



## 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, November 14, 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 October 24, 2022 and the called meeting on October 28, 2022. - Savannah Fortenberry, City Secretary

**Agenda Item 05: Discuss/Consider:** RESOLUTION NO. 2022-11-14-P: 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 THE RANGER WILLOW PARK TO COMMERCE STREET FOR THE ANNUAL RANGER HISTORICAL PRESERVATION SOCIETY'S NIGHT-TIME LIGHTED CHRISTMAS PARADE FRIDAY, DECEMBER 2, 2022.- Marla Tovar, RHPS

**Agenda Item 06: Discuss/Consider:** approving the proposal from Franklin Publishing. -Kevan Moize, Commissioner Place 3

**Agenda Item 07: Discuss/Consider:** approving the permit of a HUD-Code Manufactured Home Placement Permit located at 630 Travis Street. -Gerald Gunstanson, City Manager

**Agenda Item 08: Discuss/Consider:** approving and adopting the amended 4A and 4B Ranger Economic Development Bylaws. -Steve Gerdes, President

**Agenda Item 09: Discuss/Consider: Consent Items; the Approval of Monthly Department Reports:**

- **City Manager Report-** Gerald Gunstanson
- **Finance Report-** Director Savannah Fortenberry
- **Library Report-** Librarian Diana McCullough
- **REDC 4A Report-** President Steve Gerdes
- **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-** Director Andrew Lopez

**Agenda Item 10: 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., November 11, 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, October 24, 2022 at 5:30 p.m.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects were discussed, to wit:

### **COUNCIL MEMBERS AND CITY STAFF PRESENT:**

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

**Agenda Item 01: Call to Order-** Mayor Casey  
Roll Call/Quorum Check- Mayor Casey  
Invocation of Prayer- City Manager Gunstanson  
Pledge of Allegiance to United States Flag- Mayor Casey  
Pledge of Allegiance to Texas Flag- Mayor Casey

**Agenda Item 02: Citizen's Presentation: 1.** James Flores, Republic Services Representative, commended the City and Ranger College for the successful clean-up hosted on October 15<sup>th</sup>. City Manager Gunstanson stated Joe Spano mentioned it would be included in the Republic Newsletter.

**Agenda Item 03: Announcements from City Council or Staff- 1.** Commissioner Monroe announced the Veteran Support Group would host Veterans Day on November 12<sup>th</sup> starting at noon at the Vietnam Veteran Park. Commissioner Monroe stated all are welcome. **2.** City Manger Gunstanson announced the mayor, himself, City Secretary and Judge would be attending the TMCN Annual Conference. **3.** City Manager Gunstanson asked Commissioners if they would be available for a called meeting on Friday, October 28<sup>th</sup>.

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

\*Motion made by Commissioner Monroe to approve the minutes for the regular meeting on October 11, 2022 and 2<sup>nd</sup> by Commissioner Moize. **All Ayes and Motion Passed.**

**Agenda Item 05: Discuss/Consider:** approval of the 2023 City of Ranger Holiday Schedule. – John Casey, Mayor

\*Motion made by Commissioner Robinson to approve the 2023 City of Ranger Holiday Schedule and 2<sup>nd</sup> by Commissioner McGinnis. **All Ayes and Motion Passed.**

**Agenda Item 06: Discuss/Consider:** soliciting bids for REDC owned properties; parcel 52651 and parcel 52652.- Gerald Gunstanson, City Manager

\*Motion made by Commissioner Moize to allow parcel 52651 and parcel 52652 to be bid and 2<sup>nd</sup> by Commissioner Monroe. **All Ayes and Motion Passed.**

**Agenda Item 07: Discuss/Consider: Adjournment- 5:40pm**

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

*These minutes were approved on the 14<sup>th</sup> day of November, 2022*

**CITY OF RANGER, TEXAS**

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**John Casey, Mayor**

**ATTEST:**

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**Savannah Fortenberry, City Secretary**





## CALLED MEETING MINUTES

A Called Meeting of the Governing Body of the City of Ranger, Texas, was held on **Friday, October 28, 2022 at 1:00 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  
Commissioner Larry Monroe  
Commissioner Terry Robinson  
Commissioner Kevan Moize  
Commissioner Samantha McGinnis  
City Manager Gerald Gunstanson  
City Secretary Savannah Fortenberry  
Honorable Tammy S. Archer

Mayor  
Place 1  
Place 2  
Place 3  
Place 4

**Agenda Item 01: Call to Order-** Mayor Casey  
Roll Call/Quorum Check- Savannah Fortenberry

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

**Agenda Item 03: Discuss/Consider** Convene into executive session at **1:01pm** pursuant to Sections 551.071 and 551.072, Texas Local Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding:

1. City Attorney presenting proposal from RAMF of the Lease Agreement and the First Amendment to the Lease Agreement for consideration and review.

**Agenda Item 04: Discuss/Consider:** Reconvene into Open Session at **2:36pm** to take action as determined appropriate in the City Council's discretion regarding:

1. City Attorney presenting proposal from RAMF of the Lease Agreement and the First Amendment to the Lease Agreement for consideration and review.
- 2.

\*Commissioner Moize stated Council is rejecting the proposal from the RAMF and the City attorney will be providing a written response to the RAMF Attorney. **No action taken.**

**Agenda Item 05: Discuss/Consider: Adjournment- 2:37pm**

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

*These minutes were approved on the 14<sup>th</sup> day of November, 2022*

**CITY OF RANGER, TEXAS**

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

**ATTEST:**

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

DRAFT

## **Resolution No. 2022-11-14-P**

**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 THE RANGER WILLOW PARK TO COMMERCE STREET FOR THE ANNUAL RANGER HISTORICAL PRESERVATION SOCIETY'S NIGHT-TIME LIGHTED CHRISTMAS PARADE.**

**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 Friday, December 2, 2022, for parade activities associated with the Annual Ranger Historical Preservation Society's Night-Time Lighted Christmas 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:**

That at the regular meeting of the City Council held on the 14<sup>th</sup> day of November, 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.

This resolution is adopted so that the Ranger Historical Preservation Society may conduct the Annual Night-Time Lighted Christmas Parade on Friday, December 2, 2022.

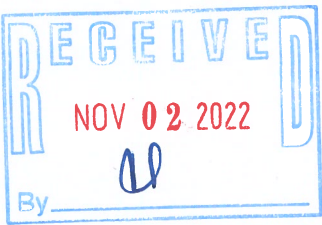
**Passed and approved,** this 14<sup>th</sup> day of November, 2022.

**CITY OF RANGER**

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

**ATTEST:**

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



400 West Main St  
(254) 647-3522 Phone

Ranger, TX 76470  
(254) 647-1407 Fax

John Casey - Mayor  
Gerald Gunstanson - City Manager  
Savannah Fortenberry - City Secretary  
Andrew Lopez - Public Works Director  
Tammy Archer- Municipal Judge  
Darrell Fox - Fire Chief

### City Council Meeting Agenda Item Request and Information Sheet

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

Requestor: RHPS Phone: 682 715 8296

Date Submitted: \_\_\_\_\_ Time Submitted: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Agenda Item Title: RHPS Christmas Parade  
December 2, 2022 6pm  
5pm line up

Description: Christmas Parade

Recommended Action: Street closure attachment

CITIZEN SIGNATURE Mala Doris

Attach any supporting documents for Council Member Agenda packets.



PINE STREET

MAIN STREET



PARKING LOT

PARK AREA

.25 STORE

LIBRARY

TENNIS COURTS

OLD BOY SCOUT HUT

4 15 16 17

BRISTOW ST.

3

2

1

LAW ENFORCEMENT VEHICLES

32

31

30

29

28

27

26

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7

6

5

S. HOMER ST.

N. HOMER ST.





A GENERAL CODE COMPANY

## Proposal for Codification Services

PREPARED FOR:

City of Ranger, Texas

PREPARED BY:

FAYE MOORE

CODIFICATION ACCOUNT MANAGER

fmoore@generalcode.com

800.836.8834

DATE:

October 24, 2022

(Valid for 90 days)



A GENERAL CODE COMPANY

October 24, 2022

Savannah Fortenberry, City Secretary  
City of Ranger  
400 W. Main St.  
Ranger, TX 76470

Dear Ms. Fortenberry:

Thank you for your interest in our codification services. I have put together the attached a proposal for your review. I hope that the following information will prove beneficial to you and the City.

As you may know, Franklin Legal was founded over 20 years ago, and soon became the most recommended and respected codification firm in the state. This is due to our absolute commitment to providing the best personal service to our clients; with over 300 Texas clients, we are confident in our level of quality and dedication in our services.

We earned trust and loyalty through the personal touch we provide, and I look forward to continuing to extend that same partnership to your City as well. It is our goal to work with you in providing professional and accurate codification services sure to please you and your citizens.

As you may also know, Franklin Legal is now a General Code® company, providing our clients with enhanced code services, resources and digital options that provide municipal staff and constituents better access to the Code. As a part of this expanded service offering, I have included with this agreement our newest online offering, *eCode360*. This online municipal code platform includes a responsive design for navigation with mobile devices, robust search functionality, and a portal for hosting minutes, agendas, and public documents.

### **The Franklin Legal/General Code Advantage**

**Location and Personal Touch.** Franklin Legal was started in Texas, and as such, we're proud to be able to lend you and your City the personal touch that comes from fellow Texans. With representatives located around the state, we can assist you in person, whether it be by attending council meetings or serving as your right-hand regarding your City's code. We pride ourselves on being accessible, offering immediate responses to phone calls or emails, to better serve you and your citizens.

**Experience.** With over 300 code clients and years of extensive experience, Franklin Legal is able to provide outstanding service to you with our trusted teams of attorneys and legal editors. On average, our attorneys possess over 25 years of experience, while our legal editors average over 12 years. When it comes to handling your City's code, we have the knowledge and experience necessary to ensure a quality product in a timely manner. This is enhanced even more with the expertise and experience *General Code* can now bring to our clients.

**Legal Staff.** Franklin Legal Publishing is the only codification firm using Texas-licensed attorneys with years of experience working with Texas municipalities. This translates into accurate, up-to-date, and enforceable codes for you.

**No Fine Print.** As you will see in the attached information, our pricing does not include any extra last-minute charges or add-ons. We want to make the process as simple as possible for you and your City staff, and we realize that these additional fees will add up so that your true cost can be more than originally anticipated. Our pricing is easy to understand, straightforward, and most importantly, affordable.

**Forward Thinking.** In our desire to make your code as accessible and easy-to-use as possible, we offer multiple options to access your code. Not only do we provide a printed version, but we can also provide the code online using the *eCode360* platform. This user-friendly platform places usability and accessibility at the forefront, and even allows for the code to be accessed through mobile devices to ensure that you and your citizens always have access to your City's code.

**The Extra Mile.** With our experience and expertise, we are able to scrutinize your ordinances closely, not only in the initial codification, but with each supplement prepared. Each ordinance receives careful attention before being published. We work closely with your City staff to ensure that the code is always accurate, reliable, and up-to-date, and by going this extra mile, we are able to produce high quality and precise publications.

Perhaps our most important advantage is our well-known level of personal service. We are here to serve you through this process. Through our fast service, researching issues, providing sample ordinances, and a host of other services we provide on a daily basis, we hope to show how we value you and your City. Our philosophy is to regard every client as our most important client, and to that effect, we strive to provide you with whatever assistance we can.

If you have any questions or need any additional information, please call at any time. We are always available, and you can reach me directly at any time at 800.836.8834. I look forward to hearing from you and hope we can begin working with you on this project very soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Faye Moore', written in a cursive style.

Faye Moore  
Codification Account Manager



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# Executive Summary

A thorough review of your request has given us a better understanding of your unique needs and helped us determine ways that we can partner with you to make the City of Ranger's Code a more useful and effective resource for your community. The executive summary below serves as an overview for building a collaborative codification solution that can help the City achieve its goals.

## Situation Analysis

The City of Ranger has not yet codified its legislation. As a result, your community may not be able to easily find the City's laws, and your legislation may contain inconsistencies, errors and outdated information that could potentially affect enforceability and alignment with relevant Texas statutes.

We propose to codify the ordinances into an easy-to-use, completely new Code of Ordinances. This process would ensure that legislation is up-to-date and is in line with Texas statutes and the current needs of your constituents, in addition to making the overall Code consistent in organization, format, style, and content. Findings will be discussed with the City, and revisions will be made to ensure the Code is up to date. The completed Code will be delivered in printed form.

The City would also like to provide online access to the Code and make it easier for constituents and staff to find information by implementing a fully searchable online version of its Code, housed on our unparalleled *eCode360* platform.

## Ranger's Investment

The price of the recommended solution will be \$10,995

A detailed breakdown of the investment and available options can be found in the Investment Details and Options section on page 11.

## Our Solution

- > **Create a Code**  
Franklin Legal and *General Code* will provide the City with a Code that is clear and easy for your community to access and use.
- > **An Editorial and Legal Analysis**  
This process will identify conflicts, redundancies and inconsistencies in the Code and enable you to incorporate the necessary revisions to ensure that your Code is enforceable and fully complies with Texas statutes.
- > **An online Code housed on our innovative *eCode360* platform**  
Created for a variety of users, *eCode360* makes the complete current text of your Code available online in a format that is easy for your community to use and is fully searchable.
- > **1 custom printed Code book, with an option for additional printed volumes**  
We will provide you with 1 fully customized print copy of your new Code, with additional copies as requested.
- > **Supplementation Services**  
We will work with the City to keep the Code up to date in the future.



# The Franklin Legal Recommended Solution and Process



*Codification Powered by Code Review* brings your code project to life during the milestones of your project. Code Review is a revolutionary legal review platform, shared interactively between the *General Code* project team and your review committee, that guides you through the stages of your Codification project.

