



## 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, April 25, 2022 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 of the city council meeting minutes for the regular meeting on April 11, 2022 and the public hearing on April 11, 2022. - Savannah Fortenberry, City Secretary

**Agenda Item 05: Discuss/Consider:** ORDINANCE NO. 2022-05-09-H: AN ORDINANCE OF THE CITY OF RANGER, TEXAS AUTHORIZING THE SALE AND CONVEYANCE OF PORTIONS OF THE UNOPENED BYRENS STREET AND MCCLESKY AVENUE AND ALLEYWAY; AUTHORIZING CONVEYANCE OF THE CLOSED PORTION OF BRISTOW AVENUE BY SPECIAL WARRANTY DEED RESERVING A PUBLIC UTILITY AND ACCESS EASEMENT; PROVIDING FINDINGS OF FACT; PROVIDING SEVERABILITY, EFFECTIVE DATE, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS. – Gerald Gunstanson, City Manager

**Agenda Item 06: Discuss/Consider:** The appointment of the eight members (8) of the Commission of Veterans Affairs. Following this appointment, the Commission of Veterans Affairs will nominate and elect officers at their first meeting. – Larry Monroe, Commissioner

**Agenda Item 07: Discuss/Consider:** Convene in Executive Session Pursuant to Texas Government Code Section Section 551.072. **Deliberations about Real Property** and 551.087: **Economic Development Negotiations (SB1851):** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Update on REDC-A Property to include Garner Building and Loop 254 properties

**Agenda Item 08: Discuss/Consider:** Reconvene into Open Session and take action from Executive Session- Robert Butler, Commissioner Place 2

**Agenda Item 09: Discuss/Consider:** The City Council will now conduct a Closed Executive Session Pursuant to and in accordance with the Texas Government Code Section 551.071, Advice of Counsel and 1.05 Texas Disciplinary Rules of Professional Conduct, the Council shall meet and discuss the following:

- Update regarding ECWSD's water rate increase

**Agenda Item 10: Discuss/Consider:** Reconvene into Open Session and pursuant to the provisions of Chapter 551 Texas Government Code take action from Executive Session – John Casey, Mayor

**Agenda Item 11: 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., April 22, 2022 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 \_\_\_\_\_.



**REGULAR MEETING MINUTES**

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, April 11, 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- <b>Absent</b>
Commissioner Larry Monroe	Place 1
Commissioner Robert Butler	Place 2
Commissioner Kevan Moize	Place 3
Commissioner Bittni Boykin	Place 4- <b>Absent</b>
City Manager Gerald Gunstanson	
City Secretary Savannah Fortenberry	
Interim Public Works Director Andrew Lopez	
Honorable Tammy S. Archer	<b>Absent</b>

**Agenda Item 01: Call to Order-** Mayor Pro-tem Robert Butler  
 Roll Call/Quorum Check- Mayor Pro-tem Robert Butler  
 Invocation of Prayer- Gerald Gunstanson  
 Pledge of Allegiance to United States Flag- Mayor Pro-tem Robert Butler  
 Pledge of Allegiance to Texas Flag- Mayor Pro-tem Robert Butler

**Agenda Item 02: Citizen’s Presentation: 1.** Nelda Rodgers spoke regarding dogs running loose and trash being dumped in her neighborhood. Ms. Rodgers stated there is a 54 page animal ordinance and it needs to be enforced. She also informed Council there is a lot on Spring Road being used as a private dump and it’s a health and fire hazard.

**Agenda Item 03: Announcements from City Council or Staff- 1.** Commissioner Monroe thanked Fire Chief Darrell Fox for helping mow the Vietnam Veteran Park. **2.** City Manager, Gerald Gunstanson, stated City Hall would be closed Friday in observance of Good Friday. **3.** Commissioner Butler stated A Board would be accepting applications for memberships, and saved for vacancies. **4.** Fire Chief, Darrell Fox mentioned there were volunteer opportunities for the RVFD and City Manager, Gerald Gunstanson, stated there was several career opportunities within the City.

