



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, September 27, 2021 at 5:30 p.m.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects will be discussed, to wit:

Agenda Item 01: Call to Order- Mayor Casey

Roll Call/Quorum Check

Invocation of Prayer

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

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

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

Agenda Item 04: Discuss/Consider: approval of the city council meeting minutes for the regular meeting on September 13, 2021. - Savannah Fortenberry, City Secretary

Agenda Item 05: Discuss/Consider: clean up incentives within the City of Ranger. -Kevan Moize, Commissioner Place 3

Agenda Item 06: Discuss/Consider: SECOND AND FINAL READING OF ORDINANCE NO. 2021-09-27-H: AN ORDINANCE OF THE CITY OF RANGER, TEXAS, SETTING THE TAX LEVY FOR THE YEAR 2021 ON ALL TAXABLE REAL AND PERSONAL PROPERTY LOCATED IN THE CITY OF RANGER, TEXAS; PROVIDING FOR PENALTY, INTEREST, AND ADDITIONAL PENALTY ON TAXES NOT TIMELY PAID AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT. -Gerald Gunstanson, City Manager

Agenda Item 07: Discuss/Consider: amending the City of Ranger General Budget for the current fiscal year of 2020/2021, adjusting line items for revenue and expenditures. - Gerald Gunstanson, City Manager

Agenda Item 08: Discuss/Consider: approval to reschedule the Regular Council Meeting held on October 11, 2021 due to Columbus Day. – John Casey, Mayor

Agenda Item 09: Convene in Executive Session Pursuant to Texas Government Code Section 551.072. **Deliberations about Real Property** and **551.087: Economic Development Negotiations (SB1851):** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Discuss and Consider real properties and potential use for economic development purposes

Agenda Item 10: Discuss/Consider: Reconvene into Open Session and take action from Executive Session- John Casey, Mayor

Agenda Item 11: Discuss/Consider: Adjournment

I, the undersigned authority, do hereby certify that the above notice of meeting of the Governing Body of the City of Ranger is a true and correct copy of said notice on the bulletin board at the City Hall of the City of Ranger, a place convenient and readily available to the general public at all times, and notice was posted by 5:30 p.m., September 24, 2021 and remained posted for 72 hours preceding the scheduled time of the meeting.

Savannah Fortenberry

Savannah Fortenberry, Ranger City Secretary

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

NOTICE OF ASSISTANCE

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

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



REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, September 13, 2021 at 5:30 p.m.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects were discussed, to wit:

COUNCIL MEMBERS AND CITY STAFF PRESENT:

Honorable John Casey	Mayor
Commissioner Larry Monroe	Place 1
Commissioner Robert Butler	Place 2
Commissioner Kevan Moize	Place 3
Commissioner Bittni Boykin	Place 4- Absent
City Manager Gerald Gunstanson	
City Secretary Savannah Fortenberry	
Public Works Director Robert Alvarez	
Honorable Tammy S. Archer	

Agenda Item 01: Call to Order- Mayor Casey

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

PUBLIC HEARING at 5:30PM: to obtain the views of the citizens and council regarding the 2021 tax rate.

*Public hearing was conducted for the 2021 Tax Rate. The no-new-revenue rate is set for .697886.

Agenda Item 02: Citizen's Presentation: 1. No participation.

Agenda Item 03: Announcements from City Council or Staff- 1. City Manager, Gerald Gunstanson, announced Roaring Ranger Days will be Saturday, September 18. **2.** Mayor Casey thanked City Manager, Gerald Gunstanson, for helping him read during the meetings.