Code Review, a secure, searchable platform, gives your codification stakeholders the ability to manage milestones, share and assign questions, and expedite the decision-making process. With digital access to all your relevant project documentation throughout the project, including the analysis, drafts and reference documents, our technology eliminates the need for paper reports, printed legal memorandums or Legal Workbooks.

*Codification Powered by Code Review* is a collaborative process that will guide you through each project stage. We will prepare your Organizational Analysis, evaluate your legislation, prepare the Editorial and Legal Analysis, and create your Digital Manuscript, so that you can easily access the project documents and make decisions.

This streamlined process allows users to collaborate, annotate, print and share comments among all committee members, while staying connected with your *General Code* Legal Editor. It also will provide, as the project moves forward, a record or memorandum of the changes to be made, as users agree upon and make those decisions.

## So how does it work?

When the Digital Manuscript and Editorial and Legal Analysis are ready for review, *General Code* will activate your *Code Review* site and provide your review committee with a secure link to the online version of your in-process Code. We will facilitate a dedicated e-Learning workshop for your

municipal officials, led by our *General Code* training specialist, to guide you through the features and functionality of the platform. *Codification Powered by Code Review* will include these supporting documents as the project progresses through the codification stages:

- > Code Project Contract
- > Code Project Guidelines
- > Organizational Analysis
- > Digital Manuscript
- > Editorial and Legal Analysis
- > Record of any changes to be made
- > Code Adoption Ordinance
- > Disposition List
- > Digital Drafts of your Code

Upon completion of the codification project and adoption of your new Code, the Code will seamlessly transition from the private *Code Review* platform to your public *eCode360* site and will house the adopted version of your Code, which is available to the public.

**Below is an outline of the process for completing your codification project.**

### **Project Launch**

Franklin Legal and *General Code* will consult with Ranger's designated contact person to review the project generally and to clarify any initial questions for both *General Code* and the City. To begin the project, the City and *General Code* shall confirm the source materials for the project. For more detail, see the source materials listed on page 10.

### **Organizational Analysis**

We will prepare an Organizational Analysis of your legislation for the City to review, which will include a proposed Table of Contents of the Code and a listing of legislation reviewed, along with questions about any missing material and adoption dates as well as any other questions pertaining to the completeness of materials being reviewed. The City will review the Organizational Analysis and make whatever changes it feels are necessary. An editor will incorporate the feedback received into the project and move forward to prepare the Manuscript and the Editorial and Legal Analysis.

### **Editorial and Legal Analysis with Manuscript**

We will prepare a Manuscript using the materials provided by the City. The Manuscript organizes your legislation into a logical system of chapters arranged alphabetically by subject matter. At this step we will incorporate amendments into the Manuscript, noting repealed or superseded material. The resulting Manuscript will show exactly the legislation that is currently in effect.

To accompany your Manuscript, we will prepare an Editorial and Legal Analysis for your review. Your project team will do a thorough review and analysis of your legislation and provide specific recommendations and input for improvement. The Analysis will be presented in a progressive



format with option sets to guide the user in the decision-making process. City officials, including the City Attorney, will have the final decision-making authority for the resolution of any and all issues.

The Editorial and Legal Analysis will include the following:

- > Identification of duplications, conflicts and inconsistencies between or within various sections of the Code
- > Identification of duplications, conflicts and inconsistencies with Texas statutes
- > Any practical recommendations to make your legislation more enforceable
- > Suggestions regarding fines, fees and penalties
- > Suggestions on ways to modernize your legislation

### Your Responsibilities

The City will review the Editorial and Legal Analysis and make the final decisions on any changes that are deemed necessary. All final decisions regarding the sufficiency of the legislation which is to be codified, and any changes to be made to said legislation, shall be the province of the City officials and the City Attorney.

A review period is set by the performance schedule. We stress the importance of staying within the allotted time period to avoid disruptions in the production process and delays in the delivery of the Code.

### Code Review

*Code Review* is a searchable online repository that houses your Code Manuscript and Editorial and Legal Analysis during the review stages of the codification process. When the Manuscript and Editorial and Legal Analysis are ready for review, *General Code* will activate your *Code Review* site and provide your review committee with a link to a secure online version of your in-process Code and the supporting documents, which could include the Code Project Contract, Organizational Analysis, Code Adoption Information, and Disposition List. *Code Review* allows users to reference and search relevant Code sections online as you answer questions and work through conflicts, duplications and inconsistencies within your Code. As the project continues, additional secure drafts will be available on your *Code Review* site, making the review process easy and clear. Upon completion of the project, your *Code Review* site will be replaced by your *eCode360* site and will house the adopted version of your Code, which will be made available to the public. The posting of *Code Review* is considered the first posting of *eCode360*.

### Prepare Final Deliverables

Upon approval to proceed with the publication of your Code, we will prepare the following final deliverables:

- > **A Comprehensive Index**  
We will provide you with an index that is designed to let you quickly and easily locate information in the Code.
- > **A Disposition List**  
Your Code will include a Disposition List that sets forth—in chronological order—the subject matter, date of adoption and disposition of each item of new legislation reviewed

with the project. It will also indicate whether those items are included in or omitted from the Code.

> **Code Adoption Legislation**

We will prepare adoption legislation for the proposed Code and give it to the City Attorney for review and enactment by the governing body. The Code should be adopted as soon as possible to formally enact the many revisions authorized by the City and establish the Code as the permanent enforceable system of law in the City. If the Code adoption legislation is enacted and returned to us within 90 days of submission, we will include this material in the Code free of charge. Once the Code is adopted, it can be amended directly to change, add or delete material.

## **Publish a Secure Online Code with eCode360**

Once the final deliverables have been prepared, Franklin Legal will make your *eCode360* site available to the public. *eCode360* is a secure, reliable online platform created specifically to house codified laws and municipal documents. Built with a variety of user needs in mind, *eCode360* will provide Ranger's staff, citizens and businesses with unparalleled flexibility to quickly access and search your Code on a variety of desktop and mobile devices.

### **eCode360 Benefits:**

**A centralized solution**—laws, regulations and related documents are integrated into a dynamic, centralized resource

**Simple to use**—*eCode360* is easy and intuitive and offers powerful time-saving features

**Always up-to-date**—We will update your *eCode360* site with each supplement to your Code

**A trusted, “go-to” resource**—Empower staff to answer questions with clarity and confidence

**Always evolving**—We consistently release innovative functionality based on communities' needs



## Premium eCode360 features

	Premium eCode360
Annual Maintenance Fee	\$1,195
New Laws	x
Easy and Flexible Searching	x
Dynamic Table of Contents	x
Email or Share Links	x
Printing	x
Bookmarking Searches	x
Archive View	x
"Sticky" Table Headers	x
Administrative Tools	x
Translate	x
eCode360 Search App	x
Linked New Laws	x
Public and Private Notes	x
Sample Legislation (Multicode Search)	x
Download to Word	x
Download to PDF	x
New Laws Indicator	x
Advanced Search	x
Customizable Titles	x
eAlert	x
Public Documents Module	x

For more information about eCode360, see page 15.

## Printed Copies

Franklin Legal and *General Code* will provide the required number of printed copies of the new Code. The Code will be bound in an appropriately sized D-ring-style turned-edge binders. The City's name will be foil leaf stamped on these binders. Customizable tabs for each major division of the Code will be included. Tabs and custom binders are included in the base cost for this project.

## Provide Ongoing Code Maintenance

Franklin Legal Publishing will perform all aspects of the supplementation process. Supplements will be prepared on a schedule as selected by the City. The City need only provide the new ordinances for inclusion in the Code. Franklin Legal will then prepare amendatory pages for insertion in the new Code. The average turn-around time for Code supplements is 3 to 4 weeks, depending on the volume of new legislation.



# Project Materials

## Source Materials

The City of Ranger has provided Franklin Legal with the following documents, which will be used as the source materials for the codification project:

- > Uncodified legislation adopted from Ordinance No. 122001 to Ordinance No. 2022-09-15-A

## Project Scope

The processing, review, and inclusion of any materials not submitted as of the date of this proposal are outside the project scope as proposed and therefore may be subject to additional charges. We request that Ranger set up a process to routinely send any new legislation upon adoption. Additional legislation can be included in the Code prior to adoption, subject to an additional charge at the end of the project.

## Special Considerations

*General Code* has identified the following specific special considerations that will be addressed by our staff as the project progresses:

- > Please note that it was not clear from our initial review that all of the City's legislation was submitted and considered. Our initial information is that not all ordinances were available for review, and that additional legislation will be provided by the City. *General Code* will work with the City to confirm that all Code-relevant legislation is included or, if not, to secure copies of any uncodified ordinances for inclusion in the Code.

# Investment Details and Options

## Codification Project Price

**\$10,995**

### Services included with the codification project:

- > Project Launch
- > Creation of a New Code, with Project Scope Including Legislation to Ordinance No. 2022-09-15-A
- > Editorial Work
- > *Code Review* Launch
- > Proofreading

### Code Review deliverables:

- > Organizational Analysis
- > Editorial and Legal Analysis
- > Manuscript
- > Draft
- > Comprehensive Index
- > Disposition List
- > Code Adoption Legislation

### Final deliverables included with the codification project:

- > Premium *eCode360*
- > *eCode360* Search App
- > Publication of 1 Code Volume in a Standard Imprinted Post Binder
  - Customizable Tabs

## Ongoing Services

### Premium *eCode360* Annual Maintenance

**\$1,195**

The maintenance fee is an annual recurring flat fee that begins one year from the initial posting of *eCode360*. Therefore, we recommend that the City budget for this service each year. The fee covers annual licensing, web hosting, posting of new legislation between regular Code supplements and the PubDocs Module. Please note that this does not include the cost for codifying new legislation.



## Performance and Payment Schedule

Deliverable	Delivery Date	Payment Milestone
Contract Signing	Within 30 days of contract signing	20% of total project price due
Submission of the Organizational Analysis	Within 80 days of contract signing and receipt of the materials; the City has 30 days for review	20% of total project price due
Submission of the Editorial and Legal Analysis with Manuscript	Within 180 days of receipt of the responses to the Organizational Analysis; the City has 100 days for review	30% of total project price due
Submission of Draft	Within 145 days of receipt of responses to the Editorial and Legal Analysis; the City has 45 days to review	20% of total project price due
Delivery of the Code	Within 40 days of approval to proceed with the publication of the Code	Balance of total project price due

Performance schedule reflects only business days excluding legal holidays.

# Ongoing Supplementation Services

## Future Supplementation Services

Franklin Legal Publishing will provide supplementation services at a rate of \$20.00 per page for a period of three years from date of publication.

Thereafter, fees may be increased annually consistent with the Producer Price Index for Publishing Industries, published by the U.S. Dept. of Labor.

## Per page rate includes:

- > Acknowledgement of materials
- > Data conversion
- > Editorial work and codification
- > Proofreading
- > Indexing
- > Updating online version of Code
- > Printing required number of copies

## Items not included in per page rate:

- > Color images: Additional charge per image
- > Shipping and handling

## Payment for supplements

Invoices submitted at time of shipment

# Authorization and Agreement

The City of Ranger, Codification, October 24, 2022

**Codification Project Price**

**\$10,995**

The City of Ranger, Texas, hereby agrees to the procedures outlined above, and to *General Code's* Codification Terms and Conditions, which are available at <http://www.generalcode.com/terms-and-conditions-documents/>.

**City of Ranger, Eastland County, Texas**

By: \_\_\_\_\_ Witnessed by: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**GENERAL CODE, LLC/FRANKLIN LEGAL PUBLISHING**

By: \_\_\_\_\_ Witnessed by: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

This document serves both as a proposal and as an agreement. To accept this proposal and delegate authority to *General Code* to administer the codification project, complete the form above, including authorized signatures. A signed copy of this agreement will be mailed back to Ranger for its records. Scan and email the completed form to [contracts@generalcode.com](mailto:contracts@generalcode.com).



# Appendix

## eCode360 Platform

Our eCode360 platform is designed specifically to house codified laws and municipal information. eCode360's intuitive design, responsive navigation, and robust search functionality drive performance and user satisfaction.

### Simple for Everyone

eCode360 offers a user experience that's simple and intuitive. Our easy-to-use, uncluttered interface allows users to access, search and share Code sections with incredible speed and precision on desktop and mobile devices. It provides the power to communicate information to everyone in your municipality like never before.

### 24/7/365 Access and Security

General Code supports your community through technologies that transform your users' experience and empower your community to access, navigate and share your Code in exciting new ways. Our eCode360 platform was designed by our own in-house team of software engineers, experts who understand the importance and value of simplifying how you access and use your Code, generating an impressive 71,000 users a day while boasting an incredible uptime average of 99.9%. eCode360 is available 24/7, 365 days a year.

eCode360 is hosted on Amazon Web Services (AWS)'s EC2, which has an uptime guarantee of 99.99%. Our servers are backed up using IT industry best practices, taking advantage of multiple redundancies and regions within AWS. In addition to a robust disaster recovery plan, we have taken steps to avoid disaster by building eCode360 from the ground up to be secure and scalable. The system is designed and engineered to minimize the possibility of intrusion and uses multiple leading-edge technologies to harden and secure the service.

eCode360 is our proprietary platform, and does not require any Folio installation or licenses.

### Maintenance and Updates

eCode360 is maintenance- free for our users. General Code employs a team of software developers, web application developers and system administrators who maintain and update the platform to give you an intuitive and seamless experience with your Code. Our most recent enhancements can be found at <https://www.generalcode.com/happyecode/>.

### Free Introductory eCode Webinar for Municipal Staff

Our introductory eCode webinar lets you work online with an experienced Training Specialist who can demonstrate eCode360's powerful tools and offer step-by-step guidance to help you use the Code. A great resource for municipal employees who want to help their constituents!

### **“Multi-purpose” your Code Content—and better serve your community.**

Give departments and individuals within your municipality the ability to view and use the specific Code information they need—when they need it. With eCode360 Content Export, we export your Code's content to an Excel or CSV file. From there, the file can be imported into systems other departments are already using where information from your Code can be quickly viewed and used. This saves others—especially staff who serve the public in the field—the time and effort of searching the entire Code manually to find the particular section they need. For more information about our Content Export services, please contact us at [sales@generalcode.com](mailto:sales@generalcode.com).

