



CITY OF
RANGER

REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, July 25, 2022 at 5:30 p.m.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects were discussed, to wit:

COUNCIL MEMBERS AND CITY STAFF PRESENT:

Honorable John Casey	Mayor
Commissioner Larry Monroe	Place 1
Commissioner Terry Robinson	Place 2
Commissioner Kevan Moize	Place 3
Commissioner Samantha McGinnis	Place 4
City Manager Gerald Gunstanson	
City Secretary Savannah Fortenberry	
Public Works Director Andrew Lopez	
Honorable Tammy S. Archer	

Agenda Item 01: Call to Order- Mayor John Casey

Roll Call/Quorum Check- Mayor John Casey
Invocation of Prayer- City Manager Gerald Gunstanson
Pledge of Allegiance to United States Flag- Mayor John Casey
Pledge of Allegiance to Texas Flag- Mayor John Casey

Agenda Item 02: Citizen's Presentation: **1.** Jim Mercer spoke regarding his water and sewer line. He gave thanks to the public works crew for fixing the problem that should have been fixed in 2016. **2.** Wayne White spoke stating encouragement needed to be given to Jared. Mr. White said Jared is the driving force for the plan. **3.** Karl Richter is a citizen of Eastland County for two years and loves what Jared has done. He is very interested in building a hangar home but wants a clear path. **4.** Joe Wesley spoke regarding the airfield and stated Jared had met with a group of high school students and spoke to them about opportunities to get a pilot license. **5.** Charles Calvert stated he moved to Ranger in 1981 with 80 businesses and all have left. Mr. Calvert wants Ranger to become prosperous again. **6.** Charles Cook is a 4th generation. Mr. Cook stated the town had something going for it. He stated he had nothing but fond memories. He stated the town has been mismanaged and Jared is trying to pump life into the airport. **7.** Jared Calvert stated there was a series of items related to Ranger Antique Airfield. In January there was an agreement made with the City over the course of four meetings. Mr. Calvert stated Phase 1 is for 3 hangars to be built and added on to the tax rolls. The Hangar builders have not asked for money from the City and Ranger will only succeed by bringing in businesses. **8.** Doyle Russell questioned why 3 council members and a mayor allow 1 member to dictate the whole meeting. Mr. Russell stated the criteria has all been met and if the lease is not upheld no one will move to

Ranger. **9.** Justin Koerner stated it was time to get rid of the good ole boys and get businesses back to town.

Agenda Item 03: Announcements from City Council or Staff- **1.** City Manager, Gerald Gunstanson, stated there is a burn ban in effect with welding restrictions. **2.** Commissioner Monroe stated August 6th the Disabled Veterans Group is hosting their 15 year anniversary at the Vietnam Veteran Park.

Agenda Item 04: Discuss/Consider: approval of the city council meeting minutes for the regular meeting on July 11, 2022. - Savannah Fortenberry, City Secretary

*Motion made by Commissioner Robinson to approve the city council meeting minutes, with the spelling change, for the regular meeting on July 11, 2022 and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 05: Discuss/Consider: approving the low income household water assistance program (LIHWAP) with Cornerstone Community Action Agency. - John Casey, Mayor

*Motion made by Commissioner McGinnis to approve the low income household water assistance program with Cornerstone Community Action Agency and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 06: Discuss/Consider: laws, bylaws and charters of the REDCs. – Kevan Moize, Commissioner Place 3

*Commissioner Moize stated over the past couple of weeks he challenged the REDC's to read state laws, bylaws, charter, and Title 12. He asked members to become in compliance.

Commissioner Moize stated Saturday, July 16th he emailed board members individually with the rules and his opinion of the rules. Commissioner Moize provided the documents he emailed to the City Commission and public.

***No Action taken.**

Agenda Item 07: Discuss/Consider: Convene into executive session **at 6:07pm** pursuant to Section 551.071, Texas Local Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Lease Agreement between the City of Ranger and the Ranger Airfield Maintenance Foundation and the First Amendment to the Lease Agreement. –John Casey, Mayor

Agenda Item 08: Discuss/Consider: Reconvene into Open Session **at 7:29pm** to take action as determined appropriate in the City Council's discretion regarding the Lease Agreement between the City of Ranger and the Ranger Airfield Maintenance Foundation and the First Amendment to the Lease Agreement. - John Casey, Mayor

*Commissioner Robinson stated the lease was not in jeopardy and the lease amendment is the framework for continuing the detailing of the amendment regarding the conveying of the three hanger lots. We ask that the details are continued in a between the foundation, the City, and the City's Attorney.

