00	\$9,659.44	\$ 25,000.00	38.64%
EMS Supplies & Equipment	\$2,616.12	\$12,987.76	\$ 34,000.00	38.20%
Equipment Rental	\$0.00	\$0.00	\$ 750.00	0.00%
Fuel - Petroleum	\$0.00	\$21,593.91	\$ 40,000.00	53.98%
Gas - Utility	\$227.72	\$4,749.56	\$ 4,000.00	118.74%
Grant Funds	\$0.00	\$0.00	\$ 25,000.00	0.00%
Insurance-Property/Health/Life/Liability	\$9,101.64	\$75,665.81	\$ 90,000.00	84.07%
Jail Fees - County	\$0.00	\$368.50	\$ 1,000.00	36.85%
Misc. Expense	\$0.00	\$30.00	\$ 1,000.00	3.00%

CITY OF RANGER

PROFIT AND LOSS REPORT

JULY 2021

Office Supplies	\$250.78	\$2,745.20	\$ 3,000.00	91.51%
Operating Supplies	\$2,699.74	\$16,917.57	\$ 25,000.00	67.67%
Payroll Expenses	\$94,970.15	\$720,633.04	\$ 780,000.00	92.39%
Postage	\$361.40	\$749.65	\$ 1,000.00	74.97%
Professional & Technical Services	\$1,692.50	\$43,565.06	\$ 45,000.00	96.81%
Purchase Property/Vehicle/Equipment	\$0.00	\$0.00	\$ 35,000.00	0.00%
Repair & Maintenance Equipment	\$30.00	\$9,422.20	\$ 25,000.00	37.69%
Repair & Maintenance Vehicles	\$2,628.65	\$39,801.90	\$ 15,000.00	265.35%
Sales Tax Allocation *	\$27,000.84	\$276,820.29	\$ 335,000.00	82.63%
Sanitation Sales Tax- Expense	\$0.00	\$2,642.97	\$ -	
Telephone/Cell Phones	\$1,036.82	\$7,929.59	\$ 9,600.00	82.60%
Training / Travel / Meals	-\$2,272.76	\$2,473.92	\$ 10,000.00	24.74%
Uniforms/Clothing	\$131.00	\$4,095.60	\$ 4,000.00	102.39%
TOTAL EXPENSE	\$141,347.96	\$1,412,405.69	\$1,750,800.00	80.67%
P&L Difference	-\$71,200.70	\$196,746.69		

INCOME	July	YTD	Budget	%
Collection Station Fees	\$2,507.40	\$7,623.20	\$ 5,000.00	152.46%
Franchise Fees	\$1,006.95	\$9,044.47		
Interest	\$21.72	\$211.24	\$ 3,500.00	6.04%
Misc Income	\$0.00	\$0.00	\$ 1,500.00	0.00%
Sale Property/Vehicle/Equipment	\$0.00	\$0.00	\$ 1,500.00	0.00%
Sanitation Tax - Income	\$2,543.47	\$26,795.83	\$ 30,000.00	89.32%
Contingency "Unencumbered" Fund	\$0.00	\$300,000.00	\$ 100,000.00	300.00%
Utility Revenue:Penalties	\$2,978.30	\$28,169.23	\$ 35,000.00	80.48%
Utility Revenue:Sanitation Revenue	\$40,299.31	\$415,202.92	\$ 460,000.00	90.26%
Utility Revenue:Service Charges	\$631.69	\$4,781.07	\$ 5,500.00	86.93%
Utility Revenue:Sewer Revenue	\$43,983.58	\$445,259.40	\$ 520,000.00	85.63%
Utility Revenue:Turn on/off Charges	\$673.28	\$5,499.90	\$ 12,000.00	45.83%
Utility Revenue:Unapplied Payments	\$1,608.67	\$6,967.47	\$ 10,000.00	69.67%
Utility Revenue:Utility Tap Fee	\$0.00	\$750.00	\$ 1,750.00	42.86%
Utility Revenue:Water Revenue	\$92,579.60	\$1,048,908.15	\$ 1,200,000.00	87.41%
TOTAL INCOME	\$188,833.97	\$2,299,212.88	\$2,385,750.00	96.37%

