



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, June 13, 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 May 23, 2022. - Savannah Fortenberry, City Secretary

Agenda Item 05: Discuss/Consider: RESOLUTION NO. 2022-06-13-H: 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 17, 2022 SPONSORED BY THE RANGER HISTORICAL PRESERVATION SOCIETY. – Marla Tovar & Clinton Eaton, RHPS

Agenda Item 06: Discuss/Consider: future paving/maintenance of Desdemona Blvd. - Jared Calvert/RAF

Agenda Item 07: Discuss/Consider: Airfield entrance gate (paid for by Ranger Airfield Foundation) and the street behind original hangar - Jared Calvert/RAF

Agenda Item 08: Discuss/Consider: RESOLUTION NO. 2022-06-13-F: A RESOLUTION OF THE CITY OF RANGER, TEXAS, AUTHORIZING A CHANGE ON THE SIGNATURE CARDS AT FIRST FINANCIAL BANK. - Savannah Fortenberry, Finance Director

Agenda Item 09: Discuss/Consider: RESOLUTION NO. 2022-06-13-G: A RESOLUTION OF THE CITY OF RANGER, TEXAS, AUTHORIZING A CHANGE ON THE SIGNATURE CARDS ON THE POLICE ACCOUNTS AT FIRST FINANCIAL BANK. - Savannah Fortenberry, Finance Director

Agenda Item 10: Discuss/Consider: RESOLUTION NO. 2022-06-13-I: A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC. - Savannah Fortenberry, City Secretary

Agenda Item 11: Discuss/Consider: Proclaiming the month of July as Ranger Lions Club Centennial celebration. – Gerald Gunstanson, City Manager

Agenda Item 12: Discuss/Consider: approving the proposed insurance claim submitted by Blackstone, LLC. – Gerald Gunstanson, City Manager

Agenda Item 13: Discuss/Consider: online messaging board for council and staff in accordance with open meetings act. –Kevan Moize, Commissioner Place 3

Agenda Item 14: Discuss: potential changes to roles and responsibilities as an amendment to the personnel policy. – Kevan Moize, Commissioner Place 3

Agenda Item 15: Discuss/Consider: SECOND AND FINAL READING OF ORDINANCE NO. 2022-06-13-I: AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING THE PLACEMENT AND INSTALLATION OF HUD-CODE MANUFACTURED HOMES AND MODULAR HOMES IN THE CITY; REQUIRING PERMITS; ALLOWING HUD-CODE MANUFACTURED AND MODULAR HOMES ONLY IN CERTAIN AREAS OF THE CITY; REGULATING MANUFACTURED HOME COMMUNITIES; PROVIDING FOR CERTAIN NON-CONFORMING USES; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, REPEALER, AND OPEN MEETING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.- Kevan Moize, Commissioner Place 3

Agenda Item 16: Discuss/Consider: SECOND AND FINAL READING OF ORDINANCE NO. 2022-06-13-J: AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING RECREATIONAL VEHICLES AND TRAVEL TRAILERS WITHIN THE CITY; REPEAL PREVIOUS ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, AND OPEN MEETING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.- Kevan Moize, Commissioner Place 3.

Agenda Item 17: Discuss/Consider: FIRST READING OF ORDINANCE NO. 2022-06-27-K: AN ORDINANCE OF THE CITY OF RANGER, TEXAS REPEALING AND REPLACING ORDINANCE NO. 2015-05-26-D; PROHIBITING CERTAIN NUISANCE CONDITIONS ON PRIVATE PROPERTY WITHIN THE CITY; PROVIDING FOR THE ABATEMENT OF NUISANCES BY PROPERTY OWNER OR CITY AND FOR THE FILING OF LIENS TO SECURE CITY'S COST; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.- Kevan Moize, Commissioner Place 3

Agenda Item 18: Discuss/Consider: submitting an ordinance for the installation of stop signs for review by attorney. - Andrew Lopez, Interim-Public Works Director

Agenda Item 19: Discuss/Consider: Consent Items; the Approval of Monthly Department Reports:

- **Finance Report-** Director Savannah Fortenberry
- **Library Report-** Librarian Diana McCullough
- **REDC 4A Report-** President Tracy McCarty
- **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 Andrew Lopez

Agenda Item 20: Convene in Executive Session Pursuant to Texas Government Code Section § 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, or dismissal of a public officer or employee. – John Casey, Mayor

- Public Works Director

Agenda Item 21: 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 22: Discuss/Consider: Reconvene into Open Session and pursuant to the provisions of Chapter 551 Texas Government Code take action from Executive Sessions. – John Casey, Mayor

Agenda Item 23: 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., June 10, 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, May 23, 2022 at 3:00 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 M ^c Ginnis	Place 4
City Manager Gerald Gunstanson	
City Secretary Savannah Fortenberry	
Interim Public Works Director Andrew Lopez	
Honorable Tammy S. Archer	

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: **1.** Nelda Rodgers stated the dogs on Young St. are a nuisance and the neighbor's cat was attacked and it could have been a child. Ms. Rodgers stated there has to be something done. **2.** Ruby O'Neill stated she was outside gardening with her two cats. She said she is tired of dogs running loose, and asked what would have happened if it was her or a child attacked? Ms. O'Neill stated it was very traumatizing and she doesn't want anything else to happen. She urges council to do something. **3.** Tina Thomas spoke and said it could have been a different situation. She received a phone call from her sister needing help and they should be held accountable.

Agenda Item 03: Announcements from City Council or Staff: **1.** Commissioner Monroe announced Saturday, 10am, the Commission of Veteran's Affairs Support Group would be placing flags on graves at the cemetery and needs volunteers. **2.** Commissioner Monroe announced on Memorial Day there would be an event with food and entertainment starting at 10am. **3.** City Manager, Gerald Gunstanson, announced City Hall would be closed in observance of Memorial Day.

Agenda Item 04: Discuss/Consider: approval of the city council meeting minutes for the regular meeting on May 9, 2022 and the called meeting on May 16, 2022. - Savannah Fortenberry, City Secretary

*Motion made by Commissioner Moize to approve the city council meeting minutes for the regular meeting on May 9, 2022 and the called meeting on May 16, 2022 and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 05: Discuss/Consider: accept nominations and appoint a Commissioner as Mayor Pro-Tem for a one-year term. – John Casey, Mayor

*Motion made by Commissioner Moize to nominate Commissioner McGinnis, Commissioner Monroe made a motion to nominate Commissioner Robinson. Commissioner Moize withdrew his nomination for Commissioner McGinnis. Motion made by Commissioner Monroe to nominate Commissioner Robinson and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

Agenda Item 06: Discuss/Consider: realignment of both REDC Boards. – Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to accept changes with the board members as listed; REDC 4A: Traci McCarty, Gerald Gunstanson, Roseatta Stephens. REDC 4B: Steve Gerdes, Travis Rogers, Sean McCabe, Ken Charman and 2nd by Commissioner McGinnis. **Ayes: Moize, McGinnis, Robinson; Nay: Casey. Motion Passed.**

Agenda Item 07: Discuss/Consider: monthly reports from City Boards and Commissions. - Kevan Moize, Commissioner Place 3

*Commissioner Moize stated he was requesting from each board to include on their monthly report what they are doing, their mission, and when the meetings will occur.

*Motion made by Commissioner Moize to take no action and 2nd by Commissioner Robinson. **All Ayes and Motion Passed.**

Agenda Item 08: Discuss/Consider: FIRST READING OF ORDINANCE NO. 2022-06-13-I: AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING THE PLACEMENT AND INSTALLATION OF HUD-CODE MANUFACTURED HOMES AND MODULAR HOMES IN THE CITY; REQUIRING PERMITS; ALLOWING HUD-CODE MANUFACTURED AND MODULAR HOMES ONLY IN CERTAIN AREAS OF THE CITY; REGULATING MANUFACTURED HOME COMMUNITIES; PROVIDING FOR CERTAIN NON-CONFORMING USES; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, REPEALER, AND OPEN MEETING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.- Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to approve the first reading of Ordinance No. 2022-06-13-I and 2nd by Commissioner Robinson. **All Ayes and Motion Passed.**

Agenda Item 09: Discuss/Consider: draft Ordinance No. 2022-06-13-J: AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING RECREATIONAL VEHICLES AND TRAVEL TRAILERS WITHIN THE CITY; REPEAL PREVIOUS ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, AND OPEN MEETING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.- Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to approve the first reading of Ordinance No. 2022-06-13-J with changes and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

Agenda Item 10: Discuss/Consider: changes to Ordinance No. 2008-07-28-02: Animal Control. - Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to continue with legal review and allow the prosecutor to create a new animal control ordinance and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

Agenda Item 11: Discuss/Consider: changes to Ordinance No. 2015-05-26-D: Junk, weeds, nuisances. - Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to continue with legal review and allow the prosecutor to create a new nuisance ordinance and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 12: Discuss/Consider: changes to Ordinance No. 2007-10-08-03: Dangerous Buildings. - Kevan Moize, Commissioner Place 3

*Motion made by Commissioner Moize to continue with legal review and allow the prosecutor to create a new dangerous buildings ordinance and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 13: Discuss/Consider: an update on repairs for Pine Street. – Andrew Lopez, Interim Public Works Director

*Andrew Lopez gave an update on Pine Street. Monday the 16th the County sprayed primer and soaked the foundation of the road. That set in for 48 hours prior to laying the rock and oil down. In the fall, there will be a material laid on the road to set it in. Pine Street will also have new stop signs installed to preserve Pine Street. ***No action taken.**

Agenda Item 14: Convene in Executive Session **at 7:22pm** Pursuant to Texas Government Code Section § 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, or dismissal of a public officer or employee. – John Casey, Mayor

- Chief of Police
- Interim-Public Works Director

Agenda Item 15: Discuss/Consider: Reconvene into Open Session **at 8:04pm** and take action from Executive Session – John Casey, Mayor

*Motion made by Commissioner Moize to authorize overtime for the Chief of Police for the next 30 days and review again no later than June 30 and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

*Motion made by Commissioner Moize to authorize City Manager to evaluate current funds for performance based awards to our department heads and 2nd by Commissioner McGinnis. **All Ayes and Motion Passed.**

Agenda Item 16: Discuss/Consider: Adjournment- 8:05pm

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

These minutes were approved on the 13th day of June, 2022

CITY OF RANGER, TEXAS

John Casey, Mayor

ATTEST:

Savannah Fortenberry, City Secretary

Resolution No. 2022-06-13-H

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 17, 2022, 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 13th day of June, 2022, 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 17, 2022.

Passed and approved, this 13th day of June, 2022.

CITY OF RANGER, TEXAS

John Casey, Mayor

ATTEST:

Savannah Fortenberry, City Secretary

Resolution No. 2022-06-13-F

A RESOLUTION OF THE CITY OF RANGER, TEXAS, AUTHORIZING A CHANGE ON THE SIGNATURE CARDS AT FIRST FINANCIAL BANK.

WHEREAS: the City of Ranger has had a change in the position of Mayor Pro Tem;
and

WHEREAS: the City of Ranger has multiple accounts and a safe deposit box at First
Financial Bank; and

WHEREAS: the City of Ranger must maintain current signature cards and require two
signatures to draw on each account at First Financial Bank,

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

Section 1. That new signature cards are to be issued on all checking (with the exception
of Leose Account No. 33010133215 and Ranger Police Department Account No.
33110001386) and savings accounts and have access to safe deposit box with the
following signatures authorized:

Mayor John Casey
Mayor Pro Tem Terry Robinson
City Manager Gerald Gunstanson
City Secretary Savannah Fortenberry

PASSED AND APPROVED this 13th day of June, 2022.

Attest:

CITY OF RANGER

Savannah Fortenberry, City Secretary

John Casey, Mayor

Resolution No. 2022-06-13-G

**A RESOLUTION OF THE CITY OF RANGER, TEXAS,
AUTHORIZING A CHANGE ON THE SIGNATURE CARDS ON
THE POLICE ACCOUNTS AT FIRST FINANCIAL BANK.**

WHEREAS the City of Ranger has multiple accounts and a safe deposit box at First Financial Bank;
and

WHEREAS the City of Ranger has a need to change the names on the City of Ranger LEOSE Account No. 33010133215 and City of Ranger Police Department Special Account No. 33110001386;
and

WHEREAS the City of Ranger must maintain current signature cards and require two signatures to draw on each account at First Financial Bank,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF RANGER**

Section 1. That a new signature card be issued on these two accounts with the following signatures authorized:

Mayor John Casey
Mayor Pro Tem Terry Robinson
City Manager Gerald Gunstanson
Chief of Police Joel Moran
City Secretary Savannah Fortenberry

PASSED AND APPROVED this 13th day of June, 2022.

Attest:

CITY OF RANGER

Savannah Fortenberry, City Secretary

John Casey, Mayor

RESOLUTION NO. 2022-06-13-I

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

WHEREAS, the City of Ranger is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2021 meeting set a budget for 2022 that compels an assessment of ten cents (\$0.10) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Ranger and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the 13th day of June, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Ranger, Texas.

John Casey, Mayor

ATTEST:

Savannah Fortenberry, City Secretary

DRAFT



Lions Clubs International

300 W 22ND STREET • OAK BROOK ILLINOIS 60523-8842 USA • 630.571.5466



Lions Clubs Centennial Celebration Proclamation

Ranger Lions Club

100 Year Celebration

Month of July, 2022

WHEREAS, the Ranger Lions Club is a member of Lions Clubs International, the world's largest service club organization with 1.4 million members in 46,000 clubs in more than 200 countries and geographical areas; and

WHEREAS, the Ranger Lions Clubs was founded in 1922 and is celebrating 100 years of humanitarian service to the Ranger Community; and

WHEREAS, the Ranger Lions Club is comprised of volunteers who dedicate their time to the betterment of our communities and aiding those in need; and

NOW THEREFORE, I, John T. Casey, Jr., Mayor of the City of Ranger in recognition of this important event sponsored by the Ranger Lions Club, do hereby proclaim the Month of July as "Ranger Lions Clubs Centennial Celebration Month."



Texas Total Support

IICRC Company ID #:70023416

Client: City of Ranger
Property: 400 @ Main St
Ranger, TX 76470

Operator: JAMES

Estimator: Cody Russell
Position: President
Company: Texas Total Support
Business: 3100 Michele Court
Weatherford, TX 76088

Business: (844) 453-7552 x 5
E-mail: cody@texastotalsupport.com

Reference: Cody Russell
Position: President
Company: Cody Russell
Business: 3100 Michele Court
Weatherford, TX 76088

Business: (817) 629-4851
E-mail: cody@texastotalsupport.com

Type of Estimate: hail and wind damage
Date Entered: 4/10/2022

Date Assigned:

Price List: TXAB8X_APR22
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2022-04-10-1559

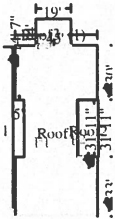
All Rights reserved © Texas Total Support. We have provided this scope or repairs based on legitimate damage that we have observed and what we consider to be a reasonable method of repair. Unfortunately (due to existing laws) I cannot assist you in settling your claim, that would be illegal – the Unauthorized Practice of Public Adjusting (UPPA). The law requires that I focus on my area of expertise; construction. I will be accounting for all of your relevant damage, accurately identifying all damaged building materials, determining a reasonable method of repair based on the extent of damage, repairability issues and maintaining a reasonably uniform appearance in accordance with the unfair claims settlement practices act. I will be delighted to meet your adjuster to come to an agreed scope of repairs if you request that I do so. Additionally, I am happy to explain any aspect of the project that you or your adjuster may have questions about, including my scope of repair and any technical questions. I look forward to arriving at a fair and equitable scope of damages with your adjuster.

Since it is illegal for me to negotiate prices with your adjuster, my prices must be therefore non-negotiable. I believe that every single line item contained in this document is legitimate and reasonable and some are even required by code or OSHA. However, if I have made an error or have been inaccurate about anything in my scope, I am happy to correct that. If your adjuster determines that any aspect of my scope of repairs has any illegitimate or unreasonable line item included, have them please explain how they arrived at that conclusion, I may very well agree. An answer of “we do not pay for that” or some equivalent answer is of no concern of mine. What your adjuster “pays for” or who owes for what is a coverage matter outside the reason you hired me. It is important for your adjuster to know that I was not hired to assist you with coverage issues, but for my expertise in construction and to restore your property to its pre-loss condition. What they pay for has no bearing on making repairs to adhere to local construction best practices, or protecting you, the consumer, by complying with the minimum construction standards of the building code or maintaining minimum safety standards required by law from OSHA. If your adjuster decides that any of my methods of repair are invalid, please have them explain how their background in construction led them to that conclusion. **IMPORTANT - READ CLOSING STATEMENT**



2022-04-10-1559

City Hall



Roof1

4,040.72 Surface Area
360.12 Total Perimeter Length

40.41 Number of Squares

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
1. R&R Sheathing - OSB - 1/2"	4,444.79 SF	1.33	5.05	619.72	5,795.50	34,772.98
2. R&R Insulation - ISO board, 2"	44.45 SQ	122.62	280.10	412.37	3,662.68	21,975.96
3. R&R Flash parapet wall only - bitumen - over 3' up to 6'	360.12 LF	7.90	24.87	175.88	2,395.42	14,372.43
4. R&R Membrane roofing - cant strips - perlite	960.12 LF	1.61	2.63	36.44	821.46	4,928.81
5. R&R Cap flashing	360.12 LF	1.39	18.63	344.93	1,510.90	9,065.44
6. R&R Roof scupper - aluminum	4.00 EA	29.62	162.31	43.56	162.26	973.54
7. Remove Additional charge for high roof (2 stories or greater)	40.41 SQ	12.51	0.00	0.00	101.10	606.63
8. Additional charge for high roof (2 stories or greater)	44.45 SQ	0.00	16.84	0.00	149.70	898.24
9. R&R Gutter / downspout - box - aluminum - 7" to 8"	120.00 LF	1.18	23.22	178.30	621.26	3,727.56
10. R&R Aluminum termination bar / flashing for membrane roofs	360.12 LF	1.39	2.88	20.80	311.72	1,870.24
11. R&R Flashing - pipe jack - lead	24.00 EA	16.67	73.55	91.69	451.40	2,708.37
12. R&R Built-up roof with granulated cap sheet - in place	52.53 SQ	162.31	529.81	836.50	7,438.70	44,632.26
13. Elastomeric roof coating - Flat roof	5,252.94 SF	0.00	2.15	338.03	2,326.36	13,958.21
14. R&R Curb flashing - Built Up	120.00 LF	4.45	35.30	91.08	972.22	5,833.30
Additional Labor						
15. Roofer - per hour	122.00 HR	0.00	107.35	0.00	2,619.34	15,716.04
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 14 days each - additional 84 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 28 hours						
Job Setup						
16. Temporary fencing - 1-4 months (per month)	720.24 LF	0.00	1.85	0.00	266.48	1,598.92



Texas Total Support

IICRC Company ID #:70023416

CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
17. Protect - Cover with plastic - whole building	8,081.44 SF	0.00	0.28	73.34	467.22	2,803.36
18. Fall protection harness and lanyard - per day	84.00 DA	0.00	8.00	0.00	134.40	806.40
19. Additional driving charge - per mile	1,904.00 EA	0.00	0.59	0.00	224.68	1,348.04
Equipment						
20. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	408.31	0.00	0.00	81.66	489.97
21. Telehandler/forklift (per day) - no operator	12.00 DA	0.00	453.68	0.00	1,088.84	6,533.00
22. Roofer - per hour - Telehandler Operation	36.00 HR	0.00	107.35	0.00	772.92	4,637.52
23. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees.						
Fencing - \$750 delivery						
Dumpster - \$300						
Project Management						
24. Commercial Supervision / Project Management - per hour	102.00 HR	0.00	67.52	0.00	1,377.40	8,264.44
Hours based on 4 hours per day on the jobsite - 14 days total install 3 days of planing and setup 2 hours of drive time per day.						

Totals: Roof1 3,262.64 34,323.62 205,941.66



Roof2

350.15 Surface Area 3.50 Number of Squares
75.24 Total Perimeter Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Remove Additional charge for high roof (2 stories or greater)	3.50 SQ	12.51	0.00	0.00	8.76	52.55
26. Additional charge for high roof (2 stories or greater)	7.00 SQ	0.00	16.84	0.00	23.58	141.46
27. Elastomeric roof coating - Flat roof	700.30 SF	0.00	2.87	45.06	411.00	2,465.92
Totals: Roof2				45.06	443.34	2,659.93



Texas Total Support

IICRC Company ID #:70023416

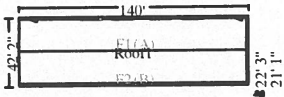
CONTINUED - Fire Department

Fire Department

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
39. R&R Metal outside corner post	80.00 LF	2.82	7.70	26.33	173.58	1,041.51
40. R&R Closure strips for metal panels	6.75 LF	1.86	1.75	0.28	4.94	29.59
41. R&R Metal wall panel - ribbed/corrugated - per ind mat source	7,558.71 SF	0.46	2.13	49.89	3,925.40	23,552.35
42. R&R Metal J trim	450.00 LF	2.35	4.19	40.84	596.76	3,580.60
43. R&R Batt insulation - 4" - R13 - paper / foil faced	7,558.71 SF	0.55	1.22	455.22	2,766.82	16,600.96
44. Additional cost for high wall or ceiling - over 14' to 20'	7,558.71 SF	0.18	0.52	0.00	1,058.22	6,349.32
Equipment						
45. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	408.31	0.00	0.00	81.66	489.97
46. Telehandler/forklift (per day) - no operator	4.00 DA	0.00	453.68	0.00	362.94	2,177.66
47. General Laborer - per hour	1.00 HR	0.00	38.84	0.00	7.76	46.60
48. Scaffold - per section (per day)	8.00 DA	0.00	25.28	0.00	40.44	242.68
49. Labor to set up and take down scaffold - per section	8.00 EA	0.00	26.60	0.00	42.56	255.36
50. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees.						
Fencing - \$750 delivery						
Dumpster - \$300						
51. Additional driving charge - per mile	448.00 EA	0.00	0.59	0.00	52.86	317.18
Project Management						
52. Commercial Supervision / Project Management - per hour	84.00 HR	0.00	67.52	0.00	1,134.34	6,806.02
Hours based on 4 hours per day on the jobsite - 12 days total install 3 days of planing and setup 2 hours of drive time per day.						
Total: Fire Department				572.56	10,818.28	64,909.80



Roofl



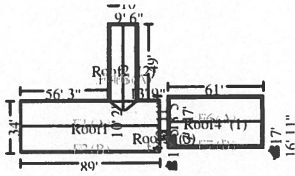
6,222.66 Surface Area
368.90 Total Perimeter Length

62.23 Number of Squares
140.00 Total Ridge Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
53. R&R Metal roofing	6,969.38 SF	1.18	5.85	1,276.44	10,054.24	60,325.42
54. R&R Ridge cap - metal roofing	140.00 LF	2.76	5.14	25.76	226.36	1,358.12
55. R&R Closure strips for metal panels	560.00 LF	1.96	1.82	23.56	428.08	2,568.44
56. R&R Eave trim for metal roofing - 26 gauge	280.00 LF	1.96	5.15	49.90	408.14	2,448.84
57. R&R Gable trim for metal roofing - 26 gauge	88.90 LF	1.96	5.52	18.56	136.70	820.23
58. R&R Metal roofing - clear/skylight panel	252.00 SF	1.18	6.38	39.92	389.02	2,334.06
59. R&R Batt insulation - 10" - R30 - paper / foil faced	5,970.66 SF	0.85	2.24	719.17	3,833.72	23,002.23
60. R&R Neoprene pipe jack flashing for metal roofing	4.00 EA	18.74	53.10	8.43	59.16	354.95
61. R&R Exhaust cap - through roof - 6" to 8"	2.00 EA	21.28	77.78	5.64	40.76	244.52
62. Butyl tape / sealing metal roofing panels for low slopes	560.00 LF	0.00	0.88	5.54	99.66	598.00
63. Remove Additional charge for high roof (2 stories or greater)	62.23 SQ	12.51	0.00	0.00	155.70	934.20
64. Additional charge for high roof (2 stories or greater)	62.23 SQ	0.00	16.84	0.00	209.60	1,257.55
Additional Labor						
65. Roofer - per hour	96.00 HR	0.00	107.35	0.00	2,061.12	12,366.72
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 12 days each - additional 72 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 24 hours						
Job Setup						
66. Temporary fencing - 1-4 months (per month)	737.79 LF	0.00	1.85	0.00	272.98	1,637.89
67. Protect - Cover with plastic - whole building	12,445. SF 32	0.00	0.28	112.94	719.52	4,317.15
68. Fall protection harness and lanyard - per day	72.00 DA	0.00	8.00	0.00	115.20	691.20
Equipment						



Roof1



6,364.16 Surface Area
558.55 Total Perimeter Length

63.64 Number of Squares
206.59 Total Ridge Length

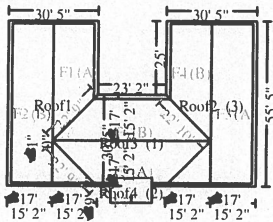
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
76. Roofing felt - 30 lb.	63.64 SQ	0.00	32.95	59.33	431.24	2,587.51
77. R&R Metal roofing	7,318.79 SF	1.18	5.85	1,340.44	10,558.30	63,349.83
78. R&R Ridge cap - metal roofing	206.59 LF	2.76	5.14	38.01	334.02	2,004.09
79. R&R Closure strips for metal panels	826.36 LF	1.96	1.82	34.77	631.70	3,790.12
80. R&R Eave trim for metal roofing - 26 gauge	389.03 LF	1.96	5.15	69.32	567.06	3,402.38
81. R&R Gable trim for metal roofing - 26 gauge	169.52 LF	1.96	5.52	35.38	260.70	1,564.09
82. R&R Metal roofing - clear/skylight panel	180.00 SF	1.18	6.38	28.51	277.86	1,667.17
83. Butyl tape / sealing metal roofing panels for low slopes	778.06 LF	0.00	0.88	7.70	138.48	830.87
84. R&R Valley metal - (W) profile	25.11 LF	1.39	6.18	6.53	39.32	235.93
85. R&R Ridge vent - Metal roofing - High grade	10.00 LF	9.88	71.64	34.10	169.86	1,019.16
Additional Labor						
86. Roofer - per hour	96.00 HR	0.00	107.35	0.00	2,061.12	12,366.72
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 12 days each - additional 72 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 24 hours						
Job Setup						
87. Temporary fencing - 1-4 months (per month)	1,117.10 LF	0.00	1.85	0.00	413.32	2,479.96
88. Protect - Cover with plastic - whole building	12,728.32 SF	0.00	0.28	115.51	735.88	4,415.32
89. Fall protection harness and lanyard - per day	72.00 DA	0.00	8.00	0.00	115.20	691.20
Equipment						
90. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	408.31	0.00	0.00	81.66	489.97
91. Telehandler/forklift (per day) - no operator	12.00 DA	0.00	453.68	0.00	1,088.84	6,533.00



CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
92. Roofer - per hour - Telehandler Operation	36.00 HR	0.00	107.35	0.00	772.92	4,637.52
93. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees. Fencing - \$750 delivery Dumpster - \$300						
94. Additional driving charge - per mile	1,344.00 EA	0.00	0.59	0.00	158.60	951.56
Project Management						
95. Commercial Supervision / Project Management - per hour	84.00 HR	0.00	67.52	0.00	1,134.34	6,806.02
Hours based on 4 hours per day on the jobsite - 12 days total install 3 days of planing and setup 2 hours of drive time per day.						
Totals: Roof1				1,769.60	20,540.42	123,242.42
Total: Gym and Community Store Complex				1,769.60	20,540.42	123,242.42

Library



Roof1

4,630.98 Surface Area
360.34 Total Perimeter Length
46.31 Number of Squares
164.26 Total Ridge Length

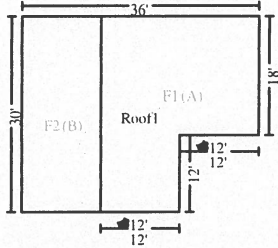
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
96. R&R Metal roofing	5,418.25 SF	1.18	5.85	992.35	7,816.54	46,899.19
97. R&R Ridge cap - metal roofing	164.26 LF	2.76	5.14	30.22	265.58	1,593.46
98. R&R Closure strips for metal panels	657.02 LF	1.96	1.82	27.64	502.24	3,013.42
99. R&R Eave trim for metal roofing - 26 gauge	207.10 LF	1.96	5.15	36.91	301.88	1,811.28
100. R&R Gable trim for metal roofing - 26 gauge	153.23 LF	1.96	5.52	31.98	235.62	1,413.76
101. R&R Metal roofing - clear/skylight panel	252.00 SF	1.18	6.38	39.92	389.02	2,334.06
102. Roofing felt - 30 lb.	46.31 SQ	0.00	32.95	43.17	313.82	1,882.90



CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
103. R&R Valley metal - (W) profile	105.12 LF	1.39	6.18	27.32	164.60	987.68
Additional Labor						
104. Roofer - per hour	80.00 HR	0.00	107.35	0.00	1,717.60	10,305.60
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 10 days each - additional 60 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 20 hours						
Job Setup						
105. Temporary fencing - 1-4 months (per month)	720.67 LF	0.00	1.85	0.00	266.64	1,599.88
106. Protect - Cover with plastic - whole building	9,261.96 SF	0.00	0.28	84.05	535.50	3,212.90
107. Fall protection harness and lanyard - per day	60.00 DA	0.00	8.00	0.00	96.00	576.00
Equipment						
108. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	408.31	0.00	0.00	81.66	489.97
109. Telehandler/forklift (per day) - no operator	10.00 DA	0.00	453.68	0.00	907.36	5,444.16
110. Roofer - per hour - Telehandler Operation	30.00 HR	0.00	107.35	0.00	644.10	3,864.60
111. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees.						
Fencing - \$750 delivery						
Dumpster - \$300						
112. Additional driving charge - per mile	1,344.00 EA	0.00	0.59	0.00	158.60	951.56
Project Management						
113. Commercial Supervision / Project Management - per hour	72.00 HR	0.00	67.52	0.00	972.28	5,833.72
Hours based on 4 hours per day on the jobsite - 10 days total install 2 days of planing and setup 2 hours of drive time per day.						
Totals: Roof1				1,313.56	15,939.04	95,634.14
Total: Library				1,313.56	15,939.04	95,634.14

Pump House



Roof1

941.95 Surface Area
 132.41 Total Perimeter Length
 9.42 Number of Squares
 29.96 Total Ridge Length

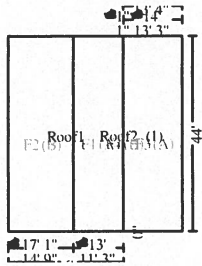
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
114. R&R Metal roofing	1,017.31 SF	1.18	5.85	186.32	1,467.60	8,805.61
115. R&R Ridge cap - metal roofing	29.96 LF	2.76	5.14	5.51	48.44	290.63
116. R&R Closure strips for metal panels	119.83 LF	1.96	1.82	5.04	91.60	549.60
117. R&R Eave trim for metal roofing - 26 gauge	59.92 LF	1.96	5.15	10.68	87.34	524.05
118. R&R Gable trim for metal roofing - 26 gauge	72.50 LF	1.96	5.52	15.13	111.48	668.91
119. R&R Metal roofing - clear/skylight panel	252.00 SF	1.18	6.38	39.92	389.02	2,334.06
120. R&R Batt insulation - 10" - R30 - paper / foil faced	941.95 SF	0.85	2.24	113.46	604.84	3,628.93
Additional Labor						
121. Roofer - per hour	16.00 HR	0.00	107.35	0.00	343.52	2,061.12
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 2 days each - additional 12 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 4 hours						
Job Setup						
122. Protect - Cover with plastic - whole building	1,883.91 SF	0.00	0.28	17.10	108.92	653.51
123. Fall protection harness and lanyard - per day	6.00 DA	0.00	8.00	0.00	9.60	57.60
Equipment						
124. Single axle dump truck - per load - including dump fees	1.00 EA	243.10	0.00	0.00	48.62	291.72
125. Telehandler/forklift (per day) - no operator	2.00 DA	0.00	453.68	0.00	181.48	1,088.84
126. Roofer - per hour - Telehandler Operation	6.00 HR	0.00	107.35	0.00	128.82	772.92
127. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	750.00	0.00	150.00	900.00
Costs for Telehandler, fencing, and dumpster delivery fee						
128. Additional driving charge - per mile	224.00 EA	0.00	0.59	0.00	26.44	158.60



CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Project Management						
129. Commercial Supervision / Project Management - per hour	6.00 HR	0.00	67.52	0.00	81.02	486.14
Hours based on 4 hours per day on the jobsite - 2 days total install 1 days of planing and setup 2 hours of drive time per day.						
Totals: Roof1				393.16	3,878.74	23,272.24
Total: Pump House				393.16	3,878.74	23,272.24

Youth Center



Roof1

1,940.50 Surface Area
220.09 Total Perimeter Length

19.40 Number of Squares
44.00 Total Ridge Length

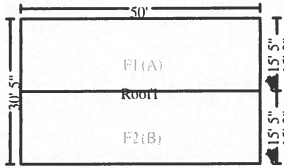
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
130. Roofing felt - 30 lb.	19.40 SQ	0.00	32.95	18.09	131.46	788.78
131. R&R Metal roofing	2,134.54 SF	1.18	5.85	390.94	3,079.36	18,476.12
132. R&R Ridge cap - metal roofing	44.00 LF	2.76	5.14	8.09	71.14	426.83
133. R&R Closure strips for metal panels	264.00 LF	1.96	1.82	11.11	201.80	1,210.83
134. R&R Eave trim for metal roofing - 26 gauge	132.00 LF	1.96	5.15	23.52	192.40	1,154.44
135. R&R Gable trim for metal roofing - 26 gauge	88.09 LF	1.96	5.52	18.39	135.48	812.79
136. R&R Metal roofing - clear/skylight panel	252.00 SF	1.18	6.38	39.92	389.02	2,334.06
137. Butyl tape / sealing metal roofing panels for low slopes	88.00 LF	0.00	0.88	0.87	15.66	93.97
138. R&R Pitch transition flashing for metal roofing - 29 gauge	44.00 LF	2.22	7.14	14.19	85.22	511.25
139. R&R Chimney flashing - large (32" x 60")	1.00 EA	59.22	461.45	9.65	106.08	636.40
140. Remove Additional charge for steep roof - 7/12 to 9/12 slope	13.17 SQ	33.11	0.00	0.00	87.22	523.28
141. Additional charge for steep roof - 7/12 to 9/12 slope	19.40 SQ	0.00	38.13	0.00	147.94	887.66



CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Additional Labor						
142. Roofer - per hour	24.00 HR	0.00	107.35	0.00	515.28	3,091.68
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 3 days each - additional 18 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 6 hours						
Job Setup						
143. Temporary fencing - 1-4 months (per month)	440.17 LF	0.00	1.85	0.00	162.86	977.17
144. Protect - Cover with plastic - whole building	3,880.99 SF	0.00	0.28	35.22	224.38	1,346.28
145. Fall protection harness and lanyard - per day	18.00 DA	0.00	8.00	0.00	28.80	172.80
Equipment						
146. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	343.82	0.00	0.00	68.76	412.58
147. Telehandler/forklift (per day) - no operator	3.00 DA	0.00	453.68	0.00	272.20	1,633.24
148. Roofer - per hour - Telehandler Operation	9.00 HR	0.00	107.35	0.00	193.24	1,159.39
149. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees.						
Fencing - \$750 delivery						
Dumpster - \$300						
150. Additional driving charge - per mile	336.00 EA	0.00	0.59	0.00	39.64	237.88
Project Management						
151. Commercial Supervision / Project Management - per hour	30.00 HR	0.00	67.52	0.00	405.12	2,430.72
Hours based on 4 hours per day on the jobsite - 3 days total install 2 days of planing and setup 2 hours of drive time per day.						
Totals: Roof1				569.99	7,123.06	42,738.15
Total: Youth Center				569.99	7,123.06	42,738.15

Animal Control Center



Roof1

1,541.81 Surface Area
161.67 Total Perimeter Length

15.42 Number of Squares
50.00 Total Ridge Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Roofing						
152. R&R Metal roofing	1,726.83 SF	1.18	5.85	316.27	2,491.20	14,947.09
153. R&R Ridge cap - metal roofing	50.00 LF	2.76	5.14	9.20	80.84	485.04
154. R&R Closure strips for metal panels	200.00 LF	1.96	1.82	8.42	152.88	917.30
155. R&R Eave trim for metal roofing - 26 gauge	100.00 LF	1.96	5.15	17.82	145.76	874.58
156. R&R Gable trim for metal roofing - 26 gauge	61.67 LF	1.96	5.52	12.87	94.84	569.00
157. R&R Batt insulation - 10" - R30 - paper / foil faced	1,541.81 SF	0.85	2.24	185.71	989.98	5,939.88
158. Butyl tape / sealing metal roofing panels for low slopes	200.00 LF	0.00	0.88	1.98	35.60	213.58
Additional Labor						
159. Roofer - per hour	16.00 HR	0.00	107.35	0.00	343.52	2,061.12
Additional hours for drive time from the office to the jobsite. Xactimate only includes 30 mins to and 30 mins from the jobsite to the office.						
6 crew members - 2 days each - additional 12 hours						
2 additional hours per day for extra cleanup to protect city equipment from damages - additional 4 hours						
Job Setup						
160. Temporary fencing - 1-4 months (per month)	323.34 LF	0.00	1.85	0.00	119.64	717.82
161. Protect - Cover with plastic - whole building	3,083.62 SF	0.00	0.28	27.98	178.28	1,069.67
162. Fall protection harness and lanyard - per day	12.00 DA	0.00	8.00	0.00	19.20	115.20
Equipment						
163. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	301.24	0.00	0.00	60.24	361.48
164. Telehandler/forklift (per day) - no operator	2.00 DA	0.00	453.68	0.00	181.48	1,088.84
165. Roofer - per hour - Telehandler Operation	6.00 HR	0.00	107.35	0.00	128.82	772.92
166. Rental equipment delivery / mobilization (Bid item)	1.00 EA	0.00	2,850.00	0.00	570.00	3,420.00



Texas Total Support

IICRC Company ID #:70023416

CONTINUED - Roof1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Costs for Telehandler, fencing, and dumpster delivery fee						
Telehandler - \$750 delivery, \$750 pickup, \$300 for fees.						
Fencing - \$750 delivery						
Dumpster - \$300						
167. Additional driving charge - per mile	224.00 EA	0.00	0.59	0.00	26.44	158.60
Project Management						
168. Commercial Supervision / Project Management - per hour	20.00 HR	0.00	67.52	0.00	270.08	1,620.48
Hours based on 4 hours per day on the jobsite - 2 days total install 2 days of planing and setup 2 hours of drive time per day.						
Totals: Roof1				580.25	5,888.80	35,332.60
Total: Animal Control Center				580.25	5,888.80	35,332.60
Line Item Totals: 2022-04-10-1559				11,475.82	127,960.86	767,763.91

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
52,122.41 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
29,181.25 Surface Area	291.81 Number of Squares	2,583.49 Total Perimeter Length
634.80 Total Ridge Length	0.00 Total Hip Length	



Texas Total Support

IICRC Company ID #:70023416

Summary

Line Item Total	628,327.23
Material Sales Tax	11,475.82
Subtotal	639,803.05
Overhead	63,980.43
Profit	63,980.43
Replacement Cost Value	\$767,763.91
Net Claim	\$767,763.91

Cody Russell
President



Texas Total Support

IICRC Company ID #:70023416

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.25%)	Manuf. Home Tax (5%)
Line Items	63,980.43	63,980.43	11,475.82	0.00
Total	63,980.43	63,980.43	11,475.82	0.00



Recap by Room

Estimate: 2022-04-10-1559

Area: City Hall		
Roof1	168,355.40	26.79%
Roof2	2,171.53	0.35%
Metal	23,596.82	3.76%
<hr/>		
Area Subtotal: City Hall	194,123.75	30.90%
Area: Fire Department	53,518.96	8.52%
Roof1	112,795.41	17.95%
Roof2	5,666.18	0.90%
<hr/>		
Area Subtotal: Fire Department	171,980.55	27.37%
Area: Gym and Community Store Complex		
Roof1	100,932.40	16.06%
<hr/>		
Area Subtotal: Gym and Community Store Complex	100,932.40	16.06%
Area: Library		
Roof1	78,381.54	12.47%
<hr/>		
Area Subtotal: Library	78,381.54	12.47%
Area: Pump House		
Roof1	19,000.34	3.02%
<hr/>		
Area Subtotal: Pump House	19,000.34	3.02%
Area: Youth Center		
Roof1	35,045.10	5.58%
<hr/>		
Area Subtotal: Youth Center	35,045.10	5.58%
Area: Animal Control Center		
Roof1	28,863.55	4.59%
<hr/>		
Area Subtotal: Animal Control Center	28,863.55	4.59%
<hr/>		
Subtotal of Areas	628,327.23	100.00%
<hr/>		



Texas Total Support

HCRC Company ID #:70023416

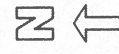
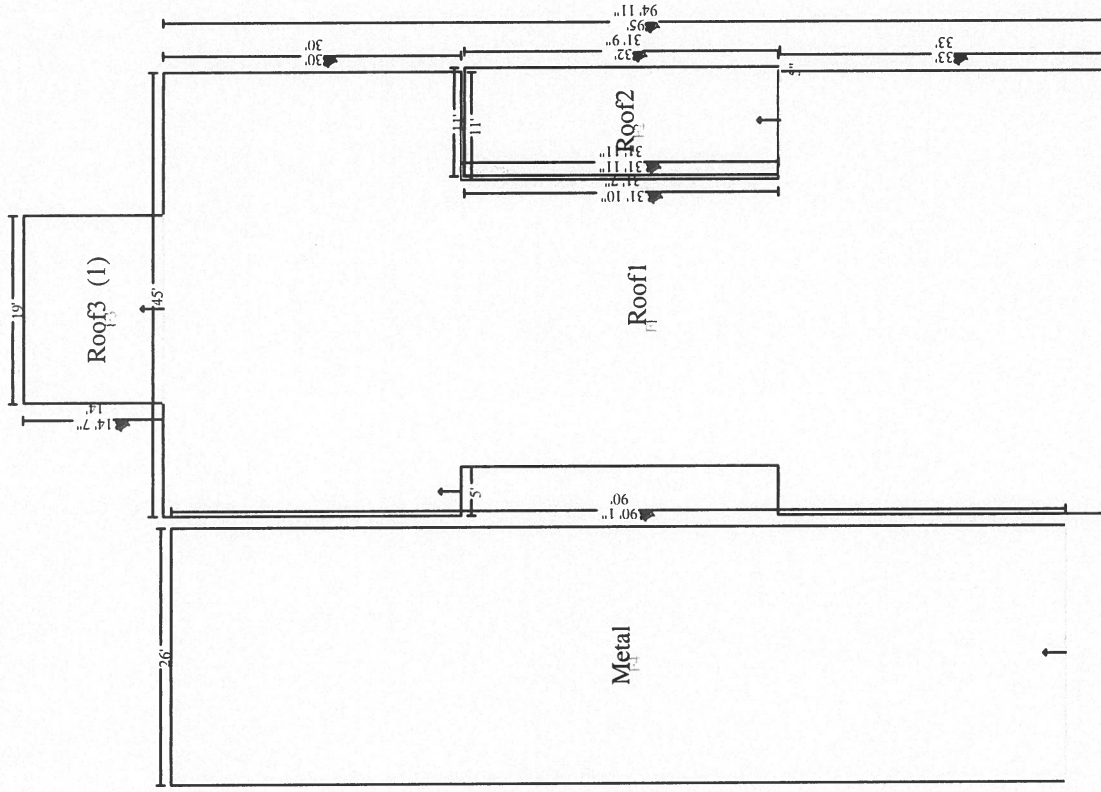
Total	628,327.23	100.00%
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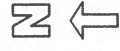


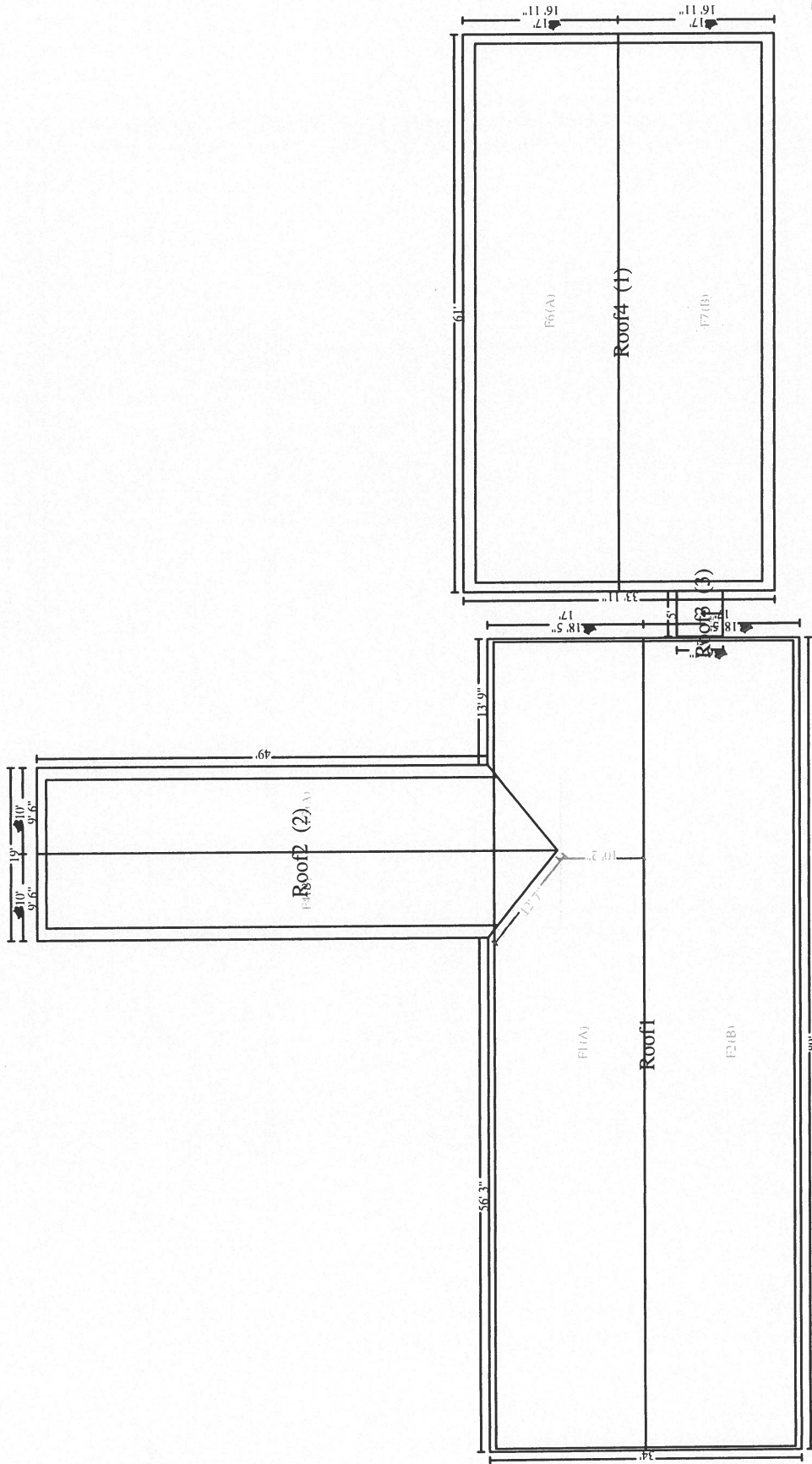
Recap by Category

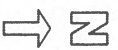
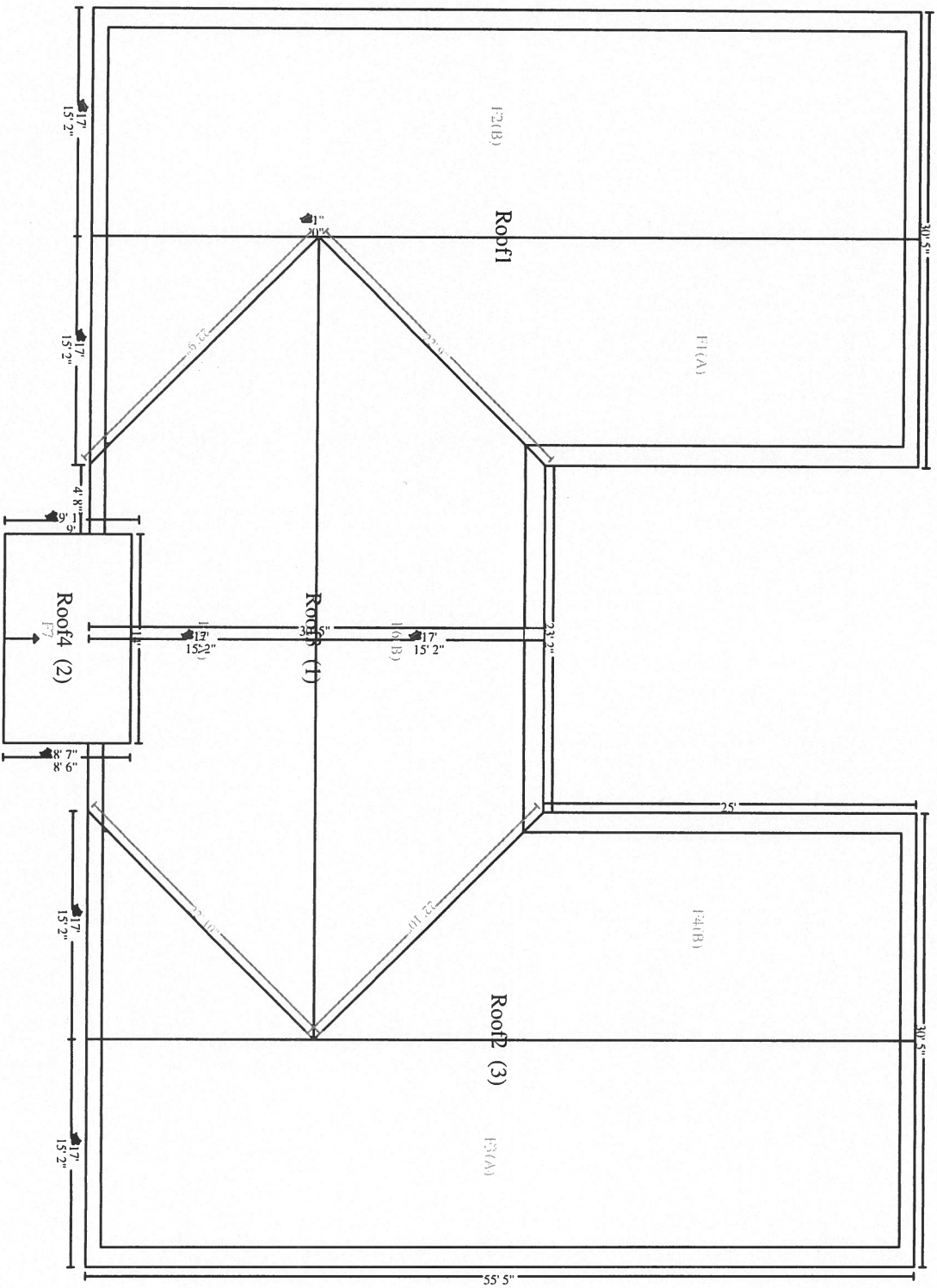
O&P Items	Total	%
GENERAL DEMOLITION	94,756.68	12.34%
DRYWALL	3,930.53	0.51%
HEAVY EQUIPMENT	47,013.44	6.12%
PERMITS AND FEES	4,229.12	0.55%
FRAMING & ROUGH CARPENTRY	22,446.19	2.92%
HAZARDOUS MATERIAL REMEDIATION	15,694.04	2.04%
INSULATION	28,159.53	3.67%
LABOR ONLY	32,988.60	4.30%
METAL STRUCTURES & COMPONENTS	14,595.03	1.90%
ROOFING	331,702.29	43.20%
SCAFFOLDING	3,055.04	0.40%
SIDING	18,601.55	2.42%
SOFFIT, FASCIA, & GUTTER	2,786.40	0.36%
TEMPORARY REPAIRS	8,368.79	1.09%
O&P Items Subtotal	628,327.23	81.84%
Material Sales Tax	11,475.82	1.49%
Overhead	63,980.43	8.33%
Profit	63,980.43	8.33%
Total	767,763.91	100.00%

