



## REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, January 12, 2026, 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 Robert Butler	Mayor
Commissioner Vicki Doyle	Place 1
Commissioner Jim McCullough	Place 2
Commissioner Katie Billings	Place 3
Commissioner Jared Calvert	Place 4
City Manager Charlie Archer	
City Secretary Hope Delatorre	
Public Works Director Daniel Plascencia	
Municipal Judge Doyle Russell	
Animal Control Officer Carrie Pilant	
Fire Chief Darrell Fox	
Police Chief Charles Rodriguez	
Finance Director/Municipal Clerk Carol Stephens	

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

Roll Call/Quorum Check Hope Delatorre City Secretary  
Invocation of Prayer  
Pledge of Allegiance to the United States Flag  
Pledge of Allegiance to the Texas Flag

### **Agenda Item 02: Public Hearing on the condition and the plans for a building at 311 W. Main Street. The Commission will hear from the owner, Alfredo Martinez, what the plans are for the dilapidated and dangerous building.**

Alfredo Martinez presented his plan for demolition of the building in question in sections which would begin with the front façade to prevent debris falling into the street. Some translation was required which was provided by Commissioner Doyle. The estimated timeline of the entire demolition was projected to be about six months' time with visible monthly progress guaranteed. Debris will be staged inside, loaded into a truck, and hauled to the dump; the owner will pay per load. Wood-only material may be burned at the city dump pending coordination.

Motion was made by Commissioner Billings for Alfredo to begin January 17, 2026, by removing the front of the building, to return to the Commission at the February 23, 2026, meeting to discuss the timeline for the remainder, and for Alfredo to send monthly progress reports.

Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 03: Public Hearing to address the timeline to complete repairs on the property located at 107 Main Street in Ranger, Texas. (Hansel Von Quenzer)**

Property owner, Hansel Von Quenzer, returned to the Commission and presented a progress report and quote to repair the roof to fix structural issues on the building with time estimate of January 26, 2026, to begin the work and noted that the completion goal dependent on the contractor's availability. Roof completion was considered critical to avoid recurrent damage and enable antique storage use. Commissioner Calvert commented that for exterior lighting 'Dark Skies' compliant lighting should be considered.

Motion was made by Commissioner Doyle to accept the progress report and have Hansel return February 9<sup>th</sup> for update and estimate.

Seconded by Commissioner Billings.

Unanimously approved.

**Agenda Item 04: Public Hearing to discuss plans for bringing the property located at 921 Spring Road into compliance with all city ordinances. The property is owned by Victoria Velasquez.**

Victoria Velasquez was not present for the meeting, so no discussion was had involving the property. Staff will reach out to determine the reason for non-attendance. It was highlighted that the hearing could be held without the property owner if necessary.

Motion was made by Commissioner McCullough to take no action.

Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 05: 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.

No citizens were signed up to speak.

**Agenda Item 06:** Announcements from City Commission 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.

Commissioner Calvert inquired about the safety of the TxDOT sidewalk construction. It was noted that this is state-managed. City Manager Archer commended the Wildfire Mitigation and Public Works departments for their clean-up efforts on the loop that will reduce wildfire risk to infrastructure, and convenience center improvements. City Manager Archer also acknowledged the late distribution of utility bills due to technical issues with the new utility billing software. Due to this issue, this month's late fees would be deferred until the 26<sup>th</sup> of January.

The City Secretary announced that the May 2, 2026, Commissioner Candidate Election Packets for Places 2 and 4 would be available January 14-February 13 for pick up by interested citizens. There is a \$30 fee for filing. City Hall will be closed January 19, 2026, for Martin Luther King Jr. Day.

**Agenda Item 07: Discuss/Consider:** Approval of minutes of previous meetings:

- December 8, 2025
- December 12, 2025

Motion was made by Commissioner McCullough to approve the minutes.  
Seconded by Commissioner Billings.

Unanimously approved.

**Agenda Item 08: Discuss/Consider:** Update on the Vietnam Veterans Wall That Heals (Helen Cozart)

Helen Cozart presented her update on the Wall That Heals. She stated that the items left at the wall (dog tags, etc.) would be temporarily displayed at Ranger College for 6-12 months before being relocated to a permanent display. Helen requested assistance from the Ranger Police Chief in coordinating the escort for the Wall from Stephenville to Ranger. Staff would coordinate for a Resolution and TxDOT coordination for roads within the city limits of Ranger. Ms. Cozart requested City Assistance with six, six-foot benches that would cost around \$1800, These would be returned to the City of Ranger after use is no longer required. If use of hotel/motel tax for this multiple day event is used, then the city asked Ranger College to highlight local motels as part of their advertising.