EXPENSE	July	YTD	Budget	%
Advertising - Legal Publications	\$0.00	\$15.80	\$ 700.00	2.26%
Banking Account Fees	\$201.50	\$2,015.00	\$ 2,500.00	80.60%
Building Maintenance & Improvements	\$0.00	\$0.00	\$ 2,500.00	0.00%
Capital Improvements	\$0.00	\$7,782.50	\$ 263,800.00	2.95%
Chemicals	\$6,520.95	\$15,670.95	\$ 16,000.00	97.94%
Contract Labor	\$5,658.29	\$44,883.28	\$ 65,000.00	69.05%
Copier Machine Lease	\$522.63	\$2,378.90	\$ 3,000.00	79.30%
Dues, Fees & Permits	\$0.00	\$7,309.43	\$ 10,000.00	73.09%
Electricity - Utility	\$3,661.61	\$23,499.10	\$ 32,500.00	72.30%
Equipment Rental	\$750.00	\$750.00	\$ 750.00	100.00%
Fuel - Petroleum	\$2,277.68	\$14,816.75	\$ 20,000.00	74.08%
Insurance-Property/Health/Life/Liability/WC	\$4,595.94	\$76,363.52	\$ 130,000.00	58.74%
Lab Sample Fees	\$880.00	\$9,588.20	\$ 12,000.00	79.90%
Misc. Expense	\$0.00	\$0.00	\$ 1,000.00	0.00%
Office Supplies	\$83.02	\$2,710.08	\$ 7,000.00	38.72%
Operating Supplies	\$12,262.60	\$92,477.30	\$ 125,000.00	73.98%
Payroll Expenses	\$53,965.04	\$399,177.03	\$ 495,000.00	80.64%
Postage	\$706.50	\$4,217.95	\$ 6,000.00	70.30%
Professional & Technical Services	\$859.00	\$15,266.48	\$ 15,000.00	101.78%
Purchase Property/Vehicle/Equipment	\$6,500.00	\$6,500.00	\$ 65,000.00	10.00%
Repair & Maintenance Equipment	\$8,269.08	\$16,165.51	\$ 15,000.00	107.77%
Repair & Maintenance Vehicles	\$814.64	\$7,802.07	\$ 10,000.00	78.02%
Sanitation Sales Tax - Expense	\$2,753.47	\$23,980.04	\$ 30,000.00	79.93%
Sanitation Service Contract	\$20,169.00	\$192,125.92	\$ 245,000.00	78.42%
Telephone/Cell Phones	\$165.12	\$4,763.23	\$ 10,000.00	47.63%
Training / Travel / Meals	\$453.14	\$1,629.39	\$ 5,000.00	32.59%
Uniforms/Clothing	\$113.96	\$1,608.50	\$ 3,000.00	53.62%
Wastewater Services	\$21,594.36	\$62,818.90	\$ 35,000.00	179.48%
Water Supply Contract Purchase	\$57,971.81	\$647,669.52	\$ 760,000.00	85.22%
TOTAL EXPENSE	\$211,749.34	\$1,683,985.35	\$2,385,750.00	70.59%
P&L Difference	-\$22,915.37	\$615,227.53		

**City of Ranger General
Expenses by Vendor Summary
July 2021**

	<u>July 21</u>		
Airgas USA, LLC	886.77	Temi Nichols	1,125.00
AT&T Mobility	457.30	Texas Comptroller of Public Accounts	3,992.06
Atmos Energy	227.72	Texas Municipal Courts Association	75.00
Benchmark Business Solutions	522.63	Tindall's Hardware	47.45
Bound Tree Medical LLC	1,729.35	TML Health Benefits Pool	4,433.40
Brodart Co.	22.88	TML Intergovernmental Risk Pool	4,372.54
Buster Robinson	2,272.50	TWDB Debt Service Fund	4,000.00
Darwin Archer	1,333.33	TXU Energy	3,417.18
Eastland Memorial Hospital	250.00	Vulcan Construction Materials, LLC	4,906.71
Eastland Office Supply	170.96	W.E. Greenwood Auto Parts	275.39
FFB Cardmember Services	993.42	TOTAL	76,523.47
Freddy's Garage	7.00		
Gary's Automotive, Inc.	151.94		
H&R Feed & Fertilizer	1,125.70		
Jive Communications Inc.	579.52		
Joey Johnston	97.00		
Jonathan D Simcik	3,375.00		
Kennedy Computer Solutions Inc.	1,442.50		
King Insurance Agency	71.00		
Ladybug Pest Control	194.85		
LAN Communications	1,119.00		
Larry Watson Jr	1,200.00		
Mark Bible Automotive	1,084.38		
McCreary, Veselka, Bragg & Allen PC	757.70		
Messer, Fort & McDonald, PLLC	1,207.31		
Michael Webb	50.00		
Mike's Tire Service	1,010.00		
Omnibase Services of Texas, LP	90.00		
Petunia Jane's	34.00		
Ranger City Bond Construction Fund	10,000.00		
Ranger Economic Development Corp	4,000.42		
Ranger Municipal Court	1,276.50		
Ranger PD Lease Account	5,000.00		
Ranger Street Maintenance Fund	4,000.42		
Robert Henson	2,049.08		
Shoppin Basket - Corp	262.36		
Standard Insurance Company	226.20		
Stephanie Berkes	600.00		