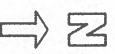
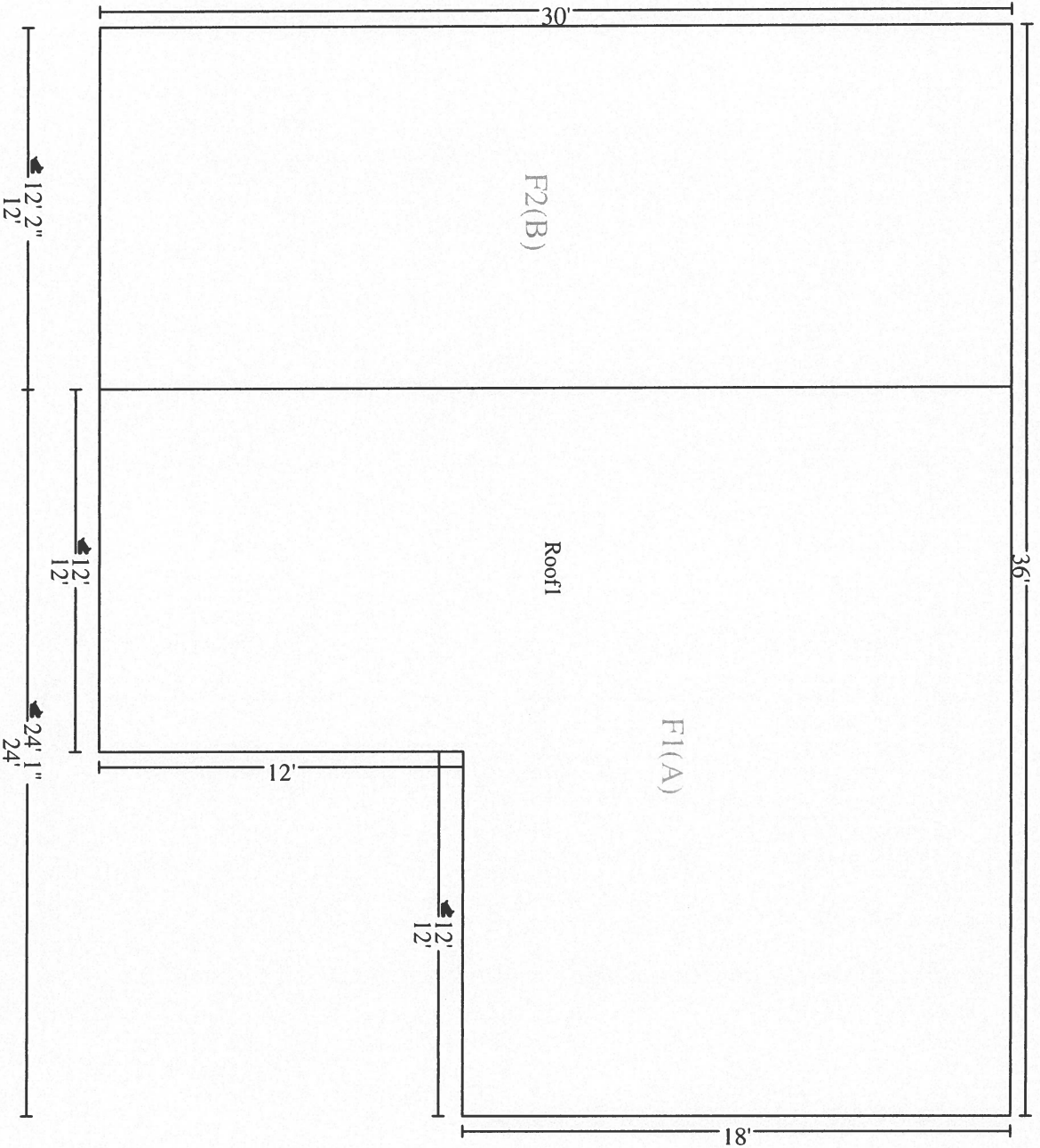
DISCLOSURE TO YOUR CARRIER: We send lump sum estimates as market rate offers. We do not rely on Xactimate or computer model pricing. At your request of a breakdown, we may convert this offer into a computerized artificial price calculator, such as an Xactimate format, or have a third party do so. This is provided solely for you to compare our pricing to other market rate prices for licensed contractors in the area. Xactimate is not the same as getting bids from other licensed contractors. Xactimate does not include or account for the added costs or considerations of expenses incurred by a disaster recovery contractor. Our company has not itemized various general and specific costs that our company has spent to date or will spend. We encourage you to source actual bids to compare our pricing currently in this market. Any Xactimate format given to you does not account for or charge various costs and expenses such as travel, and remote and emergency staging of personnel and materials. Therefore, the summary overhead and profit in Xactimate is for your overall calculation, to compare to other bidders, and may not reflect the actual amount of profit or loss overall to our company, which is relevant to our cost to perform this job. We have provided a lump sum cost for the described scope for us to do the work as a licensed and bonded general contractor. Actual cost of subcontract work from this Xactimate analysis will vary and this estimate does not reflect actual costs to our company either in unit pricing, overhead, and/or profit on any individual job. We do not add outside or general expenses, nor do we charge or credit for costs or below market rates our company may have to compensate for unrecoverable expenses. This Xactimate estimate is not an offer by our company on individual line items. It is a bid and offer only on the lump sum price. The final cost and scope is offered as a lump sum only and is only to be considered for acceptance by you. If your company or our customer authorizes us to perform this job for a total lump sum provided on this estimate, we consider this a binding bilateral obligation and we take the risk to guarantee work and pricing on the scope provided, considering overall expenses and overhead not included or accounted for in this Xactimate estimate. Our lump sum price is only applicable for the scope set forth in this estimate, and if the scope of the repair or replacement requires us to increase the scope of repairs, we reserve the right to supplement.

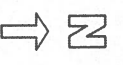
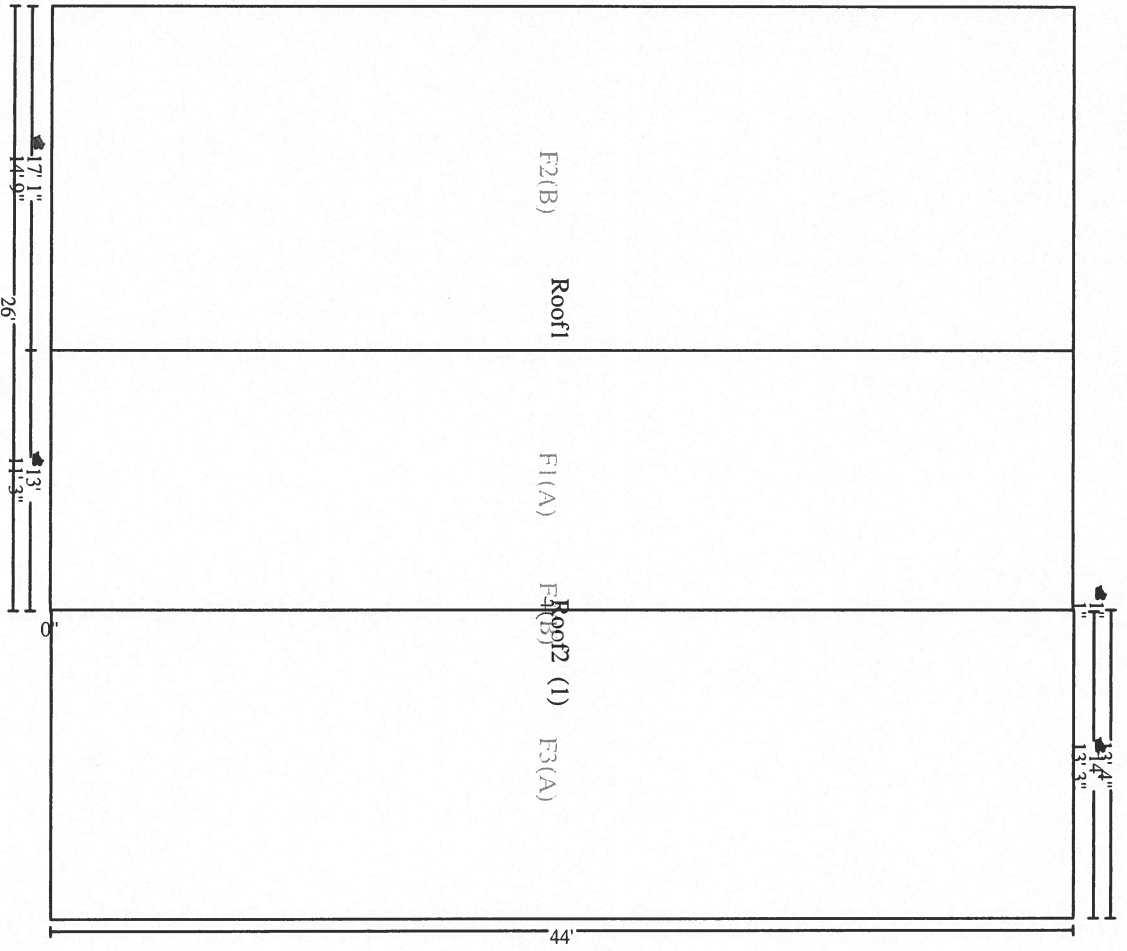


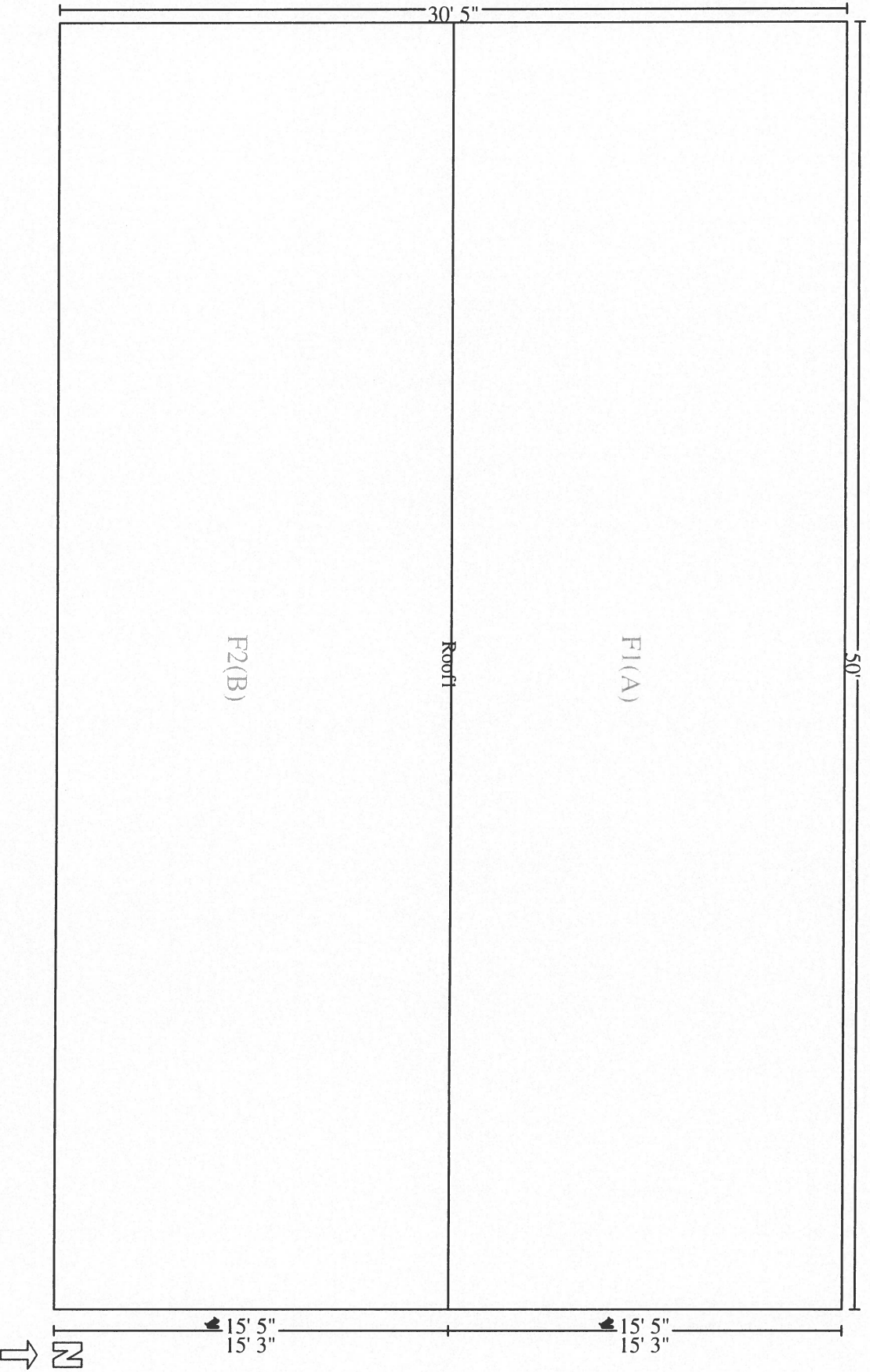












GOVERNMENT CODE

TITLE 5. OPEN GOVERNMENT; ETHICS

SUBTITLE A. OPEN GOVERNMENT

CHAPTER 551. OPEN MEETINGS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 551.006. WRITTEN ELECTRONIC COMMUNICATIONS ACCESSIBLE TO PUBLIC. (a) A communication or exchange of information between members of a governmental body about public business or public policy over which the governmental body has supervision or control does not constitute a meeting or deliberation for purposes of this chapter if:

- (1) the communication is in writing;
- (2) the writing is posted to an online message board or similar Internet application that is viewable and searchable by the public; and
- (3) the communication is displayed in real time and displayed on the online message board or similar Internet application for no less than 30 days after the communication is first posted.

(b) A governmental body may have no more than one online message board or similar Internet application to be used for the purposes described in Subsection (a). The online message board or similar Internet application must be owned or controlled by the governmental body, prominently displayed on the governmental body's primary Internet web page, and no more than one click away from the governmental body's primary Internet web page.

(c) The online message board or similar Internet application described in Subsection (a) may only be used by members of the governmental body or staff members of the governmental body who have received specific authorization from a member of the governmental body. In the event that a staff

member posts a communication to the online message board or similar Internet application, the name and title of the staff member must be posted along with the communication.

(d) If a governmental body removes from the online message board or similar Internet application a communication that has been posted for at least 30 days, the governmental body shall maintain the posting for a period of six years. This communication is public information and must be disclosed in accordance with Chapter 552.

(e) The governmental body may not vote or take any action that is required to be taken at a meeting under this chapter of the governmental body by posting a communication to the online message board or similar Internet application. In no event shall a communication or posting to the online message board or similar Internet application be construed to be an action of the governmental body.

Added by Acts 2013, 83rd Leg., R.S., Ch. 685 (H.B. 2414), Sec. 3, eff. June 14, 2013.

Added by Acts 2013, 83rd Leg., R.S., Ch. 1201 (S.B. 1297), Sec. 1, eff. September 1, 2013.



Roles and Responsibilities - CITY MANAGER

COMMITMENT TO HONESTY & INTEGRITY WITH RESIDENTS AND ALL OPERATIONS

All Ranger City employees are committed to delivering excellence in City Services to the residents in the area of Ranger, Texas and guests of the City. A City's most vital assets are its residents and guests. Excellence in the services we provide is an integral part of our jobs and seen as an extension of it. Without our residents and our guests, we could not exist. When you deliver EXCELLENCE IN SERVICES to our residents, guests and customers, they not only help us grow, but recommend us to friends and associates.

JOB SUMMARY

The City of Ranger operates under a Home Rule form of government with a Manager / Commission Charter. The City Manager is an appointed office created under Article III of the City of Ranger City Charter. The primary scope of duties, powers, obligations, and limitations of the position are established initially by the City Charter. The City Manager is responsible and responsive to the City Commission for the efficient administration of all City affairs and assures all laws and City ordinances are properly enforced. The City Manager is responsible for planning, managing, and providing direction for all City operations. The City Manager manages policies, creates new public programs, maintains the City budget and advises the City Commission. The City Manager supervises the City's employees and City operations, while implementing and overseeing policies set by the City's Mayor and City Commission. The City Manager serves as primary representative of City administration and operations with the public. The City Manager plans for future development of urban and nonurban areas to provide for population growth and expansion of public services.

ESSENTIAL JOB FUNCTIONS

- Ensures that the laws, provisions of the Charter and acts of the City Commission subject to enforcement by the City Manager, or by officers subject to the City Manager's direction and supervision, are faithfully executed.
- Directs and coordinates administration of City government in accordance with the City charter and policies determined by City Commission.
- Responsible for implementation of the City's strategic plan and updating the City's progress in accomplishing the goals and objectives of the strategic plan.
- Drafts and implements operational policies and procedures and manages City and resources.
- Implements policy as established by the City Commission.
- Work is performed with general direction, working from Commission goals and policies.
- Administers all affairs of the Ranger Utilities Board and the Ranger Economic Development Corporations in compliance with the Articles of Incorporation and Bylaws of each corporation.
- Oversees administrative tasks of the City that allows the City to operate efficiently, timely, within budgets, safely and delivers excellence in services to the citizens of Ranger.
- Supervises activities of departments performing functions such as collection and disbursement of taxes, law enforcement, maintenance of public health, construction of public works, and purchase of supplies and equipment.
- Appoints and removes department employees as provided by state laws or the charter.
- Prepares and submits the annual balanced budget to the City Commission for approval.
- Presents reports as the City Commission may require concerning the operations of City departments, offices and agencies subject to the City Manager's direction and supervision.
- Plans for future development of urban and nonurban areas to provide for population growth and expansion of public services.
- Ensures a coordinated and efficient effort to meet the goals and objectives established by the City Commission and various boards & commissions.
- Plans, develops, and implements administrative policies, rules, and procedures for City staff.
- Establishes, within City policy, appropriate services and staffing levels; monitors and evaluates the efficiency and effectiveness of service delivery and procedures by both City staff and consultants or vendors; and allocates resources accordingly.
- Plans, directs, and coordinates, through City department heads, the work plan for City departments, assign projects and programmatic areas of responsibility; reviews and evaluates work methods and procedures; meets with Mayor and commission, members of the public, department heads and other staff to identify and resolve problems.
- Provides highly complex and professional staff assistance to the Mayor and City Commission; and prepares and presents staff reports and other necessary correspondence.



Roles and Responsibilities - CITY MANAGER

- Responds to and resolves difficult and sensitive inquiries and complaints.
- Attends and participates in professional organizations; stays abreast of new trends and innovations in the field of City management and administration.
- Represents City with outside agencies and partners; coordinates City activities with other cities, Eastland County, Ranger Community Volunteer Fire Department, and other agencies.
- Serves as the primary point of contact in the City for any human resources concerns, grievances, performance issues, etc. and ensures compliance with the personnel manual of the City.
- Assists in negotiating and resolving sensitive or controversial issues.
- Monitors all municipal operations to ensure compliance with applicable laws, regulations, rules, policies, and/or ordinances.
- Prepares and submits an annual budget to the City Commission; ensures commission remains informed of the financial condition of the City and recommends any actions as appropriate to ensure expenditures remain within budgetary limits.
- Oversees preparation of information for bond ratings, bond issues, bond offering statements, and continuing disclosure statements.
- Oversees preparation of information for annual audit and other reports.
- Evaluates potential projects, programs, and services to determine feasibility and community impact and makes recommendations to the City Commission.

SUPERVISORY FUNCTIONS

- **Manages subordinate supervisors who supervise a total of 35 employees in the Police Department, Fire Department, Public Works Department, and Finance/Administration Department.**
- Responsible for the overall direction, coordination, and annual evaluation of these units.
- Carries out supervisory responsibilities in accordance with the City's policies and applicable laws.
- Responsibilities include: interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; holding employees accountable to their responsibilities and issues consequences for non-compliance; addressing complaints and resolving problems.

CORE COMPETENCIES & EQUIPMENT KNOWLEDGE

- **Initiative:** Bring about great results from ordinary circumstances; prepare for problems or opportunities in advance; transform leads into productive business outcomes; undertake additional responsibilities and respond to situations as they arise without supervision.
- **Accountability:** Take responsibility to complete tasks assigned and to perform duties required by their job, to further the goals of the organization. If tasks are not completed and functions of the job are not performed properly, then employee will take responsibility to resolve the issues.
- **Integrity:** Operate with integrity, be tactful, maintain confidences, and foster an ethical work environment; prevent inappropriate behavior by coworkers, give proper credit to others and handle all situations honestly.
- **Respect:** Able to adapt behavior to others' styles, interact with people who have different values, culture, or backgrounds, be of service to difficult people, optimize the benefits of having a diverse workforce. Able to develop rapport with others and recognize their concerns and feelings; build and maintain long-term associations based on trust; help others.
- **Policies, Process, Procedures:** Able to act in accordance with established guidelines; follow standard procedures in crisis situations; communicate and enforce organizational policies and procedures; recognize and constructively conform to written rules or practices.
- **Quality:** Maintain high standards despite pressing deadlines; establish high standards and measures; do work right the first time and inspect materials for flaws; test new methods thoroughly; reinforce excellence as a fundamental priority.
- **Innovation:** Challenge conventional practices; adapt established methods for new uses; pursue ongoing system improvement; play with concepts and ideas to create novel solutions to problems; evaluate new technology as potential solutions to existing problems.
- **Visioning:** Pursue potential expansion opportunities for the organization; champion radically different ideas and be a leader in the market, identify long-term goals and invest appropriate resources as needed; communicate vision in a way that inspires others.



Roles and Responsibilities - CITY MANAGER

- **Conflict Management:** Use a “win-win” approach to resolve controversy; stay objective and fair when dealing with sensitive situations; maintain constructive working relationships despite disagreement.
- **Negotiating:** Obtain agreements from multiple parties; earn trust while working out a deal; use good timing and carefully calculated strategies when bargaining; communicate high value of services; identify hidden agendas that might interfere with resolution of terms.
- **Attention to Detail:** Follow detailed procedures and ensure accuracy in documentation and data; carefully monitor processes; concentrate on routine work details and organize and maintain a system of records.
- **Communication:** Clearly present information through the spoken or written word; read and interpret complex information; talk with customers or team member. Ability to listen effectively, read, write, speak, and understand the English language clearly to ascertain and document important information, to follow written and/or verbal instructions, to provide clear direction/guidance to subordinates, and to communicate with other employees, all levels of management and external contacts.
- **Continuous Learning:** Stay informed of current industry trends; learn and apply new concepts and demonstrate career self-reliance; identify own areas of opportunity and set and monitor self-development goals.
- **Willingness to Serve:** Demonstrate a high level of service delivery to do what is necessary to ensure customer satisfaction; deal with service failures and prioritize customer needs.
- **Flexibility:** Remain open-minded and change opinions on the basis of new information; perform a wide variety of tasks and change focus quickly as demands change; manage transitions effectively from task to task; adapt to varying customer needs.
- **Team Centered:** Share due credit with coworkers; display enthusiasm and promote a friendly group working environment; work closely with other departments as necessary; support group decisions and solicit opinions from coworkers; display team spirit.

PERFORMANCE FACTORS

- **Attendance and Dependability:** The City Manager can be depended on to report to work at the scheduled time and is seldom absent from work. Employee can be depended upon to complete work in a timely, accurate, and thorough manner and is conscientious, about assignments.
- **Adherence to Budgets, Projections and Project timelines:** Acceptable margins within budgeted and projected revenue and scheduled project timelines.
- **Communication and Contact:** The City Manager communicates effectively both verbally and in writing with superiors, colleagues, and individuals inside and outside the Company.
- **Relationships with Others:** The City Manager works effectively and relates well with others including superiors, colleagues, and individuals inside and outside the organization. The City Manager exhibits a professional manner in dealing with others and works to maintain constructive working relationships while accomplishing their duties and responsibilities.

CODE OF ETHICS - SAFETY – REGULATIONS – ASSET PROTECTION

- Abide by the City of Ranger's Professional Code of Ethics and Conduct policy.
- Abide by all laws and regulations pertaining to City, County, State, and Federal jurisdictions.
- Abide by the City of Ranger's Policies and Procedures.
- Respond to all suspicious persons or activities and hazardous conditions.
- Provide instruction and/or guidance for residents, employees and guests for their safety in emergency situations.
- We are a Drug Free and Alcohol Free Environment.



ROLES AND RESPONSIBILITIES - PUBLIC WORKS DIRECTOR

COMMITMENT TO HONESTY & INTEGRITY WITH RESIDENTS AND ALL OPERATIONS

All Ranger City employees are committed to delivering excellence in City Services to the residents in the area of Ranger, Texas and guests of the city. A City's most vital assets are its residents and guests. Excellence in the services we provide is an integral part of our jobs and seen as an extension of it. Without our residents and our guests, we could not exist. When you deliver EXCELLENCE IN SERVICES to our residents, guests and customers, they not only help us grow, but recommend us to friends and associates.

JOB SUMMARY

The City of Ranger operates under a Home Rule form of government with a Manager / Commission Charter. The City Manager is an appointed office created under Article III of the City of Ranger City Charter. The primary scope of duties, powers, and obligations, and limitations of the position are established initially by the City Charter.

The Public Works department is dedicated to ensuring that the infrastructure of the city is constructed and maintained to the highest standards in order to protect the health, welfare, and safety of the citizens of Ranger. Our goal is to provide responsive and courteous service. The Public Works department properly maintains the city's: Drainage, Streets, Wastewater systems, Water, Sidewalks and City buildings' maintenance. Services provided by the Public Works Department include: Street maintenance / repair; Waterline maintenance / repair; Sidewalk maintenance / repair; Roadside ditch maintenance / repair; Sewer line cleaning / maintenance / repair; Street sign repair / replacement; Utility line locates and Meter reading.

The Public Works Director is responsible for the efficient operations of the department's responsibilities. The Public Works Director performs a wide variety of administrative, managerial, and technical duties associated with directing and overseeing the responsibilities of the Public Works Department in relation to water distribution, wastewater collection / treatment, streets, sidewalks, drainage, parks (future service), grounds maintenance, and general facility maintenance. The Public Works Director receives direct supervision from the City Manager or his designee. The Public Works Director is responsible for supervising all public works employees.