**Agenda Item 04: Discuss/Consider:** approval of the city council meeting minutes for the regular meeting on March 28, 2022. - Savannah Fortenberry, City Secretary

\*Motion made by Commissioner Moize to approve the city council meeting minutes, with the changes, for the regular meeting on March 28, 2022 and 2<sup>nd</sup> by Commissioner Monroe. **All Ayes and Motion Passed.**

**Agenda Item 05: Discuss/Consider:** approving the tire trailers to be used during the month of May reimbursed by the grant funds from West Central Texas Council of Governments. – Gerald Gunstanson

\*Motion made by Commissioner Monroe to approve the tire trailers to be used during the month of May reimbursed by the grant funds from West Central Texas Council of Governments and 2<sup>nd</sup> by Commissioner Moize. **All Ayes and Motion Passed.**

**Agenda Item 06: Discuss/Consider:** an update on repairs for Pine Street. – Andrew Lopez, Interim Public Works Director

\*Motion made by Commissioner Moize to break Pine Street into 2 phases using the county Interlocal agreement and 2<sup>nd</sup> by Commissioner Monroe. **All Ayes and Motion Passed.**

**Agenda Item 07: Discuss/Consider:** RESOLUTION NO. 2022-04-11-C: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANGER, TEXAS AUTHORIZING THE CITY MANAGER OR HIS/HER DESIGNEE TO IMPLEMENT A SECTION 3 PROGRAM, WHICH TO THE GREATEST EXTENT FEASIBLE, WILL PROVIDE JOB TRAINING, EMPLOYMENT, AND CONTRACTING OPPORTUNITIES FOR SECTION 3 BUSINESSES OF THE AREA IN WHICH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (RANGER) IS BEING CARRIED OUT. – GERALD GUNSTANSON, CITY MANAGER

\*Motion made by Commissioner Moize to approve Resolution No. 2022-04-11-C and 2<sup>nd</sup> by Commissioner Monroe. **All Ayes and Motion Passed.**

**Agenda Item 08: Discuss/Consider:** ORDINANCE NO. 2022-04-25-H: AN ORDINANCE OF THE CITY OF RANGER, TEXAS AUTHORIZING THE SALE AND CONVEYANCE OF PORTIONS OF THE UNOPENED BYRENS STREET AND MCCLESKY AVENUE AND ALLEYWAY; AUTHORIZING CONVEYANCE OF THE CLOSED PORTION OF BRISTOW AVENUE BY SPECIAL WARRANTY DEED RESERVING A PUBLIC UTILITY AND ACCESS EASEMENT; PROVIDING FINDINGS OF FACT; PROVIDING SEVERABILITY, EFFECTIVE DATE, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS. – Gerald Gunstanson, City Manager

\*Tabled until next meeting

**Agenda Item 09: 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-** River Gibson
- **Public Works Report-** Interim Director Andrew Lopez

\*A motion was made by Commissioner Monroe was made to approve the reports and 2<sup>nd</sup> by Commissioner Moize. **All Ayes and the motion passed.**

**Agenda Item 10: Discuss/Consider:** The appointment of the eight members (8) of the Commission of Veterans Affairs. Following this appointment, the Commission of Veterans Affairs will nominate and elect officers at their first meeting. – Larry Monroe, Commissioner Place 1

\*Tabled until next meeting

**Agenda Item 11: Discuss/Consider:** Convene in Executive Session Pursuant to Texas Government Code Section Section 551.072. **Deliberations about Real Property and 551.087: Economic Development Negotiations (SB1851):** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Update on REDC-A Property to include Garner Building and Loop 254 properties

**Agenda Item 12: Discuss/Consider:** Reconvene into Open Session and take action from Executive Session- Robert Butler, Commissioner Place 2

\*Tabled until next meeting

**Agenda Item 13: Discuss/Consider: Adjournment- 6:51pm**

\*Motioned by Commissioner Monroe to adjourn and Commissioner Moize 2<sup>nd</sup> the motion. **All Ayes and Motion Passed.**