Agenda Item 04: Discuss/Consider: approval to designate a date for the “**Day of Champions**” for Ranger College and authorize the use of city services – Derrick Worrels, Ranger College

*Motion made by Commissioner Moize to designate Saturday, October 16 starting at 8am and ending at 1pm for the “**Day of Champions**” for Ranger College and authorize the use of city services not to exceed 6 roll off dumpsters and Commissioner Monroe 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 05: Discuss/Consider: approval of the city council meeting minutes for the called meeting on August 23, 2021 and the regular meeting on August 23, 2021. - Savannah Fortenberry, City Secretary

*Motion made by Commissioner Butler to approve the called meeting on August 23, 2021 and the regular meeting on August 23, 2021 and Commissioner Moize 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 06: Discuss/Consider: approval of the city council meeting minutes for the public hearing on August 30, 2021 and the called meeting on August 30, 2021. - Savannah Fortenberry, City Secretary

*Motion made by Commissioner Moize to approve the city council meeting minutes for the public hearing on August 30, 2021 and the called meeting on August 30, 2021 and 2nd by Commissioner Monroe. **All Ayes and Motion Passed.**

Agenda Item 07: Discuss/Consider: SECOND AND FINAL READING OF ORDINANCE NO. 2021-09-13-G: AN ORDINANCE OF THE CITY OF RANGER, TEXAS ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. –Gerald Gunstanson, City Manager

*Motion made by Commissioner Monroe to approve the second and final reading of Ordinance No. 2021-09-13-G and Commissioner Moize 2nd the motion. **Ayes- Monroe, Moize; Abstain- Butler; Motion Passed.**

Agenda Item 08: Discuss/Consider: FIRST READING OF ORDINANCE NO. 2021-09-27-H: AN ORDINANCE OF THE CITY OF RANGER, TEXAS, SETTING THE TAX LEVY FOR THE YEAR 2021 ON ALL TAXABLE REAL AND PERSONAL PROPERTY LOCATED IN THE CITY OF RANGER, TEXAS; PROVIDING FOR PENALTY, INTEREST, AND ADDITIONAL PENALTY ON TAXES NOT TIMELY PAID AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT. –Gerald Gunstanson, City Manager

*Motion made by Commissioner Butler to approve the first reading of Ordinance No. 2021-09-27-H and Commissioner Moize 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 09: Discuss/Consider: Review mitigation planning, implementation, and budgeting related to, but not limited to Palo Pinto Creek, that includes a dredging contract; implementing flooding prevention for the sewage plant that includes development of drainage and barriers; and, equipment purchases to maintain flood prevention actions. – Robert Butler, Commissioner Place 2

*Motion made by Commissioner Butler to take no action and revisit Agenda Item 9 and Commissioner Moize 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 10: Discuss/Consider: Review Grant Proposal progress for the Willow Park Pool – Robert Butler, Commissioner Place 2

*Motion made by Commissioner Butler to take no action and revisit Agenda Item 10 during the first quarter of the upcoming fiscal year and Commissioner Monroe 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 11: Discuss/Consider: Employee wage schedule to include proposed 2021-2022 Three Percent (3%) Cost of Living Increase – Robert Butler, Commissioner Place 2

*Motion made by Commissioner Butler to approve the 3% cost of living increase and use the wage schedule to create a base, mid and 20 year salary structure to be considered for the next meeting and Commissioner Monroe 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 12: Discuss/Consider: FIRST READING OF ORDINANCE NO. 2021-08-09-E: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS, AMENDING THE CITY'S EXISTING ORDINANCES BY AMENDING AND ESTABLISHING FEES FOR CERTAIN LICENSES, PERMITS, AND OTHER SERVICES PROVIDED BY THE CITY OF RANGER; INCLUDING FINDINGS OF FACT AND PROPER NOTICE AND HEARING; REPEAL PREVIOUS ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY CLAUSE; EFFECTIVE DATE AND OPEN MEETING CLAUSES; AND PROVIDING FOR RELATED MATTERS. – Robert Butler, Commissioner Place 2

*Motion made by Commissioner Moize to approve the first reading of Ordinance No. 2021-08-09-E and motion died for a lack of second. **Motion Failed.**

Agenda Item 13: Discuss/Consider: Consent Items; the Approval of Monthly Department Reports:

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

*Motion made by Commissioner Butler for the approval of all the Consent Items; Monthly Department Reports, Commissioner Monroe 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 14: Convene in Executive Session at 8:22pm Pursuant to Texas Government Code Section

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

- Discuss and Consider delinquent tax properties and potential use for economic development purposes

