



REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, February 9, 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 Jim McCullough	Place 2
Commissioner Katie Billings	Place 3
Commissioner Jared Calvert	Place 4
City Manager Charlie Archer	
City Secretary Hope Delatorre	
Municipal Judge Doyle Russell	
Animal Control Officer Carrie Piant	
Fire Chief Darrell Fox	
Police Chief Charles Rodriguez	
Police Officer Chelsea Stewart	
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 to address the timeline to complete repairs on the property located at 107 Main Street in Ranger, Texas. (Hansel Von Quenzer)

The immediate structural threat of the property had been mitigated, so the Code Enforcement hearings were no longer required. Progress reports, however, were encouraged with the anticipated next step being the Coca Cola sign restoration.

Joe Mireles inquired as to whether Hansel would receive a follow-up letter explaining, as much.

Motion was made by Commissioner Calvert to provide a letter of compliance and encourage continued work with the Ranger Economic Development Corporation (REDC) for the restoration. Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 03: 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.

Joe Mireles had requested that an agenda item that he was speaking on be moved up was denied and that was targeted. As a note, Mr. Mireles was signed up to speak on every agenda item for the meeting except agenda item number 4.

Agenda Item 04: 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.

The new Peace Officer for the City of Ranger, Chelsea Stewart, was sworn in by Chief of Police Charles Rodriguez.

City Manager Archer announced that due to the teamwork of the staff at City Hall and the eHT engineers, the very sought-after grant for the Texas Water Development Board with a possible award for up to \$18 million to replace water lines had been submitted, and a timeline was given for final approval.

The City Secretary gave several election updates including: the deadline for Candidate Election packet pick-up was February 13, 2026, at 5:00 p.m.; Non-partisan Voter Guides will be available at City Hall and the Library; Texas Primary Election is scheduled for March 3 at 7 a.m. through 7 p.m.; and, Early voting will be in Eastland February 17-27. She reminded the citizens and the Commission that City Hall would be closed February 18 for President's Day. Utility bills are due on February 15.

The Mayor commended Public Works Director Daniel for his professional handling of a recent meeting with the Staff Water Supply District concerning issues during an ice storm. This collaboration has led to plans for future solutions and semi-annual meetings to ensure water security for Ranger and neighboring communities it serves (Staff, Morton Valley, La Casa).

A town hall meeting regarding code enforcement and town cleanup is scheduled for February 19th at 6:15 PM at Ranger College.

Agenda Item 05: Discuss/Consider: Approval of minutes of previous meetings:

- February 2, 2026, Regular Meeting. This regular meeting was rescheduled from January 27, 2026.

While signed up to speak on this item, Mr. Mireless declined to speak on this item.

Motion was made by Commissioner Calvert to accept the minutes.
Seconded by Commissioner Billings.
Abstained by Commissioner McCullough.

Motion passed.

Agenda Item 06: Discuss/Consider: Options for Re-Routing the High-Pressure Wastewater Line that is Located Across Property to Utility Easements along W. Loop Hwy 254 near Loves Truckstop. (David Pickerell). Currently this line runs across private property and risks being covered by future building foundations. There are existing utility easement options that may be considered.

Property owner, David Pickerell, had sold lots of land that sat upon a high-pressure water line. The current location of the line creates risk in that it could be covered by building foundations during future development. Concerns were raised because the line had previously been damaged by 18 wheelers, but the line was not located in the City Limits. Several rerouting options were discussed.

Motion was made by Commissioner Calvert for the city manager to work with Mr. Pickerell and the engineering firm to develop options and pricing for rerouting the wastewater line.
Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 07: Discuss/Consider: Update on the Vietnam Veterans Wall That Heals (Helen Cozart)

Helen Cozart was not in attendance, so no discussion was had. It was noted that Ranger College may request some additional hotel/motel tax funds.

Motion was made by Commissioner McCullough to move to a future agenda with no action taken.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 08: Discuss/Consider: Presentation of the City of Ranger Annual Audit for FY 2025 (Caroline McLane)

Moved to Agenda Item 14

This item was delayed until 19:16 to allow Caroline McLane to join the meeting via a Zoom call.

The City of Ranger received a clean or unmodified opinion on the audit which meant that no deficiencies or laws needed to be reported. The report on internal controls found no deficiencies, and the review of laws and regulations found no compliance issues that needed to be reported according to government accounting standards.