*These minutes were approved on the 25<sup>th</sup> day of April, 2022*

**CITY OF RANGER, TEXAS**

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**John Casey, Mayor**

**ATTEST:**

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**Savannah Fortenberry, City Secretary**





**PUBLIC HEARING MEETING MINUTES**

A Public Hearing of the Governing Body of the City of Ranger, Texas, was held on **Monday, April 11, 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- <b>Absent</b>
Commissioner Larry Monroe	Place 1
Commissioner Robert Butler	Place 2
Commissioner Kevan Moize	Place 3
Commissioner Bittni Boykin	Place 4- <b>Absent</b>
City Manager Gerald Gunstanson	
City Secretary Savannah Fortenberry	
Interim Public Works Director Andrew Lopez	
Honorable Tammy S. Archer	<b>Absent</b>

**Agenda Item 01:** Call to Order- Mayor Pro-tem Robert Butler  
Roll Call/Quorum Check- Savannah Fortenberry

**Item 02:** Discuss and consider citizens and council input on the citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds - Gerald Gunstanson, City Manager

\*Discussion was held regarding the proposed citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds. This grant will cover the cost of a fire truck and the equipment. **No Action Taken**

**Item 03:** Close Public Hearing- Mayor Casey 5:30pm

\*Motioned by Commissioner Moize to adjourn and Commissioner Monroe 2<sup>nd</sup> the motion. **All Ayes and Motion Passed.**

*These minutes were approved on the 25<sup>th</sup> day of April, 2022*

**CITY OF RANGER, TEXAS**

\_\_\_\_\_  
**John Casey, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Savannah Fortenberry, City Secretary**

**ORDINANCE NO. 2022-05-09-H**

**AN ORDINANCE OF THE CITY OF RANGER, TEXAS AUTHORIZING THE SALE AND CONVEYANCE OF PORTIONS OF THE UNOPENED BYRENS STREET AND MCCLESKEY AVENUE AND ALLEYWAY; AUTHORIZING CONVEYANCE OF THE CLOSED PORTION OF BRISTOW AVENUE BY SPECIAL WARRANTY DEED RESERVING A PUBLIC UTILITY AND ACCESS EASEMENT; PROVIDING FINDINGS OF FACT; PROVIDING SEVERABILITY, EFFECTIVE DATE, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the City of Ranger has been requested to sell and transfer the unopened rights-of-way locally known as Byrens Street that lies between and abuts Lots 7-12, Block 9 and Lots 13-18, Block 2, Byrens and Riddle Addition, and the unopened McCleskey Avenue that lies adjacent to and abuts Lots 13-18, Block 9, Byrens and Riddle Addition, and the unopened 15' wide alley that lies between and abuts Lots 7-12, Block 9 and Lots 13-18, Block 9, Byrens and Riddle Addition all located in Ranger, Eastland County, Texas;

**WHEREAS**, there may be utility lines within such unopened right-of-way;

**WHEREAS**, these unopened portions of Byrens Street and McCleskey Avenue and the unopened alleyway abut land owned by a single property owner;

**WHEREAS**, the owner of the property abutting and adjacent to the portion of Byrens Street and McCleskey Avenue and the unopened alleyway desires to purchase and acquire these rights-of-way;

**WHEREAS**, the City Council has determined that it is willing to sell, grant and convey the unopened right-of-way known as Byrens Street that lies between and abuts Lots 7-12, Block 9 and Lots 13-18, Block 2, Byrens and Riddle Addition, and the unopened McCleskey Avenue that lies adjacent to and abuts Lots 13-18, Block 9, Byrens and Riddle Addition, and the unopened 15' wide alley that lies between and abuts Lots 7-12, Block 9 and Lots 13-18, Block 9, Byrens and Riddle Addition all located in Ranger, Eastland County, Texas via a Special Warranty Deed and reserving a public utility and access easement within the alleyway should there be or should there need to be any public utilities to the properties; and

**WHEREAS**, the City desires to adopt an ordinance confirming, ratifying, and approving the closure of the above-referenced rights-of-way which is shown on the survey/plat attached with the legal description as "Exhibit A."