Agenda Item 15: Discuss/Consider: Reconvene into Open Session at 9:00pm and take action from Executive Session- John Casey, Mayor

*Motion made by Commissioner Butler to authorize the City Manager to receive delinquent taxes for potential use for economic development purposes and Commissioner Moize 2nd the motion. **All Ayes and Motion Passed.**

Agenda Item 16: Discuss/Consider: Adjournment- 9:00pm

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

These minutes were approved on the 27th day of September, 2021

CITY OF RANGER, TEXAS

John Casey, Mayor

ATTEST:

Savannah Fortenberry, City Secretary

Dilapidated Housing Removal

In the 2001 Community development plan, housing conditions were classified and quantified as follows:

1. 556 Standard
2. 418 Minor deterioration
3. 184 Major deterioration
4. 131 Dilapidated

The dilapidated structures are not only unsightly, but more importantly, they are unsafe. In the 20 years, since the survey referenced above, it's quite possible that the numbers have increased in the two latter categories. In order to remove and clean up those that are dilapidated and to do it with minimum impact to the taxpayers, the possibility of incentives and/or assistance to property owners should be considered.

The city of Breckinridge has undertaken a program whereby they will provide a roll off dumpster upon request to remove derelict housing. These are provided to property owners that are current on taxes and provided for 10 days only. There is a simple request form/contract that the city uses (copy attached) The EDC has also stepped in and will provide a partial reimbursement for demolition costs that varies based upon intended use of the property.

I would like the council to consider the following:

1. Update the survey of dilapidated housing
2. Consider a program to incentivize dilapidated structure removal
 - a. Budget
 - b. Quantity
 - c. Target areas such as dividing city into quarters and completing one per quarter per season
3. Ask the EDC to consider an assistance program associated with the city incentive
4. If adopted, to reach out to other volunteer organizations to assist with the cleanup.
5. A test case of no less than 4 houses
6. Other Items.

ROLL-OFF REQUEST

Date requested: _____

Requestor name: _____

Property owner name: _____

Address where requested: _____

Phone Number: _____

Future plans for lot after structure is removed: _____

Signature

Approved

Denied

Code Enforcement Officer

City Treasurer

City Manager

ORDINANCE NO. 2021-09-27-H

AN ORDINANCE OF THE CITY OF RANGER, TEXAS, SETTING THE TAX LEVY FOR THE YEAR 2021 ON ALL TAXABLE REAL AND PERSONAL PROPERTY LOCATED IN THE CITY OF RANGER, TEXAS; PROVIDING FOR PENALTY, INTEREST, AND ADDITIONAL PENALTY ON TAXES NOT TIMELY PAID AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT.

Whereas, pursuant to the provisions of the Constitution and Laws of the State of Texas, the City Council of the City of Ranger, Texas, is vested with the power to levy, assess and collect an annual tax upon all taxable real and personal property locate within the city Limits; and

Whereas, pursuant to the Charter of the City of Ranger, this ordinance shall be read twice (2) and considered at two (2) session of the City Council, and published in the City's official newspaper; and

Whereas, the Council is required to set a tax rate, expressed as a rate per hundred-dollar valuation of said property, located in the City of Ranger;

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

Section 1. The tax rate for the City of Ranger, Texas, per hundred-dollar valuation for the year 2021 has been computed, and is hereby set, levied, and assessed as follows:

\$0.697886 per \$100.00 of property value.

Section 2. All ad valorem taxes levied in accordance with this Ordinance shall be due and payable before the delinquency date prescribed in the Texas Property code. All ad valorem taxes due the City of Ranger, and not paid before the delinquency date shall bear a penalty and interest, and if not paid before January 31, 2022 shall incur an additional penalty as provided by the Texas Property Tax Code:

February – 7%	March – 9%	April – 11%	May – 13%
June – 15%	July – 18%, plus 20% for attorney		

Section 3. That said tax levied as aforesaid, based upon valuations established by the Eastland County Appraisal District, will be sufficient to meet the requirements of the City of Ranger for the Budget Year 2021-2022.

FIRST READING PASSED AND APPROVED, this 13th day of September 2020.

SECOND READING PASSED AND APPROVED, this 27th day of September 2020.