The loan for the Wildfire Mitigation Grant was reviewed. It was a three year loan with annual interest rates identified. The commission highlighted that the loan was necessary to receive almost a million dollars, with the goal of paying the loan off in advance of the full-term. If paid in the first year, the city would have received almost one million for around \$50,000 interest.

There had been adjustments in the Utility Billing department during billing, however, gave cause for concern on the approval process for utility billing. The commission highlighted establish a new process that would define different classes of adjustments and the required approval level for each (e.g., Public Works Director, Finance, City Manager, or a combination).

A suggestion was made that any adjustment over \$20 should require City Manager approval. The auditor, Caroline, clarified she did not suspect theft but felt tighter controls were needed over adjustments. She highlighted that she had been working with the city audits for several years and the city was making great progress.

The commission noted that the audit for the REDC was completed via a combined review and there appeared to be no significant issues. The REDC President has indicated a desire to look at the option of splitting the REDC's audits out separately from the city's. The commission member believes separating the REDC will be helpful for future audits and budgets.

The commission expressed gratitude for the recommendations, highlighting their value for the upcoming budget year. This may be the earliest that the city has completed an audit and would be able to begin planning for next year very soon. The city met the new requirements for annual audits by the state.

Motion was made by Commissioner Billings to accept the audit.
Seconded by Commissioner McCullough.

Unanimously approved.

Motion was made by Commissioner Billings for the City Manager to put internal procedures in place and give update regarding Utility Billing adjustments.
Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 09: 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

The Mayor highlighted that due to the short time since the previous meeting and the amount of work the staff needed to accomplish that he would ask for a motion to move several departmental reports to the next meeting at the end of discussion for this item.

Mr. Mireless was signed up to speak, but was satisfied with the explanations for the delayed reports.

The REDC will provide the commission with a proposal for restricted directives for the commission's consideration. The commission requested that the planned annual report due April 1st be provided to the commission in March before submission with the last three reports for context.

The Municipal Court reported collections of \$5,667.50 for the previous month.

The Police Chief reported that the initiation of a house watch program had begun, and they were about to provide a secure drop-off box for surrendering unwanted prescription drugs. They will accept pills and syringes, but not liquids or creams. The department submitted the annual report which included the mandatory reports on racial profiling.

During the Animal Control Report, the Animal Control Officer announced a three-day fundraising event 'Cause for Paws' in June that would allow vendors and food trucks. It was noted that the Ted Neeley benefit for the ACO department was very successful. The vendor fees would be used to fund the spay/neuter program, shelter bills, and medical bills. A new partnership with the Dallas Pets Alive program was shared which allowed relocation of pets that might otherwise face being euthanized. An application is being submitted for a sizable state-level spay/neuter grant program administered by DSHS, with awards ranging from \$50,000 to \$500,000.

While there was not a formal financial report it was noted that the current balance in the General Fund is \$187,583 and the Utility Fund was \$411,498 with a combined total of around \$600,000 for those two funds.

Due to time constraints that impacted report completions, the Finance, Public Works, and Fire Reports would be moved to the next meeting.

Motion was made by Commissioner Billings to accept the consent item reports as presented. Seconded by Commissioner McCullough.

Unanimously approved.

Motion was made by Commissioner Billings to move the remaining departmental reports to the next meeting's agenda. Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 10: Discuss/Consider: Possible loan from the REDC-B Board to the City of Ranger for the purchase of an excavator and related equipment for streets, roads, drainage, and related improvements. (REDC)

Joe Mireles inquired if the Commission had previously asked about a loan from the REDC. It was clarified that the city and REDC collaborate on economic development. This item was not on a previous agenda. The REDC meets, discusses options, and brings proposals to the commission for a vote.

Initial discussion highlighted that the excavator would make clean-up efforts more efficient, but the Commission required more detailed information to decide.

Motion was made by Mayor Butler to move the discussion to a future agenda when the REDC has prepared a formal presentation for Commission review.

Seconded by Commissioner McCullough.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 11: Discuss/Consider: Authorize the City Manager to complete actions for submission of the Rural Ambulance Service Grants from HB 3000. (City Manager, Fire Chief)

Mr. Mireless was offered the opportunity to provide comment on this agenda item.

The HB 3000 grant is a new state-level program for rural ambulance services in Texas. The city staff has already begun preliminary work to prepare for the grant application, which opens in October. The goal is to have all necessary components ready for immediate submission. This grant is a collaborative county-wide effort, with the county submitting the application. The team has met with Judge Hullum, who has confirmed his support.