**City of Ranger Utility
Expenses by Vendor Summary
July 2021**

	<u>July 21</u>		
All American Pump Solutions Inc.	5,557.54	Texas Workforce Commission	1,130.97
Amegy Bank of Texas	6,746.50	Tindall's Hardware	1,211.97
Ana-Lab Corp.	1,105.00	TML Health Benefits Pool	1,020.62
APSCO SUPPLY INC.	1,584.52	TML Intergovernmental Risk Pool	3,382.67
Arrow-Magnolia International	249.99	TXU Energy	3,661.61
AT&T Mobility	165.12	United States Postal Service	346.50
Badger Rotary Drilling, LLC	27.30	USA BlueBook	692.91
Benchmark Business Solutions	522.63	W.E. Greenwood Auto Parts	869.51
BenMark Supply Company Inc.	4,214.65	Warren Cat	2,417.70
Brad Bettis	6,500.00	White's Ace Hardware	67.99
Bryans Auto Supply	34.99	White's Welding & Supply	105.00
Buster Robinson	990.00	TOTAL	379,601.30
Central West Texas Water Utilities Assoc.	10.00		
Eastland County Water Supply District	57,971.81		
Ferguson Enterprises LLC	11,740.32		
First Financial Bank	616.41		
First Financial Bank Visa	1,505.75		
Gary's Automotive, Inc.	150.00		
Goins Crane Service	1,875.00		
Grandpaw's Tool Shed	90.00		
Hach Company	522.93		
Hydro Plus, LLC	6,170.98		
IMC Waste Disposal, Inc.	1,000.00		
Interstate All Battery Center	28.92		
J.T. Horn Oil Co., Inc.	2,277.68		
Jacob & Martin, LTD	30,389.12		
K&K Electric	3,143.00		
Kennedy Computer Solutions Inc.	859.00		
Legacy Contracting, LP	16,562.11		
Mike's Tire Service	627.00		
MVA Services, LLC	6,025.00		
Northridge Construction Group	172,605.38		
Petunia Jane's	70.00		
Republic Services	19,162.05		
Shoppin Basket - Corp	645.53		
Standard Insurance Company	194.15		
Texas Comptroller of Public Accounts	2,753.47		

Monthly Sales Tax Allocation

7/12/2021

6.25% to REDC (4A):

\$2,000.21

6.25% to REDC (4B):

-\$2,000.21
\$2,000.21

12.5% to Street Repair Fund:

-\$4,000.42
\$4,000.42

City Bond Construction: (\$10,000.00)

Bond 1998

Vehicle Lease (\$5,000)

-\$8,000.85
\$10,000.00
-\$18,000.85

TWDB Debt Service (\$4,000)

Bond 2012

5,000.00
-\$23,000.85

\$ 4,000.00

General Deposit Total

\$5,002.54

Sales Tax \$ **\$ 32,003.38**

\$ 4,000.42 \$ 2,000.21
12.50% 6.25%

Streets EDC

City Net Payment This Period

\$32,003.38

Comparable Payment Prior Year % Change

\$34,580.46 -7.45%

Payment YTD

\$240,710.82

Prior Year Payment YTD

\$239,206.00

% Change

0.62%

Ranger



Good Evening, Savannah Fortenberry

ACCOUNTS

FFB Abilene General Fund 02253 Available Balance Current Balance	\$209,318.94 \$209,318.94
FFB Abilene Utility Fund 36507 Available Balance Current Balance	\$610,250.93 \$613,379.16
FFB Abilene Hotel/Motel Tax 14183 Available Balance Current Balance	\$27,807.86 \$27,807.86
FFB Abilene Street Repairs Tax 35855 Available Balance Current Balance	\$55,299.15 \$55,299.15
FFB Abilene City Bond Construction 20511 Available Balance Current Balance	\$23,230.50 \$23,230.50
FFB Abilene Block Grant 00594 Available Balance Current Balance	\$1.00 \$1.00