## Premium eCode360 featured

<b>New Laws</b>	Between regular Code supplements, <i>General Code</i> will temporarily post PDF copies of new legislation to your online Code
<b>Custom Settings for Admin Users</b>	Control the look of your eCode360 by selecting custom colors and accents, and uploading a custom banner or photo
<b>Easy and Flexible Searching</b>	Search by key words, phrases, section numbers and more
<b>Electronic Index</b>	A comprehensive list of key words and phrases to speed searching
<b>Dynamic Table of Contents</b>	Users can find the information they need and see their current location with a table of contents that moves as users browse
<b>Email or Share Links</b>	Email a link to a specific Code section or share via social media
<b>Printing</b>	Print with user-friendly functionality and a variety of user options
<b>Bookmarking Searches</b>	Save “favorites” to quickly return to sections of the Code
<b>Archive View</b>	View a permanent archive of your Code, updated with each supplement
<b>“Sticky” Table Headers</b>	Table headers remain stationary as you scroll
<b>Translate</b>	Users can view your Code in more than 100 additional languages
<b>eCode360 Search App</b>	Use your mobile device to search your Code
<b>Linked New Laws</b>	As new legislation is posted, we will add links from the New Laws section of eCode360 to the affected Code chapters or articles
<b>Public and Private Notes</b>	Create personalized links and annotations within the Code
<b>Multicode Search</b>	Search across multiple Codes by municipality, geographic region, government type or population to find sample legislation or other Code content for zoning use, legal cases or historical research
<b>Download to Word</b>	Administrative users can download Code text to a Microsoft Word document to edit and track changes when drafting new legislation
<b>Download to PDF</b>	Public users can directly download Code text to a PDF document
<b>New Laws Indicator</b>	Code Change Indicators help users identify sections of your Code that have been changed and provide links to the new legislation
<b>Advanced Search</b>	Search across the Code, Public Documents, New Laws and Notes using an intuitive query tool and filtering system to quickly pinpoint the most relevant information
<b>Customizable Titles</b>	Administrative users can add customized titles and comments to your legislation in New Laws
<b>eAlert</b>	Public users can sign up to receive notifications of changes in the Code
<b>PubDocs Module</b>	Post non-Code documents along with your online Code



# Sample eCode360 Screens

**1** Custom Banner

**2** Public and Private Notes

**3** View Archived Codes

**4** Public Documents Portal

**5** Multicode

1 Custom Banner

2 Public and Private Notes

3 View Archived Codes

4 Public Documents Portal

5 Multicode

6 New Laws

**6**

Title	Adopted	Subject	Affects
<b>LL No. 19-2018 - Sewer Amendment</b> <i>This goes into effect 1/1/2019</i>	2018-08-02	Clerk Amendment; Departments and Bureaus Amendment	Ch 18A, Ch 20
<b>LL No. 20-2018</b> <i>goes into effect 1/1/2019</i>	2018-08-23	Zoning Amendment	Ch 85
<b>LL No. 21-2018</b>	2018-08-23	Zoning Amendment	Ch 85
<b>LL No. 22-2018</b>	2018-09-13	Neighborhood Preservation Amendment	Ch 82
<b>LL No. 23-2018</b>	2018-09-13	Building Construction Administration Amendment	Ch 16
<b>LL No. 24-2018</b>	2018-09-13	Zoning Amendment	Ch 85
<b>LL No. 25-2018</b>	2018-09-13	Zoning Amendment	Ch 85



## The American Rescue Plan

On March 11, 2021, President Biden signed into law the American Rescue Plan Act of 2021. This \$1.9 trillion stimulus package is a huge opportunity for municipalities as the Plan includes \$360 billion in direct financial relief for state and local governments, including \$65 billion for America's cities, villages and towns, as well as \$65 billion for counties. While the new law outlines the allocation process and authorized use of funds, the U.S. Department of the Treasury is charged with issuing related regulations, guidance and allocation amounts.

The U.S. Department of Homeland Security (DHS) has determined Code enforcement is essential to the U.S. response to the coronavirus pandemic. Federal funding available under the recently enacted American Rescue Plan can be used by governments to continue their essential operations and by addressing their digital (virtual) needs for remote work. **According to the U.S. Treasury, this funding can be used for municipal and building Code department hardware and software investments.** The investments that establish digital (virtual) capabilities, including the deployment of technology that enables online access to Codes, will help mitigate the challenges ahead for vital governmental services. When considering how to use available American Rescue Plan funds keep in mind:

- > Federal funding to maintain operations and develop digital (virtual) capabilities is essential
- > The lack of digital (virtual) capabilities risks the safety and efficacy of departments' work
- > Code officials are essential to health and safety during the pandemic
- > Inadequate operations and digital (virtual) capabilities slow construction essential to response and recovery

For more information regarding *General Code's* Coronavirus advocacy resources use the following links:

### General information

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>

<https://home.treasury.gov/system/files/136/SLFRP-Quick-Reference-Guide-FINAL-508a.pdf>

### FAQ

<https://home.treasury.gov/system/files/136/SLFRPFAQ.pdf>

<https://www.naco.org/resources/featured/naco-recovery-fund-faqs>

### Allocations

<https://www.naco.org/resources/featured/state-and-local-coronavirus-fiscal-recovery-funds#table>

<https://www.nlc.org/resource/local-allocations-in-the-american-rescue-plan/>



A GENERAL CODE COMPANY

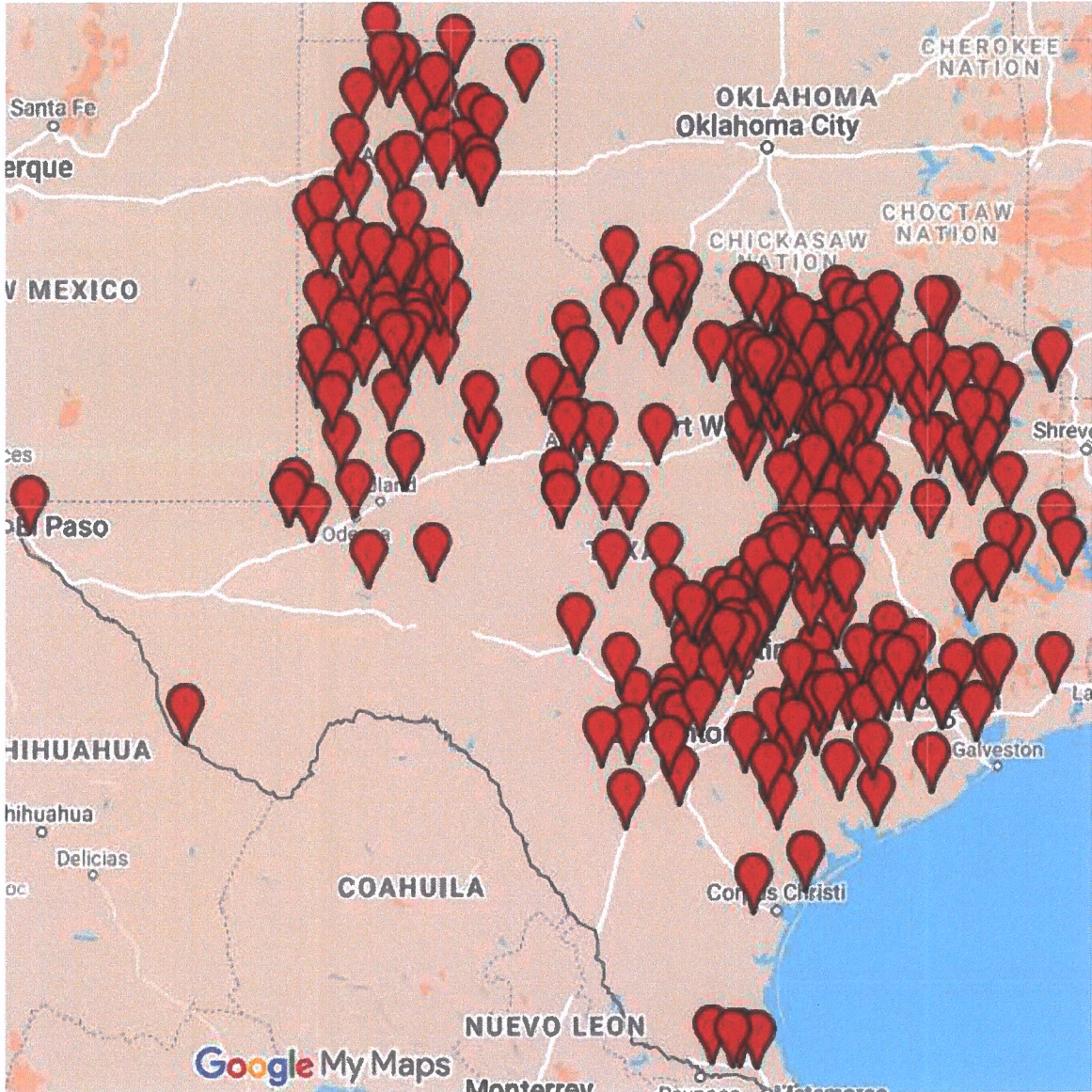
Contact us today to join our growing list of clients benefiting from Texas' leading codification and legal review firm!  
info@franklinlegal.net • www.franklinlegal.net • 806.797.8281

Asterisks indicate those cities that have chosen to leave their previous codifier and join the Franklin Legal family.

Table with 6 columns listing various cities and their status (indicated by asterisks). Cities include Abernathy, Alba, Alma, Anna\*, Andrews\*, Anson, Archer City, Atlanta, Aubrey\*, Aurora, Azle, Balcones Heights\*, Ballinger\*, Bandera, Bangs, Bartlett, Bartonville, Beaumont\*, Bee Cave, Bells, Bellville, Bertram, Beverly Hills\*, Big Lake\*, Big Sandy\*, Blanco, Blooming Grove, Blue Mound, Blue Ridge, Bonham, Borger\*, Bovina, Boyd, Brady, Brazoria, Brenham\*, Briarcliff, Bridgeport\*, Brownfield\*, Brownsboro, Bruceville-Eddy, Buda\*, Bulverde, Cactus, Caddo Mills, Caldwell, Calvert, Cameron, Canadian\*, Canyon\*, Cedar Park, Celina\*, Chandler\*, Channing, Clarendon\*, Clarksville City, Claude, Clyde, Coleman, Colorado City, Columbus\*, Combine\*, Copper Canyon, Corrigan, Cottonwood Shores, Crandall, Crosbyton\*, Cross Roads, Cuero\*, Dalworthington Gardens\*, Denver City, DeSoto, Dilley, Double Oak, Dumas\*, Eagle Lake, Earth, Eastland\*, Edgecliff Village, Edna\*, El Campo\*, El Lago\*, Elkhart, Emory, Eules\*, Eureka, Fairfield\*, Fairview\*, Flatonia, Florence, Floydada\*, Forest Hills\*, Forney, Friona\*, Frisco\*, Fritch\*, Frost, Garden Ridge, Garland\*, Giddings\*, Glenn Heights, Goliad\*, Gonzales\*, Gordon, Granbury, Grand Saline\*, Granger\*, Granite Shoals\*, Greenville, Grey Forest\*, Groesbeck, Groom, Gunter, Hale Center, Hallettsville, Hamlin, Haskell, Haslet, Hearne\*, Hempstead, Hereford\*, Highland Haven, Highland Park\*, Highland Village\*, Hillsboro\*, Holliday, Hondo, Horizon City, Horseshoe Bay, Howardwick\*, Hubbard, Hudson Oaks, Humble\*, Huntington, Hutchins, Hutto, Idalou, Ingram, Iowa Park, Italy, Ivanhoe\*, Jacksboro\*, Jarrell, Johnson City, Jonestown, Josephine, Joshua, Jourdanton, Junction, Katy, Kaufman\*, Kermit\*, Kilgore\*, Knox City\*, Krugerville, Krum, La Feria, La Grange\*, Lake Tanglewood, Lake Worth, Lakeside City, Lakeway, Lamesa\*, Lancaster, Lavon, Leander, Lefors, Leonard, Levelland, Liberty\*, Liberty Hill, Littlefield\*, Llano\*, Lockney, Lone Oak, Lorenzo, Lowry Crossing, Lubbock\*, Lucas\*, Lufkin\*, Magnolia, Mart, McCamey\*, McLendon-Chisholm\*, Memphis, Mercedes, Mexia\*, Midlothian\*, Milford, Monahans\*, Moody, Morgan's Pt. Resort, Morton\*, Moulton, Mt. Enterprise, Muenster\*, Muleshoe, Murphy\*, Navasota\*, New Deal, New Fairview, New Home, New Summerfield, Newark, Nixon, Nocona, Nolanville, Northlake, Oak Leaf, Oak Point, Oak Ridge, Odessa\*, Olton, Onalaska, Overton\*, Ovilla, Palacios, Palmer, Pampa\*, Panhandle, Pantego\*, Paradise, Paris\*, Pecan Hill\*, Pelican Bay, Petersburg, Pflugerville\*, Pilot Point\*, Pineland, Pittsburg, Plains, Plainview\*, Point Venture, Post\*, Pottsboro, Prairie View, Presidio, Providence Village, Queen City, Quinlan, Ralls\*, Ransom Canyon, Red Oak\*, Reno-Lamar Co., Reno-Parker Co., Rice, River Oaks\*, Robstown\*, Rockdale, Rockport\*, Rosebud, Royse City\*, Runaway Bay\*, Sabinal, Sachse\*, Saint Jo, Saint Paul, San Augustine, San Benito, San Felipe, San Juan\*, San Saba, Sanger, Sansom Park, Schulenburg\*, Seagoville\*, Seagraves, Seminole\*, Seymour, Shady Shores, Shallowater, Sherman\*, Shiner, Slaton\*, Smithville, Snyder\*, Somerset, Southside Place, Spearman\*, Springtown, Stanton, Stinnett, Stratford\*, Sulphur Springs\*, Sundown\*, Sunnyvale, Sunray, Tahoka\*, Teague, TMCA Inc., Trenton, Trophy Club\*, Troup\*, Troy, Tulia\*, Tye, University Park, Valley View, Vega\*, Vernon\*, Village of the Hills, Volente, Waller, Weimar, West, West Lake Hills\*, Westover Hills, Westworth Village, Whitehouse\*, Whitney, Wichita Falls\*, Willow Park, Wilmer, Wilson, Wimberley\*, Wink\*, Winnsboro, Winters, Wolfforth, Wortham, Yorktown



Texas based. Texas proud.