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

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are incorporated into this Ordinance as findings of fact by the City Council of Ranger, Texas.

**Section 2. Consideration and Authorization to Execute Special Warranty Deed.** The

Mayor and the City Secretary are hereby authorized, empowered, instructed and directed to execute a special warranty deed, in a form substantially similar to that set forth in "Exhibit B" conveying the rights and interests of the City in the closed portion of Byrens Street and McCleskey Avenue described in the attached Exhibit A to Robert Hooper, the owner of the adjacent and abutting property, provided that the special warranty deed shall reserve to the City a public utility and access easement for the installation, location, use, repair, maintenance and replacement of public utility lines and facilities, as described in the deed attached as "Exhibit B," and provided that the consideration for the conveyance of the closed portions of Byrens Street and McCleskey Avenue and the unopened alleyway shall be payment of the cost of the survey plus \$100.00. Upon the execution of a deed such as the deed attached as Exhibit B the deed shall be and become a valid and binding act and deed of the City of Ranger, Texas.

**Section 3. Retain Utility Easement.** A public utility easement (as above referenced) in, upon, under, and across the closed portion of alleyway is hereby reserved and retained by the City as described and set forth as a reservation to conveyance in the deed attached as "Exhibit B."

**Section 4. The Remainder of Byrens Street and McCleskey Avenue.** Other than the portion stated herein, the remainder of Byrens Street and McCleskey Avenue as well as the alleyway shall remain open.

**Section 5. Consideration.** In consideration of this conveyance, shall pay the City as set out herein.

**Section 6. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 7. Effective Date.** This ordinance shall take effect immediately from and after its passage.

**Section 8. 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, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED** on First Reading on this 25<sup>th</sup> day of April, 2022.

**PASSED AND FINALLY APPROVED** on this 9<sup>th</sup> day of May, 2022.

**Attest:**

**THE CITY OF RANGER, TEXAS**

\_\_\_\_\_  
Savannah Fortenberry, City Secretary

\_\_\_\_\_  
John Casey, Mayor



## **Exhibit A**

(Insert metes and bound description and survey of the closed portion of  
Byrens Street, McCleskey Avenue and alleyway)

GRID NORTH: MGS 84, GPS

**SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON LOTS 7 THRU 18, BLOCK 9, BYRENS AND RIDDLE ADDITION, CITY OF RANGER, EASTLAND COUNTY, TEXAS.**

**FLOOD HAZARD STATEMENT:**

The property and improvements described above is not in Flood Zone "A" which is defined as areas determined to be outside the 100 year Flood Zone, according to the "Flood Hazard Boundary Map" Community published by the City of Ranger, Eastland County, Texas, and as published by the Federal Emergency Management Agency, Federal Insurance Administration, with latest revision dated 04/05/2019.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify that the plat herein is a true and correct copy of the original plat on file in the Public Records Office of Eastland County, Texas. This plat was made from an actual survey made on the 13th day of September, 2021 under my direct supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.



*Lynn Williamson*  
Lynn Williamson  
Registered Professional Surveyor No. 5085  
09/21/2021