ESSENTIAL JOB FUNCTIONS

- Directs and coordinates administration of the city's Public Works department in accordance with the city charter and policies determined by City Council.
- Assumes management responsibility for all Public Works services and activities.
- Plans and implements Public Works Department goals and objectives and administers policies and procedures.
- Plans, coordinates, facilitates, corrects, supports and evaluates work of subordinate personnel.
- Directs employees in the Public Works Department by providing instruction on assignments and activities, guiding employees to perform tasks satisfactorily and ensuring duties are completed in a timely manner.
- Ensures personnel are properly equipped and trained to safely perform assigned tasks.
- Assists with the development, preparation, management and monitoring of the department's annual budget.
- Works with administration to identify present and future staffing and equipment needs.
- Approves purchases of materials, supplies and equipment and reviews vendor quotes to compare competitive bids on major purchases.
- Monitors water distribution system and wastewater collection/treatment system for compliance with Texas Commission on Environmental Quality (TCEQ) regulations.
- Ensures all regulatory reports and deadlines are adhered to and department activities comply with established rules and regulations.
- Notifies the City Manager of any known regulatory violations, inspections, notices, investigations, or enforcement actions.
- Oversees and participates in the installation and repair of water distribution and wastewater collection systems.
- Effectively and courteously communicates with the public and other employees by telephone, in writing and in person; makes presentations, handles customer complaints, suggestions and requests, and takes or recommends appropriate action.
- Properly maintains Public Works Department facilities and stores equipment and materials in a safe,



ROLES AND RESPONSIBILITIES - PUBLIC WORKS DIRECTOR

- secure, and orderly manner.
- Monitors and maintains adequate inventory, keeps accurate records for proper internal controls and accountability of materials.
- Inspects equipment and performs preventive maintenance and repairs as needed.
- Safely operates hand tools, power tools, small to heavy equipment, and city vehicles.
- Drives city vehicles and equipment of various sizes and weights in the loading, hauling, and unloading of equipment, material, gravel, sand, concrete, asphalt, and other material.
- Assists with special events.
- Works "on call" to handle urgent or emergency work as needed.
- Devotes his/her productive time, ability, and attention to the business of the City.
- Exhibits regular, reliable, and punctual attendance which is an essential function of the job.
- Performs all duties in conformance to appropriate safety and security standards and policies.
- Ensures all behaviors comply with the City of Ranger Employment Policies Manual.
- Develop, train, mentor, and coach subordinate employees.
- Treat all employees, citizens, and guests with respect and courtesy.
- Will participate in Emergency Management meetings and trainings.
- Will respond and participate in Emergency Disaster response / recovery.
- Performs other duties as required.
- Required to work evenings, weekends, and holidays as necessary.
- Prepare and submit a report of activities of the Public Works Department during the month, and other reports as necessary or requested, to the City Council at the monthly council meetings.
- Responds in natural disaster situations; provides department's direction of managing emergency situations, and coordinates functions with the Emergency Management Coordinator.
- Prepares City Council agenda items and work session items, including reviewing agenda material with the City Manager; attends City Council meetings, public hearings, and related proceedings to represent the Public Works Department.
- Attends civic, professional, service, and community group meetings at schools, churches, and other places of public gathering to explain the activities and functions of the Public Works Department and promote positive public relations.
- Works with a variety of boards and commissions, including attending and participating in professional groups and committees and staying abreast of new trends and innovations in the field of public works.
- Adhere to all City policies and procedures as outlined in the Employee Handbook, in particular:
 - Attendance Policy
 - All Safety Policies and Procedures
 - Appropriate business casual attire for office personnel and proper uniform attire for those departments that are so designated (Police, Fire, and Public Works Departments)
- Other duties as assigned.

SUPERVISORY FUNCTIONS

- Responsible for the overall direction, coordination, and annual evaluation of the Public Works Department.
- Carries out supervisory responsibilities in accordance with City's policies and applicable laws.
- Responsibilities include: interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; holding employees accountable to their responsibilities and issues consequences for non-compliance; addressing complaints and resolving problems.

CERTIFICATES, LICENSES, REGISTRATIONS

- Must maintain a Texas Class C driver's license and a safe driving record.
- Class C Groundwater License or better.
- Class B Wastewater License or better.

CORE COMPETENCIES & EQUIPMENT KNOWLEDGE



ROLES AND RESPONSIBILITIES - PUBLIC WORKS DIRECTOR

- **Initiative:** Bring about great results from ordinary circumstances; prepare for problems or opportunities in advance; transform leads into productive business outcomes; undertake additional responsibilities and respond to situations as they arise without supervision.
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- **Integrity:** Operate with integrity, be tactful, maintain confidences, and foster an ethical work environment; prevent inappropriate behavior by coworkers, give proper credit to others and handle all situations honestly.
- **Respect:** Able to adapt behavior to others' styles, interact with people who have different values, culture, or backgrounds, be of service to difficult people, optimize the benefits of having a diverse workforce. Able to develop rapport with others and recognize their concerns and feelings; build and maintain long-term associations based on trust; help others.
- **Policies, Process, Procedures:** Able to act in accordance with established guidelines; follow standard procedures in crisis situations; communicate and enforce organizational policies and procedures; recognize and constructively conform to written rules or practices.
- **Quality:** Maintain high standards despite pressing deadlines; establish high standards and measures; do work right the first time and inspect materials for flaws; test new methods thoroughly; reinforce excellence as a fundamental priority.
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- **Conflict Management:** Use a "win-win" approach to resolve controversy; stay objective and fair when dealing with sensitive situations; maintain constructive working relationships despite disagreement.
- **Negotiating:** Obtain agreements from multiple parties; earn trust while working out a deal; use good timing and carefully calculated strategies when bargaining; communicate high value of services; identify hidden agendas that might interfere with resolution of terms.
- **Attention to Detail:** Follow detailed procedures and ensure accuracy in documentation and data; carefully monitor processes; concentrate on routine work details and organize and maintain a system of records.
- **Communication:** Clearly present information through the spoken or written word; read and interpret complex information; talk with customers or team member. Ability to listen effectively, read, write, speak, and understand the English language clearly to ascertain and document important information, to follow written and/or verbal instructions, to provide clear direction/guidance to subordinates, and to communicate with other employees, all levels of management and external contacts.
- **Continuous Learning:** Stay informed of current industry trends; learn and apply new concepts and demonstrate career self-reliance; identify own areas of opportunity and set and monitor self-development goals.
- **Willingness to Serve:** Demonstrate a high level of service delivery to do what is necessary to ensure customer satisfaction; deal with service failures and prioritize customer needs.
- **Flexibility:** Remain open-minded and change opinions on the basis of new information; perform a wide variety of tasks and change focus quickly as demands change; manage transitions effectively from task to task; adapt to varying customer needs.
- **Team Centered:** Share due credit with coworkers; display enthusiasm and promote a friendly group working environment; work closely with other departments as necessary; support group decisions and solicit opinions from coworkers; display team spirit.

PERFORMANCE FACTORS

- **Attendance and Dependability:** The Public Works Director can be depended on to report to work at the scheduled time and is seldom absent from work. Employee can be depended upon to complete work in a timely, accurate, and thorough manner and is conscientious, about assignments.



ROLES AND RESPONSIBILITIES - PUBLIC WORKS DIRECTOR

- **Adherence to Budgets, Projections and Project timelines:** Acceptable margins within budgeted and projected revenue and scheduled project timelines.
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CODE OF ETHICS - SAFETY – REGULATIONS – ASSET PROTECTION

- Abide by the City of Ranger's Professional Code of Ethics and Conduct policy.
- Abide by all laws and regulations pertaining to City, County, State, and Federal jurisdictions.
- Abide by the City of Ranger's Policies and Procedures.
- Respond to all suspicious persons or activities and hazardous conditions.
- Provide instruction and/or guidance for residents, employees and guests for their safety in emergency situations.
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ROLES AND RESPONSIBILITIES - CITY SECRETARY

COMMITMENT TO HONESTY & INTEGRITY WITH RESIDENTS AND ALL OPERATIONS

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JOB SUMMARY

Under direction of the City Manager. The City Secretary is appointed by the City Council with the responsibility to plan, direct, manage, and oversee the activities and operations of the City Secretary's Office, including serving as liaison between the City Council and the public; to coordinate assigned activities with other City departments and outside agencies; and to provide highly responsible and complex administrative support to the Mayor, City Council, and City Manager. The City Secretary is responsible for all paperwork pertaining to official business of the City Council, and for implementation of the City's records management program; acts as representative of the City at various functions; assists City Manager in making operational decisions including interpretation of policy, law, Ordinances, the City Charter, Council guidelines, and official procedures; open records; municipal elections; records management; and all aspects of human resources. The position involves regular contact with the public in situations that affect the accomplishment of the job at hand, and requires considerable tact and diplomacy. The City Secretary attends all meetings of the City Council and develops the agenda and official minutes. The City Secretary directs the work activities of the City Secretary Department; coordinates municipal elections and is responsible for Records Management including maintenance and retrieval of official records.

ESSENTIAL JOB FUNCTIONS

- Responsible for the planning, directing, managing, and overseeing the activities and operations of the City Secretary's Office.
- Serve as liaison between the City Council and the public; to coordinate assigned activities with other City departments and outside agencies.
- Provide highly responsible and complex administrative support to the Mayor, City Council, City Manager and staff.
- Prepare and post all legal, agenda and meeting notices, provides staff support to the City Council and Council appointed boards.
- Prepare documentation for and recordings of official City Council minutes, ordinances, resolutions and other related business.
- Maintain official city records and oversees records management and retention program.
- Provide review and respond to public information requests; administers elections processes and ensures deadline requirements are met.
- Prepare and present staff reports and other necessary correspondence.
- Assist and communicate with staff and professional business associates. Assists the public, and employees.
- Provide information on departmental and city policies and procedures as required; and transfers inquiries to the appropriate individual or department as necessary.
- Respond to and resolves difficult and sensitive citizen inquiries and complaints through established City practices and procedures.
- Attend City Council meetings and records all official proceedings; prepares and preserves accurate minutes and other documents; directs the publication, filing, indexing, and safekeeping of all proceedings for Council.
- Certify and execute official City documents; maintains custody of City Seal; administers and files oaths of office.
- Serve as Records Management Officer for the City; manages, facilitates, and handles all technical support for Public Records; administers Records Management Program; interprets Local Government Records Act and the City's Records Management Ordinance; recommends revisions to ordinances as needed; oversees and directs all Department Records Liaisons.
- Responsible for receiving all Public Information requests or Open Records Requests for the City of Ranger.
- Respond to Open Records Requests within the time constraints established by law.



ROLES AND RESPONSIBILITIES - CITY SECRETARY

- Provide information on Open Meeting Laws and compliance to city staff as well as members of the City Council, boards, and commissions.
- Maintain custody of official records and archives of the City including ordinances, resolutions, contracts, judgments, agreements, surety bonds, deeds, insurance, and minutes; certifies copies as required.
- Receive and files claims and/or lawsuits against the City; accepts subpoenas; records legal documents of the City.
- Serve as Municipal Election Administrator, coordinates municipal elections through the County; prepares all election information for council candidates, election orders, resolutions, notices, and other pertinent documents; coordinates with the City Legal department to ensure conformance with election and government code; and receives and files all campaign financial reports;
- Coordinate the Canvass of Election Results; arranges the swearing-in of newly elected council members and board members.
- Update city website with current election information, campaign forms, as well as current and historical election results, campaign finance reports, and election history.
- Receive application for elected office and verify all required fields are fully completed.
- File Statements and Oath of Elected Officials and assists board members in filing statements of appropriate offices.
- Receive and process formal petitions relating to initiatives, referendums, or recalls; examines and certifies results; receives and processes petitions relating to matters pertaining to the City.
- Participate on a variety of boards and commissions; attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of municipal government.
- Prepare proclamations and arranges for official appearances of the Mayor or designated city representative at local and regional community events.
- Coordinate City Secretary's Office activities with other City departments and outside agencies and organizations.
- Participate in the development and administration of the City Secretary's Office budget; participate in the forecast of additional funds needed for staffing, equipment, materials, and supplies, directs the monitoring and approval of expenditures through the administrative practices and procedures of the City; participates in the preparation of and implements budgetary adjustments as necessary.
- Oversee and facilitate all aspects of Human Resources. Coordinates and manages assigned programs expertise in variety of human resources activities to include benefits, benefits programs, compensation, and workman's compensation/claims and risk management and maintains all City employees' personnel records. Conducts research and respond to a variety of inquiries from employees and retirees.
- Manage and oversee annual employee programs.
- Manage and oversee COBRA and FLMA administration; as well as property and casualty insurance for the City.
- Participate and organize special event planning and coordination.
- Coordinate, direct and organize the posting of all legal notices, agendas, publications, and job announcements on the City's website.
- Perform other job related duties and responsibilities as assigned.
- Regular and consistent attendance for the assigned work schedule is essential.

SUPERVISORY FUNCTIONS

- Exercises supervision over City clerical staff.
- Responsible for the overall direction, coordination, and annual evaluation of these units.
- Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws.
- Responsibilities include: interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems.

CORE COMPETENCIES & EQUIPMENT KNOWLEDGE



ROLES AND RESPONSIBILITIES - CITY SECRETARY

- **Initiative:** Bring about great results from ordinary circumstances; prepare for problems or opportunities in advance; transform leads into productive business outcomes; undertake additional responsibilities and respond to situations as they arise without supervision.
- **Accountability:** Take responsibility to complete the tasks assigned and to perform the duties required by their job, to further the goals of the organization. If tasks are not completed and functions of the job are not performed properly, then employee will take responsibility to resolve the issues.
- **Integrity:** Operate with integrity, be tactful, maintain confidences, and foster an ethical work environment; prevent inappropriate behavior by coworkers, give proper credit to others and handle all situations honestly.
- **Respect:** Able to adapt behavior to others' styles, interact with people who have different values, culture, or backgrounds, be of service to difficult people, optimize the benefits of having a diverse workforce. Able to develop rapport with others and recognize their concerns and feelings; build and maintain long-term associations based on trust; help others.
- **Policies, Process, Procedures:** Able to act in accordance with established guidelines; follow standard procedures in crisis situations; communicate and enforce organizational policies and procedures; recognize and constructively conform to written rules or practices.
- **Quality:** Maintain high standards despite pressing deadlines; establish high standards and measures; do work right the first time and inspect materials for flaws; test new methods thoroughly; reinforce excellence as a fundamental priority.
- **Innovation:** Challenge conventional practices; adapt established methods for new uses; pursue ongoing system improvement; play with concepts and ideas to create novel solutions to problems; evaluate new technology as potential solutions to existing problems.
- **Visioning:** Pursue potential expansion opportunities for the organization; champion radically different ideas and be a leader in the market, identify long-term goals and invest appropriate resources as needed; communicate vision in a way that inspires others.
- **Conflict Management:** Use a "win-win" approach to resolve controversy; stay objective and fair when dealing with sensitive situations; maintain constructive working relationships despite disagreement.
- **Negotiating:** Obtain agreements from multiple parties; earn trust while working out a deal; use good timing and carefully calculated strategies when bargaining; communicate high value of services; identify hidden agendas that might interfere with resolution of terms.
- **Attention to Detail:** Follow detailed procedures and ensure accuracy in documentation and data; carefully monitor processes; concentrate on routine work details and organize and maintain a system of records.
- **Communication:** Clearly present information through the spoken or written word; read and interpret complex information; talk with customers or team member. Ability to listen effectively, read, write, speak, and understand the English language clearly to ascertain and document important information, to follow written and/or verbal instructions, to provide clear direction/guidance to subordinates, and to communicate with other employees, all levels of management and external contacts.
- **Continuous Learning:** Stay informed of current industry trends; learn and apply new concepts and demonstrate career self-reliance; identify own areas of opportunity and set and monitor self-development goals.
- **Willingness to Serve:** Demonstrate a high level of service delivery to do what is necessary to ensure customer satisfaction; deal with service failures and prioritize customer needs.
- **Flexibility:** Remain open-minded and change opinions on the basis of new information; perform a wide variety of tasks and change focus quickly as demands change; manage transitions effectively from task to task; adapt to varying customer needs.
- **Team Centered:** Share due credit with coworkers; display enthusiasm and promote a friendly group working environment; work closely with other departments as necessary; support group decisions and solicit opinions from coworkers; display team spirit.

PERFORMANCE FACTORS

- **Attendance and Dependability:** The City Secretary can be depended on to report to work at the scheduled time and is seldom absent from work. Employee can be depended upon to complete work in a timely, accurate, and thorough manner and is conscientious, about assignments.
- **Adherence to Budgets, Projections and Project timelines:** Acceptable margins within budgeted and projected revenue and scheduled project timelines.



ROLES AND RESPONSIBILITIES - CITY SECRETARY

- **Communication and Contact:** The City Secretary communicates effectively both verbally and in writing with superiors, colleagues, and individuals inside and outside the Company.
- **Relationships with Others:** The City Secretary works effectively and relates well with others including superiors, colleagues, and individuals inside and outside the organization. The City Secretary exhibits a professional manner in dealing with others and works to maintain constructive working relationships while accomplishing their duties and responsibilities.

CODE OF ETHICS - SAFETY – REGULATIONS – ASSET PROTECTION

- Abide by the City of Ranger's Professional Code of Ethics and Conduct policy.
- Abide by all laws and regulations pertaining to City, County, State, and Federal jurisdictions.
- Abide by the City of Ranger's Policies and Procedures.
- Respond to all suspicious persons or activities and hazardous conditions.
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ROLES AND RESPONSIBILITIES - CHIEF OF POLICE

COMMITMENT TO HONESTY & INTEGRITY WITH RESIDENTS AND ALL OPERATIONS

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JOB SUMMARY

The Chief of Police is located in the Ranger's City Hall building and is responsible for preserving the peace, preventing crime, detecting and arresting violators of the laws, and enforces all federal, state and local laws and ordinances coming under the Department's jurisdiction. The position of Chief of Police is responsible for assuring the preservation of public peace, protection of the rights of persons and property, the prevention of crime, and the enforcement of all laws and ordinances. Under administrative direction of the City Manager, plans, organizes, coordinates and directs the city's comprehensive police services and law enforcement program, including patrol, law enforcement, traffic control and traffic law enforcement and limited traffic accident investigation, crime prevention, and criminal investigation duties. The Chief of Police is responsible for supervisory and administrative work in planning, organizing and directing the activities of the Ranger Police Department, and in evaluating the financial management, general administration, and efficient operation of the Department. The Chief of Police provides professional assistance to city management staff in areas of expertise and coordinates assigned activities with other City departments and outside agencies; fosters cooperative working relationships with citizen groups and other agencies on police matters. The Chief of Police provides highly responsible and complex administrative support to the City Manager and performs related work as assigned.

ESSENTIAL JOB FUNCTIONS

- Leads in the protection and safety of the citizens of Ranger and visitors to the area.
- Leads in ensuring that laws are abided by and that consequences are initiated to those who do not follow the laws.
- Stays Current on Relevant Laws and stays aware of all city, county, and state laws, and takes notice when new laws are introduced or existing laws are changed.
- Leads Investigations of criminal cases. This includes going into the field to investigate crime scenes, examine evidence, and oversee investigative operations.
- Analyzes Crime Data and looks at crime data maps and statistics to find patterns and determine areas where a greater police presence may be required.
- Manages all police officers and detectives in the department, which requires frequent meetings with supervising officers and other management personnel. It also includes hiring and firing department personnel and conducting and supervising training.
- Manages all daily operations for the police department, which includes writing reports, reviewing reports submitted by staff members, and issuing instructions regarding current investigations.
- Develop Policies and regulations to include arrest procedures, dress codes, use of equipment and vehicles, and other day-to-day operational concerns.
- Plan Budgets for the entire police department.
- Design Programs for various community and department programs to prevent crime, make it easier to report crime, and increase officer involvement within the community.
- Hold Meetings with other law enforcement officers to discuss crime rates, unsolved crimes, behavioral issues within the department, and other pertinent matters.
- Speak at Press Conferences - speaks at press conferences regarding high-profile criminal cases and criminal activity within the community.
- Make Public Appearances - at community events.
- Maintain Gun Certification - All officers who carry firearms, including the Chief of Police, must be recertified every single year. This is done at the gun range used by the police department to test and certify all officers.
- Serves as chief administrator of the Police Department and the final Departmental authority on all matters of policy, operations and discipline.
- Plans, staffs, directs, coordinates and manages all Department functions and activities; the Chief



ROLES AND RESPONSIBILITIES - CHIEF OF POLICE

must plan and continually strive to improve the efficiency, productivity and effective operation of the department.

- The position requires planning for emergency situations and preparing the Police Department for immediate response to such situations at any time for both city and region.
- The Chief shall provide on-going periodic monthly and annual summaries to the Mayor and City Council of departmental enforcement activities.
- The Chief shall continually strive to maintain high level of morale and performance within department.
- Maintains positive relations with the citizens of Ranger, the City government, and all other agencies; and ultimately, for the successful accomplishment of the Department mission.
- Establishes personnel policies and procedures, rules and regulations and directives for administration and operation of Department, consistent with city-wide personnel policies and practices.
- Develops and implements new programs and revises procedures to improve Departmental operations and better serve the needs of the community.
- Directs and participates in the preparation of the annual operating budget, and in the control of expenditures.
- Establishes and issues annual goals and objectives for the Police Department.
- Seeks to determine the needs and expectations of the community, to act upon those needs and expectations, and to inform the public of the resulting policies developed to improve the delivery of police services.
- Attends and participates in a variety of public functions for the purpose of promoting crime prevention, explaining and securing public support for Department programs and activities, and to establish favorable public relations.
- Controls expenditure of departmental appropriations and prepares budget estimates.
- Supervises and participates in training of members of the police force in police methods, procedures and duties, particularly at the administrative and supervisory levels.
- Receives, resolves and processes complaints.
- Attends meetings and public gatherings to explain the activities and functions of the police department, and to establish public relations.
- Appears before City Council to explain departmental plans, requests, and activities as directed.
- Develops departmental personnel rules and regulations, trains personnel on the rules, regulations and laws; and holds personnel accountable to following the rules, regulations and laws.
- Prepares written evaluations of performance of subordinates.
- Adhere to all City policies and procedures as outlined in the Employee Handbook, in particular:
 - Attendance Policy
 - All Safety Policies and Procedures
 - Appropriate business casual attire for office personnel and proper uniform attire for those departments that are so designated (Police, Fire, and Public Works Departments)
- Performs other related duties as assigned, necessary or required.

SUPERVISORY FUNCTIONS

- Responsible for the overall direction, coordination, and annual evaluation of these units.
- Carries out supervisory responsibilities in accordance with the City of Ranger's policies and applicable laws.
- Responsibilities include: interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; holding employees accountable to their responsibilities and issues consequences for non-compliance; addressing complaints and resolving problems.

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ROLES AND RESPONSIBILITIES - CHIEF OF POLICE

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ORDINANCE NO. 2022-06-13-I

AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING THE PLACEMENT AND INSTALLATION OF HUD-CODE MANUFACTURED HOMES AND MODULAR HOMES IN THE CITY; REQUIRING PERMITS; ALLOWING HUD-CODE MANUFACTURED AND MODULAR HOMES ONLY IN CERTAIN AREAS OF THE CITY; REGULATING MANUFACTURED HOME COMMUNITIES; PROVIDING FOR CERTAIN NON-CONFORMING USES; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, REPEALER, AND OPEN MEETING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Ranger, Texas is a home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

WHEREAS, Section 1201.008 of the Texas Occupations Code requires that cities allow the use of HUD-Code Manufactured Homes as residences, in areas deemed appropriate, but allows cities to require a permit before a HUD-Code Manufactured Home is placed within a city, and also allow cities to prohibit the placement of Mobile Homes;

WHEREAS, the City Commission of the City of Ranger, Texas (the "City Commission") has determined that it is in the best interest of the general public to prohibit the future installation of Mobile Homes and regulate the placement of HUD-Code Manufactured Homes and the establishment of Manufactured Home Communities; and

WHEREAS, the City Commission determines that this ordinance is important to the public health, safety, and general welfare of the City of Ranger; and

WHEREAS, through the passage of this ordinance, City Commission finds that such regulations are in the public interest and necessary and proper for the good governance of the City of Ranger.

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

SECTION 1. DEFINITIONS

"HUD-code manufactured home" also referred to as "manufactured home" means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term includes the plumbing, heating, air conditioning, and electrical systems of the home; and does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

“Mobile home” means a structure constructed before June 15, 1976; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home.

“Modular homes” also referred to as “industrialized homes” are structures designed for the occupancy of one or more families, that is constructed in one or more modular components built at a location other than the permanent site; and designed to be used as a permanent residential structure when the components are transported to the permanent site and erected or installed on a permanent foundations system.

SECTION 2. MOBILE HOMES

The placement or installation of Mobile Homes is prohibited. This prohibition is prospective and does not apply to a Mobile Home previously legally permitted by and used as a dwelling in the City.

SECTION 3. PROHIBITED AREAS

HUD-Code Manufactured Homes may be located anywhere in the City of Ranger except for the following locations:

- 1) Lots or tracts of land fronting West Main Street
- 2) Lots or tracts of land fronting Highway Loop 254

HUD-Code manufactured homes are not permitted in these areas, nor shall any private or public utilities be connected or extended to HUD-Code Manufactured Homes placed in these prohibited areas.

It is an exception to this section if the HUD-code manufactured home or Mobile home was legally in existence at such location as of January 10, 2022, the HUD-Code Manufactured Home is allowed pursuant to a variance described in Section 9, or a HUD-Code Manufactured Home that is replacing a Mobile Home pursuant to Section 9.

SECTION 4. NON-CONFORMING USES

A. In the event that a HUD-code manufactured home occupies a lot in a municipality in an area prohibited by this Ordinance, the owner of the HUD-code manufactured home may remove the HUD-code manufactured home from its location and place another HUD-code manufactured home on the same property, provided that the replacement is a newer HUD-code manufactured home and is at least as large in living space as the prior HUD-code manufactured home. An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted. Other than in the case of a fire or natural disaster, an owner is restricted to a single replacement of the home.

B. The owner of a HUD-code manufactured home may, upon receipt of a permit, move the HUD-code manufactured home from its current location to another location within the city that meets the requirements outlined in this ordinance. This relocation does not authorize the owner to bring in a second HUD-code manufactured home to the original location under the single replacement option in the paragraph above.

C. The disuse of a HUD-Code manufactured home for a period of one hundred eighty (180) days will constitute abandonment of the nonconforming use and the unit must be removed within 30 days. For a HUD-code manufactured home to be considered under the rules of abandonment, the dwelling must not have been connected to or have maintained active utility accounts for the dwelling during that period of time. Abandonment includes the intent to abandon; and the overt act or failure to act which carries the implication of abandonment.

D. The owner of a nonconforming Mobile Home located within an area where HUD-Code Manufactured Homes are not allowed may replace the Mobile Home with a HUD-Code Manufactured Home after obtaining a variance pursuant to Section 9. Other than in the case of a fire or natural disaster, an owner is restricted to a single replacement of the home.