To ensure the city is prepared to apply for the grant as soon as it opens and to fulfill a requirement of the grant application, the City Manager and Fire Chief sought approval to allow the City Manager to complete items needed for the grant.

Motion was made by Commissioner Billings to authorize the City Manager to proceed with preliminary work for the ambulance grant and to provide an update on the timeline and milestones at a future meeting.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 12: Discuss/Consider: Consent Items; City Manager's Report: business regarding city administration. The City Commission may provide staff direction; however, no action shall be taken. (City Manager)

Motion was made by Commissioner Calvert to move the city manager's report to the next meeting due to time constraints.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 13: Discuss/Consider: Authorizing the City Manager to use limited City personnel and City-owned equipment to assist with public-safety-related demolition activities at 513 E. Loop 254, House A, Ranger, Texas, upon a finding that the structure is being voluntarily abated by the property owner, that the structure's condition poses a risk to public health and safety, and that limited City involvement is appropriate solely due to the nature and condition of the structure, with such assistance being limited in scope and duration, remaining under City control, and provided for nuisance-abatement and public safety purposes only. (City Manager)

Mr. Mireless was offered the opportunity to speak and he questioned the process for providing city assistance for demolitions. He asked if this opportunity would be available to everyone who receives a code enforcement ticket, or if it is a selective process. He inquired about the criteria for eligibility (e.g., residency, business ownership). He also raised concerns about liability. He questioned who would be responsible for the contents of the debris being buried and the associated environmental liability for the city.

The commission debated the framework for providing demolition assistance, focusing on public safety, liability, and establishing clear criteria. The City Attorney advised that assistance is permissible on a case-by-case basis if there is a threat to public safety and the city's work is limited. The specific request for 513 E. Loop 254 involves the owner knocking the house down, with the city using an excavator to separate the debris pile. A commissioner supported helping citizens improve property, drawing a parallel to a past instance where the city allegedly spent over \$200,000 on a private demolition without placing a lien for cost recovery.

It was highlighted that information with criteria should be addressed at the upcoming town hall to avoid setting a precedent for every code enforcement case. The benefit on this type of support by the city would be providing citizens support in the clean-up efforts on a case-by-case basis and based on potential immediate impact to public safety. This could be addressed in future formal hearings for code enforcement.

Motion was made by Mayor Butler to move to the Town Hall Meeting so the City Manager can prepare a presentation.
Seconded by Commissioner Calvert.

Unanimously approved.

Agenda Item 14: Discuss/Consider: Loan Options for Police Department for training, equipment, and animal control. (Commissioner Calvert)

The City of Ranger Animal Shelter had been closed due to disrepair and extreme aging out.

The commission clarified that the immediate goal is fact-finding and cost estimation for projects, not final approval for construction or purchasing. The current approval is only to "get the ball rolling officially" on assessing needs and costs for a potential new animal shelter, as well as training and equipment.

It is important that the decision on this item does not risk future grants or credit rating.

Motion was made by Commissioner Calvert to authorize the City Manager to work with the Chief of Police and the Animal Control Officer to finalize their needs, get cost estimates, explore loan options, and report back to the Commission.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 15: Discuss/Consider: Establish a reasonable monthly or annual time limit on the amount of personnel time spent to produce a Public Information Request (PIA) for inspection or to prepare copies for a requestor. (Mayor, City Secretary, City Manager). Consider the draft of an ordinance that establishes an annual time limit for frequent and/or voluminous public information requests to the city.

A recent influx of Public Information Requests from one individual had become disruptive to staff work load and while the Mayor did not feel the need to draft an Ordinance at this time in order to avoid being overly restrictive and in hopes the situation would improve, the rest of the Commission was concerned about time spent by the Public Information Officers.

Motion was made by Commissioner Billings to put together a draft ordinance to be presented at the next meeting and to request clarification on time spent and the volume of requests received.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 16: Discuss/Consider: Authorize the City Manager to coordinate and finalize the reacquisition of property from Ranger ISD. (City Manager) Complete coordination of the formal documentation to transfer the softball/baseball fields.

The purpose of this action is to coordinate the formal documentation to transfer the property back to the city. Once the property returns to city control, the city plans to establish an agreement with the Ranger Youth Sports Association, as discussed approximately six months prior.

The City Manager has the necessary paperwork to provide to the attorney, Jim Fair, who will then draw up a new deed. The process is expected to be simple, potentially costing the city one dollar.