FFB Abilene Police Special 01386 Available Balance Current Balance	\$1,156.06 \$1,156.06
FFB Abilene TWDB Loan Forgiveness 06695 Available Balance Current Balance	\$1.00 \$1.00
FFB Abilene TWDB Escrow Certificates 06703 Available Balance Current Balance	\$188,745.91 \$188,745.91
FFB Abilene Municipal Court Payments 13811 Available Balance Current Balance	\$1,033.50 \$1,033.50
FFB Abilene Municipal Court Tech 14579 Available Balance Current Balance	\$1,247.80 \$1,247.80
FFB Abilene Animal Control 15121 Available Balance Current Balance	\$7,452.81 \$7,452.81
FFB Abilene Pool & Parkland 16608 Available Balance Current Balance	\$421.92 \$421.92

FFB Abilene Municipal Court Security 19919	
Available Balance	\$1,004.76
Current Balance	\$1,004.76

FFB Abilene REDC 4A 20701	
Available Balance	\$200,614.29
Current Balance	\$200,614.29

FFB Abilene Ranger Library Fund 21105	
Available Balance	\$636.23
Current Balance	\$636.23

FFB Abilene REDC 4B 22341	
Available Balance	\$92,970.52
Current Balance	\$92,970.52

FFB Abilene Police Lease Account 22432	
Available Balance	\$122,041.12
Current Balance	\$122,041.12

FFB Abilene TWDB Debt Service 22937	
Available Balance	\$54,242.00
Current Balance	\$54,242.00

FFB Abilene FEMA 26938	
Available Balance	\$1.00
Current Balance	\$1.00

FFB Abilene TWDB Escrow #L1000677 32472	
Available Balance	\$425,647.09
Current Balance	\$425,647.09

FFB Abilene TWDB Escrow #L1000626 32506	
Available Balance	\$7,387.84
Current Balance	\$7,387.84

FFB Abilene TWDB Escrow #LF1000646 32514	
Available Balance	\$14,864.73
Current Balance	\$14,864.73

FFB Abilene TWDB Construction #L1000677 32530	
Available Balance	\$68,751.70
Current Balance	\$68,751.70

FFB Abilene TWDB Construction #L1000626 32548	
Available Balance	\$63,615.16
Current Balance	\$63,615.16

FFB Abilene TWDB Construction #LF1000646 32555	
Available Balance	\$0.00
Current Balance	\$0.00

FFB Abilene Police LEOSE Account 33215	
Available Balance	\$3,743.62
Current Balance	\$3,743.62

FFB Abilene ACH Credit Risk Limit 31094
Current Balance (NOT A PAYOFF)
Next Payment Date

\$0.00
Mar 31, 2020

ASSET SUMMARY

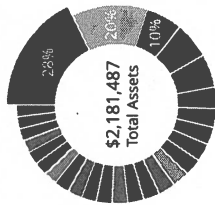


Utility Fund
xxx36507

27.97%

Available Balance
Current Balance

\$610,250.93
\$613,379.16



LIBRARY REPORT

July 2021

Beginning of Petty Cash **\$ 244.63**

CREDIT

Faxes	2.00
Donations	253.50
Book Fines	.70
Book Sales (from "Quarter Shelves")	7.75
Copies	<u>39.90</u>

TOTAL CREDITS **+ 303.85**

DEBIT

Bank Deposit	250.00
Postage	11.00
Supplies	15.19

Books from Amazon:

<i>The Guernsey Literary & Potato Peel Society</i> by Mary Ann Schafer	\$14.30
<i>Picnic in Someday Valley</i> by Jodi Thomas	9.98
<i>Forever a Hero</i> by Linda Lael Miller	17.40
<i>It's Better This Way</i> by Debbie Macomber	<u>17.97</u>
Total Amazon Book Purchases	<u>59.65</u>