SECTION 5. HUD-CODE MANUFACTURED HOME LOT REQUIREMENTS

A. Area Regulations. The following shall be the minimum requirements for any lot, tract, or parcel of land to be eligible for any building permit for a 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 HUD-code 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 forty (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.

B. Parking Regulations. Not less than three (3) 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.

SECTION 6. PROVISIONS OF INSTALLATION

A. HUD-code manufactured homes are regulated by the Manufactured Housing Division of the Texas Department of Housing and Community Affairs. These manufactured homes are provided with a (red) label certifying the structure meets the standards specified by the Texas Department of Housing and Community Affairs.

B. Modular Homes (Industrialized homes) are regulated by the Texas Department of Licensing and Regulation. This agency provides a modular home with the blue decal signifying that the home has been built to the model code standards required. Modular homes are designated as real property. Modular homes may be located within the city limits of Ranger, Texas.

SECTION 7. PERMIT REQUIRED

(1) Permit required. A person must apply for a permit from the city for the installation of a HUD-code manufactured home on a single municipal lot or tract of land. The applicant will be charged a nonrefundable fee, in accordance with the City of Ranger Fee Schedule, to submit an application for a permit.

(2) Applications shall be in writing, and signed by the applicant. All applications for permits shall contain the following:

1. Name and address of the applicant.
2. Location and legal description of lot for HUD-Code manufactured home placement, along with a copy of a duly recorded deed or lease in a form acceptable to the City Manager or City Secretary showing that the intended occupant owns or is leasing the lot upon which the HUD-code manufactured home is to be located.
3. To the application shall be attached a copy of a site plan showing the location and orientation of the HUD-code manufactured home, the required setbacks, and any other information specifically required herein. Site plan shall show the following:
 - a. The area and dimensions of the lot, with identification of location and boundaries;
 - b. The location and specifications of water and sewer lines and riser pipes;
 - c. The location and details of lighting, electrical, and gas systems;
 - d. Other information the City reviewing officials may require.
 - e. In no event shall a Site Plan be approved if:
 - i. more than one HUD-code manufactured home is located on the lot; or
 - ii. the HUD-code manufactured is located on a lot upon which another residence is located;
 - iii. or all the requirements set forth in Section 5 of this Ordinance are not met.
4. Notwithstanding anything stated in this Ordinance to the contrary, no less than one (1) lot, minimum 60 feet wide and 140 feet deep, shall be used for a Site Plan for location of the manufactured home.

(3) No permit shall be issued until the owner/applicant is able to provide proof that the site intended for such HUD-code manufactured home is a well-drained lot properly graded to insure rapid drainage and freedom from stagnant pools of water.

(4) The City Commission shall approve, approve with conditions, or disapprove a HUD-Code Manufactured Home permit application 45 days after the date the application is filed. A permit is considered to be approved by the City Commission unless it is disapproved within that period.

SECTION 8. PARKING ON STREET OR OTHER PUBLIC PLACE

It shall be unlawful for any person to park any HUD-code manufactured home or mobile home on any public street, alley, highway, or other public place within the limits of the city for any of the following purposes:

- 1) Human occupancy at any time;
- 2) Storage for more than 24 hours; or
- 3) Any other purpose for more than 48 hours.

SECTION 9. VARIANCES OR EXCEPTIONS.

A. Application. An application for a variance to any of the requirements or prohibitions contained in this ordinance shall be submitted to the City Secretary for consideration by the City Commission after a public hearing and with proper notice to all appropriate parties as identified within this ordinance. The City Manager or City Secretary will provide the applicant with a checklist that outlines requirements and timelines associated with granting variances or exceptions. The application shall include:

- 1) The name and address of the applicant.
- 2) Size, model, year of manufacture, original cost, and photograph of the HUD-code manufactured home and label.
- 3) Legal description of the property upon which it is proposed to place the HUD-code manufactured home and name and address of the property owner. The person who intends to occupy such HUD-code manufactured home must submit a copy of a duly recorded deed or lease in a form acceptable to the City Manager or City Secretary showing that the intended occupant owns or is leasing the lot upon which the HUD-code manufactured home is to be located. No other structure designed or to be used for human occupancy shall be located on such lot, tract, or ownership parcel and the lot shall meet all applicable codes and ordinances for the intended use.
- 4) Drawing or site plan showing size of lot, location of lot, boundaries, existing drainage ways and natural features, location of driveways and off-street parking, and how the HUD-code manufactured home.
- 5) Form signed by the applicant stating that he or she understands the requirements of any property restrictions for the area in which the HUD-code manufactured home will be placed.
- 6) Form signed by the applicant stating the HUD-code manufactured home will comply with all the provisions set out in Section 10 of this Ordinance.
- 7) A manufactured home inspection report must be completed by the Code Enforcement Officer or other person designated by the City Mayor for reference by the City Commission.

B. Hearing required.

- 1) A variance to the provisions of this section shall only be granted pursuant to a public hearing before the City Commission. The public hearing shall be published in the official, local newspaper not more than 45 days prior or less than ten days prior to the hearing date.

- 2) The property owner must submit adequate proof to the City Manager that the aforementioned and other ordinance requirements have been met before a hearing will be scheduled.
- 3) A written notice of the application shall be sent by the US Postal Service to the property owners and/or occupants within five hundred feet of any portion of the property on which the variance is sought at least fifteen days prior to the hearing.
- 4) The public hearing and property owner notification calendar utilized by the city shall be based on the statutory provisions of the laws of the state.
- 5) All advertising and notification costs shall be borne by the applicant for the variance.

C. Granting.

- 1) Mobile Home. If a mobile home is being replaced by a HUD-code manufactured home, the variance is required to be granted.
- 2) HUD-code manufactured home. After the public hearing, the City Commission shall deny, approve, or approve with conditions. In exercising its power to grant a variance in accordance with this section, the City Commission shall make findings and show in its minutes that:
 - (A.) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and that justify the use of the property for HUD-code manufactured home purposes.
 - (B.) A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed, under this section, by other properties in the vicinity, but which rights are denied to the property on which the application is made.
 - (C.) The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by a comprehensive plan or any area plan and will not adversely affect any other feature of a comprehensive plan or any area plan of the city. The variance may be granted by the City Commission with the condition that proof, satisfactory to the City Manager, be submitted to show that the dwelling will have adequate utilities, access roads, drainage, completed inspections for electrical, water, sewage, and/or gas lines as outlined in this ordinance.
 - (D.) The HUD-code manufactured home should be determined as compatible with the single-family dwellings located within five hundred feet of the lot.
 - (E.) The variance, if granted, will be of no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity. This means that the HUD-code manufactured home has a value equal to or greater than the median taxable value for each single-family dwelling located within five hundred feet of the lot, as determined by the most recent ad valorem tax appraisal roll.

(F.) The City Commission must find that it is in the public interest to grant such a variance and that it does not violate the intent of this section or its amendments.

SECTION 10. HUD-CODE MANUFACTURED HOME REQUIREMENTS

A. **Applicability.** All HUD-code manufactured homes must comply with the standards in this section or as required by Chapter 80 of Title 10 of the Texas Administrative Code. Final approval for the installation or location of a HUD-Code Manufactured Home is not complete until the requirements of this Section have been met.

B. **Skirting.** All HUD-code manufactured homes shall be totally skirted with masonry, pressure-treated wood, or other nondegradable, fire resistant material which is compatible with the design and exterior material of the primary structure. Skirting shall include the necessary vents, screens and/or openings, shall be installed within thirty days after the placement of the manufactured home, and shall be maintained in good repair.

C. **Fuel Gas Piping Systems:**

1) **Crossover Connections:** All underfloor fuel gas pipe crossover connections shall be accessible and be made with the connectors supplied by the home manufacturer, or, if not available, with flexible connectors listed for exterior use and a listed quick disconnect, or a shut-off valve. When a shut-off valve is used, it must be installed on the supply side of the gas piping system. The crossover connector must have a capacity rating (BTUH) of at least the total BTUH's of all appliances it serves.

2) **Testing:** The fuel gas piping system shall be subjected to an air pressure test of no less than 6 ounces and no more than eight ounces. While the gas piping system is pressurized with air, the appliance and crossover connections shall be tested for leakage with soapy water or bubble solution. This test is required of the person connecting the gas supply to the home but may also be performed by the gas utility or supply company.

3) The gas system must be inspected and tested for leaks after completion at the site.

SECTION 11. MANUFACTURED HOUSING COMMUNITIES.

A. **Permit required.** If a person wants to improve or subdivide property for the purpose of creating a manufactured housing community in an area where HUD-Code Manufactured Homes are permitted, the person must apply for a permit from the city.

B. **Application for permit.** Applications for a manufactured housing community permit can be obtained from and shall be filed with the city secretary. The applicant will be charged a nonrefundable fee, in accordance with the City of Ranger Fee Schedule, in order to submit an application for a permit. Applications shall be in writing, and signed by the applicant, and shall be accompanied by the following:

1) The name and address of the applicant.

- 2) The location and legal description of the manufactured housing community. The applicant must submit a copy of a duly recorded deed in a form acceptable to the City Manager or City Secretary showing that the applicant owns the property upon which the HUD-code manufactured housing community is to be located.
- 3) The required fee.
- 4) A manufactured housing community plan as required by this section.
- 5) Plans and specifications of all buildings and other improvements to be constructed within the manufactured housing community in accordance with all existing applicable state laws and city ordinances.
- 6) Such further information as may be requested by the city to determine if the manufactured housing community will comply with the legal requirements.

C. Design standards and/or community plan. The manufactured housing community shall be constructed in accordance with a community plan that conforms to the following requirements:

- 1) The community shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
- 2) Spaces for HUD-code manufactured homes shall be provided consisting of a minimum of 1,000 square feet for each space, which shall be at least twenty-five feet wide and clearly defined. HUD-code manufactured homes shall be placed on each space so that there shall be at least twenty feet clearance between homes; provided, however, that in respect to HUD-code manufactured homes parked end to end, clearance between homes may be less than 20 feet but shall not be less than 15 feet from any building within the community or from any property line bounding the community.
- 3) The community plan must be submitted to the city prior to the installation of any HUD-code manufactured homes and shall comply with the city's subdivision ordinance, where applicable. The community plan shall provide a legal description and map clearly setting out the following information:
 - a. Identification of areas to be used for all residents of the community;
 - b. Identification of driveways at entrances, exits, roadways, and walkways;
 - c. Location of sites for HUD-code manufactured homes;
 - c. Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space and utility rooms;
 - d. Method and plan of sewage disposal;
 - e. Method and plan of garbage removal;
 - f. Plan of water supply;
 - g. Plan of electric lighting, and electric service to HUD-code manufactured home sites;
 - h. Plan of parking requirements; and
 - i. Such further information as may be requested by the city.
- 4) Every HUD-code manufactured housing community shall have city water connections furnishing an ample and adequate supply of water, shall have connection to electricity, and shall either be connected with the sanitary sewer or to a septic system in accordance with the community plan required above.

D. Issuance of permit. If the applicant and the application are in compliance with all provisions of this section and all other applicable ordinances or statutes, the city secretary shall issue the permit after the application has been approved by the City Commission. The permit can be made contingent upon completion of the community according to the plans and specifications submitted with the application.

E. Revocation of Permit. The city manager may revoke a permit to construct a HUD-code manufactured housing community, and may issue a stop work order, for any violation of this section. After such revocation and order, the permit may be reissued if the city manager determines that the circumstances leading to the revocation have been remedied and the community is being constructed in full compliance with the law and the provisions of this section.

F. Applicability. This only applies to the development or creation of manufactured home communities not in existence as of the effective date of this Ordinance.

SECTION 12. PENALTY

Any person who violates or causes, allows, or permits another to violate any provision of this ordinance shall be charged with a Class C misdemeanor and, upon conviction therefor, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), or, in the case of a violation of a provision of this ordinance that governs fire safety or public health and sanitation, a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any such violation of this ordinance shall constitute a separate offense. Each day on which any such violation of this ordinance occurs shall constitute a separate offense.

SECTION 13. REPEAL

Ordinance No. 2022-01-10B, adopted on January 10, 2022, is hereby repealed. All other ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed to the extent of such conflict.

SECTION 14. SEVERABILITY

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect notwithstanding the validity of any part.

SECTION 15. PROPER NOTICE AND OPEN MEETINGS ACT

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 the public notice of the time, place,

and purpose of said meeting was given as required and that public notice, place, and purpose of said meeting was given as required by the open meetings act, chapter 551, Texas Government Code.

SECTION 16. EFFECTIVE DATE

This Ordinance shall be in full force and take effect upon its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING on this 23rd day of May, 2022.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this the 13 day of June, 2022.

ATTEST:

THE CITY OF RANGER, TEXAS

Savannah Fortenberry, City Secretary

John Casey, Mayor

ORDINANCE NO. 2022-06-13-J

AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING THE USE AND STORAGE OF RECREATIONAL VEHICLES AND TRAVEL TRAILERS WITHIN THE CITY; REPEAL PREVIOUS ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, AND OPEN MEETING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ranger, Texas is a home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

WHEREAS, the City Commission (the "City Commission") of the City of Ranger, Texas has determined that it is in the best interest of the general public to provide regulations for Recreational Vehicles, as determined appropriate by the City Commission; and

WHEREAS, the City Commission determines that this ordinance is important to the public health, safety, and general welfare of the City; and

WHEREAS, through the passage of this ordinance, City Commission finds that such regulations are in the public interest and necessary and proper for the good governance of the City.

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

SECTION 1. FINDINGS

That the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in its entirety.

SECTION 2. GENERAL

The City does permit the storage of travel trailers and recreational vehicles within the city limits of Ranger. The City does not permit travel trailers or recreational vehicles for use as a dwelling within the city limits of Ranger, unless otherwise provided by this Ordinance.

SECTION 3. DEFINITIONS

For purposes of this ordinance, the following words, terms, and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

1. Travel trailer means a house trailer-type vehicle or a camper trailer that is a Recreational Vehicle or that is less than eight feet six inches in width or 45 feet in length, exclusive of any hitch installed on the vehicle; is designed for use as temporary living

quarters in connection with recreational, camping, travel, or seasonal use; is not used as a permanent dwelling; and is not a utility trailer, enclosed trailer, or other trailer that does not have human habitation as its primary function.

2. Recreational Vehicle ("RV") means a vehicle or vehicular structure not certified as a manufactured home; designed only for recreational use and not as a primary residence or for permanent occupancy; and is either built and certified in accordance with either NFPA 1192 or ANSI A119.5 or any vehicle which is self-propelled.

Travel trailers and Recreational vehicles shall comply with all local, state, and federal laws regarding registration, inspection, and safety.

SECTION 4. STORAGE AND USE OF RECREATIONAL VEHICLES AND TRAVEL TRAILERS

1. Recreational vehicles and travel trailers shall only be stored:
 - 1.1 Inside an enclosed garage or other accessory building on any lot;
 - 1.2 In the side or rear yard of a lot; or
 - 1.3 On a driveway of a lot for no more; or
 - 1.4 On a commercial lot, only if located in a duly permitted recreational vehicle or storage facility, or in a duly permitted recreational vehicle park, or
2. Except as otherwise provided for herein, no recreational vehicle or travel trailer shall be parked or stored within the front yard setback or in front of the front building plane of the primary building.
3. Unless otherwise provided by Section 4(4), no recreational vehicle or travel trailer shall be used for living, sleeping, office space, or operation of a business when parked or stored on a lot as provided in Section 4(1), either permanently or temporarily.
4. The City Manager or his/her designee may temporarily suspend the requirements of this section during times of emergency. In such cases, the City Manager or his/her designee shall issue a permit for the temporary use of a recreational vehicle or travel trailer, upon payment of the fee described in the fee schedule.

SECTION 5. UTILITY CONNECTIONS

1. Permanent utility connections are not permitted to travel trailers or recreational vehicles.
2. Utility connections are permitted:
 - 2.1 When supplied by the primary residence; or
 - 2.2 As provided by a permitted recreational vehicle park.

SECTION 6. PREEXISTING RECREATIONAL VEHICLES

Recreational Vehicles or Travel Trailers utilized as dwellings in existence as of June 13, 2022 shall be considered grandfathered and shall be exempt from Sections 4 and 5.

SECTION 7. PARKING LOCATION

It shall be unlawful for any person to park, situate on a public street or street easement of the City any RV or travel trailer for a period longer than seventy-two hours. For purposes of this Ordinance, the seventy-two-hour window in this Section is intended to allow for temporary parking during active use of the personal property by the owner and is not intended to allow for long-term parking in multiple seventy-two-hour windows. Any person needing to park the vehicle for longer than seventy-two hours shall obtain a permit from City Hall, upon payment of the fee described in the fee schedule, but in no event shall a permit allow for parking in excess of one week.

SECTION 8. RECREATIONAL VEHICLE PARKS

A. Permit required. If a person wants to improve or subdivide property for the purpose of creating a recreational vehicle park, the person must apply for a permit from the city.

B. Application for permit. Applications for a recreational vehicle park permit can be obtained from and shall be filed with the city secretary. The applicant will be charged a nonrefundable fee, in accordance with the City of Ranger Fee Schedule, in order to submit an application for a permit. Applications shall be in writing, and signed by the applicant, and shall be accompanied by the following:

- 1) The name and address of the applicant.
- 2) The location and legal description of the recreational vehicle park. The applicant must submit a copy of a duly recorded deed in a form acceptable to the City Manager or City Secretary showing that the applicant owns the property upon which the recreational vehicle park is to be located.
- 3) The required fee.
- 4) A recreational vehicle park plan as required by this section.
- 5) Plans and specifications of all buildings and other improvements to be constructed within the recreational vehicle park in accordance with all existing applicable state laws and city ordinances.
- 6) Such further information as may be requested by the city to determine if the recreational vehicle park will comply with the legal requirements.

C. Design standards and/or community plan. The recreational vehicle park shall be constructed in accordance with a park plan that conforms to the following requirements:

- 1) The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water. The City has the option to establish zoning guidelines for the recreational vehicle park.
- 2) Spaces for recreational vehicle shall be provided consisting of a minimum of 1,000 square feet for each space, which shall be at least twenty-five feet wide and

clearly defined. Recreational vehicles shall be placed on each space so that there shall be at least twenty feet clearance between recreational vehicles; provided, however, that in respect to recreational vehicles parked end to end, clearance between recreational vehicles may be less than 20 feet but shall not be less than 15 feet from any building within the park or from any property line bounding the park.

3) The park plan must be submitted to the city prior to the installation of any recreational vehicles and shall comply with the city's subdivision ordinance, where applicable. The park plan shall provide a legal description and map clearly setting out the following information:

- a. Identification of areas to be used for all inhabitants of the park;
- b. Identification of driveways at entrances, exits, roadways, and walkways;
- c. Location of sites for recreational vehicles;
- d. Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space and utility rooms;
- e. Method and plan of sewage disposal;
- f. Method and plan of garbage removal;
- g. Plan of water supply;
- h. Plan of electric lighting, and electric service to recreational vehicle sites;
- i. Plan of parking requirements; and
- j. Such further information as may be requested by the city.

4) Every recreational vehicle park shall have city water connections furnishing an ample and adequate supply of water, shall have connection to electricity, and shall either be connected with the sanitary sewer or to a septic system in accordance with the park plan required above.

D. Issuance of permit. If the applicant and the application are in compliance with all provisions of this section and all other applicable ordinances or statutes, the city secretary shall issue the permit after the application has been approved by the city manager or his/her designee. The permit can be made contingent upon completion of the park according to the plans and specifications submitted with the application.

E. Revocation of Permit. The city may revoke a permit to construct a recreational vehicle park, and may issue a stop work order, for any violation of this section. After such revocation and order, the permit may be reissued if the city manager determines that the circumstances leading to the revocation have been remedied and the community is being constructed in full compliance with the law and the provisions of this section.

F. Applicability. This only applies to the development or creation of new recreational vehicle parks.

SECTION 11. PENALTY

Any person who violates or causes, allows, or permits another to violate any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), or, in the case of a violation of a provision of this ordinance that governs fire safety or public health and sanitation a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any such violation of this ordinance shall constitute a separate offense. Each day on which any such violation of this ordinance occurs shall constitute a separate offense.

SECTION 12. REPEAL

All ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed to the extent of such conflict.

SECTION 13. SEVERABILITY

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect notwithstanding the validity of any part.

SECTION 14. PROPER NOTICE AND OPEN MEETINGS ACT

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 the public notice of the time, place, and purpose of said meeting was given as required and that public notice, place, and purpose of said meeting was given as required by the open meetings act, chapter 551, Texas Government Code.

SECTION 15. EFFECTIVE DATE

This Ordinance shall be in full force and take effect upon its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING on this 23rd day of May, 2022.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this the 13th day of June, 2022.

ATTEST:

THE CITY OF RANGER, TEXAS

Savannah Fortenberry, City Secretary

John Casey, Mayor

Ordinance No. 2022-06-27

~~AN ORDINANCE OF THE CITY OF RANGER, TEXAS, REPEALING AND REPLACING ORDINANCE NO. 2015-05-26-D; PROVIDING A STATEMENT OF POLICY AND DEFINITIONS; PROHIBITING CERTAIN NUISANCE CONDITIONS ON PRIVATE PROPERTY WITHIN THE CITY; DECLARING THE ACCUMULATION OF STAGNANT WATER, CARRION, FILTH, WEEDS AND OTHER IMPURE OR UNWHOLESOME MATTERS UPON PRIVATE PROPERTY TO BE UNLAWFUL; DECLARING SPECIFIED ACTIONS TO BE A NUISANCE; PROVIDING FOR THE ABATEMENT OF NUISANCES BY PROPERTY OWNER OR CITY AND; DECLARING THE DISCHARGE OF SEWAGE IN A MANNER TO CAUSE ODORS, OBNOXIOUS, UNHEALTHY AND UNWHOLESOME CONDITIONS TO BE A VIOLATION; PROVIDING FOR THE FILING OF LIENS TO SECURE CITY'S COST; PROVIDING A PENALTY; AND PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE; REPEALING ORDINANCE 091399-4.~~

~~WHEREAS, the City of Ranger (the "City") is a home rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution; and~~

WHEREAS, the accumulation of litter, solid waste, garbage, trash and vegetative overgrowth impair the quality of life and are injurious to the prospects for economic development of our community; and

WHEREAS, standing and stagnant water, the accumulation of solid waste, garbage, trash and vegetative overgrowth, together with overgrown grass, weeds and brush on lots and property, are a threat to the health of the community, create fire hazards, and otherwise detract from the quality of life in our community; and,

WHEREAS, the regulation, management and control of solid waste, garbage and trash, together with stagnant water and the growth of grass, weeds and brush on property within the City of Ranger, Texas are essential to the public health, safety and welfare of the community.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS THAT ~~ORDINANCE 091399-4 OF THE CITY OF RANGER, TEXAS BE AMENDED TO READ AS FOLLOWS~~THE FOLLOWING PROVISIONS ARE HEREBY ENACTED AS THE NUISANCE ORDINANCE OF THE CITY OF RANGER:

ARTICLE I. POLICY AND DEFINITIONS

Section 1.1. Adoption of Findings of Fact.

The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and they are hereby adopted by the City Commission and made a part hereof for all purposes.

Section 1.2. Policy.

The terms and provisions hereof shall apply to stagnant water and to the accumulation and storage of any solid waste, including garbage and trash, and to the growth, accumulation, cutting and storage of grass, weeds and any other vegetative material upon property in the City of Ranger, Texas, to the end that property shall be maintained in a sanitary and healthful condition for the benefit of all residents and citizens in the community.

Section 1.3. Definitions.

The following definitions shall apply in the interpretation and enforcement of this Ordinance.

(a) Brush. All uncultivated shrubs, bushes and small trees.

(b) Carrion. Dead putrefying flesh of any animal, fowl, or fish

(c) Dump. Dispose, discharge, place, deposit, throw, leave, sweep, scatter, unload, or toss

(d) Earth and Construction. Earth, rocks, bricks, concrete, other similar materials and waste materials resulting from construction or remodeling.

(e) Filth. means any matter in a putrescent state.

(f) Garbage. Rubbish, trash, kitchen and household waste, ashes, bottles, cans, rags, paper, food, food containers, lawn trimmings, tree trimmings, hedge trimmings, leaves, grass, weeds and refuse, and all decayable wastes, including animal and vegetable matter, but not including sewage, hazardous, toxic or corrosive materials, earth and construction materials as herein, or any other material which may be found to be harmful to garbage collection and handling personnel or equipment.

(g) Injure. Any and all character of physical damage, whether caused by fire or force, and which shall be done or caused willfully by any person.

(h) Junk. All worn-out, worthless or discarded material including, but not limited to, any of the following materials, or parts of such materials, or any combination thereof: new or used iron, steel or nonferrous metallic scrap, brass or waste materials; used and/or inoperative household appliances, household electrical or plumbing fixtures, floor coverings and/or window coverings not currently in use; used lumber, brick, cement block, wire, tubing and pipe, tubs, drums, barrels, and/or roofing material not currently in use; air conditioning and heating equipment not currently in use; used vehicle components and parts not currently in use; used

furniture other than that designed for outdoor use or that which would normally be considered as antique furniture; used and/or inoperative residential lawn care equipment and machinery not currently in use; used pallets, windows or doors not currently in use; new or used sheet metal, structural steel and/or chain not currently in use; used and/or inoperable vending machines, radios and/or televisions not currently in use, and any other type of used and/or inoperable machinery or equipment not currently in use.

(i) Lot. In addition to land within the boundaries of the property lines, all land adjacent to and extending beyond the property lines of any lot or parcel of land to the curb lines or adjacent streets where curb lines have been established or, where no curb lines have been established, to eight (8) feet beyond the property lines.

~~**(j) Nuisance.** Any condition, object, material or matter that is dangerous or detrimental to human life or health; or that renders the ground, the water, the air or food a hazard or likely to cause injury to human life or health; or that is offensive to the senses; or that threatens to become detrimental to the public health; and shall include, but not be limited to, any abandoned wells, shafts or basements, abandoned refrigerators, sinks, privies, filth, carrion, rubbish, junk, trash, debris or refuse, impure or unwholesome matter of any kind, and objectionable, unsightly unsanitary matter of whatever nature and includes public health nuisances as defined by Section 341.011 of the Texas Health and Safety Code.~~

Commented [EH1]: It is confusing to define "nuisance" but then to declare certain conditions as nuisances.

(ik) Objectionable, unsightly, or unsanitary matter means any matter, condition or object, which is objectionable, unsightly or unsanitary to a person of ordinary sensitivities.

(k) Occupant means any person who resides on property.