THE CITY OF RANGER, TEXAS

ATTEST:

John Casey, Mayor

Savannah Fortenberry, City Secretary

DRAFT

General Fund

Fiscal Year 2020/2021

INCOME	10/1/2020	9/27/2021
AD-Valorem Tax (Property)	\$425,000.00	\$445,000.00
Birth & Death Certificates	\$1,000.00	\$520.00
Cell Tower Lease	\$0.00	\$2,500.00
Cemetery Lots & Location Fees	\$3,500.00	\$6,500.00
Collection Station Fees	\$0.00	\$1,250.00
Community Center Rental	\$500.00	\$500.00
Court Collections -General	\$100,000.00	\$50,000.00
Disaster/Insurance Claim Funds	\$0.00	\$138,000.00
EMS Subsidy & Fees - Income	\$150,000.00	\$160,000.00
Federal Fuel Tax Refund	\$4,000.00	\$4,000.00
Franchise Fees	\$115,000.00	\$115,000.00
Grant Funds	\$25,000.00	\$67,000.00
Interest	\$3,500.00	\$1,000.00
Misc Income	\$1,500.00	\$250.00
Office Supplies - Income	\$350.00	\$350.00
Permits & License Fees	\$650.00	\$700.00
Records Preservation Fee	\$50.00	\$30.00
Sale Property/Vehicle/Equipment	\$750.00	\$750.00
Sales Tax Revenue:Sales Tax	\$420,000.00	\$425,000.00
Contingency "Unencumbered" Fund	\$500,000.00	\$342,608.66
TOTAL INCOME	\$1,750,800.00	\$1,760,958.66

EXPENSE	10/1/2020	9/27/2021
Advertising - Legal Publications	\$800.00	\$1,200.00
Animal Control - General	\$2,500.00	\$1,250.00
Appraisal District Fees	\$18,000.00	\$15,000.00
Banking Account Fees	\$200.00	\$30.00
Building Maintenance & Improvements	\$2,500.00	\$1,000.00
Capital Improvements	\$56,650.00	\$45,228.66
Civil Fees - Certificates	\$100.00	\$100.00
Commissioner Stipend	\$700.00	\$1,200.00
Contract Labor	\$25,000.00	\$37,000.00
Copier Machine Lease	\$2,500.00	\$2,750.00
Court Fees - Expense	\$45,000.00	\$26,500.00
Dispatch Fees Police/Fire/EMS	\$36,000.00	\$36,000.00
Dues, Fees & Permits	\$3,500.00	\$2,500.00
Elections Expense	\$6,500.00	\$6,500.00
Electricity - Utility	\$42,500.00	\$38,000.00
EMS License & Operating Fees	\$25,000.00	\$25,000.00
EMS Supplies & Equipment	\$34,000.00	\$34,000.00
Equipment Rental	\$750.00	\$750.00
Fuel - Petroleum	\$40,000.00	\$29,000.00
Gas - Utility	\$4,000.00	\$5,000.00

General Fund

Fiscal Year 2020/2021

Grant Funds	\$25,000.00	\$25,000.00	
Insurance-Property/Health/Life/Liability/WC	\$90,000.00	\$90,000.00	
Jail Fees - County	\$1,000.00	\$500.00	
Misc. Expense	\$1,000.00	\$50.00	
Office Supplies	\$3,000.00	\$3,500.00	
Operating Supplies	\$25,000.00	\$20,000.00	
Payroll Expenses	\$780,000.00	\$850,000.00	
Postage	\$1,000.00	\$1,000.00	
Professional & Technical Services	\$45,000.00	\$47,500.00	
Purchase Property/Vehicle/Equipment	\$35,000.00	\$0.00	
Repair & Maintenance Equipment	\$25,000.00	\$10,500.00	
Repair & Maintenance Vehicles	\$15,000.00	\$50,000.00	
Sales Tax Allocation *	\$335,000.00	\$335,000.00	
	*REDC 4A	\$26,562.50	
	*REDC 4B	\$26,562.50	
	*City Bond Construction Fund	\$120,000.00	
	*Street Repair Sales Tax Fund	\$53,875.00	
	*Vehicle Lease Account	\$60,000.00	
	*TWDB Debt Service Fund	\$48,000.00	
Sanitation Sales Tax- Expense	\$0.00	\$2,650.00	
Telephone/Cell Phones	\$9,600.00	\$9,600.00	
Training / Travel / Meals	\$10,000.00	\$3,500.00	
Uniforms/Clothing	\$4,000.00	\$4,150.00	
TOTAL EXPENSE	\$1,750,800.00	\$1,760,958.66	-\$10,158.66
Difference	\$0.00	\$0.00	