RECORD DETAIL

For general information, this is not a Statement of Ownership (SO)

STATEMENT OF OWNERSHIP INFORMATION

Certificate #: 00928981 Issue Date: 09/18/1997 Election: PERSONAL PROPERTY

HOME INFORMATION

Manufacturer: WICK BUILDING SYSTEMS INCORPORATED Model: MARSHFIELD
4801 MARK IV PARKWAY Date Manf:
FORT WORTH, TX 76101 Square Ftg 1,064
Windzone:

License #: MHDMAN00000002

Table with 5 columns: Label/Seal#, Serial #, Weight, Size. Row 1: Section 1: TEX0072530, 204SA915673, 18,400, 14 x 76

PHYSICAL LOCATION INFORMATION

Physical Location: Information Not Available EASTLAND

OWNERSHIP INFORMATION

Seller/Transferor: DAVID HALTER Buyer/Transferee: ANDRES LOPEZ
Mailing Address: P.O. BOX 952 Mailing Address: 1110 E. LOOP 254
BRIDGEPORT, TX 76426 RANGER, TX 76470
Right of Survivorship: No Transfer/Sale Date: 08/08/1994

LIEN INFORMATION

First Lien: THE PEOPLES STATE BANK OF CLYDE, RANGER BRANCH
PO BOX 19
RANGER, TX 76470
Second Lien: N/A

ACTIVE TAX LIEN INFORMATION

ATTACHED ACTIVE TAX LIEN(S)

Table with 6 columns: Year, Recorded, Tax Unit #, Tax Unit Name, Tax Roll Account #, Amount. Content: No Active Tax Liens

UNATTACHED ACTIVE TAX LIEN(S)

Unattached tax liens are liens filed with the department which contain possible discrepancies in the home identification numbers referenced. Because the lien may apply to this home it is being listed so it can be considered. If the lien is from the same county where the home is and/or was installed it may apply to this home.

Table with 6 columns: Year, Recorded, Tax Unit #, Tax Unit Name, Tax Roll Account #, Amount. Content: No Unattached Active Tax Liens

OWNERSHIP HISTORY

Certificate Issue Date Seller/Transferor Owner/Transferee County Purchase Date Election



Property ID: 1958

Owner: MORALES ROSEMARY

Property ID:  
1958

Property Legal Description:  
2 AND 4 BLK 9 BURGER 2ND

Property Location:  
TRAVIS  
RANGER TX 76470

Survey / Sub Division Abstract:  
BURGER 2ND

Owner Information:  
MORALES ROSEMARY

630 TRAVIS  
RANGER TX 76470

Previous Owner:  
ROBINSON JAMES M

Account Number:  
05300-00270-00000-000000

Deed Information:

Volume:	2022
Page:	2007
File Number:	2022-002007
Deed Date:	6/27/2022

Block: 9

Section / Lot: 2,4

Property Detail:

Property Exempt:	
Category / SPTB Code:	C1
Total Acres:	0.322
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag / Timber Value:	0
Land Market Value:	2,000
Improvement Value:	0

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
01	EASTLAND COUNTY	2,000		0	2,000
14	CITY OF RANGER	2,000		0	2,000
34	RANGER ISD	2,000		0	2,000
61	RANGER COLLEGE	2,000		0	2,000

Property ID: 1958

Owner: MORALES ROSEMARY

Land Detail

Land Sequence 1

Acres: N/A	Market Class: FF	Market Value: 1,000
Land Method: FF	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: 50	Rear Foot: 50	Lot Depth: 140
Front Ft Avg: 50	Lot Depth %: 1	Land Square Ft: N/A

Land Sequence 2

Acres: N/A	Market Class: FF	Market Value: 1,000
Land Method: FF	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: 50	Rear Foot: 50	Lot Depth: 140
Front Ft Avg: 50	Lot Depth %: 1	Land Square Ft: N/A

Total Land Value: \$ 2,000

Property ID: 1958

Owner: MORALES ROSEMARY

## Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
1958	ROBINSON JAMES M	MORALES ROSEMARY	2022	2007	2022-002007	6/27/2022
1958	GOETZ ALLEN	ROBINSON JAMES M	2016	3052		10/20/2016
1958	GOETZ JAMES L	GOETZ ALLEN	2010	2111		8/5/2010
1958	ERWIN WANDA	GOETZ JAMES L	2567	293		1/18/2008
1958	ERWIN FRED N	ERWIN WANDA	0	0		1/1/1900



**TURNER, SEABERRY & WARFORD**  
ATTORNEYS AT LAW  
301 W. MAIN  
EASTLAND, TEXAS  
76448

JOHN W. TURNER  
(1886-1952)  
VIRGIL T. SEABERRY  
(1892-1960)  
VIRGIL T. SEABERRY, JR.  
(1924-2004)  
TOMMY WARFORD  
-----  
COURTNEY HANSEN

Mailing Address  
P.O. Box 311  
Eastland, Texas 76448  
(254) 629-1777  
(254) 629-1217 facsimile

July 7, 2022

Rosemary Morales  
410 S. Marston  
Ranger, TX 76470

Re: Robinson - Morales

Dear Rosemary:

Enclosed please find original deed recorded under Instrument Number 2022-002007, Official Public Records of Eastland County, Texas.

You should contact the appraisal district to have the property put in your name on the tax rolls.

With kindest regards, we are

Yours very truly,

TURNER, SEABERRY & WARFORD



Tommy Warford

Eastland County  
Cathy Jentho  
County Clerk  
Eastland, TX 76448

---

Instrument Number: 2022-002007

As

Recorded On: 06/27/2022 02:22 PM Recordings

Document Type: WARRANTY DEED

Number of Pages: 2 Pages

---

(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 26.00

**File Information:**

Document Number: 2022-002007

Receipt Number: 126121

Recorded Date/Time: 06/27/2022 02:22 PM

Registered

Scanned

Indexed

Recorded By: Donna Robertson

---

**\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\***

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed on the date and time stamped herein and was duly recorded in the Official Public Records of Eastland County, Texas



A handwritten signature in cursive script that reads "Cathy Jentho".

Cathy Jentho  
Eastland County Clerk

---

**Record and Return To:**

TURNER SEABERRY & WARFORD  
PO BOX 311  
EASTLAND, TX 76448





**NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENCE NUMBER.**

THE STATE OF TEXAS                    δ  
  δ        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF EASTLAND                δ

**SPECIAL WARRANTY DEED**

THAT THE UNDERSIGNED, **James Robinson**, an unmarried individual, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto **Rosemary Morales**, an unmarried individual, (**630 Travis, Ranger, Texas 76470**) herein referred to as "Grantee," whether one or more the real property described as follows:

Lots 1, 2, 3, and 4, Block 9, Burger's Second Addition, City of Ranger, Eastland County, Texas, as per the Official Plat of said Addition of record in Slide 166, Plat Cabinet Records of Eastland County, Texas

Any improvements on the property are conveyed AS IS, subject to any faults.

This conveyance, however, is made and accepted subject to any and all restrictions, conditions, reservations, easements, and rights of way relating to the hereinabove described property as now reflected by the records of the County Clerk of Eastland County, Texas.

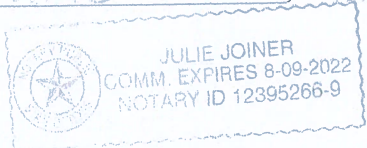
TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, unto the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this 24<sup>th</sup> day of June, 2022.

*James Robinson*  
**James Robinson**

THE STATE OF TEXAS                    δ  
COUNTY OF EASTLAND                δ

The foregoing instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2022, by **James Robinson**.