(l) Owner means any person or entity shown as the property owner on the latest property tax assessment rolls or any person having or claiming to have any legal or equitable interest in the property, including any agent who is responsible for managing, leasing or operating the property, ~~and including any tenant~~

(m) Property means all privately owned occupied or unoccupied property, including vacant land, and/or a building designed or used for residential, commercial, business, industrial or religious purposes. The term "property" shall also include a yard, ground, wall, driveway, fence, porch, steps or other structure appurtenant to the property.

(n) Refuse means a heterogeneous accumulation of worn-out, used, broken, rejected or worthless materials including, but not limited to, garbage, rubbish, paper or litter, and other decayable or non-decayable matter

(o) Rubbish. All refuse, rejected tin cans, old vessels of all sorts, useless articles, abandoned pipe, discarded clothing and textiles of all sorts, and in general all litter.

The words "any and all objectionable or unsanitary matters," not included within the meaning of the other terms as herein used, mean those which are liable to produce or tend to produce an unhealthy, unwholesome or unsanitary condition to the general locality where the same are situated.

(p) Solid Waste. Household garbage and refuse and commercial garbage and refuse, brush cuttings and weeds.

(q) Trash and debris means all manner of refuse including, but not limited to mounds of dirt, piles of leaves, grass and weed clippings, paper trash, useless fragments of building material, rubble, furniture other than furniture designed for outside use, useless household items and appliances, items of salvage, such as scrap metal and wood, old barrels, old tires, objects that hold water for an extended time, tree and brush trimmings, and other miscellaneous wastes or rejected matter.

(r) Unwholesome Matter. All stagnant water, filth, carrion, impure matters and any condition liable to produce disease.

(s) Weeds. All rank and uncultivated vegetable growth or matter which is liable to become an unwholesome or decaying mass or breeding place for flies, mosquitos.

ARTICLE II. WEEDS AND OFFENSIVE CONDITIONS ON PRIVATE PROPERTY

Section 2.1. Prohibited Conduct.

It shall be unlawful for an ~~Owner or~~ Occupant, lessee or renter of any ~~Lot or parcel of ground~~ within the City limits ~~(herein cumulatively referred to as "owner" or "occupant")~~ to:

~~(a) Fail~~ to keep the property free from brush, earth- and -construction materials, garbage, junk, refuse, rubbish, solid waste, trash, weeds, unwholesome -matters and -any other objectionable, unsightly, or unsanitary matter of whatsoever nature;

~~(b), or to f~~Fail to keep the sidewalks in front of the Lot property free and clear from weeds and tall grass from the line of such Lot property to the established curb line next adjacent thereto;

~~(c), or to f~~Fail to fill up and drain holes and depressions in which water collects;

~~(d), or to r~~Allowe grade any Lots, grounds or yards or any other property owned or controlled by the Owner or, Occupant, lessee, or renter which shall to be unwholesome or have stagnant water thereon, or which from any other cause, to be is in such condition as to be liable to produce disease;

~~(e) or to f~~Fail to keep any house, building, establishment, lot yard or ground owned or occupied or under his or- her control at all times free from filth, carrion or other impure or unwholesome matter of any kind.

Section 2.2. Nuisance Declared; Duty To Abate.

Whenever ~~conditions described by Section 2.1 of this Ordinance exist, brush, carrion, earth and construction materials, garbage, junk, refuse, rubbish, solid waste, trash, weeds, unwholesome matters and any other objectionable, unsightly, or unsanitary matter of whatsoever shall exist, covering or partially covering the surface of any lot or parcel of any real estate situated within the City, or when any of said lots or parcels of real estate as aforesaid shall have the surface thereof filled or partly filled with holes or be in such condition that the same holds or is liable to hold stagnant water therein, or if from any other cause shall be in such condition as to cause disease, or produce, harbor or spread disease germs of any nature or tend to render the surrounding atmosphere unhealthy, unwholesome or obnoxious, or shall contain unwholesome matter of any kind or description,~~ the same is hereby declared to constitute a public nuisance, and the prompt abatement of which is hereby declared to be a public necessity. Any such nuisance shall be removed from the property by the owner or other person in possession or control of such property.

Section 2.3. Limitation on Height of Vegetation, Grass and Weeds.

- (a) It shall be unlawful for any person who shall own or occupy any lot or lots in the City limits to allow weeds and/or grass grow on such lot or lots to a height of more than twelve (12) inches. Weeds and/or grass of a height exceeding twelve (12) inches are declared a nuisance.
- (b) It shall be unlawful for any owner or occupant of any property within the city to suffer or permit tree limbs, brush or unsightly vegetation to grow within one foot of the ~~p~~Public ~~s~~Street or alley adjacent to that private property.
- (c) It shall be unlawful for any owner or occupant of any property within the city to suffer or permit limbs, brush and other vegetation existing above a public street or alley to hang lower than twelve (12) feet above the alley or public street or seven (7) feet above the sidewalk and other rights-of-way.
- (d) With respect to lots, tracts or parcels of land of five or more acres and under single ownership, the provisions of this section shall not apply to any area ~~greater more~~ than 100 feet away from any open public street or thoroughfare, as measured from the right-of-way line of such street or thoroughfare, and ~~greater more~~ than 100 feet away from any adjacent property under different ownership and on which any building is located or on which any improvement exists, as measured from the property line.
- (e) Property designated as and/or required by an ordinance to be maintained in its natural state shall be exempt from the provisions of this section.

(f) Property included, as part of conservation easement shall be exempt from these provisions.

(g) Property that is part of a designated floodplain shall be exempt from these provisions.

Commented [EH2]: These exceptions are optional, and I'm not sure if any of them would apply.

Section 2.4. Discharge of Sewage.

Any person or persons who shall allow or permit sewage to discharge into the ground or subsurface soil, which shall have the effect of causing odors, obnoxious, unhealthy and unwholesome conditions to exist, is declared to have caused a public nuisance and shall be in violation of this ordinance.

Section 2.5. Right to Abate Dangerous Weeds.

Commented [EH3]: The language added to this section comes from state law.

(a) Whenever an immediate danger to the health, life or safety of any person exists as a result of weeds which have grown to a height, ~~at any point on the property,~~ of greater than 48 inches, the City may abate the weeds without notice to the owner.

(b) In the event the City abates the nuisance under this section, the City shall forward notice to the owner within ten (10) days in the manner set forth in Section 2.7.

(c) The notice shall contain:

(1) an identification, which is not required to be a legal description, of the property;

(2) a description of the violations of this Ordinance that occurred on the property;

(3) a statement that the City abated the weeds; and

(4) an explanation of the property owner's right to request an administrative hearing about the City's abatement of the weeds.

(d) The City shall conduct an administrative hearing on the abatement of weeds under this Section if, not later than the 30th day after the date of the abatement of the weeds, the property owner files with the City a written request for a hearing.

(e) An administrative hearing conducted under this Section shall be conducted not later than the 20th day after the date a request for a hearing is filed. The owner may testify or present any witnesses or written information relating to the City's abatement of the weeds.

Section 2.6. Right to Inspect.

The City Police Department or designee is authorized to inspect any property within the City limits of the City of Ranger, at any reasonable time, ~~subject, however, to the restrictions against such inspection and entry of private residence for health inspection as are provided for the laws of the State of Texas.~~ Should the Owner or Occupant refuse to allow the Police Department to enter into property to perform such inspections, the Police Department may obtain an administrative search warrant pursuant to the procedures established by state law.

Section 2.7. Violations; Notice; Failure to Abate.

(a) In the event the officer charged with enforcement of this article shall determine that a situation exists which ~~is in violation of this Ordinance, affects the health, safety and well-being of the general public and that action is necessary, such officer may take such action as shall be necessary; the officer may issue including issuing citations for violations of the terms and provisions hereof to the owner or occupant, or both, the owner and the occupant, of the property upon which such condition exists, as may be deemed appropriate and necessary.~~

~~(b) In the event the officer charged with enforcement of this article determines a situation constitutes an immediate threat to the public health, safety and welfare, and the owner or occupant of the property is absent or fails to immediately remedy the violation, the City Commission may, at a regular session or at an emergency session called for the purpose of considering the issue, upon evidence heard, determine that an emergency exists and order such action as may be required to protect the public health, safety and welfare. In such event, the City may prosecute an action in any court of competent jurisdiction to recover its costs.~~

Commented [EH4]: The only time the City can abate without prior notice is described in Section 2.5. Also, this wouldn't probably be considered an emergency to call an emergency meeting under the Open Meetings Act.

~~(c) In the event any owner or occupant shall fail or refuse to remedy any of the conditions prohibited by § 2.1 of this Ordinance within ten (10) days after notice to do so, the City may do such work or cause the same to be done, and pay therefore, and charge the expenses in doing or having such work done or improvements made, to the owners of the property, whereupon such charge shall be a personal liability of such owner to the City.~~

Commented [EH5]: Can't use this procedure for occupants. Only can pursue civil remedies against owner, because the outcome is a potential lien on the owner's property.

Commented [EH6]: This is addressed in the next section.

~~(bd)~~ Such notice ~~may~~ must be given:

(1) in writing, served upon such owner and/or occupant in person by an officer or employee of the City, or may be

(2) by letter addressed to such owner or occupant at their post office address the owner's address as recorded in the Eastland County Appraisal District records, or

(3) if personal service cannot be obtained may not be had, or the owner and occupant's address be not known, then notice may be given by publishing a brief summary of such order at least once in the official newspaper of the City of Ranger,

by posting a notice on or near the front door of each building on the property upon which the violation relates, or by posting notice on a placard attached to a stake driven into the ground on the property to which the violation relates if no buildings exist ~~and addressed "Sanitary Improvements" "To Whom It May Concern," and such publication shall be deemed sufficient notice.~~

(ce) In the event any owner is mailed a notice in accordance with subsection (bd) and the United States Postal Service returns the notice as "refused" or "unclaimed" the validity of the notice is not affected, and the notice is considered as delivered.

(df) Notices provided by mail or by posting as set forth in subsection (bd) may provide for year round abatement of the nuisance and inform the owner that should the owner commit any other violation of the same kind that pose a danger to the public health and safety on or before the first anniversary of the date of the notice, the City without further notice may abate the violation at the owner's expense and assess the costs against the property.

Section 2.8. Assessment Of City's Abatement Cost; Collections Of Cost; Appeals.

~~In the event the owner does not remedy a violation of this Ordinance within ten (10) days after the City sends notice pursuant to §2.7, addition to the remedy provided in § 2.7 and cumulative thereto, the City Secretary/Manager, after giving to the owner of the property ten (10) days' notice in writing, as provided in § 2.7, if the owner's address or whereabouts be not known, may cause any of the work or improvements mentioned in Article II to be done at the expense of the City, on the account of the owner of the property on which such work or improvements are done, and cause all of the actual cost to the City to be assessed on the real estate or lot on account of which such expenses occurred; provided, that the owner of any such real estate may appeal to the City Commission from the order of the City Secretary by filing a written statement with the City Secretary within ten (10) days after receipt of the notice provided for above, stating that such real estate complied with the provision of Article II before the expiration of a ten (10) day period. The City Commission shall set a date, within thirty (30) days from the date of the appeal, for hearing upon such appeal to determine whether the real estate complied with the provisions of Article II before the expiration of such ten (10) day period. The authority of the City Secretary to proceed to cause such work to be done shall not be suspended while an appeal from the order is pending, but if it shall be determined by the City Commission that the premises complied with the provisions of Article II before the expiration of such ten (10) day period then no personal liability of the owner shall arise nor shall any lien be created against the premises upon which such work was done.~~

Commented [EH7]: State law says we only have to allow 7 days, but 10 days is fine.

Commented [EH8]: This is addressed in the next section.

Commented [EH9]: This is not necessary and I feel it would just complicate things. The City won't send a notice unless it the property is in violation, and won't spend City money to remedy a situation unless it is still in violation.

Section 2.9. Cost Of City Abatement Constitutes Lien.

(a) Cumulative of the City's remedy by fine, as set forth herein, ~~if the City performs abatement pursuant to § 2.5 or §2.8, the City Secretary shall mail the owner a statement of the City's expenses in performing the abatement and allow the owner thirty (30) days to reimburse the City for said expenses.~~

~~(b) Should the owner fail to reimburse the City within this time period, may do such work or cause the same to be done to remedy such condition to remove such matter from such owner's premises at the City's expense and may charge the same to the account of the owners of such property and~~ assess the same against the real estate or lot or lots upon which such expense is incurred.

~~(1a) The lien is security for the City's Expenditures plus ten (10) percent interest on the expenditures from the date of such payment by the City, shall be added to the next billing cycle for water, sewer and sanitation (herein "Utility Bill") for the real estate or lot or lots, if not already paid. Payment shall be due and payable in full by the owner or occupant at the time of payment of such utility bill. If the property is unoccupied, no utilities shall be furnished to the property where the work occurred until such obligation, as herein set out, payable to the City for abatement of any nuisance described herein is paid in full.~~

Commented [EH10]: I don't believe we can create a delinquency on a utility account for this reason and we wouldn't be able to disconnect services for delinquency caused by weed/junk abatement. I recommend what I inserted as subsection (a).

~~(2b) Upon filing with the county clerk of Eastland County, Texas, of a statement by the City Secretary or designee of such expenses, the City shall have a privileged lien upon said real estate or lot or lots, second only to tax liens and liens for street improvements, to secure the expenditure so made and ten (10) percent interest on the amount from the date of such payment so made by the City.~~

Commented [EH11]: It must be the Mayor, municipal health authority, or municipal official designated by the Mayor. I recommend that it be either the Mayor or City Secretary and that no designee is referenced.

~~(3e) The City may, additionally, institute suit and recover such expenses and foreclose such lien in any court of competent jurisdiction, and the statement so filed with the county clerk or a certified copy thereof shall be prima facie proof of the amount expended in any such work or improvements to remedy such condition or remove any such matter.~~

ARTICLE III. GENERAL PROVISIONS

Section 3.1. Violations; Penalty.

~~(a1) Any person having supervision or control of any lot, tract, parcel of land or portion thereof, failing to comply with any provision or requirement as set forth in the preceding sections of this article shall be subject to a fine, upon conviction in the municipal court, of~~

~~(1a) not less than \$300.00 or more than \$2,000.00 if the person has not been previously convicted under this section;~~

~~(2b) not less than \$400.00 or more than \$2,000.00 if the person has been previously convicted once under this section, regardless if the previous conviction related to it is the same piece of property; ~~or not.~~~~

~~(3e) not less than \$500.00 or more than \$2,000.00 if the person has been previously convicted twice under this section, regardless if the previous conviction related to it is the same piece of property; ~~or not.~~~~

(b2) Each and every day, or part thereof, that the premises shall remain in a condition in violation of the terms of this article shall constitute a separate offense.

(c3) It is specifically provided that corporations shall have criminal exposure under this article ~~Ordinance the failure of any corporation, partnership or association of persons to comply with this article shall render the president, vice president, local manager, partner, local agent or associate, heir or devisee liable to the penalty prescribed by this Code.~~

(d) This section shall be in addition to and cumulative of the provisions for the abatement of the nuisance and charging the cost of the abatement against the owner of the premises by the city.

Section 3.2. Dismissal of Lot Clearance Violation.

(1) ~~The Judge shall dismiss a charge of violating Article III, Lot Clearance~~

~~(a) if the defendant remedies the violation within 10 days of receiving the citation, and~~

~~(b) The defendant provides proof to the Judge that the violation was remedied~~

(2) ~~The judge may assess the defendant an administrative fee not to exceed \$25 when the charge of violating Article III, Lot Clearance is dismissed under subsection (1).~~

Commented [EH12]: There is no "lot clearance" violation in Article III or in the ordinance. I would recommend removing this section. There are circumstances where the code official sends repeated notices to the same property and if they repeatedly fix it within 10 days of receiving the citation, it is not fair for the Judge to keep dismissing the tickets. The defendant should have known. Removing this section allows for flexibility depending on the situation.

Section 3.23 Defenses and responsibilities.

It shall be a defense to prosecution under Article II, Weeds and Offensive Conditions, that the vegetation is any of the following:

(a) Agricultural crops, except grass and hay, unless subsection (b) stated below applies;

(b) Hay that is grown for the specific purpose of cultivation and is a part of a predominantly homogeneous plant population may be grown to any height provided it is maintained in compliance with this section and is located no closer than twenty feet to an adjacent property under different ownership and on which any building or improvement exists;

(c) Cultivated trees;

(d) Cultivated shrubs;

(e) Flowers or other decorative ornamental plants under cultivation; or

(f) Wildflowers, but only until such time as seeds have matured following the final blooming of the majority of the plants.

Commented [EH13]: We are not required to provide any defenses to enforcement. These exceptions in particular could be difficult to enforce because the word "cultivated" can be interpreted differently by different people.

Section 3.34. Prima Facie Evidence.

In any prosecution charging a violation of this ordinance governing the discharge of sewage, proof that the particular sewage described in the complaint was discharged into the ground or subsurface soil in violation of Section 2.49 above, together with proof that the defendant named in the complaint was, at the time of such discharge, the registered owner or occupant of such lot or lots, shall constitute in evidence a prima facie presumption that the registered owner or occupant of such lot or lots was the person who discharged such sewage when such violation occurred.

Section 3.45. Remedies.

All remedies cited herein are in addition to and not in lieu of all remedies permitted to the City by law.

Section 3.56. Repealer Clause of Conflicting Ordinances.

~~Ordinance No. 2015-05-26-D, adopted on May 26, 2015, is hereby repealed. All other ordinances or ordinance provisions in conflict with this Ordinance are hereby repealed. All parts of ordinances in conflict herewith are hereby repealed~~ to the extent of such conflict only.

Section 3.67. Severability.

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Commission in adopting this Ordinance that no portion be inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

~~Section 3.8. Repeal of Conflicting Ordinance.~~

~~City of Ranger Ordinance 091399-4 is hereby repealed in its entirety.~~

Section 3.79. Effective Date.

That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Ranger, and it is accordingly so ordained.

Section 3.840. Open Meetings Act.

That it is hereby officially found and determined that the meeting which this Ordinance was passed was open to the public as required by law and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act; Tex. Gov't Code.

PASSED AND APPROVED ON FIRST READING on this 13th day of June, 2022.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this the ____ day of _____, 2022.

ATTEST:

THE CITY OF RANGER, TEXAS

Savannah Fortenberry, City Secretary

John Casey, Mayor

Ordinance No. 2022-06-27-K

AN ORDINANCE OF THE CITY OF RANGER, TEXAS REPEALING AND REPLACING ORDINANCE NO. 2015-05-26-D; PROHIBITING CERTAIN NUISANCE CONDITIONS ON PRIVATE PROPERTY WITHIN THE CITY; PROVIDING FOR THE ABATEMENT OF NUISANCES BY PROPERTY OWNER OR CITY AND FOR THE FILING OF LIENS TO SECURE CITY'S COST; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ranger (the "City") is a home rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, the accumulation of litter, solid waste, garbage, trash and vegetative overgrowth impair the quality of life and are injurious to the prospects for economic development of our community; and

WHEREAS, standing and stagnant water, the accumulation of solid waste, garbage, trash and vegetative overgrowth, together with overgrown grass, weeds and brush on lots and property, are a threat to the health of the community, create fire hazards, and otherwise detract from the quality of life in our community; and

WHEREAS, the regulation, management and control of solid waste, garbage and trash, together with stagnant water and the growth of grass, weeds and brush on property within the City of Ranger, Texas are essential to the public health, safety and welfare of the community.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS THAT THE FOLLOWING PROVISIONS ARE HEREBY ENACTED AS THE NUISANCE ORDINANCE OF THE CITY OF RANGER:

ARTICLE I. POLICY AND DEFINITIONS

Section 1.1. Adoption of Findings of Fact.

The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and they are hereby adopted by the City Commission and made a part hereof for all purposes.

Section 1.2. Policy.

The terms and provisions hereof shall apply to stagnant water and to the accumulation and storage of any solid waste, including garbage and trash, and to the growth, accumulation, cutting and storage of grass, weeds and any other vegetative material upon property in the City of Ranger, Texas, to the end that property shall be maintained in a

sanitary and healthful condition for the benefit of all residents and citizens in the community.

Section 1.3. Definitions.

The following definitions shall apply in the interpretation and enforcement of this Ordinance.

(a) Brush. All uncultivated shrubs, bushes and small trees.

(b) Carrion. Dead putrefying flesh of any animal, fowl, or fish

(c) Dump. Dispose, discharge, place, deposit, throw, leave, sweep, scatter, unload, or toss

(d) Earth and Construction. Earth, rocks, bricks, concrete, other similar materials and waste materials resulting from construction or remodeling.

(e) Filth. means any matter in a putrescent state.

(f) Garbage. Rubbish, trash, kitchen and household waste, ashes, bottles, cans, rags, paper, food, food containers, lawn trimmings, tree trimmings, hedge trimmings, leaves, grass, weeds and refuse, and all decayable wastes, including animal and vegetable matter, but not including sewage, hazardous, toxic or corrosive materials, earth and construction materials as herein, or any other material which may be found to be harmful to garbage collection and handling personnel or equipment.

(g) Injure. Any and all character of physical damage, whether caused by fire or force, and which shall be done or caused willfully by any person.

(h) Junk. All worn-out, worthless or discarded material including, but not limited to, any of the following materials, or parts of such materials, or any combination thereof: new or used iron, steel or nonferrous metallic scrap, brass or waste materials; used and/or inoperative household appliances, household electrical or plumbing fixtures, floor coverings and/or window coverings not currently in use; used lumber, brick, cement block, wire, tubing and pipe, tubs, drums, barrels, and/or roofing material not currently in use; air conditioning and heating equipment not currently in use; used vehicle components and parts not currently in use; used furniture other than that designed for outdoor use or that which would normally be considered as antique furniture; used and/or inoperative residential lawn care equipment and machinery not currently in use; used pallets, windows or doors not currently in use; new or used sheet metal, structural steel and/or chain not currently in use; used and/or inoperable vending machines, radios and/or televisions not currently in use, and any other type of used and/or inoperable machinery or equipment not currently in use.

(i) Lot. In addition to land within the boundaries of the property lines, all land adjacent to and extending beyond the property lines of any lot or parcel of land to the curb lines or adjacent streets where curb lines have been established or, where no curb lines have been established, to eight (8) feet beyond the property lines.

(j) Objectionable, unsightly, or unsanitary matter means any matter, condition or object, which is objectionable, unsightly or unsanitary to a person of ordinary sensitivities.

(k) Occupant means any person who resides on property.

(l) Owner means any person or entity shown as the property owner on the latest property tax assessment rolls or any person having or claiming to have any legal or equitable interest in the property, including any agent who is responsible for managing, leasing or operating the property.

(m) Property means all privately owned occupied or unoccupied property, including vacant land, and/or a building designed or used for residential, commercial, business, industrial or religious purposes. The term "property" shall also include a yard, ground, wall, driveway, fence, porch, steps or other structure appurtenant to the property.

(n) Refuse means a heterogeneous accumulation of worn-out, used, broken, rejected or worthless materials including, but not limited to, garbage, rubbish, paper or litter, and other decayable or non-decayable matter

(o) Rubbish. All refuse, rejected tin cans, old vessels of all sorts, useless articles, abandoned pipe, discarded clothing and textiles of all sorts, and in general all litter. The words "any and all objectionable or unsanitary matters," not included within the meaning of the other terms as herein used, mean those which are liable to produce or tend to produce an unhealthy, unwholesome or unsanitary condition to the general locality where the same are situated.

(p) Solid Waste. Household garbage and refuse and commercial garbage and refuse, brush cuttings and weeds.

(q) Trash and debris means all manner of refuse including, but not limited to mounds of dirt, piles of leaves, grass and weed clippings, paper trash, useless fragments of building material, rubble, furniture other than furniture designed for outside use, useless household items and appliances, items of salvage, such as scrap metal and wood, old barrels, old tires, objects that hold water for an extended time, tree and brush trimmings, and other miscellaneous wastes or rejected matter.

(r) Unwholesome Matter. All stagnant water, filth, carrion, impure matters and any condition liable to produce disease.

(s) Weeds. All rank and uncultivated vegetable growth or matter which is liable to become an unwholesome or decaying mass or breeding place for flies, mosquitos.

ARTICLE II. WEEDS AND OFFENSIVE CONDITIONS ON PRIVATE PROPERTY

Section 2.1. Prohibited Conduct.

It shall be unlawful for an Owner or Occupant of any Lot within the City limits to:

- (a) Fail to keep the property free from brush, earth and construction materials, garbage, junk, refuse, rubbish, solid waste, trash, weeds, unwholesome matters and any other objectionable, unsightly, or unsanitary matter of whatsoever nature;
- (b) Fail to keep the sidewalks in front of the Lot free and clear from weeds and tall grass from the line of such Lot to the established curb line next adjacent thereto;
- (c) Fail to fill up and drain holes and depressions in which water collects;
- (d) Allow any Lots owned or controlled by the Owner or Occupant to be unwholesome or have stagnant water thereon, or which from any other cause, to be such condition as to be liable to produce disease; or
- (e) Fail to keep any house, building, establishment, lot yard or ground owned or occupied or under his or her control at all times free from filth, carrion or other impure or unwholesome matter of any kind.

Section 2.2. Nuisance Declared; Duty To Abate.

Whenever conditions described by Section 2.1 of this Ordinance exist, the same is hereby declared to constitute a public nuisance, and the prompt abatement of which is hereby declared to be a public necessity. Any such nuisance shall be removed from the property by the owner or other person in possession or control of such property.

Section 2.3. Limitation on Height of Vegetation, Grass and Weeds.

- (a) It shall be unlawful for any person who shall own or occupy any lot or lots in the City limits to allow weeds and/or grass grow on such lot or lots to a height of more than twelve (12) inches. Weeds and/or grass of a height exceeding twelve (12) inches are declared a nuisance.
- (b) It shall be unlawful for any owner or occupant of any property within the city to suffer or permit tree limbs, brush or unsightly vegetation to grow within one foot of the public street or alley adjacent to that private property.

(c) It shall be unlawful for any owner or occupant of any property within the city to suffer or permit limbs, brush and other vegetation existing above a public street or alley to hang lower than twelve (12) feet above the alley or public street or seven (7) feet above the sidewalk and other rights-of-way.

(d) With respect to lots, tracts or parcels of land of five or more acres and under single ownership, the provisions of this section shall not apply to any area more than 100 feet away from any open public street or thoroughfare, as measured from the right-of-way line of such street or thoroughfare, and more than 100 feet away from any adjacent property under different ownership and on which any building is located or on which any improvement exists, as measured from the property line.

