

REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, September 8, 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 Manager Charlie Archer	
City Secretary Hope Delatorre	
Public Works Director Daniel Plascencia	
Finance Director/Municipal Clerk Carol Stephens	
Animal Control Officer Carrie Pilant	
Fire Chief Darrell Fox	

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.

Commissioner Doyle gave her thanks for the health of the Fire Chief after his medical event. City Manager Archer gave a shout-out to the Public Works Department for the clean-up of Loop 254; reminded the Commission and citizens that the Spring Market was having their Grand Reopening on Wednesday, September 10, 2025, at 10:00 am; and the Day of Champions clean-up event on September 13, 2025. Commissioner McCullough encouraged anyone with a truck and a trailer to volunteer and City Manager Archer also called for volunteers to help with weed eaters. Mayor Butler reminded everyone that Ranger Homecoming would be the upcoming weekend, and Roaring Ranger Days would be the following weekend.

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

- August 25, 2025, Regular Meeting
- September 2, 2025, Budget Hearing
- September 2, 2025, Tax Rate Hearing

Motion was made by Commissioner Doyle to approve the minutes of the previous meeting. Seconded by Commissioner McCullough.

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

Commissioner Calvert clarified that the Public Works water line project was a water leak on EDC property and this resulted in reduced water loss.

Motion was made by Commissioner Billings to approve the monthly departmental reports. Seconded by Commissioner Calvert.

Unanimously approved.

Agenda Item 06: 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 report on city administration. The Wildfire Mitigation trucks were reported to have been delivered by the end of the month; one full-time position was filled; and the new hire paperwork had been completed. Smallwood Street had been reopened; however, the millings had not been laid. Byrens Street had not been initiated as the new owner had requested

that the city open a different road. The Commission had questions on whether to use the millings to pave the roads or to hold off and wait to add to the next agenda. City Manager also noted that TxDOT had been working on a rough patch in the road beside the Love's Truck Stop.

No action was taken.

Agenda Item 07: Discuss/Consider: Participating in the new National Opioids Settlement (City Manager)

Motion was made by Commissioner Calvert to participate in the Opioids Settlement.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 08: Discuss/Consider: Annual Renewal of the Provision of Services Agreement with the Eastland County Crisis Center. (Eastland County Crisis Center Representative)

Mayor Butler gave a brief description of the program and explained the support requested would be increased by \$500 from last year for a total of \$3000.

Motion was made by Commissioner Billings to provide support of \$3000.
Seconded by Commissioner Calvert.

Unanimously approved.

Agenda Item 09: Discuss/Consider: Terminating a three-year contract with Quadient for a postage meter initiated by a former City Manager (City Manager)

Finance Director, Carol Stephens, explained to the Commission that the agreement signed by a former City Administrator had been free for the first three months and had since been confirmed to be a 36-month contract that the city could not get out of. The Commission questioned whether the contract was valid due to the Administrator not seeking Commission approval to enter into such agreement. The cost of exiting the agreement would equal the total cost of the contract to the amount of around \$950 total.

Motion was made by Commissioner Calvert to allow the City Manager to terminate the agreement after making a phone call to the contract department at Quadient to attempt to negotiate due to improper contract.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 10: Discuss/Consider: Second Reading of the Development agreement between the City of Ranger and the Ranger Airfield Foundation to be authorized for adoption by Ordinance (Mayor Butler)

Moved to Agenda Item 05

Retired into Executive Session at 17:38 to consult with legal counsel

Commissioner Calvert stepped aside as a representative of the Ranger Airfield Foundation and abstained from discussion and vote in Agenda Items 10, 11, and 12.

Reconvened into Open Session at 18:15

The Commission returned from an Executive Session regarding the Development Agreement, the Hangar Lease, and Ordinance 2025-09-08-D.

There was a three-year schedule in the development agreement that will now reflect a goal of a year and a half, and not to exceed two years. The commission wanted to ensure the documents highlighted that the city had rescinded the award of the bid by the RAF for hangar restoration and rejected all other bids. Instead, we will have a lease with the RAF for the historical hangar. However, the city would have a lien against the property until the hangar restoration is completed and accepted. The city's lien would have primary consideration. The ordinance does not address mineral rights. The RAF had asked about the removal of the requirement related to the restoration of the outhouse, but the city wanted to keep that in place. If the RAF dissolves, the easement returns to the city. Acceptance of restoration work will be by an individual identified by the city. In-progress reviews for the hangar restoration will be conducted periodically, rather than all at once, to allow for changes and modifications.

Motion was made by Mayor Butler to accept the development agreement to be authorized by adoption of Ordinance 2025-09-08-D.

Seconded by Commissioner Doyle.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 11: Discuss/Consider: Second Reading of the Lease Agreement for the 1928 Historic Hangar with the Ranger Airfield Foundation to be authorized for adoption by Ordinance (Mayor Butler)

Moved to Agenda Item 06

No significant changes were made to the Lease Agreement for the 1928 Historic Hangar.