TOTAL DEBITS **-335.84**

TOTAL PETTY CASH **\$ 212.64**

Thank you for your support! _____ *Diana McCullough*

Library Report for _____ Jul-21

	Adult Patrons	Children	Total	Adult Lit.	Children's Lit.	Total Books	Computer Users	Audio/Video	Reference ?'s
Monday			0			0			
Tuesday			0			0			
Wednesday			0			0			
Thursday	11	2	13	9	0	9	6	0	1
Friday	11	3	14	5	0	5	9	0	1
Monday	July 4 Holiday		0			0			
Tuesday	17	2	19	3	3	6	5	4	1
Wednesday	13	3	16	0	0	0	7	0	1
Thursday	10	0	10	1	0	1	2	0	2
Friday	12	8	20	2	1	3	5	0	1
Monday	12	4	16	13	2	15	6	0	2
Tuesday	12	2	14	5	0	5	6	0	2
Wednesday	13	3	16	12	0	12	8	0	0
Thursday	11	3	14	0	0	0	7	0	4
Friday	8	4	12	3	0	3	5	0	0
Monday	17	8	25	7	4	11	8	0	1
Tuesday	10	6	16	1	2	3	7	0	1
Wednesday	13	3	16	7	0	7	6	0	1
Thursday	14	3	17	0	0	0	3	0	0
Friday	16	6	22	10	3	13	8	0	0
Monday	17	8	25	6	0	6	10	0	2
Tuesday	7	2	9	0	0	0	4	0	2
Wednesday	11	1	12	1	0	1	3	0	1
Thursday	11	2	13		0	0	7	0	0
Friday	10	0	10	15	0	15	5	0	2
Total	256	73	329	100	15	115	127	4	25

**Ranger Economic Development Corporation - A
Cash Statement
July 2021**

Checking Account

Checkbook Balance as of June 30, 2021-----\$ 199,131.13

Deposits

7/20/21	City of Ranger	\$2,000.21	
---------	----------------	------------	--

Total Deposits + 2,000.21

Disbursements

7/21/21	2554 TXU Garner – 647 kWh @ \$0.119	117.05	
7/21/21	2555 Diana McCullough Contract Labor	<u>400.00</u>	

Total Disbursements - 517.05

Checkbook Balance as of July 30, 2021-----\$ 200,614.29

Ranger Economic Development Corporation – Type A
Account Information ~ July 30, 2021

*First Financial Certificate of Deposit -44-----	\$59,069.99
*First Financial Certificate of Deposit -08-----	\$36,409.74
Checkbook Balance as of 7/30/21-----	<u>\$200,614.29</u>
TOTAL REDC BALANCES	\$ 296,094.02

*Certificate of Deposit Balances as of October 1, 2020.
Diana McCullough, REDC Executive Director