(e) Property designated as and/or required by an ordinance to be maintained in its natural state shall be exempt from the provisions of this section.

(f) Property included, as part of conservation easement shall be exempt from these provisions.

(g) Property that is part of a designated floodplain shall be exempt from these provisions.

Section 2.4. Discharge of Sewage.

Any person or persons who shall allow or permit sewage to discharge into the ground or subsurface soil, which shall have the effect of causing odors, obnoxious, unhealthy and unwholesome conditions to exist, is declared to have caused a public nuisance and shall be in violation of this ordinance.

Section 2.5. Right to Abate Dangerous Weeds.

(a) Whenever an immediate danger to the health, life or safety of any person exists as a result of weeds which have grown to a height of greater than 48 inches, the City may abate the weeds without notice to the owner.

(b) In the event the City abates the nuisance under this section, the City shall forward notice to the owner within ten (10) days in the manner set forth in Section 2.7.

(c) The notice shall contain:

(1) an identification, which is not required to be a legal description, of the property;

(2) a description of the violations of this Ordinance that occurred on the property;

(3) a statement that the City abated the weeds; and

(4) an explanation of the property owner's right to request an administrative hearing about the City's abatement of the weeds.

(d) The City shall conduct an administrative hearing on the abatement of weeds under this Section if, not later than the 30th day after the date of the abatement of the weeds, the property owner files with the City a written request for a hearing.

(e) An administrative hearing conducted under this Section shall be conducted not later than the 20th day after the date a request for a hearing is filed. The owner may testify or present any witnesses or written information relating to the City's abatement of the weeds.

Section 2.6. Right to Inspect.

The City Police Department or designee is authorized to inspect any property within the City limits of the City of Ranger, at any reasonable time. Should the Owner or Occupant refuse to allow the Police Department to enter into property to perform such inspections, the Police Department may obtain an administrative search warrant pursuant to the procedures established by state law.

Section 2.7. Violations; Notice; Failure to Abate.

(a) In the event the officer charged with enforcement of this article shall determine that a situation exists which is in violation of this Ordinance, the officer may issue citations to the owner or occupant, or both, of the property upon which such condition exists.

(b) Such notice must be given:

(1) in writing, served upon such owner in person by an officer or employee of the City;

(2) by letter addressed to such owner at the owner's address as recorded in the Eastland County Appraisal District records; or

(3) if personal service cannot be obtained, then notice may be given by publishing a brief summary of such order at least once in the official newspaper of the City of Ranger, by posting a notice on or near the front door of each building on the property upon which the violation relates, or by posting notice on a placard attached to a stake driven into the ground on the property to which the violation relates if no buildings exist.

(c) In the event any owner is mailed a notice in accordance with subsection (b) and the United States Postal Service returns the notice as "refused" or "unclaimed" the validity of the notice is not affected, and the notice is considered as delivered.

(d) Notices provided by mail or by posting as set forth in subsection (b) may provide for year round abatement of the nuisance and inform the owner that should the owner commit any other violation of the same kind that pose a danger to the public health and safety on or before the first anniversary of the date of the notice, the City without further notice may abate the violation at the owner's expense and assess the costs against the property.

Section 2.8. Assessment Of City's Abatement Cost; Collections Of Cost.

In the event the owner does not remedy a violation of this Ordinance within ten (10) days after the City sends notice pursuant to §2.7, the City Manager may cause any of the work or improvements mentioned in Article II to be done at the expense of the City, on the account of the owner of the property on which such work or improvements are done.

Section 2.9. Cost Of City Abatement Constitutes Lien.

(a) Cumulative of the City's remedy by fine, as set forth herein, if the City performs abatement pursuant to § 2.5 or §2.8, the City Secretary shall mail the owner a statement of the City's expenses in performing the abatement and allow the owner thirty (30) days to reimburse the City for said expenses.

(b) Should the owner fail to reimburse the City within this time period, the City may assess the same against the real estate or lot or lots upon which such expense is incurred.

(1) The lien is security for the City's expenditures plus ten (10) percent interest on the expenditures from the date of such payment by the City.

(2) Upon filing with the county clerk of Eastland County, Texas, of a statement by the City Secretary of such expenses, the City shall have a privileged lien upon said real estate or lot or lots, second only to tax liens and liens for street improvements, to secure the expenditure so made and ten (10) percent interest on the amount from the date of such payment so made by the City.

(3) The City may, additionally, institute suit and recover such expenses and foreclose such lien in any court of competent jurisdiction, and the statement so filed with the county clerk or a certified copy thereof shall be prima facie proof of the amount expended in any such work or improvements to remedy such condition or remove any such matter.

ARTICLE III. GENERAL PROVISIONS

Section 3.1. Violations; Penalty.

(a) Any person having supervision or control of any lot, tract, parcel of land or portion thereof, failing to comply with any provision or requirement as set forth in the preceding sections of this article shall be subject to a fine, upon conviction in the municipal court, of

(1) not less than \$300.00 or more than \$2,000.00 if the person has not been previously convicted under this section;

(2) not less than \$400.00 or more than \$2,000.00 if the person has been previously convicted once under this section, regardless if the previous conviction related to the same piece of property;

(3) not less than \$500.00 or more than \$2,000.00 if the person has been previously convicted twice under this section, regardless if the previous conviction related to the same piece of property.

(b) Each and every day, or part thereof, that the premises shall remain in a condition in violation of the terms of this article shall constitute a separate offense.

(c) It is specifically provided that corporations shall have criminal exposure under this Ordinance.

(d) This section shall be in addition to and cumulative of the provisions for the abatement of the nuisance and charging the cost of the abatement against the owner of the premises by the city.

Section 3.2 Defenses and responsibilities.

It shall be a defense to prosecution under Article II, Weeds and Offensive Conditions, that the vegetation is any of the following:

(a) Agricultural crops, except grass and hay, unless subsection (b) stated below applies;

(b) Hay that is grown for the specific purpose of cultivation and is a part of a predominantly homogeneous plant population may be grown to any height provided it is maintained in compliance with this section and is located no closer than twenty feet to an adjacent property under different ownership and on which any building or improvement exists;

(c) Cultivated trees;

(d) Cultivated shrubs;

(e) Flowers or other decorative ornamental plants under cultivation; or

(f) Wildflowers, but only until such time as seeds have matured following the final blooming of the majority of the plants.

Section 3.3. Prima Facie Evidence.

In any prosecution charging a violation of this ordinance governing the discharge of sewage, proof that the particular sewage described in the complaint was discharged into the ground or subsurface soil in violation of Section 2.4 above, together with proof that the defendant named in the complaint was, at the time of such discharge, the registered owner or occupant of such lot or lots, shall constitute in evidence a prima facie presumption that the registered owner or occupant of such lot or lots was the person who discharged such sewage when such violation occurred.

Section 3.4. Remedies.

All remedies cited herein are in addition to and not in lieu of all remedies permitted to the City by law.

Section 3.5. Repealer Clause.

Ordinance No. 2015-05-26-D, adopted on May 26, 2015, is hereby repealed. All other ordinances or ordinance provisions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 3.6. Severability.

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Commission in adopting this Ordinance that no portion be inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 3.7. Effective Date.

That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Ranger, and it is accordingly so ordained.

Section 3.8. Open Meetings Act.

That it is hereby officially found and determined that the meeting which this Ordinance was passed was open to the public as required by law and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act; Tex. Gov't Code.

PASSED AND APPROVED ON FIRST READING on this 13th day of June, 2022.

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this the 27th day of June, 2022.

ATTEST:

THE CITY OF RANGER, TEXAS

Savannah Fortenberry, City Secretary

John Casey, Mayor

CODE	INCOME	May	YTD	Budget	%
105-00-40300	Pool Admissions	\$0.00		\$0.00	#DIV/0!
105-00-40310	Pool Concessions	\$0.00		\$0.00	#DIV/0!
105-00-41100	Municipal Court Fines	\$6,408.00		\$60,000.00	0.00%
105-00-41205	Court Security Fund	\$0.00		\$375.00	0.00%
105-00-41210	Court Technology Fund	\$0.00		\$250.00	0.00%
105-00-41500	Permits/License Fees	\$0.00		\$700.00	0.00%
105-00-41525	Records Preservation Fee	\$3.00		\$35.00	0.00%
105-00-41550	Birth Certs	\$66.00		\$300.00	0.00%
105-00-41560	Death Certs	\$0.00		\$150.00	0.00%
105-00-41580	Cemetery Lot Sales	\$510.00		\$3,000.00	0.00%
105-00-41600	Cemetery Lot Location Fees	\$0.00		\$500.00	0.00%
105-00-41650	Community Center Rental	\$125.00		\$300.00	0.00%
105-00-41700	EMS County Subsidy	\$0.00		\$23,000.00	0.00%
105-00-41725	EMS Fees	\$9,376.86		\$150,000.00	0.00%
105-00-41750	Federal Fuel Tax Refund	\$248.13		\$4,000.00	0.00%
105-00-41800	Office Supplies - Income	\$6.00		\$250.00	0.00%
105-00-41850	PILOT Funds	\$0.00		\$18,000.00	0.00%
105-00-42100	Airport Electricity Reimbursement	\$0.00		\$1,500.00	0.00%
105-00-42200	Cell Tower Lease	\$1,250.00		\$15,000.00	0.00%
105-00-42300	Real Property Leases	\$0.00		\$0.00	#DIV/0!
105-00-43000	Franchise Fees	\$3,437.49		\$110,000.00	0.00%
105-00-43010	Drug Seizure Income	\$0.00		\$0.00	#DIV/0!
105-00-43200	Sales Tax (State)	\$48,338.66		\$415,000.00	0.00%
105-00-43300	Hotel Occupancy Tax	\$0.00		\$1,000.00	0.00%
105-00-43400	Ad V/ Property Tax	\$12,492.34		\$420,000.00	0.00%
105-00-44100	Interest Earned	\$126.68		\$200.00	0.00%
105-00-45000	Donations	\$0.00		\$0.00	#DIV/0!
105-00-45010	Grant Revenue	\$0.00		\$205,891.75	0.00%
105-00-46050	PD Step Grant Reimbursement	\$0.00		\$5,000.00	0.00%
105-00-48000	Sale of Materials	\$0.00		\$0.00	#DIV/0!
105-00-48005	Sale of Assets	\$0.00		\$7,500.00	0.00%
105-00-48010	Sale of Real Property	\$0.00		\$0.00	#DIV/0!
105-00-48020	Misc Revenue	\$0.00		\$1,000.00	0.00%
105-00-49730	Loan from Utility Fund	\$0.00		\$0.00	#DIV/0!
105-00-49740	Contingency	\$0.00		\$0.00	#DIV/0!
105-00-57500	Transfer from Utility	\$0.00		\$436,000.00	0.00%
	Contingency "Unencumbered" Fu	\$0.00			#DIV/0!
	TOTAL INCOME	\$82,388.16	\$0.00	\$1,878,951.75	#DIV/0!

	EXPENSE	May	YTD	Budget
Admin				
105-10-50010	Salaries and Wages	\$9,267.98		\$104,350.00
105-10-50020	Overtime	\$0.00		\$0.00
105-10-50021	Retirement Gift	\$0.00		\$0.00
105-10-50180	TMRS	\$0.00		\$8,097.56

105-10-50200	Social Security	\$0.00	\$7,982.78
105-10-50210	Unemployment	\$0.00	\$2,921.80
105-10-50220	Health Insurance	\$1,073.56	\$13,037.04
105-10-50230	Worker Compensation	\$468.10	\$427.84
105-10-50240	Life Insurance	\$37.70	\$452.40
105-10-50300	Commissioner Stipend	\$0.00	\$1,200.00
105-10-50400	WC for Volunteers/Commissioners	\$0.00	\$56.00
105-10-51000	Postage	\$8.95	\$500.00
105-10-51010	Office Supplies	\$0.00	\$750.00
105-10-51020	Janitorial Supplies	\$0.00	\$250.00
105-10-51030	Operating Supplies	\$0.00	\$500.00
105-10-51080	Fuel	\$248.03	\$1,250.00
105-10-53000	Rental/Lease of Equip	\$410.81	\$3,000.00
105-10-53005	Maintenance of Building	\$0.00	\$2,500.00
105-10-53015	Maint of Office Equip	\$0.00	\$100.00
105-10-53060	Maintenance of Auto's	\$0.00	\$750.00
105-10-54000	Grant Expense	\$0.00	\$135,891.75
105-10-54080	Office Equipment	\$0.00	\$1,250.00
105-10-54085	Bank Account Fees	\$1.50	\$100.00
105-10-55025	Election Services	\$0.00	\$6,000.00
105-10-55035	Professional Services	\$0.00	\$4,000.00
105-10-55055	Eastland County Crisis	\$0.00	\$2,500.00
105-10-55065	Advertising	\$0.00	\$800.00
105-10-55075	Incode	\$0.00	\$1,500.00
105-10-55090	Vehicle Lease Account	\$5,000.00	\$60,000.00
105-10-55095	Economic Development	\$6,018.30	\$51,875.00
105-10-55099	Street Fund	\$6,018.29	\$0.00
	Sales Tax (Utility)	\$14,000.00	
105-10-55105	Liability Insurance Bonds	\$0.00	\$57,287.00
105-10-55350	Legal	\$0.00	\$20,000.00
105-10-55355	Audit	\$0.00	\$9,000.00
105-10-55375	Appraisal District	\$0.00	\$17,000.00
105-10-54050	Auto Equipment	\$0.00	\$0.00
105-10-55455	Survey Expenses	\$0.00	\$0.00
105-10-56000	Dues	\$0.00	\$100.00
105-10-56010	School Tuition	\$15.00	\$2,000.00
105-10-56020	Meals	\$0.00	\$1,000.00
105-10-56030	Travel	\$318.62	\$2,000.00
105-10-57000	Communications	\$45.01	\$2,000.00
105-10-57005	Electricity	\$472.43	\$2,000.00
105-10-57010	Gas	\$90.60	\$650.00
105-10-57050	Miscellaneous	\$0.00	\$500.00
105-10-59001	Transfer to Contingency	\$0.00	\$0.00
105-10-59205	Loan to Utility	\$0.00	\$0.00
	Total Admin	\$43,494.88	\$525,579.16

Emergency Management			
105-15-60000	Code Red	\$3,474.02	\$2,500.00
105-15-60010	COVID 19 Response	\$0.00	\$0.00
105-15-60015	Dispatch	\$0.00	\$36,000.00
	Total Emergency Management	\$3,474.02	\$38,500.00
Police			
105-20-50010	Salaries	\$17,025.10	\$179,722.64
105-20-50020	Overtime		\$7,500.00
105-20-50215	Contract Labor	\$0.00	\$5,000.00
105-20-50180	TMRS	\$0.00	\$14,528.48
105-20-50200	Social Security	\$0.00	\$14,322.53
105-20-50210	Unemployment	\$0.00	\$5,242.23
105-20-50220	Health Insurance	\$1,736.20	\$26,074.08
105-20-50230	Worker Compansation	\$468.10	\$8,312.69
105-20-50240	Life Insurance	\$56.91	\$904.80
105-20-50400	WC for Reserve Officers	\$0.00	\$5.41
105-20-51000	Postage	\$106.80	\$500.00
105-20-51010	Office Supplies	\$0.00	\$1,000.00
105-20-51030	Operating Supplies	\$0.00	\$500.00
105-20-51060	Uniforms	\$0.00	\$4,000.00
105-20-51070	Minor Tools	\$185.36	\$250.00
105-20-51080	Fuel	\$1,556.09	\$10,000.00
105-20-51105	Medical Expense	\$409.00	\$250.00
105-20-53000	Equipment Rental	\$0.00	\$3,000.00
105-20-53005	Maintenance of Building	\$0.00	\$500.00
105-20-53060	Maintenance of Auto's	\$2,436.88	\$6,500.00
105-20-53090	Maintenance of Radio	\$0.00	\$250.00
105-20-53110	Maint Other	\$0.00	\$250.00
105-20-54000	Grant Expense	\$0.00	\$0.00
105-20-54050	Auto Equip	\$0.00	\$2,500.00
105-20-54060	Jail Expenses	\$33.50	\$500.00
105-20-54080	Office Equip	\$0.00	\$0.00
105-20-54090	Police Equip	\$0.00	\$250.00
105-20-55035	Professional Services	\$3,085.00	\$2,640.00
105-20-55036	CopSync	\$0.00	
105-20-55040	Court Costs	\$0.00	\$27,000.00
105-20-55065	Adv	\$0.00	\$0.00
105-20-55112	Insp/Cert Fees	\$0.00	\$500.00
105-20-55125	Drug Seizure Exp	\$0.00	\$0.00
105-20-56000	Dues	\$0.00	\$250.00
105-20-56010	School Tuition	\$429.00	\$3,000.00
105-20-56030	Travel	\$0.00	\$1,000.00

105-20-57000	Communication	\$203.01	\$3,000.00
105-20-57005	Electricity	\$444.57	\$2,500.00
105-20-57010	Gas	\$90.61	\$500.00
	Total Police	\$28,266.13	\$332,252.86
Animal Control			
105-21-50010	Salaries	\$4,512.29	\$28,922.40
105-21-50020	Overtime		\$4,000.00
105-21-50180	TMRS	\$0.00	\$2,554.78
105-21-50200	Social Security	\$0.00	\$2,518.56
105-21-50210	Unemployment	\$0.00	\$921.83
105-21-50220	Health Insurance	\$0.00	\$6,518.52
105-21-50230	Worker Comp	\$468.10	\$2,100.4
105-21-50240	Life Insurance	\$18.85	\$226.20
105-21-51010	Office Supplies	\$0.00	\$200.00
105-21-51030	Operating Supplies	\$64.96	\$250.00
105-21-51050	Chemical Supplies	\$0.00	\$250.00
105-21-51060	Uniforms	\$0.00	\$500.00
105-21-51070	Minor Tools	\$0.00	\$0.00
105-21-51080	Fuel	\$280.05	\$2,000.00
105-21-51110	Animal Control Supplies	\$0.00	\$0.00
105-21-53005	Maintenance of Building	\$0.00	\$2,500.00
105-21-53060	Maintenance of Auto's	\$0.00	\$1,200.00
105-21-54050	Auto Equipment	\$0.00	\$0.00
105-21-54070	Shop Equipment	\$0.00	\$300.00
105-21-55112	Inspection/Certification	\$0.00	\$150.00
105-21-55450	Medical Expenses	\$47.00	\$750.00
105-21-56010	Training	\$0.00	\$690.00
105-21-56030	Travel	\$0.00	\$500.00
105-21-57000	Communications	\$45.01	\$600.00
105-21-57005	Electricity	\$363.65	\$3,500.00
	Total Animal Control	\$5,799.91	\$61,152.74
Court			
105-25-50010	Salaries	\$4,138.74	\$46,682.90
105-25-50220	Health Insurance	\$536.78	\$6,518.52
105-25-50180	TMRS	\$0.00	\$3,622.59
105-25-50200	Social Security	\$0.00	\$3,571.24
105-25-50210	Unemployment	\$0.00	\$1,307.12
105-25-50230	Worker Compensation	\$468.10	\$191.40
105-21-50240	Life Insurance	\$18.85	\$226.20
105-25-51010	Office Supplies	\$0.00	\$750.00
105-25-54101	Training	\$50.00	\$500.00

105-25-55035	Professional Services	\$0.00	
105-25-55050	Court Technology	\$0.00	\$1,700.00
105-25-55060	Court Security	\$0.00	\$500.00
105-25-55105	Liability Insurance Bond	\$0.00	\$175.00
105-25-56030	Travel	\$0.00	\$500.00
105-21-57005	Electricity	\$116.19	
	Court Fees- Expense	\$788.00	
	Total Court	\$6,116.66	\$66,244.98
Fire/EMS			
105-30-50010	Salaries	\$21,750.93	\$239,691.71
105-30-50020	Overtime		\$5,000.00
105-30-50030	Contract Labor	\$695.16	\$2,500.00
105-30-50180	TMRS	\$0.00	\$18,988.08
105-30-50200	Social Security	\$0.00	\$18,718.92
105-30-50210	Unemployment	\$0.00	\$6,851.37
105-30-50220	Health Insurance	\$2,147.12	\$26,074.08
105-30-50230	Worker Compensation	\$468.10	\$12,283.52
105-30-50240	Life Insurance	\$75.04	\$904.80
105-30-50400	WC for Vol FireFighters	\$0.00	\$3,307.00
105-30-51000	Postage	\$0.00	\$100.00
105-30-51010	Office Supplies	\$0.00	\$2,500.00
105-30-51020	Janitorial Supplies	\$0.00	\$500.00
105-30-51030	Operating Supplies	\$92.50	\$2,000.00
105-30-51050	Drug Supplies	\$956.46	\$3,500.00
105-30-51060	Uniforms	\$0.00	\$3,000.00
105-30-51070	Minor Tools	\$0.00	\$500.00
105-30-51080	Fuel	\$1,315.68	\$14,773.80
105-30-51090	Grant Funds	\$0.00	
105-30-53000	Rental Lease Equipment	\$0.00	\$0.00
105-30-53005	Maintenance of Building	\$0.00	\$0.00
105-30-53060	Repair & Maintenance Vehicles	\$0.00	\$3,500.00
105-30-53070	Maint of Mach/Equip	\$0.00	\$500.00
105-30-53090	Maint of Radio	\$0.00	\$250.00
105-30-53110	Maint of Other	\$0.00	\$500.00
105-30-54100	EMS Equipment	\$0.00	\$25,000.00
105-30-55035	Prof Fees	\$0.00	\$20,000.00
105-30-55112	Insp Cert Fees	\$0.00	\$3,000.00
105-30-55105	Liability Insurance Bond	\$0.00	\$70.00
105-30-55450	Medical Expenses	\$0.00	\$1,000.00
105-30-56000	Dues	\$0.00	\$500.00
105-30-56010	School tuition	\$0.00	\$500.00
105-30-56030	Travel	\$0.00	\$500.00
105-30-57000	Communication	\$169.02	\$2,500.00
105-30-57005	Electricity	\$719.20	\$3,500.00
105-30-57010	Gas	\$413.26	\$2,500.00

105-30-57020	Emergency Operating Center	\$0.00	\$35,000.00
			\$460,013.27
	Fire/EMS Total	\$28,802.47	
Street			
105-40-50010	Salaries	\$0.00	\$64,272.00
105-40-50020	Overtime	\$0.00	\$4,000.00
105-40-50030	Contract Labor	\$586.00	\$10,000.00
105-40-50180	TMRS	\$0.00	\$5,297.91
105-40-50200	Social Security	\$0.00	\$5,222.81
105-40-50210	Unemployment	\$0.00	\$1,911.62
105-40-50220	Health Insurance	\$0.00	\$6,518.52
105-40-50230	Worker Compensation	\$468.10	\$5,202.33
105-40-50240	Life Insurance	\$18.85	\$452.40
105-40-50400	WC for Volunteers	\$0.00	\$123.71
105-40-51010	Office Supplies	\$0.00	\$0.00
105-40-51030	Operating Supplies	\$0.00	\$100.00
105-40-51050	Chemical	\$168.00	\$500.00
105-40-51060	Uniforms	\$0.00	\$1,000.00
105-40-51070	Minor Tools	\$35.00	\$250.00
105-40-51080	Fuel	\$57.00	\$7,500.00
105-40-51090	Grant Expense	\$0.00	
105-40-53000	Rental of Equip	\$0.00	\$500.00
105-40-53050	Maint of Streets	\$0.00	\$24,131.87
105-40-53060	Maint of Autos	\$511.23	\$4,000.00
105-40-53070	Maint of Mach	\$542.82	\$14,750.00
105-40-53080	Maint of Shop Equip	\$0.00	\$0.00
105-40-54030	Street Improvements	\$0.00	\$75,000.00
105-40-54050	Auto Equip	\$0.00	\$0.00
105-40-54060	Machine & Equipment	\$0.00	\$40,000.00
105-40-54070	Shop Equip	\$0.00	\$0.00
105-40-55358	Rental/Lease of Equip	\$0.00	\$500.00
105-40-5600	Dues/Fees	\$0.00	
105-40-57005	Electricity	\$5,020.08	\$27,500.00
105-40-57200	Transfer from Street Fund	\$0.00	
	Total Street	\$7,407.08	\$298,733.16
Library			
105-50-50010	Salaries	\$2,172.55	\$21,424.00
105-50-50180	TMRS	\$0.00	\$1,662.50
105-50-50200	Social Security	\$0.00	\$1,638.94
105-50-50210	Unemployment	\$0.00	\$385.63
105-50-50220	Health Insurance	\$2.34	\$6,518.52
105-50-50230	Worker Compensation	\$468.10	\$117.83
105-50-50240	Life Insurance	\$18.85	\$226.20
105-50-51020	Janitorial Supplies	\$0.00	\$500.00

City of Ranger Utility
Profit & Loss Budget Performance
May 2022

	<u>May 22</u>	<u>Oct '21 - May 22</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
41525- Sanitation Tax - Income	2,581.95	21,321.40	30,000.00
41585- Collection Station Fees	707.20	2,047.60	
44100- Interest	46.22	236.30	500.00
45010- Grant Funds - Income	0.00	0.00	100,000.00
48005- Sale of Assets	0.00	0.00	1,500.00
48020- Misc Income	0.00	0.00	1,500.00
Franchise Fees	1,006.95	8,055.60	
UTILITY REVENUE			
40100- Sewer Revenue			
Bulk Sewer Sales	132.00	2,242.50	
40100- Sewer Revenue - Other	39,616.48	344,037.02	530,000.00
Total 40100- Sewer Revenue	<u>39,748.48</u>	<u>346,279.52</u>	<u>530,000.00</u>
40200- Water Revenue			
Bulk Water Sales	185.00	23,534.78	
Contract Water Sales	30,773.15	223,534.37	
40200- Water Revenue - Other	75,535.05	570,541.06	1,245,000.00
Total 40200- Water Revenue	<u>106,493.20</u>	<u>817,610.21</u>	<u>1,245,000.00</u>
41250- Utility Tap Fee	1,000.00	1,000.00	1,750.00
41375- Service Charges	400.00	3,550.00	5,000.00
41400- Turn on/off Charges	1,309.04	5,132.81	6,500.00
41525- Sanitation Revenue	41,430.42	331,535.16	475,000.00
43050- Penalties	3,335.50	23,829.16	35,000.00
48030- Unapplied Payments	2,675.39	8,290.30	8,000.00
UTILITY REVENUE - Other	0.00	13.35	
Total UTILITY REVENUE	<u>196,392.03</u>	<u>1,537,240.51</u>	<u>2,306,250.00</u>
Total Income	<u>200,734.35</u>	<u>1,568,901.41</u>	<u>2,439,750.00</u>
Gross Profit	200,734.35	1,568,901.41	2,439,750.00
Expense			
50010- Payroll Expenses	27,174.19	297,480.94	133,900.00
50215-Contract Labor	994.00	5,131.00	26,000.00
50220- Health Insurance	2,832.26	18,561.80	58,666.68
50230- Workers Compensation	3,744.79	31,301.40	13,073.84
50240- Life Insurance	0.00	799.26	2,262.00
50500- Bank Account Fees	191.50	2,033.52	2,700.00
50600- Capital Improvements	0.00	0.00	100,000.00
51000- Postage	746.85	4,114.53	4,550.00
51010- Office Supplies	1,005.17	1,803.46	5,000.00
51020- Janitorial Supplies	0.00	297.01	2,500.00
51030- Operating Supplies	0.00	1,535.78	2,750.00
51050- Chemicals	3,720.00	21,462.17	21,500.00
51060- Uniforms	180.00	1,884.79	5,250.00
51070- Minor Tools	0.00	1,463.53	2,000.00