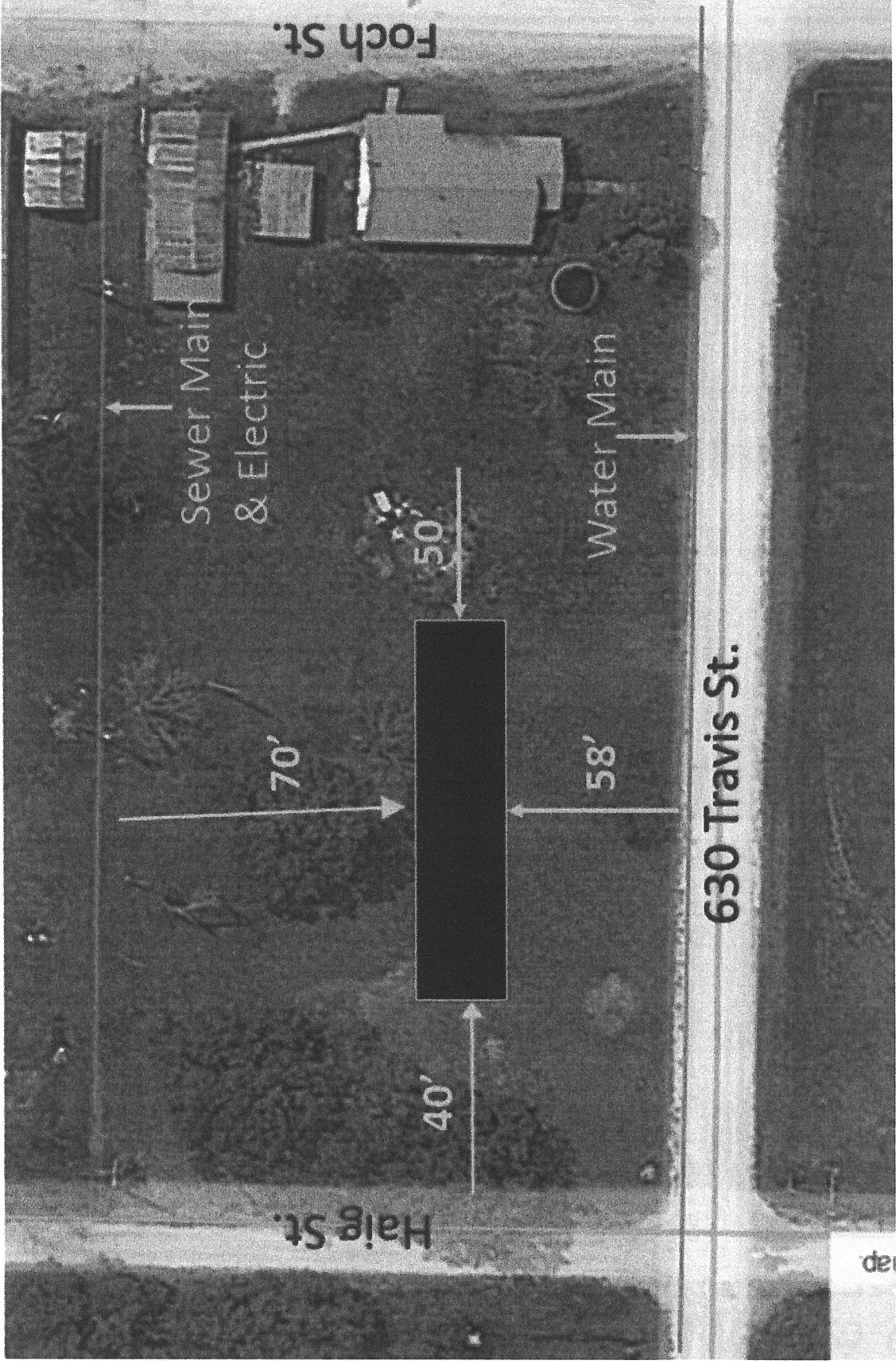


*Julie Joiner*  
Notary Public, State of Texas



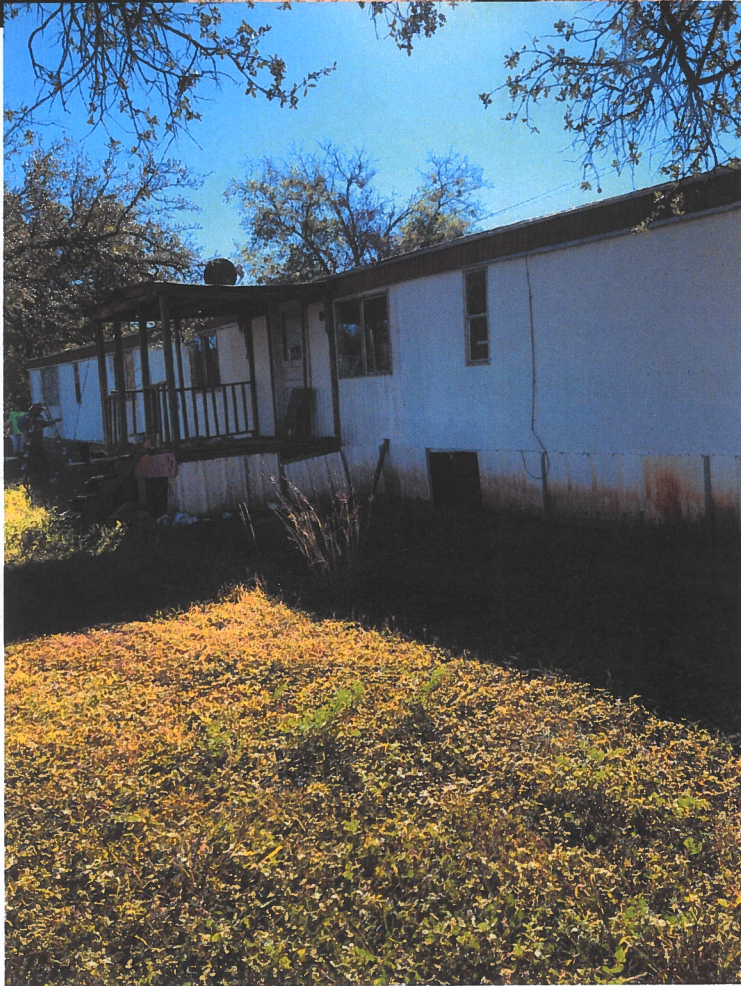
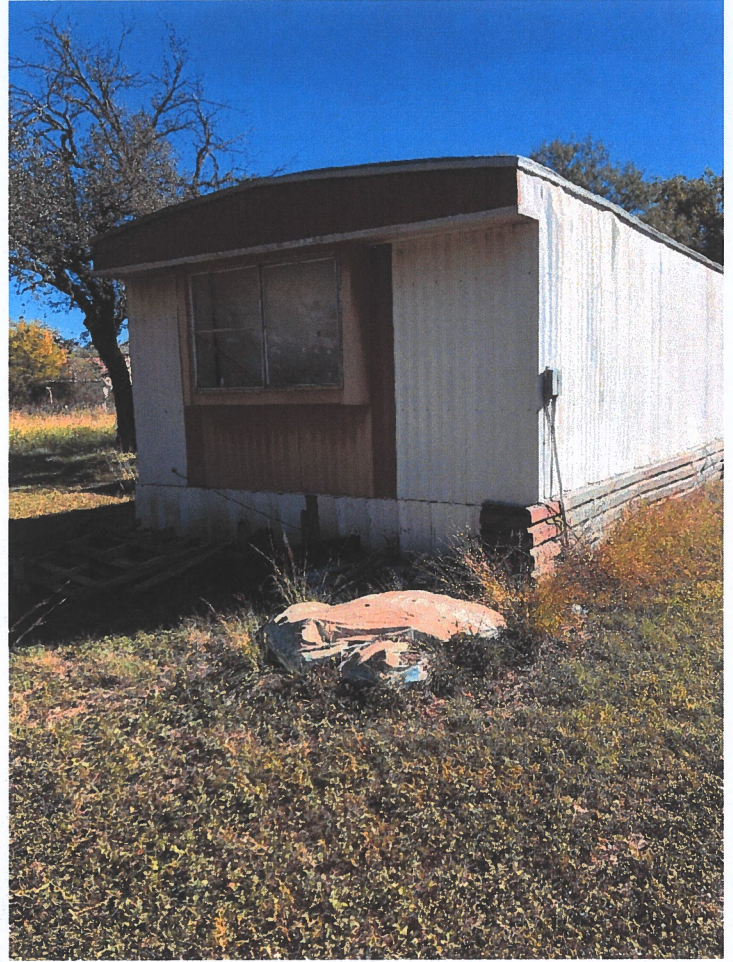
AS EVIDENCED BY THIS LABEL NO. **TEX 072530**,  
THE MANUFACTURER CERTIFIES TO THE BEST OF THE MAN-  
UFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MOBILE  
HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE RE-  
QUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT AND IS CONSTRUCTED IN CONFORMANCE WITH  
THE FEDERAL MOBILE HOME CONSTRUCTION AND SAFETY  
STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE.  
SEE DATA PLATE.



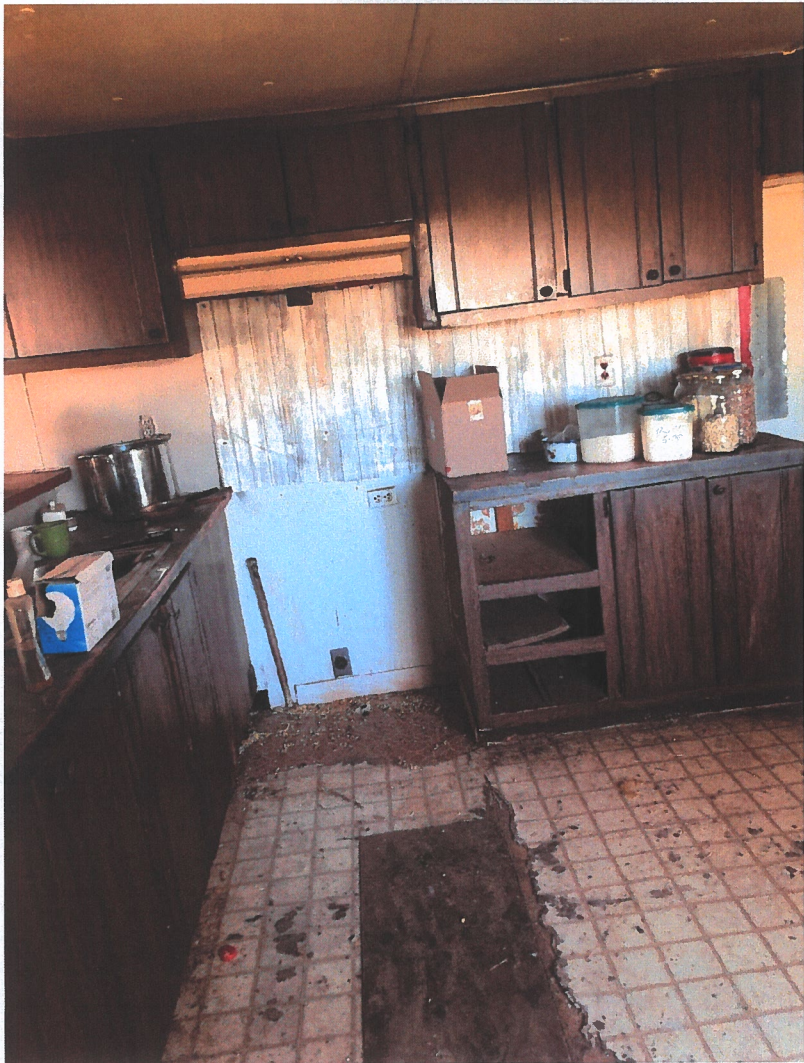
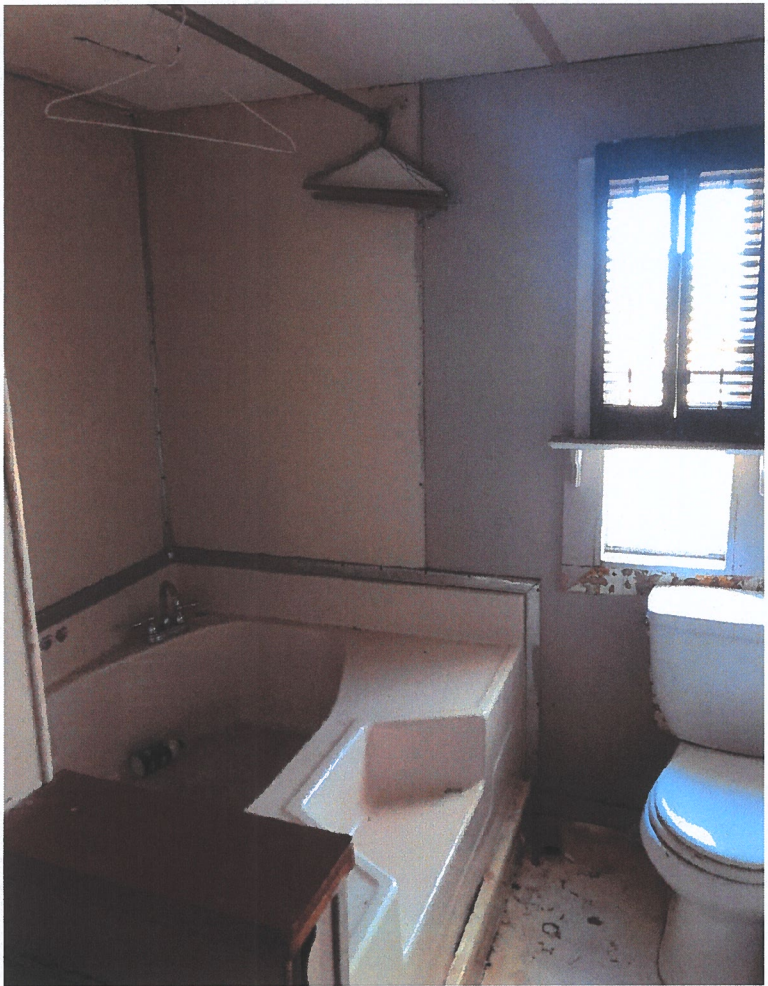


# Rosmary Morales











**BYLAWS OF  
TYPE 4 A RANGER ECONOMIC DEVELOPMENT CORPORATION**

**ARTICLE I**

**PURPOSE AND POWERS**

**SECTION 1. PURPOSE** – The Corporation is incorporated for the purposes set forth in Article Four of its Articles of Incorporation, the same to be accomplished on behalf of the City of Ranger, Texas (the “City”) as its duly constituted authority and instrumentality in accordance with the Development Corporation Act of 1979, as amended, Article 5190.6, Tex. Rev. Civ. Stats., Ann., as amended, (the “Act”). and other applicable laws.

**SECTION 2. POWERS** – In the fulfillment of its corporate purpose, the Corporation shall be governed by Section 4A of the Act, and shall have all of the powers set fort and conferred in applicable law, subject to the limitations prescribed therein and herein, and to the provisions thereof and hereof.

**ARTICLE II**

**MEMBERS**

The Corporation shall have no members.

**ARTICLE III**

**BOARD OF DIRECTORS**

**SECTION 1. POWERS, NUMBER AND TERM OF OFFICE.** (a) The property and affairs of the Corporation shall be managed and controlled by a Board of Directors (the “Board”) and subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

(b) The Type 4 A REDC Board of Directors (the “Board”) shall consist of seven (7) Directors commonly shared with the Type 4 B REDC Board of Directors, none of which are employees of the City of Ranger or elected officials of the Ranger City Commission, each of whom shall be appointed by the City Commission (the “Commission”) of the City. All directors must be either a resident of the City of Ranger, Eastland County, or live within 30 miles of the Ranger City Limits.

(c) Three (3) members of the Board shall serve terms of two (2) years, and four (4) members shall serve terms of three (3) years. The respective terms of the Board shall be determined by drawing. Thereafter, each successor member shall be



determined by drawing. Thereafter, each successor member of the Board shall be appointed and shall serve for three (3) years or until his or her successor is appointed hereinafter provided.

(d) Any director may be removed from office by the Commission at will.

**SECTION 2. OPEN MEETINGS ACT** (a) All meetings and deliberations of the Board shall be called, convened, held, and conducted, and notice shall be given to the public, in accordance with the Texas Open Meetings Act, Article 6252-17, Tex. Rev. Civ. Stat. Ann., as amended.

(b) This provision shall control all notices and how the meetings are conducted. If a conflict in the Bylaws exist as to the process, this provision shall control.

**SECTION 3. MEETING OF DIRECTORS.** The directors may hold their meetings at such place or places in the City as the Board may from time to time determine; provided, however, in the absence of any such determination by the Board, the meetings shall be held at the principal office of the Corporation as specified in Article VI of these Bylaws.

**SECTION 4. NOTICE OF MEETINGS.** (a) Regular meetings of the Board shall be held without the necessity of notice at such times and places as shall be designated from time to time by the Board. Special Meetings of the Board shall be held whenever called by the president, by the secretary, by a majority of the directors, by the Mayor of the City, or by a majority of the Commission.

(b) The secretary shall give notice to each director of each Special Meeting in person or by mail, telephone or telegraph, at least two (2) hours before the meeting. Unless otherwise indicated in the notice thereof, any and all matters pertaining to the purposes of the Corporation may be considered and acted upon at a Special Meeting. At any meeting at which every director shall be present, even though without notice, any matter pertaining to the purpose of the Corporation may be considered and acted upon consistent with applicable law. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any Regular or Special Meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless required by the Board. A waiver of notice in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**SECTION 5. QUORUM.** A majority of the directors shall constitute quorum for the conduct of the official business of the Corporation. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by law.

**SECTION 6. CONDUCT OF BUSINESS.** (a) At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with the rules of procedure as from time to time prescribed by the Board.

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(b) At all meetings of the Board, the president shall preside, and in the absence of the president, the vice president shall exercise the powers of the president.

(c) The secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting.

**SECTION 7. COMMITTEES OF THE BOARD.** The Board may designate two or more directors to constitute an official committee of the Board to exercise such authority of the Board as may be specified in the resolution. It is provided, however, that all final, official actions of the Corporation may be exercised only by the Board.

**SECTION 8. COMPENSATION OF DIRECTORS.** Directors shall not receive any salary or compensation for their services as directors. However, they shall be reimbursed for actual expenses incurred in the performance of their duties hereunder.

## **ARTICLE IV**

### **OFFICERS**

**SECTION 1. TITLES AND TERM OF OFFICE.** (a) The officers of the Corporation shall be a president, a vice president, a secretary and a treasurer, and such other officers as the Board may from time to time elect or appoint. One person may hold more than one office, except that the president may not hold the office of secretary. Terms of office shall be one (1) year with the right of an officer to be reelected.

(b) All officers shall be subject to removal from office at any time by a vote of a majority of the entire board.

(c) A vacancy in the office of any officer shall be filled by a vote of a majority of the directors.

**SECTION 2. POWERS AND DUTIES OF THE PRESIDENT.** The president shall be the chief executive officer of the Corporation, and, subject to the paramount authority of the Board, the president shall be in general charge of the properties and affairs of the Corporation, shall preside at all meetings of the Board, and may sign and execute all contracts, conveyances, franchises, bonds, deeds of assignments, mortgages, notes and other instruments in the name of the Corporation.