Motion was made by Mayor Butler to approve the second reading of the Lease Agreement of the 1928 Historic Hangar to be authorized by adoption of Ordinance 2025-09-08-D.

Seconded by Commissioner Doyle.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 12: Discuss/Consider: Ordinance 2025-09-08-D - Second Reading of an Ordinance of the City of Ranger, Texas, authorizing the conveyance of certain Real Property known as the Ranger Municipal Airport to the Ranger Airfield Foundation in exchange for restoration of the Historic 1928 Airport Hangar and other consideration; authorizing a development agreement with Ranger Airfield Foundation; authorizing a lease for the Historic Hangar property; ratifying past City Commission actions; providing terms of conveyance; authorizing the negotiation and execution of certain documents effectuating this ordinance; making findings of public purpose; providing for publication; and providing an effective date. (Mayor Butler)

Moved to Agenda Item 07*

The Commission requested that along with the identified changes to the ordinance that were discussed including the severability clause and that the information about the Open Meetings Act be added to the document. City Manager Archer clarified that the changes in the ordinance would rescind the award for bid on August 11, 2025. Upon execution of the long-term lease agreement with the RAF on the historic hangar the city commission rescinds the awards of bids made for hangar restoration.

Motion was made by Mayor Butler to approve the second reading of the ordinance that addressed conveyance of certain real property known as the Ranger Municipal Airport in exchange for restoration of the 1928 Historic Hangar and other considerations; and, allowing the Mayor to terminate previous leases associated with this property.

Seconded by Commissioner Billings.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 13: Discuss/Consider: Review and Approval of Fee Schedule Informational Package Information (City Manager)

Motion was made by Commissioner Calvert for the City Manager to put together an informational packet and video as needed.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 14: Discuss/Consider: Ordinance 2025-09-08-C – Second Reading of the Fee Schedule (City Manager)

Some notable changes presented to the Commission was an update to the Tampering Fee and water rates. Due to the changes in wording, the Commission wished to table the discussion until the next meeting.

Motion was made by Commissioner Calvert to table the item until the next meeting.

Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 15: Discuss/Consider: Pump for the Wastewater Treatment Plant, accepting the proposal from Global Pump Solutions (City Manager)

The Public Works Director had previously presented quotes to repair the Wastewater Treatment Plant and sought approval to proceed with the first pump quoted at \$28,203.

Motion was made by Commissioner Billings to move forward with the first pump quoted \$28,203.

Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 16: Discuss/Consider: Donna Thackerson on behalf of the RHPS use of hotel motel tax funds for Roaring Ranger Day (Donna Thackerson, City Manager)

Moved to Agenda Item 08

Justin Koerner represented the Ranger Historic Preservation Society as he presented the proposed budget of the Roaring Ranger Days event to the Commission. Justin asked the Commission to pledge \$6955 from the Hotel/Motel Account. The Commission had originally approved \$100 per entrant into the parade up to \$2500. Justin also noted that the RHPS had partnered with the hotels in Ranger to offer a discount to tourists wishing to rent a room in town.

Motion was made by Commissioner Calvert to pledge \$5,000 towards the Roaring Ranger Days event, paid by the City of Ranger as receipts are provided by Ranger Historical Preservation Society. Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 17: Discuss/Consider: Retire into Executive Session to deliberate any items as authorized by:

Texas Government Code 551.074 Personnel Matters regarding:

- City Manager
- City Secretary
- Finance Director/Municipal Clerk

Formal Release of Executive Summary of Commission Investigation

Retired into Executive Session at 19:51.

Agenda Item 18: Discuss/Consider: Reconvene into Open Session to take action as determined appropriate regarding:

Texas Government Code 551.074 Personnel Matters regarding:

- City Manager
- City Secretary
- Finance Director/Municipal Clerk

Formal Release of Executive Summary of Commission Investigation

Reconvened at 20:39.

The Executive Summary was not discussed, and no action was taken.

A motion was made by Commissioner Calvert to increase the salaries and to reclassify the City Secretary to a salaried position.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 19: Discuss/Consider: Adjournment

Motion was made by Commissioner McCullough to adjourn.

Seconded by Commissioner Doyle.

Unanimously approved.

Adjourned at 20:40.

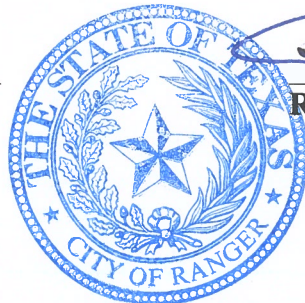
These minutes were approved on the 29 day of September 2025

CITY OF RANGER, TEXAS

ATTEST:



Hope Delatorre, City Secretary



Robert Butler, Mayor