Type 4B Ranger Economic Development Corporation

Account # ***2341**

Date	Check No.	Income	Expense	To/From	Description	Balance
01/08/20	Debit		\$25.00	1st Financial	Safety Deposit Box Rental	\$116,799.75
01/16/20		\$1,811.93		City of Ranger	Sales Tax	\$118,611.68
02/14/20		\$2,930.28		City of Ranger	Sales Tax	\$121,541.96
02/18/20	1043		\$750.00	Cameron Gulley	Audit Fees	\$120,791.96
03/26/20		\$2,248.87		City of Ranger	Sales Tax	\$123,040.83
04/28/20		\$1,627.71		City of Ranger	Sales Tax	\$124,668.54
05/13/20		\$2,164.42		City of Ranger	Sales Tax	\$126,832.96
06/15/20	1044		\$955.40	Knox Waste Dervice	225 S Rusk St. Rolloffs REDC Project	\$125,877.56
06/16/20		\$2,005.89		City of Ranger	Sales Tax	\$127,883.45
07/01/20	1045		\$31,850.00	Flatworks	Fire Dept Concrete REDC Project	\$96,033.45
07/03/20	1046		\$4,337.70	Display Sales	Christmas Decorations 50% REDC Project	\$91,695.75
07/13/20		\$2,161.28		City of Ranger	Sales Tax	\$93,857.03
07/29/20	1047		\$142.76	Tindalls Hardware	Fire Dept Concrete REDC Project misc paint, rollers	\$93,714.27
08/18/20		\$2,445.67		City of Ranger	Sales Tax	\$96,159.94
09/16/20		\$1,922.80		City of Ranger	Sales Tax	\$98,082.74
10/20/20		\$1,847.84		City of Ranger	Sales Tax	\$99,930.58
11/17/20		\$3,001.62		City of Ranger	Sales Tax	\$102,932.20
11/27/20	1048		\$4,473.93	Display Sales	Christmas Decorations 50% REDC Project + Chg Add	\$98,458.27
12/18/20		\$1,811.19		City of Ranger	Sales Tax	\$100,269.46
01/08/21	Debit		\$45.00	1st Financial	Safety Deposit Box Rental	\$100,224.16
01/27/21		\$1,679.26		City of Ranger	Sales Tax	\$101,903.42
02/24/21		\$2,378.58		City of Ranger	Sales Tax	\$104,282.00
03/09/21	1049		\$19,998.00	Flatworks	Walnut St. Clinic 1/2 Concrete Work	\$84,284.00
03/25/21		\$2,386.96		City of Ranger	Sales Tax	\$86,670.96
04/07/21	1050		\$55.06	Tindalls Hardware	Walnut St. Clinic Misc. paint and assoc. items	\$86,615.90
04/13/21		\$1,874.73		City of Ranger	Sales Tax	\$88,490.63
05/18/21		\$2,584.35		City of Ranger	Sales Tax	\$91,074.98
05/24/21	1051		\$1,495.00	Display Sales	Christmas Decorations	\$89,579.98
05/24/21	1052		\$750.00	Cameron Gulley	Audit Fees	\$88,829.98
06/16/21		\$2,140.33		City of Ranger	Sales Tax	\$90,970.31
07/20/21		\$2,000.21		City of Ranger	Sales Tax	\$92,970.32
TOTAL						\$92,970.32

Municipal Court Report

July 2021

New Cases Filed 22 POLICE DEPT.

0 CODE ENFORCEMENT/ACO

Total Cases Disposed 10

Dismissed after Driver Safety Course 0

Show Cause 0

Notice to Appear 5

Fines, Court Costs and Other Amounts Collected:

a. Kept by City	\$ 1,508.70
b. Remitted to State	\$ 975.80
c. Total	\$ 2,484.50



RANGER FIRE & EMS



Ranger Fire Department: 254-647-1505

Fax: 254-647-3398

Responses for 2021

EMS 492 Fire 208 Total =700

Average calls per Month: 100

2020 Responses on 8-1-2020

EMS 397 Fire 161 Total = 558

Average calls per month: 80

Ranger Fire Dept

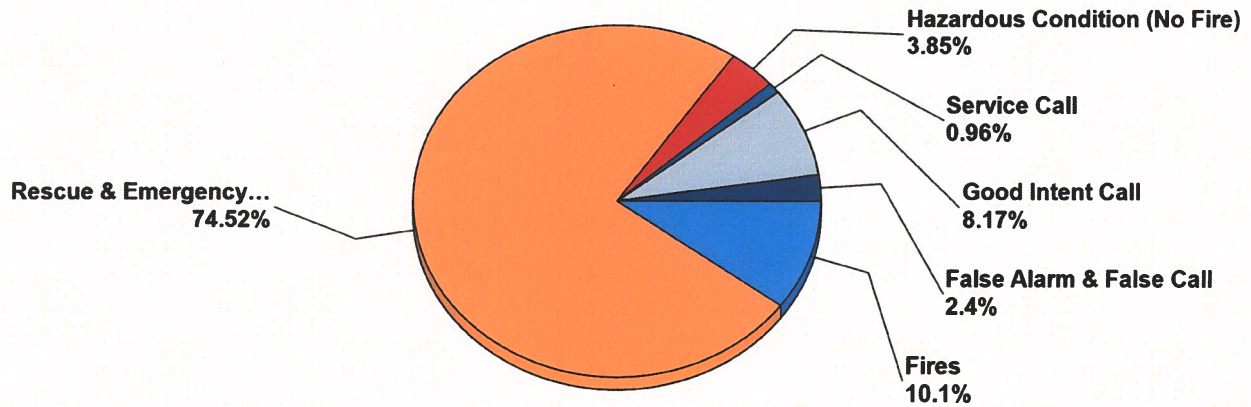
Ranger, TX

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 01/01/2021 | End Date: 12/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	21	10.1%
Rescue & Emergency Medical Service	155	74.52%
Hazardous Condition (No Fire)	8	3.85%
Service Call	2	0.96%
Good Intent Call	17	8.17%
False Alarm & False Call	5	2.4%
TOTAL	208	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	8	3.85%
112 - Fires in structure other than in a building	1	0.48%
118 - Trash or rubbish fire, contained	1	0.48%
131 - Passenger vehicle fire	1	0.48%
132 - Road freight or transport vehicle fire	2	0.96%
143 - Grass fire	6	2.88%
151 - Outside rubbish, trash or waste fire	1	0.48%
154 - Dumpster or other outside trash receptacle fire	1	0.48%
311 - Medical assist, assist EMS crew	59	28.37%
322 - Motor vehicle accident with injuries	17	8.17%
323 - Motor vehicle/pedestrian accident (MV Ped)	3	1.44%
324 - Motor vehicle accident with no injuries.	75	36.06%
360 - Water & ice-related rescue, other	1	0.48%
412 - Gas leak (natural gas or LPG)	1	0.48%
440 - Electrical wiring/equipment problem, other	1	0.48%
444 - Power line down	4	1.92%
445 - Arcing, shorted electrical equipment	2	0.96%
511 - Lock-out	1	0.48%
551 - Assist police or other governmental agency	1	0.48%
611 - Dispatched & cancelled en route	7	3.37%
622 - No incident found on arrival at dispatch address	2	0.96%
631 - Authorized controlled burning	1	0.48%
651 - Smoke scare, odor of smoke	7	3.37%
700 - False alarm or false call, other	1	0.48%
733 - Smoke detector activation due to malfunction	1	0.48%
735 - Alarm system sounded due to malfunction	3	1.44%
TOTAL INCIDENTS:	208	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Ranger Fire Dept

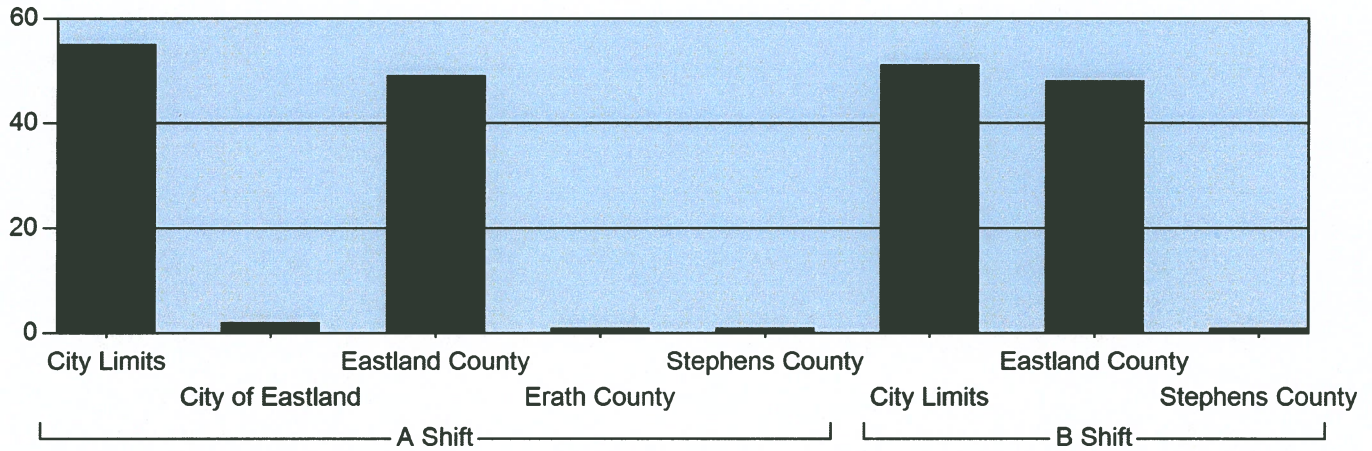
Ranger, TX

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Incidents per Zone per Shift for Date Range