*Motion made by Commissioner Moize to form a committee with Commissioner Robinson and McGinnis to represent the City in the discussions with the attorney and Ranger Airfield Foundation and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 09: Discuss/Consider: Rescinding action of July 11, 2022 Council to transfer 3.5+- acres from REDC to the City and to subsequently amend the RAF Lease with this property. This is a notice of the intent to rescind. - Kevan Moize, Commissioner Place 3

*Commissioner Moize stated while working out the issues with the lease amendment he wants to rescind the transfer of the deed.

*Motion made by Commissioner Moize to rescind the transfer of the deed and motion died for lack of second. **Died for lack of second.**

Agenda Item 10: Discuss/Consider: the previously tabled item REDC funding the installation of utilities on airport property for 3 newly constructed home / hangers. - Steve Gerdes, REDC President

*REDC President, Steve Gerdes, addressed Council stating no action to be taken on agenda item 10.

*Motion made by Commissioner Moize to take no action on Agenda Item 10 and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 11: Discuss/Consider: the Ranger City Commission approving the 4 B REDC's proposed waterline project to be installed on the Ranger College's Property and the REDC's Property. - Steve Gerdes, REDC President

*REDC President, Steve Gerdes, addressed Council stating the project has changed and the waterline will now be on the Ranger College property from Jameson Hall to the NE corner of the REDC property. Mr. Gerdes provided a price list for parts from Public Works Director Lopez. Steve stated Mr. Lopez was correct and engineering was required. He provided an engineering quote. Jared Calvert provided a presentation with benefits to the REDC, Airfield, City, and College/School District. Jared stated the RAF would pay for 1 fire hydrant and all material for the hydrant. Jared Calvert read each question with answers previously given by Commissioner Moize. Commissioner Moize stated it is a large financial risk, there is not a letter from the College, nor a survey.

*Motion made by Commissioner Monroe to install the water line and motion died for lack of second. **Motion died for a lack of second.**

Agenda Item 12: Discuss/Consider: authorize the city manager to solicit and employ a professional commercial real estate appraiser to appraise the property 80+/- acres described in the tax roll as 55996, 58694 and 67266. – Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to allow the City Manager to solicit a commercial appraiser to appraise parcel 55996, 58694, 67266 and 2nd by Commissioner Robinson. **Ayes: Moize, Robinson, McGinnis; Naye: Monroe; Motion Passed.**

Agenda Item 13: Discuss/Consider: authorize the REDC A board to solicit and employ a professional commercial real estate appraiser to appraise the property 90+/- acres described in the tax roll as 54013. –Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to have the board solicit and employee an appraiser for parcel 54013 and 2nd by Commissioner Robinson. **Ayes: Moize, Robinson, McGinnis; Naye: Monroe; Motion Passed.**

Agenda Item 14: Discuss/Consider: the REDC to contact One Source Equipment and pursue the agreed a upon economic development or have the property returned to the REDC for the original purchase price.- Kevan Moize, Commissioner Place 3

*Commissioner Moize stated the agreement with One Source Equipment was not fulfilled for economic development as agreed upon and would like to see if the REDC can retrieve the property back for what it was sold for. If that is unsuccessful, the next steps would be taken.

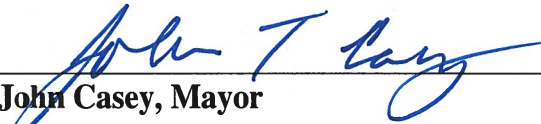
*Motion made by Commissioner Moize for REDC to contact One Source Equipment and return the property back for the same price or a better agreement and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

Agenda Item 15: Discuss/Consider: Adjournment- 8:47pm

*Motioned by Commissioner Monroe to adjourn and Commissioner Moize 2nd the motion. **All Ayes and Motion Passed.**


These minutes were approved on the 22nd day of August, 2022

CITY OF RANGER, TEXAS



John Casey, Mayor

ATTEST:



Savannah Fortenberry, City Secretary