Motion was made by Commissioner Calvert to authorize the City Manager to coordinate and finalize the transfer.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 17: Discuss/Consider: Authorize the City Manager to coordinate and finalize the transfer of property from Ranger College. (City Manager) Complete coordination of the formal documentation to transfer the Gazebo property on Main Street.

This was also previously discussed by the commission and approved if Ranger College covered the closing costs. This property would be managed as part of the city's current park system. It also has the potential to provide economic benefit to the city.

Motion was made by Commissioner Calver to authorize the City Manager to coordinate and finalize the transfer with Ranger College paying the closing costs.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 18: Discuss/Consider: Resolution 2026-02-09-A – A resolution for the City of Ranger authorizing continued participation with the steering committee of cities served by ONCOR; and authorizing the payment of ten cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to ONCOR Electronic Delivery Company, LLC (City Manager)

The resolution would allow the City of Ranger to enter into an annual agreement that allows the city to participate in electricity rate challenges. The cost of the agreement would be \$0.10 per person which would make it \$246.90.

Motion was made by Commissioner Billings to adopt the resolution.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 19: Discuss/Consider: Ordinance 2026-XX-XX-X. Review of a Draft Ordinance for the use and operation of motor-assisted scooters, mini-motorbikes, and pocket bikes by limiting or prohibiting the operations of motor-assisted scooters, mini-motorbikes, and pocket bikes on streets, highways, sidewalks, paths, and alleys; providing a penalty for adults, parents, and children for the use of a motor-assisted scooter, mini-motorbike, and pocket bike in a restricted or prohibited area; requiring that children wear a protective helmet while operating or riding a motor-assisted scooter; providing for a penalty for parents and children for failure of a child to wear a helmet; providing a repealing, severability and savings clauses; providing for a penalty for the violation of this ordinance; providing an effective date; and providing for the publication of the caption. (Chief of Police)

This is a draft for review, not a formal "first reading," to allow for input from the commission, staff, and the community before being finalized. Input should be provided via tracked changes to the City Secretary or the Police Chief.

The importance of the ordinance was noted due to the increasing prevalence of these vehicles and the need to establish clear "rules of the road" for them, which many operators may not know. The police department's website has a resource page with detailed definitions and explanations related to this topic.

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

Unanimously approved.

Agenda Item 20: Discuss/Consider: Ordinance 2026-XX-XX-X. Review of a Draft Ordinance for the regulations for outdoor lighting; providing for the rules, standards, and procedures; providing for penalties for violations, providing for a repealing, severability, and savings clauses; providing for an open meetings clause; providing an effective date; and providing for the publication of the caption. (Mayor, Commissioner Calvert). Discuss parameters of outdoor lighting requirements withing the City of Ranger, address grandfather clause, and incorporate 'Dark Skies' initiatives as appropriate for the city.

A draft ordinance on outdoor lighting was presented for initial review, prompting discussion with a local developer, Derek Kunze, about its potential impact on a planned high-end RV park and LED billboard. The developer was concerned about how a "blanket clause" on illumination would affect lighting needed for safety and recreation at the park.

Joe Mireles expressed his concern about the darkness on Loop 254 near his business and suggested more streetlights to prevent break-ins and vandalism. It was highlighted that this ordinance had been posted for comment by the public for over six months and the city had received no feedback.

Citizen Carrie Pilant also noted that residential citizens must also be considered and spoke on a dispute she had been having with her neighbor regarding a lighting issue.

The Commission noted that the ordinance's intent was to provide guidelines to ensure new installations are protecting three key assets for a small community: safety, character, and long-term value.

The group discussed the ordinance's interaction with state law and the concept of grandfathering existing and contracted installations. It was confirmed that the ordinance cannot supersede state law, and because TxDOT regulates such signs, there would be no conflict.

Discussion shifted to the financial and logistical implementation of the ordinance, including a cost analysis and budget input from department heads. Regarding the cost of new lights, Oncor will install them if a customer is paying, but if the city initiates a mass replacement, the city must bear the full cost and take ownership of maintenance.

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

Unanimously approved.

Agenda Item 21: Discuss/Consider: Adjournment

Motion was made by Commissioner Calvert to adjourn the meeting.
Seconded by Commissioner McCullough.

Unanimously approved.

Adjourned at 21:14.


These minutes were approved on the 23 day of February, 2026

CITY OF RANGER, TEXAS

ATTEST:



Hope Delatorre, City Secretary



Robert Butler, Mayor