**SECTION 3. VICE PRESIDENT.** The vice president shall have powers and duties as may be prescribed by the Board and shall exercise the powers of the president during that



officer's absence or inability to act. Any action taken by the vice president in the performance of the duties of the president shall be conclusive evidence of the absence or inability to act of the president at the time such action was taken.

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**SECTION 4. TREASURER.** The treasurer shall have the responsibilities to see to the handling, custody, and security of all funds and securities of the Corporation in accordance with these Bylaws. When necessary, or proper, the treasurer may endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes and other obligations in or drawn upon such bank or banks or depositories as shall be designated by the Board consistent with these Bylaws. The treasurer shall see to the entry in the books of the Corporation full and accurate amounts of all monies received and paid out on account of the Corporation, give such bond for the faithful discharge of his duties in such form and amount as the Board of Commission may require.

**SECTION 5. SECRETARY.** The secretary shall keep the minutes of all meetings of the Board in books provided for that purpose, shall give and serve all notices, may sign with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation, shall have charge of the corporate books, records, documents and instruments, except the books and accounts of financial and securities, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of secretary subject to the control of the Board.

**SECTION 6.** The president, vice president, and the secretary shall be named from among the members of the Board. The treasurer and any assistant secretaries may, at the option of the Board, be persons other than members of the Board, they may also be employees of the city.

**SECTION 7. COMPENSATION.** Officers who are members of the Board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder. Other officers may be compensated as directed by the Board.

**ARTICLE V**

**FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS**

**SECTION 1. ANNUAL; REPORT.** The Board may report annually to the City Commission its goals for the economic development for the City of Ranger.

**SECTION 2. BOOKS, RECORDS, AUDITS.** (a) The Corporation shall keep and properly maintain, in accordance with generally accepted accounting principals, complete books,

records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

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(b) At the direction of the Commission, the books, records, accounts, and financial statements of the Corporation may be maintained for the Corporation by the accountants, staff and personnel of the City. In such event, the Corporation shall pay to the City reasonable compensation for such services.

(c) The Corporation, or the City if the option described in subsection (b) is selected, shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the Corporation and approved by the Commission. Such audit shall be at the expense of the Corporation.

**SECTION 3. DEPOSIT AND INVESTMENT OF CORPORATE FUNDS.** (a) All proceeds from the issuance of bonds, notes, or other debt instruments (“Obligations”) issued by the Corporation shall be deposited and invested as provided in the resolution, order indenture, or other documents authorizing or relating to their issuance.

(b) Temporary and idle funds which are not needed for immediate obligations of the Corporation may be invested in any legal manner provided in Tex. Rev. Civ. Stat. Ann. Art. 842-2 (Public Funds Investment Act).

(c) All other monies of the Corporation shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of the public funds of the City. The Board shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds therefrom for use by and for the purposes of the Corporation upon the signature of its treasurer and such other persons as the Board shall designate.

**SECTION 4. EXPENDITURES OF CORPORATE MONEY.** (a) The monies of the Corporation, including sales and use taxes collected pursuant to Section 4A of the Act, monies derived from the repayment of loans, rents received from the lease or use of the property, the proceeds from the sale of property, and the proceeds derived from the sale of Obligations, may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

(i) Expenditures from the proceeds of Obligations shall be identified and described in the orders, resolutions, indentures, or other agreements submitted to and approved by the City Commission prior to the sale and delivery of the Obligations to the purchasers thereof required by Sections 6 of this Article.



(ii) The Board shall expend, in accordance with State law, the tax funds received by it on direct economic development where expenditures will have a direct benefit to the citizens of Ranger.

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**SECTION 5. ISSUANCE OF OBLIGATIONS.** No obligations, including refunding Obligations, shall be sold and delivered by the Corporation unless the Commission shall approve such Obligations by the action taken no more than 15 days prior to the date of sale of the Obligations.

**ARTICLE VI**

**MISCELLANEOUS PROVISIONS**

**SECTION 1. PRINCIPAL OFFICE.** (a) The principal office and the registered office of the Corporation shall be the registered office of the Corporation specified in the Articles of Incorporation.

(b) The Corporation shall have and shall continually designate a registered agent at its registered office, as required by the Act.

**SECTION 2. FISCAL YEAR.** The fiscal year of the Corporation shall begin on October 1 and end on September 30.

**SECTION 3. RESIGNATIONS.** Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the president or secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

**SECTION 4. BOARD; RELATIONSHIP WITH CITY COMMISSION.** In accordance with State law, the City Commission shall require that the Ranger Economic Development Corporation be responsible to it for the proper discharge of its duties assigned in this article. All policies for program administration shall be submitted for Commission approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Articles of Incorporation, these Bylaws, contracts entered into with the City, and budget and fiduciary responsibilities.

**SECTION 5. APPROVAL OR ADVICE AND CONSENT OF THE COMMISSION.** To the extent that these Bylaws refer to any approval by the City or refer to advice and consent to the Commission, such advice and consent shall be evidenced by a certified copy of a resolution, order or motion duly approved by the Commission and evidenced and memorialized by an approved copy of the City Commission's respective Meeting Minutes.

**SECTION 6. SERVICES OF CITY STAFF AND OFFICERS.** (a) Subject to the paramount authority of the City Mayor under the Charter of the City, the Corporation shall have the right to utilize the services of the City Attorney, the City Secretary, and the staff and employees of the Finance Department of the City, provided (i) that the Corporation shall pay mutually agreed reasonable compensation to the City for such services, and (ii) the performance of such services does not materially interfere with the other duties of such personnel of the City.

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(b) The Corporation must have the authority and ability to employ outside Legal Council should there be potential conflicts between the City's Attorney, the City and the REDC.

**SECTION 7. IDEMNIFICATION OF DIRECTORS, OFFICERS AND EMPLOYEES.**

(a) As provided in the Act and in the Articles of Incorporation, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code) a governmental unit and its actions and governmental functions.

(b) The Corporation and the City shall indemnify each and every member of the Board, its officers, and its employees, and each member of the Commission and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including attorneys' fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation.

**ARTICLE VII**

**EFFECTIVE DATE, AMENDMENTS**

**SECTION 1. EFFECTIVE DATE.** These Bylaws shall become effective upon the occurrence of the following events:

- (1) the approval of these Bylaws by the City Commission; and
- (2) the adoption of these Bylaws by the Board.

**SECTION 2. AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS.** The Articles of Incorporation of the Corporation and these Bylaws may be amended only in the manner provided in the Articles of Incorporation and the Act.

I, the undersigned authority, do hereby certify that the Bylaws of the Ranger Economic Development Corporation, reviewed at the regular meeting of the City Council of the City of Ranger, Texas at 5:30 p.m. on November 28, 2022 were approved and accepted. All Commissioners of the City were present and participated in the approving of the Bylaws.



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**John Casey, Mayor**

**ATTEST:**

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**Savannah Fortenberry, City Secretary**

**BY-LAWS OF THE TYPE 4B RANGER ECONOMIC DEVELOPMENT  
CORPORATION  
OF THE CITY OF RANGER, TEXAS**

**A NON-PROFIT CORPORATION**

**SECTION I  
OFFICES**

**1.0. Registered Office and Registered Agent**

The corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The Board of Directors may, from time to time, change the registered office, provided that such change is appropriately reflected in these By-laws and in the Articles of Incorporation, and filed with the Secretary of State.

The registered office of the Corporation shall be 400 West Main Street, Ranger, Texas 76470, and the initial registered agent shall be City Secretary, Savannah Fortenberry, whose mailing address is 400 West Main Street, Ranger Texas 76470, and who may be served with process at 400 West Main Street, Ranger, Texas 76470.

**1.02 Principal Office**

The principal office of the Corporation in the State of Texas shall be located in the City Hall, City of Ranger, County of Eastland, and it shall be identical with the registered office of the Corporation.

**SECTION II  
PURPOSE**

**2.01 Purposes**

The Corporation is a non-profit corporation specifically governed by the Texas Development Corporation Act of 1979, Article 5190.6 S 4B, as amended (herein referred to as the "Act"). The purpose of the Type 4 B Ranger Economic Development Corporation, (herein after 4 B REDC), shall be to promote, assist, and enhance economic development in accordance with the Articles of Incorporation, and to engage in any and all activities authorized by the Texas Development Act of 1979, as amended. The Corporation shall have all of the powers enumerated in Section 23 (a) of Article 5190.6, except as limited by these By-laws, the Articles of Incorporation, or vote of the City Commission.

**SECTION III  
MEMBERS**

**3.01 Members**

The Corporation shall have no members.



## **SECTION IV BOARD OF DIRECTORS**

### **4.01 Board of Directors**

The business and affairs of the Corporation and all corporate powers shall be exercised by or under authority of the Board of Directors (the "Board"), appointed by the governing body of the City of Ranger, and subject to applicable limitations imposed by the Texas Non-Profit Corporation Act, The Texas Business Corporation Act, the Texas Development Corporation Act, the Articles of Incorporation, or these By-laws. The Board may, by contract, resolution, or otherwise, give general or limited or special power and authority to the officers and employees of the Corporation to transact any special business requiring such authorization.

### **4.02 Number and Qualifications**

The authorized number of Directors of this Board shall be seven (7) commonly shared with the Type 4 A REDC Board of Directors, none of which are employees of the City of Ranger or elected officials of the Ranger City Commission. All directors must be either a resident of the City of Ranger, Eastland County, or live within 30 miles of the Ranger City Limits.

The City Commission shall appoint the Directors of the Corporation in accordance with Texas Development Act of 1979, as amended. The City Commission shall consider an individual's experience, accomplishments, and educational background in appointing members to the Board to ensure that the interests and concerns of all segments of the community are considered.

### **4.03 Bonds**

All Directors of this Board shall give an official bond sum of not less than fifty thousand and no/100 dollars (\$50,000.00). The bonds referred in this section shall be considered for the faithful accounting of all moneys and things of value coming into the hands of such officers, and to indemnify all Directors of any errors and omissions. The bonds shall be procured from some regularly accredited surety company authorized to do business in the State. The premiums thereafter shall be paid by the Corporation. A copy of each directors' bond shall be filed with the Secretary of State and Ranger City Secretary.

### **4.04 General Duties of the Board**

The Board is hereby required to perform the following duties:

1. The Board shall review the overall economic development plan for the City. The Board shall develop an annual budget. The Board shall set forth intermittent and/or short-term goals which the Board deems necessary to accomplish compliance with the overall economic development plan. The budget set forth by the Board must be approved by the City Commission of the City of Ranger before being adopted by the Board.

The overall economic development plan for the city should include the following elements:

- a. An economic development strategy to permanently bolster the business climate throughout the city.
- b. Strategies to fully utilize the assets of the city which enhance economic development.
- c. Identification of strategies to coordinate public, private, municipal, and academic resources to develop and enhance business opportunities for all citizens and businesses of Ranger. This plan shall include methods to improve communication and cooperation between the 0above-mentioned entities.
- d. Identification of strategies and implementation plan for those strategies for direct economic development as defined in this Section.
- e. An annual work plan outlining the activities, tasks, projects, and programs to be undertaken by the Board during the upcoming fiscal year. The annual work plan shall be submitted with the annual budget as outlined in Article 7.02 of these By-laws.
- f. To assist the Board in the implementation of any overall economic development plan, the Board may seek out and employ a 4 B Director of Economic Development. The Director of Economic Development shall be responsible to the Board and shall act as the B
- g. The Board's chief administrative officer and shall assist the Board in carrying out the duties of the Board as set forth in this section. The Board shall, in the annual budget make provisions for the compensation to be paid to the 4 B Director of Economic Development and such compensation so established by the Board shall comprise the salary and benefits paid to the 4 B Director of Economic Development for his/her service.
- h. The 4 B Director of Economic Development may employ such personnel as may be necessary to discharge the Corporation's assigned duties with Board approval. The compensation for all such employees shall be set by the Board in its annual budget and such compensation so established by the Board shall comprise the salary and benefits for such employees, and provided further, no such employee shall be hired until such time as the Board has established such compensation for the position in question.
- i. The 4 B Director of Economic Development shall be hired by the Board with the approval of the City Commission and may be removed by a vote of four (4) members of the Board.
2. The Board shall review and update its overall economic development plan each year to ensure that said plan is up to date with the current economic climate and is capable of meeting Ranger's current economic development needs.
3. The Board shall expend, in accordance with all applicable laws, the funds received by it on the implementation of its overall economic development plan and on direct economic development. Such expenditures may have a direct benefit on the citizens and businesses of Ranger, according to expenditures allowed by Texas Statute.



As used in this article, “direct economic development” shall mean projects or programs that directly accomplish or aid in the accomplishment of creating new jobs or retaining existing jobs, including educational, job training, planning and research activities necessary to promote job creation or retention and other acts allowed by a Type 4 B Economic Development Corporation under Texas statute or Texas case law. The Corporation’s focus for direct economic development will be primarily in the areas of

- a. Job and Investment Creation
- b. Workforce Development
- c. Infrastructure Development and Replacement
- d. Business Development, Retention, and Expansion
- e. Promote Affordable Housing
- f. Reclamation of Uninhabitable or Abandoned Structures and Properties

- 4. The Board of Directors shall make a detailed report to the City Commission at least once each year, and at such other times as requested by the City Commission. Such report shall include, but not limited to, the following:
  - a. A review of all expenditures made by the Board in connection with their activities involving direct economic development as defined in this article, together with a report of all other expenditures made by the Board.
  - b. A review of accomplishments of the Board in the area of direct economic development, together with a proposed budget for the coming year.
  - c. The policies and strategy followed by the Board in the relation to direct economic development together with any new or proposed changes in said policies and strategy.
  - d. The activities of the Board for the budget year addressed in said annual report, together with any proposed change in said activity relating to direct economic development.
  - e. A review of the activities of the Board in areas of endeavor other than direct economic development together with any proposed changes in such activities.
  - f. The annual required report, shall be made to the City Commission by August 31 of each year.
  - g. The annual report shall be considered by the City Commission for its review and approval.