CITY OF RANGER

**1ST BUDGET AMENDMENT
Utility Fund**

Efective 9/27/2021

Fiscal Year 2020/2021

INCOME	10/1/2020	9/27/2021
Collection Station Fees	\$5,000.00	\$8,500.00
Franchise Fees	\$0.00	\$10,060.00
Interest	\$3,500.00	\$250.00
Misc Income	\$1,500.00	\$0.00
Sale Property/Vehicle/Equipment	\$1,500.00	\$0.00
Sanitation Tax - Income	\$30,000.00	\$32,250.00
Contingency "Unencumbered" Fund	\$100,000.00	\$300,000.00
Utility Revenue:Penalties	\$35,000.00	\$35,000.00
Utility Revenue:Sanitation Revenue	\$460,000.00	\$500,000.00
Utility Revenue:Service Charges	\$5,500.00	\$5,500.00
Utility Revenue:Sewer Revenue	\$520,000.00	\$535,000.00
Utility Revenue:Turn on/off Charges	\$12,000.00	\$7,000.00
Utility Revenue:Unapplied Payments	\$10,000.00	\$10,000.00
Utility Revenue:Utility Tap Fee	\$1,750.00	\$1,750.00
Utility Revenue:Water Revenue	\$1,200,000.00	\$1,250,000.00
TOTAL INCOME	\$2,385,750.00	\$2,695,310.00

EXPENSE	10/1/2020	9/27/2021
Advertising - Legal Publications	\$700.00	\$100.00
Banking Account Fees	\$2,500.00	\$2,500.00
Building Maintenance & Improvements	\$2,500.00	\$0.00
Capital Improvements	\$263,800.00	\$529,960.00
Chemicals	\$16,000.00	\$20,000.00
Contract Labor	\$65,000.00	\$65,000.00
Copier Machine Lease	\$3,000.00	\$3,000.00
Dues, Fees & Permits	\$10,000.00	\$10,000.00
Electricity - Utility	\$32,500.00	\$32,500.00
Equipment Rental	\$750.00	\$750.00
Fuel - Petroleum	\$20,000.00	\$20,000.00
Insurance-Property/Health/Life/Liability/WC	\$130,000.00	\$100,000.00
Lab Sample Fees	\$12,000.00	\$13,500.00
Misc. Expense	\$1,000.00	\$1,000.00
Office Supplies	\$7,000.00	\$4,000.00
Operating Supplies	\$125,000.00	\$125,000.00
Payroll Expenses	\$495,000.00	\$495,000.00
Postage	\$6,000.00	\$6,000.00
Professional & Technical Services	\$15,000.00	\$18,000.00
Purchase Property/Vehicle/Equipment	\$65,000.00	\$65,000.00
Repair & Maintenance Equipment	\$15,000.00	\$20,000.00
Repair & Maintenance Vehicles	\$10,000.00	\$15,000.00
Sanitation Sales Tax - Expense	\$30,000.00	\$30,000.00
Sanitation Service Contract	\$245,000.00	\$230,000.00
Telephone/Cell Phones	\$10,000.00	\$6,000.00
Training / Travel / Meals	\$5,000.00	\$5,000.00
Uniforms/Clothing	\$3,000.00	\$3,000.00
Wastewater Services	\$35,000.00	\$100,000.00
Water Supply Contract Purchase	\$760,000.00	\$775,000.00
TOTAL EXPENSE	\$2,385,750.00	\$2,695,310.00
Difference	\$0.00	\$0.00

\$309,560.00