



## CALLED MEETING MINUTES

A Called Meeting of the Governing Body of the City of Ranger, Texas, was held on **Thursday, May 29, 2025 at 4:00 pm.** in City Hall, 400 West Main Street Ranger, Texas. The following subjects were discussed, to wit:

**Council Members and City Staff Present:**

Honorable Robert Butler	Mayor
Commissioner Vicki Doyle	Place 1
Commissioner Jim McCullough	Place 2
Commissioner Jared Calvert	Place 4
City Manager Charlie Archer	
City Secretary Hope Delatorre	
Finance Director/Municipal Clerk Carol Stephens	
Public Works Director Daniel Plascencia	
Animal Control Officer Carrie Piant	

**Agenda Item 01: Call to Order-** Mayor Butler

Roll Call/Quorum Check-City Secretary Hope Delatorre

**Agenda Item 02: Discuss/Consider:** Lease option discussion between the City of Ranger and the RAF for the Ranger Antique Airfield

Commissioner Jared Calvert represented the RAF and abstained from Commissioner participation, discussion on the City's behalf, and/or recommendations by the Commission for the duration of the meeting.

Jared Calvert addressed the City Commission in a town hall discussion on whether the city was still interested in the 1928 Hangar being restored. The improvements, per the 2022 answers to the city, included pulling up the floor and putting a cement floor down to place the bricks on top of it – so it would be an authentic style restoration. The windows would be double panes (UV protected glass) instead of the original version, but the dimensions would match. If not then the RAF would continue the second lawsuit. The RAF would look to the city to reimburse the RAF for the new hangar as listed in the lease agreement as part of the termination clause. The RAF would like to stay and restore the hangar as they said they would do. The RAF is not looking for a protracted fight and the taxpayers are tired of it.

The City had expressed at the last meeting that it was continuing with the lease agreement. Adam Myles (city lawyer) had said the original lease was a good foundation to start from, with the RAF bringing in their preferences, and then we could have protection for the city.

Mayor Butler expressed frustrations with the handling of the amendment to the lease by the city's legal counsel. The council depends on legal counsel to provide accurate support in the review of our legal documents since the council members are not lawyers. If there were issues with the amendment related to the lease, i.e., insurance questions, restoration costs, and pre-lease appraisals, those should have been identified to the city by legal support at that time. Going forward the agreements should be with the RAF, and not the previously created RAMF that was established at the request of the city.

Per the RAF the appraisal district has the land valued at \$466,000 and the appraiser valued the land at \$485,000. We are requesting the city put a dollar value on the land. The city has requested quotes for the restoration and the land.

Per the Mayor we are looking for a new lease. We do want to make sure that the agreement is with the RAF. For this action, our role is not to try to focus on what is already being addressed in the courts. We do have new legal staff to address this agreement instead of the team that reviewed the previous amendment that was later found to have gaps that they had told the commission was a good agreement and told the Mayor that he could sign.

The RAF highlighted they were not interested in REDC coordination, in fact they wanted it on record that they would not want a single dollar of REDC funds. The City stated that the REDC would have a role in supporting tourism and the development of business that would be associated with what the antique airfield brings to the city. The revenue streams that the city would benefit from a Hangar Museum to include items like admission, membership, donation, and retail sales the city is interested in addressing.

The RAF would now like to trade dollar for dollar on the hangar restoration. If the land is worth \$500,000 and the hangar restoration is worth \$500,000 then it is a simple trade off. We do not want involvement with future commissions based on historical actions. It would be an even trade.

The RAF would like the land deeded with restrictions and to be reimbursed for the renovations. The Commission expressed a desire to maintain and protect the heritage of the airfield, and the potential to bring in tourism and provide revenue for the city.

No action taken on this discussion item.

**Agenda Item 03: Discuss/Consider: Adjournment**

Motion made by Commissioner McCullough to adjourn.  
Seconded by Commissioner Doyle.

Motion Passed.

Adjourned 17:05

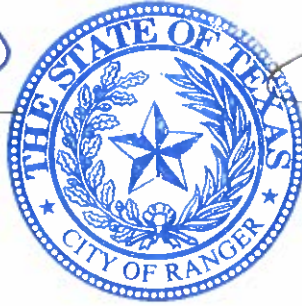
These minutes were approved on the 9<sup>TH</sup> day of JUNE 2025

**CITY OF RANGER, TEXAS**

**ATTEST:**



**Hope Delatorre, City Secretary**



**Robert Butler, Mayor**