Motion was made by Commissioner Billings to take no action.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 09: Discuss/Consider:** Requesting Commission Liaison on the Park Revitalization Project Board (Park Revitalization Board President)

Phyllis Thompson spoke on behalf of the Park Revitalization Board and requested a non-voting Commission liaison. The Commission suggested forming a Park Committee with nonprofit and community members to participate and advise the commission on suggested city cooperation.

Motion was made by Commissioner Billings to take no action.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 10: Discuss/Consider:** Consent Items; the Approval of Monthly Department Reports:

- **Library Report:** Librarian Diana McCullough
- **REDC 4A Report:** MJ Dawson
- **REDC 4B Report:** MJ Dawson
- **Municipal Court Report:** Judge Doyle Russell
- **Fire/EMS Report:** Chief Darrell Fox
- **Police Department:** Chief Charles Rodriguez
- **Animal Control Report:** Officer Carrie Pilant
- **Code Enforcement Report:** Chief Rodriguez/Diana McCullough
- **Public Works Report:** Daniel Plascencia
- **Finance Report:** Carol Stephens

Key report items included the challenges for illegal dumping would be addressed with code enforcement cameras. EDC is performing outreach to developers for hotel and retail service recruitment. The Municipal court is averaging approximately \$4000 in fines monthly, but the goal is not fines but having a reduced number of violations. The court plans to integrate eForce with InCode software. Fire and EMS calls for the year-to-date were up by 152 from last year. Fire/EMS received a \$25,000 grant for a new 'jaws of life' with the older model kept in service on one of the fire trucks. The Police Department had 234 calls, performed 101 building checks, with twelve arrests and 126 traffic stops. The new patrol vehicle is due by end of February; and a Grant application is planned in February as well that would include new Tasers. Code Enforcement has 129 open cases with twelve new letters that were sent this month. It was determined that some of the letters were held up in the postal process. The council highlighted the importance of prioritizing patrols within the community versus the interstate. Animal Control highlighted updates on repairs to the shelter, the spay/neuter program, and outreach partnerships in the area that has already resulted in program donations. Water purchases from 2024 to 2025 were reduced by 17,643,000 gallons with a first-year savings of approximately \$90,000. The Street program continues to repair streets with millings and relayed some bricks that were missing on Commerce Street. In updates to the budget improvements, all line-item numbering conversion was completed, and salaries were identified by department on the P&L statement. Bond payment is due in February. The Audit is projected for January with the statutory deadline identified as March 31.

Motion was made by Commissioner Billings to accept the departmental reports.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 11: Discuss/Consider:** City Manager's Report: business regarding city administration. The City Commission may provide staff direction; however, no action shall be taken. (City Manager)

City Manager Archer gave his biweekly update on business regarding city administration.

The pumps for the Wastewater Treatment Plant were due to arrive in Ranger at anytime and the Engineers for the water/sewer line grant had found an abridged application for additional funding.

A bid had been received for the insulation of the Animal Shelter in the amount of \$17,695 and the Quarter Store had been supplied Wi-Fi internet by an anonymous donor. Police Officer Michael Lewis had received a commendation from Congressman Roger Williams for his life saving efforts on I-20.

City Manager Archer had a meeting with Langford which included a tour of Ranger and R-GIS training for IWORQ.

Code Enforcement efforts included 601 Young Street which had fallen into extreme disrepair and the building would be demolished on January 23, 2026. City Manager Archer clarified that Code Enforcement is a process with a strict code of ethics. Mayor Butler noted that the City of Ranger takes Code Enforcement seriously as a more cost-effective effort for the neighbors to take care of their properties and hold them accountable. The goal is for owners to bring their own properties into compliance. Commissioner Billings wished to highlight the progress being made.

No action was taken.

**Agenda Item 12: Discuss/Consider:** Review and update of Code Enforcement action regarding the building located at 401 W Main Street (City Manager)

The Commission and City Manager Archer conducted an after-action review of the demolition of the building that had been completed December 26, 2026. Although this dangerous building had been abated, a citizen had reported the City of Ranger to the Department of State Health Services for lack of an asbestos survey that could have resulted in fines assessed to the city. A lien had been filed at the County Clerk's office in the amount of \$30,925.25. Property owners must secure or remedy dangerous structures or they may face criminal liability. All agreed that at the next demolitions, the police and fire departments would be present for safety purposes.

Motion was made by Commissioner Billings to take no action.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 13: Discuss/Consider:** The Texas Ethics Commission dismissal of a complaint a citizen falsely alleged against Ranger's City Manager (Mayor)

A citizen had filed an ethics complaint alleging that City Manager Archer had accepted airfield assistance in funding a recall election that complaint was dismissed. The letter is part of the packet and will be included in the minutes.

Motion was made by Commissioner Doyle to take no action.  
Seconded by Commissioner Billings.

Unanimously approved.