Start Date: 01/01/2021 | End Date: 12/31/2021



SHIFT	ZONE	# INCIDENTS
A Shift	City Limits	55
	City of Eastland	2
	Eastland County	49
	Erath County	1
	Stephens County	1
B Shift	City Limits	51
	Eastland County	48
	Stephens County	1

TOTAL: 208

The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



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Ranger Fire Dept

Ranger, TX

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Incident Type Count per Station for Date Range

Start Date: 01/01/2021 | End Date: 12/31/2021

INCIDENT TYPE	# INCIDENTS
Station: 1 - RANGER FIRE DEPARTMENT	
111 - Building fire	8
112 - Fires in structure other than in a building	1
118 - Trash or rubbish fire, contained	1
131 - Passenger vehicle fire	1
132 - Road freight or transport vehicle fire	2
143 - Grass fire	6
151 - Outside rubbish, trash or waste fire	1
154 - Dumpster or other outside trash receptacle fire	1
311 - Medical assist, assist EMS crew	59
322 - Motor vehicle accident with injuries	17
323 - Motor vehicle/pedestrian accident (MV Ped)	3
324 - Motor vehicle accident with no injuries.	75
360 - Water & ice-related rescue, other	1
412 - Gas leak (natural gas or LPG)	1
440 - Electrical wiring/equipment problem, other	1
444 - Power line down	4
445 - Arcing, shorted electrical equipment	2
511 - Lock-out	1
551 - Assist police or other governmental agency	1
611 - Dispatched & cancelled en route	7
622 - No incident found on arrival at dispatch address	2
631 - Authorized controlled burning	1
651 - Smoke scare, odor of smoke	7
700 - False alarm or false call, other	1
733 - Smoke detector activation due to malfunction	1
735 - Alarm system sounded due to malfunction	3

Incidents for 1 - Ranger Fire Department:

208

Only REVIEWED incidents included.



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Doc Id: 857

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RANGER POLICE DEPARTMENT

100 North Marston Street | Ranger, TX 76470 | P: (254) 647-3232 | F: (254) 647-1389 | E: pd@rangerpolice.org

Monthly Report July 2021

- Police Officer Activity: 438
- Security Check/ Extra Patrol: 263
- Reports Generated: 22
- Calls for Service: 175
- 911 hang up, Info, Welfare, Alarms, Civil- 71
- Domestic/Disturbances-25
- Burglaries/Crim Mischf/Theft -10
- Harassment/Trespass/Prowler/Susp person/veh- 28
- Noise Complaints-6
- Accidents-5
- Animal complaint-28
- Juvenile Complaints-2
- Citations: 22
- Warnings: 11

PUBLIC WORKS DIRECTOR MONTHLY REPORT for May, 2021

TO RANGER CITY COUNCIL

Note: This report contains pertinent information on Water, Wastewater, Streets, Drainage and Solid Waste events during the previous month of business activity.

WATER

We had 148 work orders completed this month. We repaired nine leaks this month. Two leaks were 6" mains and the other seven leaks were 2" laterals. We will be flushing our hydrants all over town so please be patient if you experience low pressure. Call the office and we can cut back on flushing rate in some cases. you might smell more chlorine than usual but it will still be in compliance. We will get back to the leak on Main as soon as possible, hopefully this week. We did some water testing to make sure it wasn't ground water that was surfacing.

WASTEWATER

We ran 3.858 MG through the wastewater treatment plant in the month of June for an average of .124 MGD. We repaired two leaks in the creek by Oak street. These repairs should cut down on water infiltration into the sewer plant. The crew worked long and hard to get these two leaks repaired. We had Freddy's trucks haul the water out of the creek before doing the repairs and then keep the sewer water off of them while repairs were accomplished.

Roads

Joey and Mike did some mowing on various streets. They tried to cover some of the larger holes in the roads but the equipment was being used on the sewer leaks. They also helped on the digging that was done on Main Street. Mike was our traffic safety man while digging was in progress. Joey and Mike also helped on the sewer leaks

Sanitation

Jose, our sanitation truck driver, left Republic to go work for another company. Republic is training another driver to run his route. If your trash is not picked up, please call the office.

Water Line Project

The new water line is close to been completed. The pressure test passed and are now in the process of disinfecting the line. Samples will be taken on Monday to send to the lab for testing. Hopefully by the end of the month Flintstone will start work at the ground storage tank on Highpoint road.