#### **4.05 Tenure**

Three (3) members of the Board shall serve terms of two (2) years, and four (4) members shall serve terms of three (3) years. The respective terms of the Board shall be determined by drawing. Thereafter, each successor member shall be determined by drawing. Thereafter, each successor member of the Board shall be appointed and shall serve for three (3) years or until his or her successor is appointed hereinafter provided.

#### **4.06 Vacancies**

Any vacancy occurring shall be filled by appointment by the City Commission of the City of Ranger, acting from nominations made by the Directors of the Corporation.

#### **4.07 Meetings**

The Board shall hold a regular meeting at least quarterly at such time and date as the Board shall designate. All meetings of the Board shall provide notice hereof as provided and set forth in Chapter 551, Texas Government Code (The Texas Open Meetings Act). Any member of the Board may request that an item be placed on the agenda by delivering the same in writing to the Secretary of the Board no later than seven (7) days prior to the date of the Board meeting. The Board shall set regular meeting dates from time to time.

Notice of any meeting shall be given to the public in accordance with the requirements of the Texas Open Meetings Act. The notice shall contain information regarding the particular time, date, and location of the meeting and the agenda to be considered. All meetings shall be conducted in accordance with the Texas Open Meetings Act.

The annual meeting of the Board of Directors shall be the second Tuesday in February of each year at a time and place to be determined by the Board.

#### **4.08 Attendance**

Regular attendance of the Board meetings is required of all Members, and the attendance record of each Board member shall be submitted to the Council prior to any re-appointment to the Board. The following number of absences may constitute the need for replacement of a member by the City Commission: three (3) consecutive un-excused absences from regularly scheduled meetings, or attendance reflecting un-excused absences constituting 50% of the meetings over a twelve (12) month period. In the event replacement is indicated, the President shall give notice of such fact to the Board Member and the City Commission.

#### **4.09 Quorum**

For the purpose of convening a meeting, a simple majority of the Directors then serving on the Board shall constitute a quorum. For purposes of transacting the business of the Corporation at any meeting, a simple majority of the appointed Directors shall constitute a quorum. If there is an insufficient number of Directors present to constitute a quorum, the presiding officer shall adjourn the meeting. Workshop meetings shall not require a quorum.

#### **4.10 Compensation**

The duly appointed members of the Board shall serve without compensation, but may be reimbursed for actual cost of travel, lodging and incidental expenses as authorized by the Board, in accordance with State Law.



#### **4.11 Voting: Action of the Board of Directors**

Directors must be present in order to vote at any meeting. Unless otherwise provided in these By-laws or in the Articles of Incorporation or as required by law, the act of a simple majority of the Directors present at any meeting for which a quorum is present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote. In absence of a conflict of interest, each Director present at the meeting shall vote for or against each question brought before the Board. Any Director shall bring to the attention of the meeting any apparent conflict of interest of any other Director, in which case the Board shall determine whether a true conflict of interest exists before any vote shall be taken regarding that particular matter. The director as to whom a question of interest has been raised shall refrain from voting with regard to the Board's determination as to whether a true conflict exists.

#### **4.12 Board's Relationship with City Commission**

In accordance with State Law, the City Commission shall require that the Corporation be responsible to it for the proper discharge of its duties. All policies for program administration shall be submitted for City Commission approval, and the Board shall administer said programs accordingly. The Board shall determine its policies and direction within the limitations of the duties imposed by applicable laws, the Articles of Incorporation, these By-laws, contracts entered into with the City, and budget and fiduciary responsibilities.

#### **4.13 Board's Relationship with Administrative Departments of the City**

Any request for services made to the administrative departments of the City Shall be made by the Board or its designee in writing to the City Manager or City Administrator. The City Manager or City Administrator may approve such request for assistance from the Board when he or she finds such requested services are available within the Administrative Departments of the City and that the Board and City have mutually agreed on reimbursement to the Administrative Department's budget for the costs of such services so provided.

Any requests for legal assistance may be made by the Board or its designee to the City Attorney. The City Attorney may provide such assistance when such services are available and the Board has agreed to reimburse the City for costs of providing the legal services. The Corporation must have the authority and ability to employ outside Legal Council should there be potential conflicts between the City's Attorney, the City and the REDC.

The 4 B Director of Economic Development, if any, shall be the chief administrative officer of the Corporation and be in general charge of the properties and affairs of the Corporation, shall administer all work orders, requisitions for payment, purchase orders, contract execution/administration/oversight, and other instruments or activities as prescribed by the Board in the name of the Corporation. The 4 B Director of Economic Development shall report to Board of Directors, the City Manager, or City Administrator. The City Manager or City

Administrator may consult with the Board as it relates to hiring and firing of the Economic Development Director.

## **SECTION V**

### **OFFICERS**

#### **5.01 Officers of the Corporation**

The elected officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer. The Board may resolve to appoint one or more Assistant Secretaries or one or more assistant Treasurer's or other officers or volunteers as it may consider desirable. Such other officers or volunteers shall have the authority and shall perform the duties of the office or committee as the Board may from time-to-time delegate to his or her respective Assistant. No two (2) offices may be held by the same person, except the offices of Secretary and Treasurer.

#### **5.02 Selection of Officers**

The board shall elect from among Members individuals to hold the offices of President, Vice President, Secretary and Treasurer. The term of office for each of these Officers shall always be for a period of one (1) year; provided, however, that such Officers shall continue to serve until the election of their successors. Elections shall be held at the annual meeting of the Board, or as needed.

#### **5.03 Vacancies**

Vacancies in any office which occur by reason of death, resignation, disqualification, removal, or otherwise, may be filled by the Board of Directors for the unexpired term portion of that term of that office, in the same manner as other officers are appointed by the Board.

#### **5.04 President**

The President shall be the Chief Executive Officer of the Corporation, and shall:

1. Preside over all meetings of the Board.
2. Have the right to vote on all matters coming before the Board.
3. Shall cause the agenda to be prepared and posted in accordance with the Texas Open Meetings Act.
4. Have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his or her judgement such meeting is required in accordance with the Texas Open Meetings Act.
5. Have the authority to appoint ad hoc committees which may address issues of a temporary affect on the business of the Board.



In addition to the above mentioned duties, the President, and Mayor of the City of Ranger shall sign with the Secretary of the Board any deed, mortgage bonds, contracts, or other instruments which the Board of Directors, and the City Commission have approved. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

#### **5.05 Vice President**

In the absence of the President, or in the event of his or her inability to act as defined by Texas Statute, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all the power of and be subject to all the same restrictions and responsibilities as upon the President. The Vice President shall also perform other duties as from time to time may be assigned to him or her by the President, or the Board of Directors.

#### **5.06 Secretary**

The Secretary shall keep the minutes of all proceeding of the Board of Directors and make a proper record of same, which shall be attested by the Secretary. The Secretary shall keep such books as may be required by the Board of Directors, and shall perform such other duties as may be required by the Board of Directors.

#### **5.07 Treasurer**

The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The Treasurer shall receive and give receipt for money due and payable to the Corporation from any source whatsoever, and shall deposit all such moneys in the name of the Corporation in such bank, Trust Corporation, and/or other depositories as shall be specified in accordance with Article seven of these By-Laws. The Treasurer shall, in general, perform all duties incident to that office, and such other duties as from time to time may be assigned to him or her by the President of the Board or the Board of Directors.

#### **5.08 Assistant Secretary/Treasurer**

The assistant Secretary/Treasurer, if any, shall in general, perform such duties as may be assigned to them by the Secretary/Treasurer, or by the President or the Board of Directors.

#### **5.09 4 B Director of Economic Development**

The Board may or may not plan and direct its work through a Type 4 B Director of Economic Development who will be charged with the responsibility of carrying out the Corporation's program as adopted and planned by the Board. The 4 B Director of Economic Development shall serve as the Chief Executive Officer of the Corporation and shall oversee all administrative functions of the Corporation. Absent a 4 B Director of Economic Development, the President of the Type 4 B Ranger Economic Development Corporation shall serve as Chief Executive Officer of the Corporation. The Director shall develop policies and procedures for the Corporation including financial, accounting, and purchasing policies and procedures to be approved by the Board.

### **5.10 Contracts for Service**

The Corporation may, with approval of the City Commission, contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy-making functions in discharging the duties herein above set forth in this section, or have a maturity later in time than the expiration of the longest term represented on the Board of Directors when the contract is signed. Contracts may be modified, extended, or cancelled by a simple majority vote of the Board members present, quorum required, at a scheduled meeting.

### **5.11 Other Employees**

The Corporation shall have the authority to employ such full or part-time employees as needed to carry out the programs of the Corporation. These employees shall perform those duties as are assigned to them by the 4 B Director of Economic Development or the Board of Directors. The 4 B Director of Economic Development, or President, shall hire, fire, direct and control the work of all Corporation employees, with advice and consent of the Board of Directors.

## **SECTION VI**

### **COMMITTEES**

The Board may determine from time to time that committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees. No such committee shall have independent authority to act for or in the stead of the Board.

#### **6.01 Qualifications for Committee Membership**

Members of the committees shall be nominated by the President or Board member and approved by the Board. Committee members need not be members of the Corporation unless required by these By-Laws or Board resolution.

#### **6.02 Standing Committees**

The President shall have authority to appoint the following standing committees of the Board and such other committees if the Board deems appropriate in the future:

1. Budget, Finance and Audit Committee
2. Committee for Business Retention and Expansion and for New Business Recruitment, Attraction and Formation
3. Committee for Public Projects

### **6.03 Special Committees**

The President may determine from time to time that other committees are necessary or appropriate to assist the Board of Directors, and shall designate, subject to Board approval, the members of the respective committees.

These committees' will be providing research, information and advice to the Board of Directors. Their findings will be reported to the Board of Directors in a timely manner, at a regularly scheduled meeting of the Board of Directors and the Board shall take appropriate action on the reported findings.

The designation and appointment of any such committee and delegation to that committee of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed on it or on him/her by law or these By-Laws.

## **SECTION VII**

### **FINANCIAL ADMINISTRATION**

The Corporation may contract with the City or with a reputable private professional or professional firm for accounting services. The Corporation's accounting records shall be maintained according to the following guidelines.

#### **7.01 Fiscal Year**

The fiscal year of the Corporation shall begin October 1 and end on September 30 of the following year.

#### **7.02 Budget**

A budget for the forthcoming fiscal year shall be submitted to the City Commission prior to August 1 of each year for approval by the City Commission. The budget may be amended from time to time with City Commission approval.

#### **7.03 Contracts**

As provided in Article V above, the President, Secretary and Mayor shall execute any contracts or other instruments which the Board and City Commission has approved and authorized to be executed.

#### **7.04 Checks and Drafts**

All checks and drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation shall be signed by the President and the Treasurer, or such other person or combination of persons as designated by the Board. In all cases requiring at least two signatures.



### **7.05 Deposits**

All monies of the Corporation shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of public funds of the City, as authorized by the City Investment Policy in accordance with Chapter 105 of the Local Government Code and Chapter 2256 Public Funds Investment.

### **7.06 Gifts**

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for its general purpose as set forth in these By-Laws or for any special purposes of the Corporation, allowed by Texas Statute.

### **7.07 Purchasing**

All purchases made and contracts executed by the Corporation shall be made in accordance with requirements of the Texas Constitution and Statutes of the State of Texas and ordinances of the City of Ranger.

### **7.08 Investments**

Temporary and idle funds which are not needed for immediate obligations of the Corporation within 90 days, must be invested in a legal manner provided in Tex. Rev. Civ. Stat. Ann. Art. 842a-2 (Public Funds Investment Act), as said act may be amended.

### **7.09 Bonds**

Any bonds issued by the Corporation shall be in accordance with the statutes governing this Corporation, but in any event, no bonds shall be issued without approval of the Ranger City Commission, after review and comment by the City's bond counsel and financial advisor.

### **7.10 Uncommitted Funds**

Any uncommitted funds of the Corporation at the end of the fiscal year shall be considered a part of the Fund Balance of said Corporation.

The uncommitted Fund Balance may be committed for any legal purpose by the Corporation's Board of Directors. This may include the establishment of a Permanent Reserve Fund which shall be accumulated for the purpose of using the interest earnings of such fund to finance the operation of the Corporation.

## **SECTION VIII**

### **RECORD KEEPING AND AUDITING PROCEDURES**

The Corporation shall keep correct and complete books and records of all actions of the Corporation, including books and records of account of the minutes of meetings of the Board of Directors. All books and records of the Corporation may be inspected by Directors of the Corporation or his agent or attorney at any reasonable time, and any information which may be

designated as public information by law shall be open to public inspection at any reasonable time. The Texas Open Records Act and Open Meetings Act shall apply to disclosure of public information. The Board of Directors shall provide for an annual financial audit to be performed by a competent independent audit firm.

## **SECTION IX**

### **AMENDMENTS TO BY-LAWS**

These By-laws may be amended or repealed and new By-laws may be adopted by an affirmative vote of four (4) of the authorized Directors serving on the Board, at a meeting of the Directors held for such specific purpose, and the notice requirements stated herein above regarding special meetings shall apply. The Directors of the Corporation present at an annual meeting of the Board may, by a vote of four (4), in accord with the requirements of Article IV herein above, amend or repeal and institute new By-laws, provided that at least ten (10) days prior to the annual meeting, written notice setting forth the proposed action shall have been given in accordance to the requirements of the Texas Open Meetings Act. No amendments to these By-laws, or new By-Laws, shall become effective without City Commission approval.

## **SECTION X**

### **DISSOLUTION**

On petition of sixty (60) percent or more of the registered voters of the City of Ranger requesting an election on the dissolution of the Corporation, the City Commission shall order an election on the issue. The election must be conducted according to the applicable provision of the Election Code. The ballot for the election shall be printed to provide for voting for or against the proposition:

"Dissolution of the Type 4 B Ranger Economic Development Corporation of the City of Ranger, Texas."