**Agenda Item 14: Discuss/Consider:** Ranger College donating the gazebo property on Main Street to the City of Ranger (City Manager)

It was discussed to accept the property. The City Manager will coordinate with the college to see if they will cover the closing costs. There has been an issue with pet waste in this area and the Fire Chief highlighted that he could coordinate for a pet station that could be installed.

Motion was made by Mayor Butler to authorize the City Manager to coordinate the transfer of property.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 15: Discuss/Consider:** Scheduling a Special Meeting or Town Hall at Ranger College to discuss Clean-up Assistance options for the Citizens of Ranger (Mayor)

It was determined that, if possible, a Thursday date would be best, and the meeting would last approximately an hour to an hour and a half.

Motion was made by Commissioner Calvert to authorize the City Manager to schedule a meeting at Ranger College or High School with a date to be determined.  
Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 16: Discuss/Consider:** Adopting a Local Financial Policy and Procedures for General Land Office's Resilient Communities Program for City of Ranger Comprehensive Plan application. (City Manager)

There were edits that were related to a change in language from Intra-Departmental transfers to instead identify Intra-Fund transfers. Highlight those transfers that are routine.

Motion was made by Commissioner Doyle to adopt the policy formally with edits.  
Seconded by Commissioner Billings.

Unanimously approved.

**Agenda Item 17: Discuss/Consider:** Adopting a Local Procurement Policies and Procedures for General Land Office’s Resilient Communities Program for City of Ranger Comprehensive Plan application. (City Manager)

There were edits that were related to a change in language from Intra-Departmental transfers to instead identify Intra-Fund transfers. Highlight those transfers that are routine.

Motion was made by Commissioner Doyle to formally adopt the policies and procedures with edits. Seconded by Commissioner McCullough.

Unanimously approved.

**Agenda Item 18: Discuss/Consider:** Possible donation of Commissioner Stipends for the 2025 Calendar Year regular meetings (Commissioner Calvert)

The City of Ranger Charter provides \$10 per Regular Meeting; the Commissioners discussed optics and preference to donate stipends to local causes or back to the City with an anonymity option via the City Secretary.

Motion was made by Commissioner Calvert to take no action. Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 19: Discuss/Consider:** Willow Park Pool briefing for grant opportunities (City Manager, Sarah McCleskey)

\*Moved to Agenda Item 09\*

Brian Rogers with the Willow Park Pool Group spoke on the submission of several grants that are available for the renovation of the historic Willow Park Pool. Mr. Rogers noted that the Willow Pool Site is a recorded Texas Historic Landmark and may be eligible for grant opportunities. The application deadline is February 2<sup>nd</sup>, 2026, with awards in the fall. A 2026 opening of the pool should not be expected while these grants are pursued. The grants identified were 1:1 matching grants that would receive contributions from the Willow Park Pool group. The Pool group asked for contributions from the public of historical photos. .

Motion was made by Commissioner Calvert with intent of approving submission, to place on the next meeting agenda. Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 20: Discuss/Consider:** Resolution 2026-01-12 - A Resolution of the City Commission of the City of Ranger, Texas, ordering a municipal election and providing election procedures for the

city's General Election on May 2, 2026, for the election of two City Commissioner Places 2 and 4 to a term of two years; providing for Eastland County to perform election duties for the May 2, 2026 General Election; and providing for related matters. Deadline to File and Filing Dates are January 14 – February 13 (City Secretary)

Motion was made by Commissioner Doyle to adopt the Resolution ordering the election. Seconded by Commissioner Billings.

Unanimously approved.

**Agenda Item 21: Discuss Consider:** Retire into Executive Session to deliberate any items as authorized by Texas Government Code Section 551.074 Personnel Matters regarding:

- Public Works Director
- Fire Chief

\*Retired into Executive Session at 20:38\*

**Agenda Item 22: Discuss Consider:** Reconvene into Open Session to take action as determined appropriate regarding:

- Public Works Director
- Fire Chief

\*Reconvened into Open Session at 21:33\*

Both the Public Works Director and Fire Chief had excellent ratings and were commended for their performance over the past year.

Motion was made by Mayor Butler to accept the ratings for performance plans on both evaluations. Seconded by Commissioner Doyle.

Unanimously approved.

**Agenda Item 23: Discuss/Consider:** Adjournment

Motion was made by Commissioner Billings to adjourn the meeting. Seconded by Commissioner Doyle.

Unanimously approved.

Adjourned at 21:34.

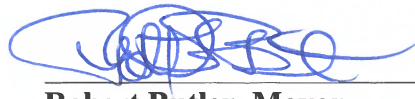
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These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

CITY OF RANGER, TEXAS

ATTEST:

  
Hope Delatorre, City Secretary

  
Robert Butler, Mayor