City of Ranger Utility
Profit & Loss Budget Performance
 May 2022

	<u>May 22</u>	<u>Oct '21 - May 22</u>	<u>Annual Budget</u>
51080- Fuel/Petroleum	1,450.99	9,939.42	24,000.00
51090- Grant Funds - Expense	0.00	6,842.30	75,000.00
51120- Water Meters/Parts	0.00	641.59	5,000.00
53000- Equipment Rental/Lease	0.00	1,244.42	9,250.00
53005- Building Maintenance	187.00	409.15	2,500.00
53015- Maint. of Office Equip.	0.00	0.00	500.00
53020- Maint. of Water System	1,229.21	30,910.77	90,000.00
53030- Maint. Wastewater System	1,250.00	21,321.97	
53050- Street Repair	0.00	3,494.76	25,000.00
53060- Repair & Maint. Vehicles	334.96	7,358.57	9,000.00
53070- Repair/Maint.- Equipment	545.00	16,437.14	17,500.00
53120- Vehicle Purchase	-192.75	28,061.65	25,000.00
54060- Equipment Purchase	0.00	1,315.68	37,500.00
54063- Water Contract Purchases	61,410.46	522,105.68	820,000.00
54080- Office Equipment	0.00	1,000.00	1,000.00
54080- Wastewater Services	234.00	4,103.57	35,000.00
55075- Technology Services	43.30	3,578.33	3,000.00
55100- Debt Service	0.00	-12,753.50	168,000.00
55105- Liability Ins. Bonds	0.00	0.00	2,500.00
55112- Inspections/Cert	0.00	2,500.00	5,000.00
55350- Legal Fees	0.00	0.00	500.00
55351- Engineer	0.00	0.00	10,000.00
55355- Auditor	0.00	0.00	8,750.00
55410- Sani. Sales Tax - Exp.	2,588.56	21,133.94	30,000.00
55415- Sani. Service Contract	20,171.00	181,593.67	245,000.00
55450- Medical Expenses	0.00	31.91	750.00
55458- Testing Expenses	625.00	625.00	
55460- Lab Sample Fees	464.00	6,509.50	20,000.00
55480- UB Contract for Services	0.00	1,535.00	4,000.00
56000- Dues, Fees & Permits	0.00	4,795.86	9,500.00
56010- Training	41.07	1,319.92	4,500.00
56030- Travel	55.43	131.06	1,500.00
57000- Communication	0.00	2,259.83	6,500.00
57005- Electricity - Utility	5,451.73	21,842.98	37,250.00
57500- Transfer to General	0.00	0.00	293,151.04
Insurance-All	103.68	103.68	
Telephone			
Cellular Phone	133.17	939.71	
Total Telephone	133.17	939.71	
Training / Travel / Meals	0.00	60.00	
Total Expense	136,714.57	1,279,262.75	2,406,303.56
Net Ordinary Income	64,019.78	289,638.66	33,446.44
Other Income/Expense			
Other Income			

City of Ranger Utility
Profit & Loss Budget Performance
 May 2022

	<u>May 22</u>	<u>Oct '21 - May 22</u>	<u>Annual Budget</u>
City Bond Construction Income	10,000.00	80,000.00	
TWDB Debt Service Income	4,000.00	32,000.00	
Total Other Income	14,000.00	112,000.00	
Other Expense			
City Bond Construction Expense	0.00	88,715.44	
TWDB Debt Service Expense	0.00	35,246.50	
TWDB L1000626 Expense	0.00	10,200.34	
TWDB L1000677 Expense	3,788.40	223,494.92	
TWDB LF1000646 Expense	0.00	14,864.73	
Total Other Expense	3,788.40	372,521.93	
Net Other Income	10,211.60	-260,521.93	
Net Income	<u>74,231.38</u>	<u>29,116.73</u>	<u>33,446.44</u>

**City of Ranger General
Expenses by Vendor Summary
May 2022**

	<u>May 22</u>
Airgas USA, LLC	445.45
AT&T Mobility	462.05
Atmos Energy	812.24
Benchmark Business Solutions	410.81
Bound Tree Medical LLC	511.01
Buster Robinson	1,427.23
Coast To Coast Solutions	185.36
Eastland County Treasurer	33.50
Eastland County Veterinary Clinic	47.00
Eastland Memorial Hospital	92.50
Eastland Office Supply	47.99
FFB Cardmember Services	1,477.20
Freddy's Garage	2,416.88
Gerald Gunstanson	99.42
H&R Feed & Fertilizer	168.00
Hoyt Breathing Air Prod.	695.16
Kennedy Computer Solutions Inc.	3,085.00
McCreary, Veselka, Bragg & Allen PC	710.50
Mike's Tire Service	20.00
Omnibase Services of Texas, LP	66.00
OnSolve	3,474.02
Ranger City Bond Construction Fund	10,000.00
Ranger Economic Development Corp	6,018.30
Ranger Municipal Court	5,474.70
Ranger PD Lease Account	5,000.00
Ranger Street Maintenance Fund	6,018.29
Standard Insurance Company	263.90
Texas Comptroller of Public Accounts	11.50
TML Health Benefits Pool	6,034.28
TML Intergovernmental Risk Pool	3,744.79
TWDB Debt Service Fund	4,000.00
TXU Energy	7,263.70
US Bank Voyager Fleet Systems	3,517.17
Vulcan Construction Materials, LLC	598.13
White's Welding & Supply	35.00
Yellowhouse Machinery Co.	542.82
TOTAL	<u><u>75,209.90</u></u>

City of Ranger Utility
Expenses by Vendor Summary
May 2022

	<u>May 22</u>
Ana-Lab Corp.	1,089.00
APSCO SUPPLY INC.	183.30
AT&T Mobility	133.17
BenMark Supply Company Inc.	1,045.91
Buster Robinson	1,772.00
Cary Services	187.00
DPC Industries, Inc.	20.00
Eastland County Water Supply District	61,410.46
FFB Cardmember Services	93.26
First Financial Bank	190.00
Hydro Plus, LLC	3,700.00
IMC Waste Disposal, Inc.	1,250.00
Jacob & Martin, LTD	3,788.40
Mike's Tire Service	180.00
NTTA	55.43
O'Reilly Auto Parts	155.96
Petunia Jane's	180.00
Republic Services	19,164.05
RVS Software	955.21
Standard Insurance Company	103.68
Texas Comptroller of Public Accounts	2,588.56
TML Health Benefits Pool	2,833.76
TML Intergovernmental Risk Pool	3,744.79
TXU Energy	5,451.73
United States Postal Service	746.85
US Bank Voyager Fleet Systems	1,450.99

TOTAL **112,473.51**

Date	Transaction	Name	General	Utility
5/9/2022	DEBIT	USPS PO 4874450470 RANGER	7.38	
5/9/2022	DEBIT	INTUIT *PayrollEE usag CL.INTUIT		43.3
5/6/2022	DEBIT	PNEU-DART INC 570-32327	64.96	
5/2/2022	DEBIT	PAYPAL *FULLCIRLET NIBERS TRAINING	429	
5/2/2022	DEBIT	AMZN Mktp US*1Q4D10320 LAWN MOWER WHEELS	74.99	
4/28/2022	DEBIT	WAL-MART #0561 EASTLAND		49.96
4/28/2022	DEBIT	DOUBLETREE AUSTIN AUSTIN	318.62	
4/26/2022	DEBIT	PAYPAL *TMCN 402-935-7	15	
4/22/2022	DEBIT	AMZN Mktp US*1Q46F64X1 LAWN MOWER BLADES	99.3	
4/20/2022	DEBIT	TEXAS MUNICIPAL COURTS 512-320-8	50	
4/18/2022	DEBIT	CONCORD MEDICAL GROUP 800-225-0	409	
4/15/2022	DEBIT	USPS.COM CLICKNSHIP 800-344-7	8.95	
		Totals	\$ 1,477.20	\$ 93.26
		Grand Total	\$ 1,570.46	

05/2022



Good Afternoon, Savannah Fortenberry

ACCOUNTS

Available: \$2,344,613.01
 Current: \$2,344,613.01

FFB Abilene General Fund 02253	Available Balance Current Balance	\$163,302.55 \$163,302.55
FFB Abilene Utility Fund 36507	Available Balance Current Balance	\$801,460.13 \$801,460.13
FFB Abilene Hotel/Motel Tax 14183	Available Balance Current Balance	\$36,677.17 \$36,677.17
FFB Abilene Street Repairs Tax 35855	Available Balance Current Balance	\$106,141.19 \$106,141.19
FFB Abilene City Bond Construction 20511	Available Balance Current Balance	\$38,809.91 \$38,809.91
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	\$1,134.80 \$1,134.80
FFB Abilene Municipal Court Tech 14579	Available Balance Current Balance	\$1,792.90 \$1,792.90
FFB Abilene Animal Control 15121	Available Balance Current Balance	\$9,881.27 \$9,881.27
FFB Abilene Pool & Parkland 16608	Available Balance Current Balance	\$421.92 \$421.92
FFB Abilene Municipal Court Security 19919	Available Balance Current Balance	\$943.00 \$943.00
FFB Abilene REDC 4A 20701	Available Balance Current Balance	\$326,223.03 \$326,223.03
FFB Abilene Ranger Library Fund 21105	Available Balance Current Balance	\$803.27 \$803.27
FFB Abilene REDC 4B 22341	Available Balance Current Balance	\$95,351.78 \$95,351.78
FFB Abilene Police Lease Account 22432	Available Balance Current Balance	\$197,041.12 \$197,041.12
FFB Abilene TWDB Debt Service 22937	Available Balance Current Balance	\$28,404.50 \$28,404.50
FFB Abilene FEMA 26938	Available Balance Current Balance	\$208,414.59 \$208,414.59

Monthly Sales Tax Allocation

5/16/2022

6.25% to REDC (4A):

\$3,009.15
 -\$3,009.15
 \$3,009.15

6.25% to REDC (4B):

-\$6,018.29
 \$6,018.29

12.5% to Street Repair Fund:

-\$12,036.59
 \$10,000.00

City Bond Construction: (\$10,000.00)

Bond 1998 Bond 2005

Vehicle Lease (\$5,000)

-\$22,036.59
 5,000.00

TWDB Debt Service (\$4,000)

Bond 2012 Bond 2018 A&B

-\$27,036.59
 4,000.00

General Deposit Total

\$17,109.76

Sales Tax \$ **\$ 48,146.35**

\$ 6,018.29 \$ 3,009.15
 12.50% 6.25%

Streets EDC

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Ranger	\$48,146.35	\$41,349.53	16.43%	\$222,168.32	\$174,462.11	27.34%

LIBRARY REPORT

May 2022

Beginning of Petty Cash \$ 102.08

CREDIT

Book Sales (from "Quarter Shelves")	11.75
Copies	7.20
Fines	2.00
Donations	<u>101.00</u>

TOTAL CREDITS + 121.95

DEBIT

Bank Deposits	105.00
Supplies	15.44
Amazon.Com	
<i>Welcome to the School by the Sea</i> by Jenny Colgan	12.99
<i>The Things We Cannot Say</i> by Kelly Rimmer	<u>13.58</u>
Total Amazon	<u>26.57</u>

TOTAL DEBITS -147.01

TOTAL PETTY CASH \$ 77.02

Thank you for your support! _____ *Diana McCullough*

Library Report for _____

May-22

	Adult Patrons	Children	Total	Adult Lit.	Children's Lit.	Total Books	Computer Users	Audio/Video	Reference ?'s
Monday	9	0	9	1	0	1	3	0	1
Tuesday	16	0	16	12	0	12	5	0	1
Wednesday	5	0	5	2	0	2	3	0	3
Thursday	7	2	9	13	0	13	4	0	1
Friday			0			0			
Monday			0			0			
Tuesday			0			0			
Wednesday			0			0			
Thursday			0			0			
Friday			0			0			
Monday	8	0	8	17	0	17	2	0	1
Tuesday	7	2	9	8	0	8	2	0	0
Wednesday	6	0	6	0	0	0	2	0	1
Thursday	7	0	7	2	0	2	3	0	3
Friday	6	0	6	12	0	12	3	0	1
Monday	8	0	8	1	0	1	4	0	1
Tuesday	14	0	14	3	0	3	2	0	3
Wednesday	9	0	9	2	0	2	2	0	0
Thursday	11	0	11	11	0	11	4	0	1
Friday	7	0	7	10	0	10	3	0	1
Monday			0			0			
Tuesday	7	1	8	3	0	3	2	0	1
Wednesday			0			0			
Thursday			0			0			
Friday			0			0			
Total	127	5	132	97	0	97	44	0	19

**Ranger Economic Development Corporation - A
Cash Statement
May 2022**

Checking Account

Checkbook Balance as of April 29, 2022-----\$ 217,758.84

Deposits

4/20/22	City of Ranger	\$ 3,009.15
---------	----------------	-------------

Total Deposits + 3,009.15

Disbursements

5/20/22	2576 TXU Garner 287 kWh @ \$0.135	67.31
5/20.22	2577 Diana McCullough Contract Labor	<u>400.00</u>

Total Disbursements - 467.31

Checkbook Balance as of May 31, 2022-----\$ 220,300.68

Ranger Economic Development Corporation – Type A
Account Information ~ May 2022

*First Financial Certificate of Deposit -44-----\$59,158.65

*First Financial Certificate of Deposit -08-----\$36,482.37

Checkbook Balance as of 5/31/22-----\$220,300.68

TOTAL REDC BALANCES \$ 315,941.70

***Certificate of Deposit Balances as of October 1, 2021.**

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	\$92,970.52
08/19/21		\$2,534.40		City of Ranger	Sales Tax	\$95,504.92
09/15/21		\$3,138.11		City of Ranger	Sales Tax	\$97,643.03
10/29/21		\$2,016.56		City of Ranger	Sales Tax	\$99,659.59
11/05/21	1053		\$23,224.50	Ranger Airfield Founda	Restrooms, showers and arrow construction	\$76,435.09
12/02/21		\$3,148.44		City of Ranger	Sales Tax	\$79,581.53
12/30/21		\$1,929.73		City of Ranger	Sales Tax	\$81,511.23
01/08/22	Debit		\$45.00	FFNB	Safety Deposit Box Rental	\$81,466.26
01/19/22		\$2,124.42		City of Ranger	Sales Tax	\$83,590.68
02/18/22		\$2,655.12		City of Ranger	Sales Tax	\$86,245.80
03/17/22		\$4,342.80		City of Ranger	Sales Tax	\$90,588.60
04/20/22		\$1,754.03		City of Ranger	Sales Tax	\$92,342.63
05/17/22		\$3,009.15		City of Ranger	Sales Tax	\$95,351.78
					TOTAL	\$95,351.78

Municipal Court Report

May 2022

New Cases Filed 31 CITATIONS ISSUED BY POLICE
 9 CITATIONS ISSUED BY ACO and or CODE
 ENFORCEMENT

Total Cases Disposed 10

Dismissed after Driver Safety Course 1

Show Cause 0

Notice to Appear 0

Arrest Warrants 0

Fines, Court Costs and Other Amounts Collected:

a. Kept by City	\$ 3,643.90
b. Remitted to State	\$ 2,503.10
c. Total	\$ 6,147.00



Ranger Fire Department

500 E Loop 254

Ranger, TX 76470 254-647-1505



Responses for 2022

EMS 316 Fire 147 Total - 463

Average Calls per Month: 92.6

Responses for 2021

EMS 352 Fire 143 Total: 495

Average Calls per Month: 99

Ranger Fire Dept

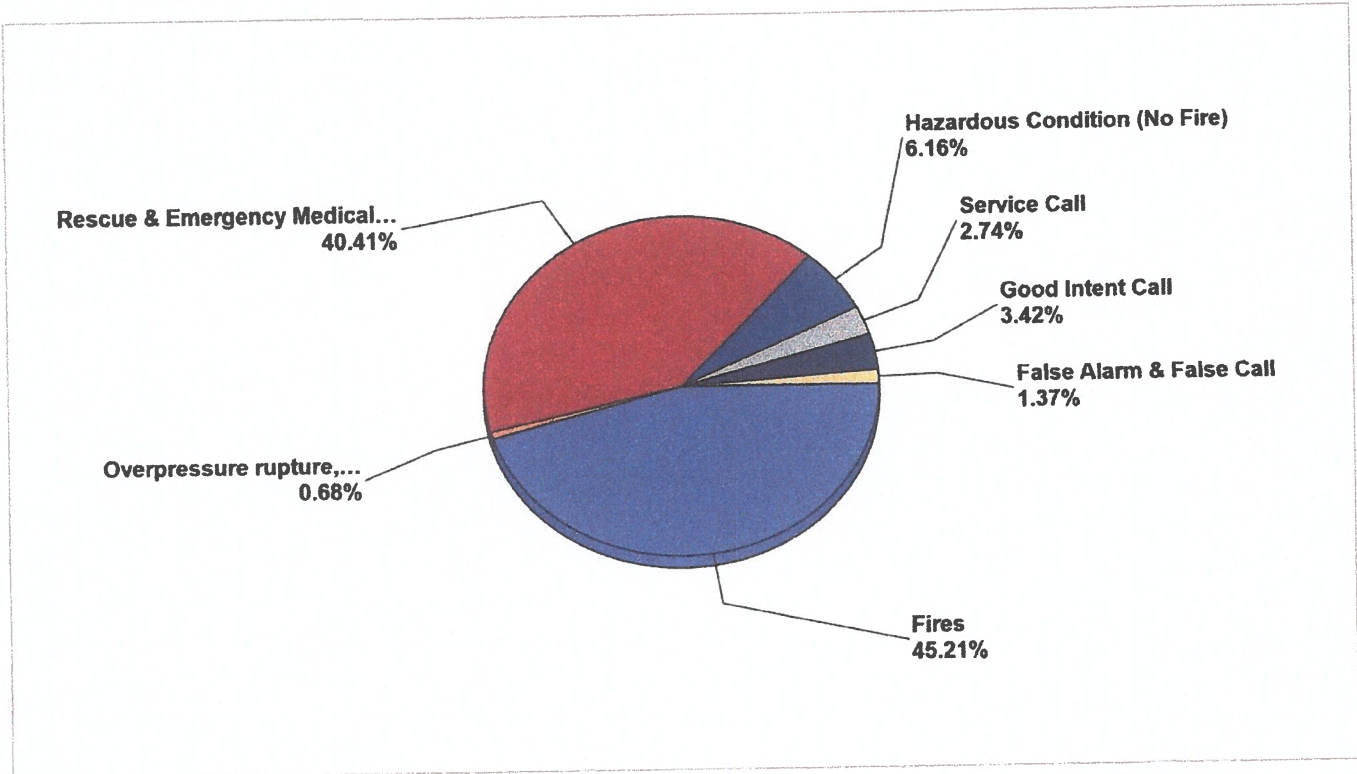
Ranger, TX

This report was generated on 6/6/2022 9:11:27 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 01/01/2022 | End Date: 05/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	66	45.21%
Overpressure rupture, explosion, overheating - no fire	1	0.68%
Rescue & Emergency Medical Service	59	40.41%
Hazardous Condition (No Fire)	9	6.16%
Service Call	4	2.74%
Good Intent Call	5	3.42%
False Alarm & False Call	2	1.37%
TOTAL	146	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
100 - Fire, other	2	1.37%
111 - Building fire	19	13.01%
113 - Cooking fire, confined to container	1	0.68%
130 - Mobile property (vehicle) fire, other	1	0.68%
131 - Passenger vehicle fire	1	0.68%
132 - Road freight or transport vehicle fire	4	2.74%
142 - Brush or brush-and-grass mixture fire	3	2.05%
143 - Grass fire	34	23.29%
151 - Outside rubbish, trash or waste fire	1	0.68%
221 - Overpressure rupture of air or gas pipe/pipeline	1	0.68%
311 - Medical assist, assist EMS crew	20	13.7%
321 - EMS call, excluding vehicle accident with injury	1	0.68%
322 - Motor vehicle accident with injuries	5	3.42%
324 - Motor vehicle accident with no injuries.	29	19.86%
350 - Extrication, rescue, other	1	0.68%
352 - Extrication of victim(s) from vehicle	1	0.68%
353 - Removal of victim(s) from stalled elevator	1	0.68%
381 - Rescue or EMS standby	1	0.68%
412 - Gas leak (natural gas or LPG)	3	2.05%
440 - Electrical wiring/equipment problem, other	1	0.68%
444 - Power line down	4	2.74%
445 - Arcing, shorted electrical equipment	1	0.68%
511 - Lock-out	2	1.37%
551 - Assist police or other governmental agency	1	0.68%
555 - Defective elevator, no occupants	1	0.68%
611 - Dispatched & cancelled en route	2	1.37%
621 - Wrong location	1	0.68%
622 - No incident found on arrival at dispatch address	1	0.68%
651 - Smoke scare, odor of smoke	1	0.68%
735 - Alarm system sounded due to malfunction	1	0.68%
743 - Smoke detector activation, no fire - unintentional	1	0.68%
TOTAL INCIDENTS:	146	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

This report was generated on 6/6/2022 9:09:36 AM



Total Incidents per Personnel for Date Range

Personnel: All Personnel | Sort By: Personnel | Start Date: 01/01/2022 | End Date: 05/31/2022

PERSONNEL	COUNT	PERCENTAGE
Barry, Brian	84	57.53 %
Bearden, Mark	19	13.01 %
Bonney, Richard M	2	1.37 %
Bush, Ronnie A	51	34.93 %
Fox, Louis Darrell	114	78.08 %
Fox, Matthew K	1	0.68 %
Gunstanson, Gearld	45	30.82 %
Hernandez, Carter	1	0.68 %
HERNANDEZ, MEAGAN	9	6.16 %
Hoodie, Aaron	38	26.03 %
Hoodie, Nate R	16	10.96 %
Inman, Kelly	12	8.22 %
Lemaster, Chuck	1	0.68 %
Lopez, Andrew	15	10.27 %
Lopez, Sylvester	43	29.45 %
Martinez, Jeremy	8	5.48 %
Mathis, Billy Jack	76	52.05 %
Mayes, Ethan	47	32.19 %
Mckee, Marty	10	6.85 %
Pickrell II, David D	19	13.01 %
Pitman, Kakki	49	33.56 %
Polk, Sean	20	13.70 %
RICHARDSON, MATT	88	60.27 %
Robinson Jr., Frank A	66	45.21 %
Scott, Edie	5	3.42 %
Wells, Nicholas K	76	52.05 %
Sum of Individual Responses	915	
Total Incidents for Date Range	146	

Includes incidents where personnel responded to on or off an apparatus. Only REVIEWED incidents included.



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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 May 2022

- Police Officer Activity: 352
- Security Check/ Extra Patrol: 176
- Reports Generated: 17
- Calls for Service: 176
- 911 hang up, Info, Welfare, Alarms, Civil, Agency Assist, Citizen Assist etc- 84
- Domestic/Disturbances-13
- Burglaries/Crim Mischf/Theft -11
- Harassment/Trespass/Prowler/Susp person/veh- 25
- Noise Complaints-1
- Accidents-9
- Animal complaint-33
- Juvenile Complaints-1
- Citations: 31
- Warnings: 10



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May 2022 Animal Shelter Report

ACO River Gibson 209

Animal Control Officer Impound- 24

Impound By Police- 2

Adopted- 3

Foster Homes- 0

Left In Shelter- 10

Returned to Owner- 11

Euthanized- 6

Citations issued- 9 (8 for dogs at large) (1 for more then city ordinance of 5 dogs)

ACO Notes

- 1- Picked up a Coopers hawk and sent to a rescue for a broken wing.
- 2- Rehomed a skunk.
- 3- Followed up on 5 properties for code enforcement from previous month.
- 4- Sent 8 certified letters for code violations against city ordinances.
- 5- Went door to door and certified 3 letters for code enforcement violations.
- 6- Sent 3 citations for city ordinance violations regarding trash and overgrown properties.
- 7- Responded to 30 calls from dispatch and community regarding animal problems.
- 8- Cleaned and maintained animal shelter daily.
- 9- Rehomed 6 abandoned kittens.

City of Ranger

Public Works Report May 2022

Water:

- Total Gals from ECWSD-16,172,000
 - 13% Increase from May 2021
 - Avg. 521,600 gal a day
 - 75,275,000 total purchased for the year
 - 11% of Known water loss of total for the Year
 - known loss 6,587,100- 11% water loss for the year-Ranger only
 - 1370.92 Ft MSL of water at Lake Leon (Pic on Monitor)
- Leaks-4
 - Appx. 350,000 gals
 - Flushing-800,000 gals

Wastewater:

- WWTP Flow-3.012 MGD- 0.097 MGD/Day
- Mainline Replacements-3 service lines and taps. -4" SDR35
- Backups-7 (This number is not representative of all backups.)

Streets:

- Pine St.-Began widening South of Street at Sue St
 - Completed phase 1 of Pine Chip seal
- Zone 1
 - Repairing Holes on Bristow
 - Fixed and replaced multiple Street sign, Trimmed trees back(Parts of Wayland)
 - Cleared corners on Wayland & Lula, Wayland & Lawrence
- Rex Ave.- Cleared back mesquites
- Adding Stop signs -Agenda Item for ordinance submission

Sanitation

- Roll off total for the Year-**\$10,242.30**
 - **11 Roll off- \$2082.30- May**
- Tires-2 trailers full
 - **Two more estimated with tires currently**

Work orders:

- 104 total