



REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Tuesday, October 14, 2025 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 Secretary Hope Delatorre	
Public Works Director Daniel Plascencia	
Finance Director/Municipal Clerk Carol Stephens	
Animal Control Officer Carrie Pilant	
Fire Chief Darrell Fox	
Police Chief Charles Rodriguez	

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: 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 03: 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 City Secretary announced that City Hall offices would be closed on October 27 from 8-12 for training and November 11 for Veteran's Day. Mayor Butler stated that the City Manager would be out of office this week for Code Enforcement training.

Agenda Item 04: Discuss/Consider: Approval of minutes of previous meetings:

- September 29, 2025

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

Unanimously approved.

Agenda Item 05: 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

During the REDC report, questions were raised about the TA Truck Stop that the REDC had approved a \$5000 Environmental Study, and the construction of the truck stop had stalled. The commission highlighted that staff should follow up on payments due for city utilities.

Motion was made by Commissioner Doyle to approve the departmental reports.
Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 06: Discuss/Consider: Tiny Home Briefing (Brian Jackson)

Bryan Jackson proposed an ordinance that would allow for construction of tiny homes in the City of Ranger.

Motion was made by Commissioner Calvert to place the ordinance on the next agenda for Commission review.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 07: Discuss/Consider: Approval of a Mobile Home Permit for Arrellano (City Secretary)

Motion was made by Commissioner Calvert to approve the permit.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 08: Discuss/Consider: Designate a Records Management Officer (City Secretary)

In order to remain in compliance with the Texas Local Government Records Act, the City of Ranger needed to designate an officer. The Commission recommended designation of an alternate.

Motion was made by Commissioner Calvert to designate the City Secretary as Records Management Officer and the Utility Billing Clerk as the alternate.
Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 09: Discuss/Consider: Approval of Final Executive Summary for Commission Investigation (Mayor)

Moved to Agenda Item 04

The Commission wished to edit the document to reflect “Maintenance” instead of “Memorial” to be written as Ranger Airfield Maintenance Foundation.

Motion was made by Mayor Butler to approve the Executive Summary with edits and attach the document to the approved minutes of the meeting.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 10: Discuss/Consider: Second and Final Reading of Ordinance 2025-:10-14-1-A: An Ordinance of the City of Ranger, Texas regulating the placement and installation of HUD-Code Manufactured Homes and Modular Homes in the City; requiring permits; allowing HUD-Code manufactured and modular homes only in certain areas of the City; Regulating Manufactured Home Communities; providing for certain nonconforming uses; providing a Penalty Clause; providing Severability, Repealer, and Open Meeting Clauses; providing for an Effective Date; and allowing the City Manager to approve such Permits. (City Manager)

Motion was made by Commissioner Calvert to table the second reading of the ordinance until the next meeting.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 11: Discuss/Consider: In-Progress planning for the reopening of Gordon Street (Mayor, Austin May)

Due to the absence of Austin May, there was not any discussion on this matter.

Motion was made by Mayor Butler to table the item until the next meeting.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 12: Discuss/Consider: Require Legal Bills to be on a 30-day deadline (Commissioner Billings)

Commissioner Billings stated that it was good business practice to have invoices sent on a 30-day net in order to prevent old bills from being received with little to know explanation.

Motion was made by Commissioner Calvert to request to amend the contract with the attorney of record to reflect a 30-day deadline.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 13: Discuss/Consider: Review Petition for Temporary Injunction Against the City of Ranger for Commission Action, if needed (Mayor, City Attorney)

Moved to Agenda Item 05

Mayor Butler explained that the City of Ranger had been served with a Temporary Restraining Order involving the Ranger Airfield Foundation land conveyance. The Mayor, City Manager, and the City Secretary appeared in court, and the Temporary Restraining Order was dissolved; the Plaintiff's Application for Temporary Injunction was denied; and costs of the proceeding are taxed against the Plaintiff, attorney's fees will be carried forward for review.

Motion was made by Mayor Butler to attach the order to the approved minutes of the meeting to be posted on the website.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 14: Discuss/Consider: Change the Starting Time for City of Ranger Commission Regular Meetings to 4:30 pm (Mayor)

The Commission discussed changing the starting time of the meetings to 4:30 pm. The mayor shared a few requests to keep the time at 5:30 and noted some of those requests were not from Ranger residents.. Discussion included potential savings against the budget with the earlier start times. There was discussion of considering an early morning meeting time, however, any earlier start time would impact work schedules for some of the Commissioners.

Motion was made by Commissioner Doyle to leave the meetings at 5:30 pm with a Resolution prepared for Policies and Procedures at the next meeting.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 15: Discuss/Consider: Resolution No. 2025-10-14-A – A Resolution for the City of Ranger Recognizing the Importance of Municipal Courts, the Rule of Law, and the Fair and Impartial, Administration of Justice (Municipal Judge)

The commission thanked the municipal judge and court clerk for their service. They highlighted the importance of community safety to include safe driving, not driving impaired, not speeding, maintaining emergency medical information along with emergency contact information and driver's license, tools, first aid kit, and your car's owner's manual.