If a majority of voters voting on the issue approve the dissolution, the Corporation shall continue operations only as necessary to meet obligations incurred before the date of the election and, to the extent practicable, shall dispose of its assets and apply the proceeds in a manner allowed by Texas Statute, subject to approval of the Ranger City Commission. Any remaining assets of the Corporation shall be transferred to the City, and the Corporation is dissolved.

## **SECTION XI**

### **INDEMNITY**

The Board of Directors shall authorize the Corporation to pay or reimburse any current or former Director or Officer of the Corporation for any costs, expenses, fines, settlements, judgments, and other amounts, actually and reasonably incurred by such person in any action, suit, or proceeding to which he or she is made a party by reason of holding such a position as Officer or Director; provided, however, that such Officer or Director shall not receive such indemnification if he/she be finally adjudicated in such instance to be liable for gross negligence or intentional misconduct in office. The indemnification herein provided shall also

extend to good faith expenditures incurred in anticipation of, or preparation for, threatened or proposed litigation. The Board of Directors may, in proper cases, extend the indemnification to cover good faith settlement of any such action, suit, or proceedings, whether formally instituted or not.

Furthermore, as set out in VACS, Article 5190.0 Section 4B, the Corporation, a Director of the Corporation, the City creating the Corporation, a member of the governing body of the City, or an employee of the Corporation or City is not liable for damages arising from the performance of a governmental function of the Corporation or City. For the purposes of Chapter 101, Civil Practice and Remedies Code. The Corporation is a governmental unit and its actions are governmental functions.

The Corporation further agrees that it shall at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, agents, employees, licensees, invitees, and other persons, as well as their property, while in the vicinity where activities are being performed. It is expressly understood and agreed that the City of Ranger shall not be liable or responsible for the negligence of the Corporation including but not limited to its officers, agents, employees, licensees, invitees, and other persons.

## **SECTION XII**

### **SEAL**

#### **9.01 Seal**

The Board of directors shall obtain a corporate seal which shall bear the words "Corporate Seal of Type 4 B Ranger Economic Development Corporation", the Board may thereafter use the corporate seal and may later alter the seal as necessary without changing the corporate name; but these By-Laws shall not be construed to require the use of the corporate seal.

## **SECTION XIII**

### **PROGRAM**

#### **13.01 Authorization**

The Corporation shall carry out its program subject to its Articles of Incorporation and these By-Laws, and such resolutions as the Board may from time to time authorize.

#### **13.02 Program**

The program of the Type 4 B Ranger Economic Development Corporation shall be to assist, stimulate and enhance economic development in Ranger Texas, subject to applicable State and Federal law, these By-Laws, and the Articles of Incorporation.



**SECTION XIV**

**MISCELLANEOUS**

**14.01 Resolution to Articles of Incorporation**

These By-Laws are subject to, and governed by the Articles of Incorporation and applicable State statutes under which the Corporation is organized.

APPROVED AND ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE CITY OF RANGER, TEXAS. BY RESOLUTION.

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

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

APPROVED AND ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE TYPE 4 B RANGER ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

# Monthly Sales Tax Allocation

10/14/2022

6.25% to REDC (4A):	\$2,301.79	Sales Tax \$	<b>\$ 36,828.59</b>
6.25% to REDC (4B):	-\$2,301.79	\$	2,301.79
12.5% to Street Repair Fund:	\$2,301.79	12.50%	6.25%
	-\$4,603.57	Streets	EDC
	\$4,603.57		
City Bond Construction: (\$10,000.00)	-\$9,207.15		
Bond 1998	\$10,000.00		
Bond 2005	-\$19,207.15		
Vehicle Lease (\$5,000)	5,000.00		
	-\$24,207.15		
TWDB Debt Service (\$4,000)	4,000.00		
Bond 2012	\$		
	\$		
<b>General Deposit Total</b>	<b>\$8,621.44</b>		

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Ranger	\$36,828.59	\$32,264.90	14.14%	\$407,276.48	\$347,735.86	17.12%

**FIRST FINANCIAL BANK**  
Member FDIC

Good Afternoon, Savannah Fortenberry

**ACCOUNTS**

Available: \$2,562,774.15  
Current: \$2,562,774.15

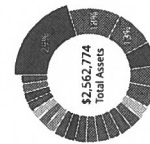
FFB Abilene General Fund 02253	Available Balance \$191,015.93 Current Balance \$191,015.93
FFB Abilene Utility Fund 36507	Available Balance \$744,313.35 Current Balance \$744,313.35
FFB Abilene Hotel/Motel Tax 14183	Available Balance \$22,845.43 Current Balance \$22,845.43
FFB Abilene Street Repairs Tax 35855	Available Balance \$68,036.75 Current Balance \$68,036.75
FFB Abilene City Bond Construction 20511	Available Balance \$71,171.95 Current Balance \$71,171.95
FFB Abilene Block Grant 00594	Available Balance \$1.00 Current Balance \$1.00
FFB Abilene Police Special 01386	Available Balance \$1,156.06 Current Balance \$1,156.06
FFB Abilene TWDB Loan Forgiveness 06695	Available Balance \$1.00 Current Balance \$1.00
FFB Abilene TWDB Escrow Certificates 06703	Available Balance \$188,745.91 Current Balance \$188,745.91

FFB Abilene Municipal Court Payments 13811	Available Balance \$2,502.00 Current Balance \$2,502.00
FFB Abilene Municipal Court Tech 14579	Available Balance \$2,048.90 Current Balance \$2,048.90
FFB Abilene Animal Control 15121	Available Balance \$10,320.27 Current Balance \$10,320.27
FFB Abilene Pool & Parkland 16608	Available Balance \$421.92 Current Balance \$421.92
FFB Abilene Municipal Court Security 19919	Available Balance \$1,256.60 Current Balance \$1,256.60
FFB Abilene REDC 4A 20701	Available Balance \$337,580.07 Current Balance \$337,580.07
FFB Abilene Ranger Library Fund 21105	Available Balance \$969.34 Current Balance \$969.34
FFB Abilene REDC 4B 22341	Available Balance \$106,866.05 Current Balance \$106,866.05
FFB Abilene Police Lease Account 22432	Available Balance \$222,041.12 Current Balance \$222,041.12
FFB Abilene TWDB Debt Service 22937	Available Balance \$41,463.00 Current Balance \$41,463.00
FFB Abilene FEIMA 26938	Available Balance \$457,296.36 Current Balance \$457,296.36



FFB Abilene TWDB Escrow #L1000677 32472	<b>\$88,977.52</b> Available Balance Current Balance
FFB Abilene TWDB Escrow #L1000626 32506	\$0.00 Available Balance Current Balance
FFB Abilene TWDB Escrow #L1000646 32514	\$0.00 Available Balance Current Balance
FFB Abilene TWDB Construction #L1000677 32530	\$0.00 Available Balance Current Balance
FFB Abilene TWDB Construction #L1000626 32548	\$0.00 Available Balance Current Balance
FFB Abilene TWDB Construction #L1000646 32555	\$0.00 Available Balance Current Balance
FFB Abilene Police LEOSE Account: 33215	<b>\$3,743.62</b> Available Balance Current Balance

ASSET SUMMARY



Utility Fund  
xxx36507

29.04%  
 Available Balance  
 Current Balance

Available Balance  
 Current Balance

## LIBRARY REPORT

October 2022

Beginning of Petty Cash \$ 81.46

**CREDIT**

Book Sales (from "Quarter Shelves") 11.75

Copies 16.50

Fines 2.00

**TOTAL CREDITS + 30.25**

**DEBIT**

Supplies 17.13

4 Small American Flags 4.56

Higginbotham's (Galvanized Metal Edging & Screws) 41.97

**TOTAL DEBITS - 63.66**

**TOTAL PETTY CASH \$ 48.05**

*Thank you for your support! \_\_\_\_\_ Diana McCullough*

Library Report for \_\_\_ Oct. 2022

	10.3.22	10.4.22	10.5.22	10.6.22	Vacation Day	Columbus Day	10.11.22	10.12.22	10.13.22	10.14.22	10.17.22	10.18.22	10.19.22	10.20.22	10.21.22	Abilene Appt	10.25.22	10.26.22	10.27.22	10.28.22	10.31.22	Total	Adult Lit.	Children's Lit.	Total Books	Computer Users	Audio/Video	Reference ?'s
	Adult Patrons	Children	Total	Adult Lit.	Children's Lit.	Total Books	Computer Users	Audio/Video	Reference ?'s																			
Monday	4	0	4	20	0	20	1	0	1																			
Tuesday	9	3	12	12	0	12	5	0	3																			
Wednesday	4	0	4	1	0	1	1	0	1																			
Thursday	7	0	7	4	0	4	4	0	3																			
Friday			0			0																						
Monday			0			0																						
Tuesday	11	2	13	4	0	4	4	0	7																			
Wednesday	13	0	13	6	2	8	4	0	2																			
Thursday	10	0	10	4	0	4	5	0	5																			
Friday	8	0	8	5	0	5	3	0	5																			
Monday	5	2	7	0	0	0	2	0	1																			
Tuesday	15	1	16	15	1	16	4	0	0																			
Wednesday	7	0	7	4	2	6	2	0	1																			
Thursday	9	5	14	14	11	25	11	0	0																			
Friday	4	0	4	0	0	0	0	0	2																			
Monday			0			0																						
Tuesday	11	1	12	2	0	2	3	0	2																			
Wednesday	11	0	11	0	0	0	2	0	1																			
Thursday	9	0	9	0	0	0	3	0	1																			
Friday	10	0	10	11	0	11	2	1	3																			
Monday	10	1	11	1	0	1	2	0	0																			
Tuesday			0			0																						
Wednesday			0		0	0																						
Thursday			0		0	0																						
Friday			0		0	0																						
Total	157	15	172	103	16	119	58	1	38																			



***Ranger Economic Development Corporation - A***

**Cash Statement**

**October, 2022**

**Checking Account**

Checkbook Balance as of September 30 , 2022 \$335,278.28

**Deposits**

10/19/2022 City of Ranger - Sales Tax \$2,301.79

**Total Deposits** \$2,301.79

**Disbursements**

**Total Disbursements** \$0.00

***Checkbook Balance as of September 30, 2022*** \$337,580.07

***Ranger Economic Development Corporation - Type A***

**Account Information - October 2022**

First Financial Certificate of Deposit - 44 Current Rate - 0.12% (mthly accrual) \$59,245.84

First Financial Certificate of Deposit - 08 Current Rate - 0.25% (6 m accrual) \$36,573.63

Checkbook Balance as of 9/30/22 \$337,580.07

**TOTAL REDC BALANCES** \$433,399.54

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

**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	Tindals 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 Foundati	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
06/14/22		\$2,177.40		City of Ranger	Sales Tax	\$97,529.18
07/14/22		\$2,196.76		City of Ranger	Sales Tax	\$99,725.94
07/27/22	1054		\$55.00	Heaven Sent Floral	Flowers Bill Kendrick Funeral	\$99,670.94
08/25/22		\$2,769.55		City of Ranger	Sales Tax	\$102,440.49
09/27/22		\$2,123.77		City of Ranger	Sales Tax	\$104,564.26
<b>10/18/22</b>		<b>\$2,301.78</b>		<b>City of Ranger</b>	<b>Sales Tax</b>	<b>\$106,866.04</b>
					<b>TOTAL</b>	<b>\$106,866.04</b>







**Ranger Fire Department**  
500 E Loop 254  
Ranger, TX 76470 254-647-1505



**Responses for 2022**

EMS 560 Fire 266 TOTAL = 826

Average Calls per Month: 82.6

**Responses for 2021**

EMS 678 Fire 275 Total: 953

Average Calls per Month: 95.3



# **RANGER POLICE DEPARTMENT**

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

## **Monthly Report October 2022**

- Police Officer Activity: 439
- Security Check/ Extra Patrol: 231
- Reports Generated: 17
- Calls for Service: 208
- 911 hang up, Info, Welfare, Alarms, Civil, Agency Assist, Citizen Assist etc- 118
- Domestic/Disturbances-15
- Burglaries/Crim Mischf/Theft -12
- Harassment/Trespass/Prowler/Susp person/veh- 29
- Noise Complaints-4
- Accidents-12
- Animal complaint-16
- Juvenile Complaints-2
- Citations: 66
- Warnings: 10

# Animal Control Report: October 2022

## ACO R. Gibson 209

Animal Control impounds- 22

Police Impounds- 0

Returned to owner- 0

Citations issued- 0

Euthanized- 2

Foster Homes- 0

Adopted- 0

Left in shelter- 17

### ACO Notes-

- 1) Responded to dispatch and community calls regarding animal problems.
- 2) Attended Weatherford college police academy, while passing all given exams.
- 3) Cleaned and maintained shelter.



# City of Ranger

## Public Works Report October 2022

### Water:

- Total Gals from ECWSD-15,475,000
  - 2% Decrease from October 2021
  - Avg. 499,193 gal a day
  - 167,845,000 total purchased for the year
  - 1367.67 of water at Lake Leon (November 10th, 2022)
    - Last Month 1367.94
    - Action Level for Stage 1 still in Affect
  - Water Loss for the Year-20% (Known and Unknown)
    - Goal for year is 19%
- Leaks-4
  - Appx. 395,000 gals lost
  - Flushing-625,000 gals

### Wastewater:

- WWTP Flow-4.39 MG- 0.141 MGD
- Backups-1 (This number is not representative of all backups.)

### Streets:

- ROC (Black Top adhesive)-Pine ST. and Cooper St.
  - Projected Mid November
- Ditches on Little ST.
- TXDOT Drainage on Blundell

### Sanitation:

- Current Expense at Sanitation Station- \$27,704.40
- \$1883.40-6 Roll offs
- Day of Champions

### Work Orders:

- 139 total