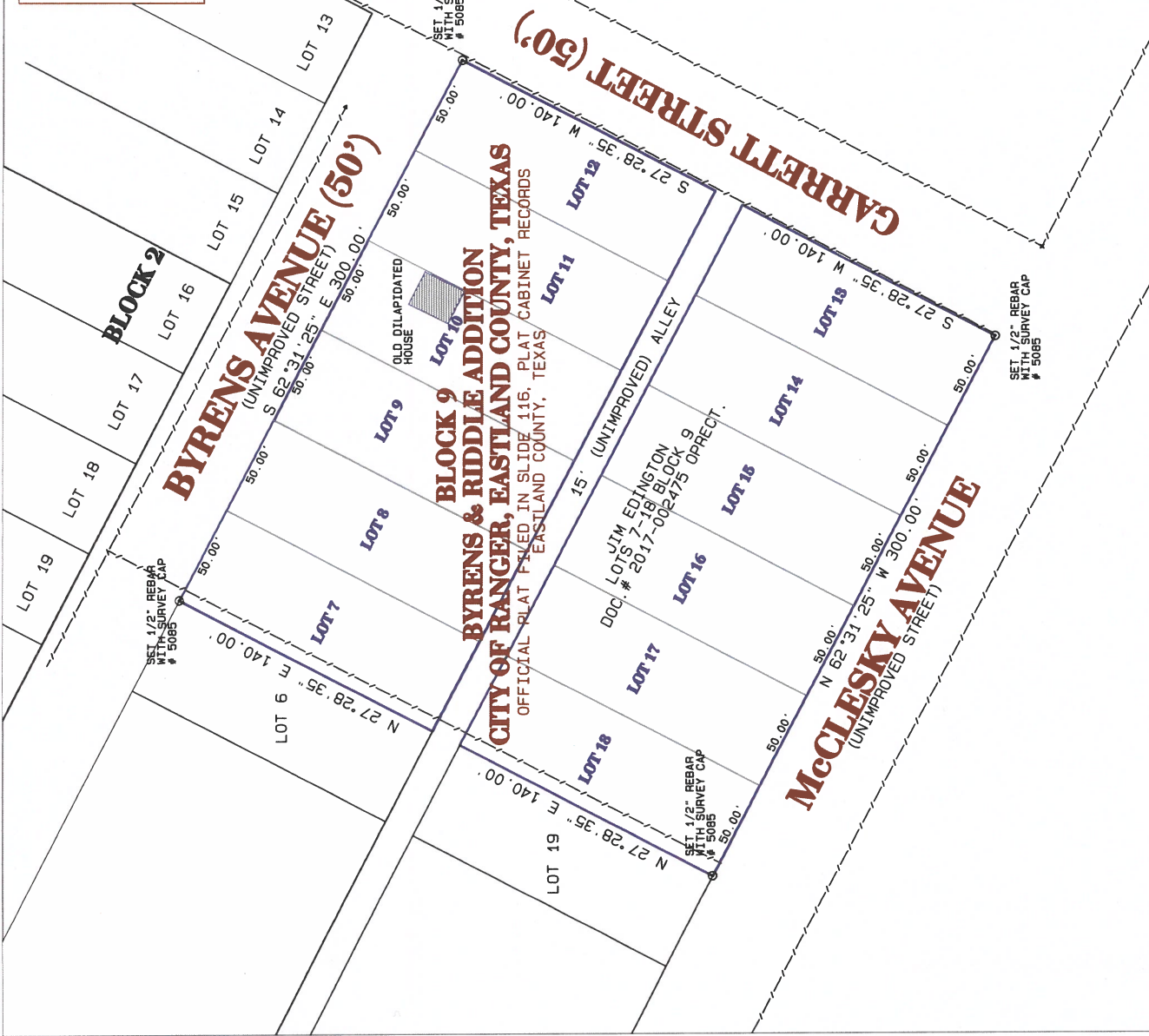
**LEGEND:**

- X FOUND IRON ROD OR PIN
- SET 1/2" REBAR WITH CAP
- FENCE CORNER POST
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC LINE
- DESCRIBED TRACT

**WILLIAMSON SURVEYING, INC.**  
201 WEST MAIN, SUITE 302  
EASTLAND, TEXAS 76448  
254 629 8151  
[williamson@txbusiness.com](mailto:williamson@txbusiness.com)

JB10937 09/21/2021 JANET EDINGTON

GRAPHIC SCALE



**Exhibit B**

**SPECIAL WARRANTY DEED**

**Nominees for Appointment as members of the Commission of Veterans Affairs.**

- 1) Larry Monroe
- 2) Joel Jimenez
- 3) Aubrey Perrella
- 4) Bob Green
- 5) Ruben Zarate
- 6) Robert Butler
- 7) Lee Roy Pearson
- 8) Charles Calvert