Motion was made by Mayor Butler to adopt the Resolution.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 16: Discuss/Consider: Payment of the TCEQ Records Violation from 2023 due to missing documents (Public Works Director)

The city was notified that a TCEQ violation was still open from 2003. The City Manager had contacted them and coordinated a settlement for commission approval and action. The issues were related to public notification violations that were still open from the enforcement case. Once settlement is achieved and compliance with the Public Notices are met, then the case would be closed.

Motion was made by Commissioner Calvert to approve the payment of the fine for \$2447.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 17: Discuss/Consider: Advertising for Bids for the Willow Park Pool – Subsurface Investigation (Finance Director, Willow Park Pool)

Mayor Butler suggested getting advertisements for bids by the city for Willow Park Pool Group to get with the City Manager for a subsurface investigation that includes core sampling for the pool.

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

Unanimously approved.

Agenda Item 18: Discuss/Consider: Potential approval of the REDC assistance to the Ranger Beautification Committee for the renovation of the decorative oil derricks. (REDC President)

Vicki Gerdes with the Ranger Beautification Committee presented quotes to the Commission to put a powder coating on the decorative oil derricks in the City of Ranger. The quote had gone from \$3870 to \$4280 for eighteen derricks.

Motion was made by Commissioner Calvert to approve \$4280 from the REDC B-Board for the project.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 19: Discuss/Consider: Update on RekTek (REDC President)

Moved to Agenda Item 06

Angela Deacon presented an agreement to the Commission that included an incentive package with RekTek that would allow REDC to pay RekTek to relocate their business to Ranger. The agreement would include the use of the local bank, materials locally sourced in Ranger and would have a payout of \$2000 at closing, \$250 for a water/sewer deposit, and at 60 days after being open a final payment of \$2000. The funding would be contingent upon the business remaining open for two years or will have to be paid back.

Motion was made by Commissioner Billings to accept the agreement.

Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 20: Discuss/Consider: Ranger Park Revitalization Project (John Boyett)

Moved to Agenda Item 07

John Boyett with the REDC presented an update for the Park Revitalization Project for which he had been appointed the project manager. Updates included fundraising opportunities such as a golf tournament, a brick paver fund drive, and quotes for park equipment.

Motion was made by Commissioner Billings to take no action.

Seconded by Commissioner Calvert.

Unanimously approved.

Agenda Item 21: Discuss/Consider: Purchase of a Police Vehicle (Chief of Police)

The commission discussed the purchase of a police vehicle. This cost is included in the FY 25-26 budget. The police force has two 2018 Ford Explorers with over 100,000 miles. There are funds in the Police Vehicle Fund for the purchase of a vehicle. The Chief of Police explained that there is also money to outfit the vehicle, and they are exploring potential cost savings for that.

Motion was made by Commissioner Billings to approve the Police Department to use the Police Vehicle Fund to purchase a vehicle for \$49,380.95 from Planet Ford.
Seconded by Commissioner Calvert.

Unanimously approved.

Agenda Item 22: Discuss/Consider: Plan Repairs to the Animal Shelter (Chief of Police, Officer Pilant)

Chief Rodriguez noted that there was not currently a plan. The city has submitted an ASPCA grant that could provide around \$100,000. The city had requested bids which were expected before October 17.

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

Unanimously approved.

Agenda Item 23: Discuss/Consider: Carol Stephens becoming an Associate Judge (Municipal Judge)

Carol Stephens, Municipal Clerk, offered to be trained as an Associate Judge at no extra cost to the city for when the Municipal Judge was out of office. A commissioner expressed concern with the optics of the Finance Director overseeing fines. The mayor noted that this was not a real concern as the finance director does not receive those funds, and our municipal court actions are to promote safety and are not a revenue stream. It has highlighted that there is a benefit to having redundant capabilities and alternate staffing for key city activities. After the discussion, the municipal clerk removed herself from consideration.

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

Unanimously approved.

Agenda Item 24: Discuss/Consider: Completion of Roof Repairs at City Hall with the Contingency Funds (Finance Director)

Finance Director, Carol Stephens, received a quote from a local roof repair contractor to replace the roof on City Hall including the subfloor for around \$70k-\$75k with a five-year guarantee. Due to the cost being below \$100k, the item did not have to go out to bid.

Motion was made by Mayor Butler to table the item until the next meeting to address plans for the roof cost.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 25: Discuss/Consider: Adjournment

Motion was made by Commissioner Billings to adjourn.

Seconded by Commissioner Doyle.

Unanimously approved.

Adjourned at 20:09.


These minutes were approved on the 27 day of October 2025

CITY OF RANGER, TEXAS

ATTEST:


Hope Delatorre, City Secretary




Robert Butler, Mayor

BUENGER & ASSOCIATES, PLLC

ATTORNEYS AND COUNSELORS AT LAW

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September 30, 2025

Mayor and City Commission

City of Ranger, Texas

400 W. Main St. Ranger

Texas 76470

Executive Summary

This report presents the findings of an investigation authorized by the Ranger City Commission to review the sequence of events, legal compliance, and public concerns surrounding the 2022 lease amendment between the City of Ranger and the Ranger Airfield Maintenance Foundation (RAMF). The amendment involved the potential conveyance of approximately 80.97 acres of city-owned airfield property, excluding the historic 1928 hangar, to RAMF in exchange for restoration work and long-term economic development.

Fifteen individuals were identified as having potentially relevant information. Some individuals, including former elected officials, refused to participate, however, several individuals were interviewed in person or by phone in June and July of 2025. In addition to interviews, official city documents, emails, public records, and third-party materials were reviewed. This report does not include executive session records (per state law), and some information could not be independently verified.

The Ranger Airfield is a historically significant property and an economic asset to the Ranger community, hosting aviation events and supporting general aviation activities. For many years the airfield was maintained by the Ranger Airfield Foundation (RAF), a nonprofit group of aviation enthusiasts. In October 2018, the City Commission required a new nonprofit entity, the Ranger Airfield Maintenance Foundation (RAMF), be formed specifically to enter into a new lease arrangement with the City. The City Commission chose the five-member Board. At the time one individual was involved in both groups, however, RAF and RAMF were and remain distinct organizations.

RAMF approached the City in late 2021 about acquiring the property, proposing a restoration of the 1928 hangar and construction of vintage-style hangars with residential accommodations (“hangar

* Admitted to practice in Texas and Massachusetts

homes"). Negotiations culminated in a 2022 amendment to the existing lease, drafted by the City Attorney and approved by the City Commission.

Subsequently, however, disagreements emerged within the City Commission, most notably led by an elected official, regarding the legality and terms of the amendment, as well as the appraised value of the property. Communications between the City and RAMF deteriorated rapidly. Despite a formal appraisal valuing the property at \$485,000, concerns were raised, some in good faith, others possibly not, about the adequacy of the agreement. These events led to the City rescinding prior actions and halting the transaction.

This investigation found that while concerns about legal compliance under Texas Local Government Code Chapter 272 may have had merit, the City failed to manage the process transparently or proactively. A lack of leadership, inadequate due diligence, and strained communication between City officials, legal counsel, and RAMF contributed significantly to the breakdown.

The City's decision to disengage from RAMF without a meaningful attempt to cure or renegotiate the agreement led to further community division and litigation. Unsubstantiated and inflammatory personal allegations were made by a sitting official, exacerbating tensions and damaging public trust. These personal accusations of drug and child trafficking at the airport were unfounded.

It should be noted that a city may consider a range of factors for economic development when evaluating the sale, lease, or improvement of land, including projects that promote economic growth, job creation, or community development. There is a demand for aircraft hangars with enhanced living quarters, or hangar homes, with many examples of private development and even public-private partnerships at various airports in the state. As early as November 2021, there was discussion about the City retaining ownership of the 1928 Hangar due to its historic value.

This report underscores the importance of clarity, professionalism, and consistent communication in public decision-making. While mistakes were made, the City Commission, City Manager, and City Attorney bear primary responsibility for the breakdown in this public-private partnership. The findings serve as a cautionary account of the consequences that result when governance is clouded by poor process, speculation, and fractured leadership.

This Executive Summary highlights the principal findings and conclusions of the Commission's review. The attached full report provides a more detailed discussion of the underlying events, documentation, and legal considerations supporting these findings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daniel Adam Miles". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Adam Miles

CAUSE NO. 25-067-DCCV-47566

KEVAN MOIZE,
Plaintiff,

v.

THE CITY OF RANGER,
Defendant.

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IN THE DISTRICT COURT OF

91ST JUDICIAL DISTRICT

EASTLAND COUNTY, TEXAS

**ORDER DISSOLVING TEMPORARY RESTRAINING ORDER AND DENYING
APPLICATION FOR TEMPORARY INJUNCTION**

On this day came on to be heard Defendant City of Ranger's *Motion to Dissolve Temporary Restraining Order and Response in Opposition to Plaintiff's Application for Temporary Injunction*.

1. The Temporary Restraining Order ("TRO") signed on October 3, 2025, restrained the City from acting upon a bid award pursuant to Chapter 2269 of the Texas Government Code.

After considering the pleadings, evidence, and arguments of counsel, the Court finds that the Temporary Restraining Order should be dissolved and Plaintiff's Application for Temporary Injunction should be denied.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. The Temporary Restraining Order entered on October 3, 2025, is DISSOLVED;

2. Plaintiff's Application for Temporary Injunction is DENIED; and
3. All costs of this proceeding are taxed against Plaintiff, attorney's fees will be carried forward for review.

SIGNED this 10th day of October, 2025.



JUDGE PRESIDING
91st Judicial District Court
Eastland County, Texas

4:53 FILED
O'CLOCK p M

OCT 10 2025

Wendy M. McDade, DISTRICT CLERK
By wm, Deputy