



REGULAR MEETING MINUTES

A Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, August 25, 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	
Finance Director/Municipal Clerk Carol Stephens	
Police Chief Charlie Rodriguez	
Animal Control Officer Carrie Piant	

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 would be closed Monday, September 1, 2025, for Labor Day. City Manager Archer notified the citizens of Ranger that the Spring Market would be hosting a Grand Reopening and encouraged everyone to attend. Mayor Butler thanked Carol Stephens for her hard work building the budget for the 2025-2026 Fiscal Year and Vicki Doyle for acting as Mayor Pro-Tem in his absence. City Manager Archer noted that it was a pleasure to have a full Commission again. Mayor Butler clarified that while he had resigned due to personal reasons that he had rescinded the resignation the next day..

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

- August 11, 2025 Called Meeting
- August 11, 2025 Regular Meeting
- August 19, 2025 Called Budget Meeting
- August 19, 2025 Called Tax Levy Meeting
- August 19, 2025 Called Meeting

Motion was made by Commissioner Doyle to approve the minutes of the previous meetings.

Seconded by Commissioner Billings.

Abstained by Mayor Butler due to his absence during the August 19, 2025, meetings.

Motion passed.

Agenda Item 05: Discuss/Consider: Ranger College requesting roll-off dumpsters for the Day of Champions event (City Manager)

Ahmy Arca, along with Dean Lewis, from Ranger College gave a brief description of the Day of Champions. The City of Ranger will provide six roll-off dumpsters and staff to support the event. Additionally, the City of Ranger Convenience Station will be open for brush. Tires and hazardous materials cannot be dropped off and that once the containers are full no additional dumping will be allowed. The cost will be approximately \$6000 for the six roll-off dumpsters. Commissioner Calvert reminded the rest of the Commission and the citizens of Ranger that Ranger College had been utilizing their own finances to assist with clean-up efforts in the city. It was highlighted that citizens should add their name to the list and if anyone had trucks with trailers they would like to volunteer for the effort that would be very much appreciated.

Motion was made by Commissioner McCullough to provide six roll-off dumpsters to assist with clean-up day.

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 notified the Commission that Love's Travel Center had been apprised of the Commission's decision to approve the lift station repairs and the zero-turn lawn mower had been delivered. He reminded the Commission that the Spring Market would be having a Grand Re-opening and encouraged all to go. The staff will prepare a notice of potential quorum for the event. The City Manager, eHT, and Global Pump had been on a phone call that evaluated the Wastewater Treatment Plant pumps and had resulted in a quote of \$28,703 per pump which would total \$84,609 for the repairs to the system.

No action was taken.

Agenda Item 07: Discuss/Consider: Finance Report: business regarding city administration. The City Commission may provide staff direction; however, no action shall be taken. (Finance Director)

Finance Director, Carol Stephens, gave her biweekly report and explained that sales tax revenues were down 5% over last year. Mayor Butler requested a breakout of the legal fees by task, with a specific total on legal fees for Ranger Airfield Maintenance Foundation (RAMF). City Manager Archer again thanked Carol for all her hard work on the budget.

No action was taken.

Agenda Item 08: Discuss/Consider: Releasing the Executive Summary of Council Investigation (Mayor Butler)

A draft of an executive summary to be considered for release to the citizens of Ranger was provided in the packet to the commission. Mayor Butler suggested that the original version be approved for release instead of the version in the packet. Commissioner Calvert clarified that it was not his intention to suggest the addition of the sentence to the original document without commission discussion.

Motion was made by Mayor Butler to table the discussion to the next agenda for an Executive Session to discuss the contents of the Executive Summary.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 09: Discuss/Consider: Ordinance 2025-09-08-A—First Reading of the Budget for the 2025-2026 Fiscal Year (City Manager, Finance Director)

Motion was made by Commissioner Calvert to approve the first reading of the budget.
Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 10: Discuss/Consider: Ordinance 2025-09-08-B—First Reading of the Tax Rate for the 2025-2026 Fiscal Year (City Manager, Finance Director)

City Manager Archer announced that through careful proofreading and discussion of the tax rate, he wished to clarify that the approved “no new revenue” tax rate which was certified by the Chief Appraiser should have been reflected in the ordinance which was sent with the packet for the commission. He would make the edit to the ordinance that reflected the rate of 0.717119 per 100. The document with this edit is provided to the commission for the first reading of the tax rate ordinance.

Motion was made by Commissioner Doyle to approve the first reading of the tax rate for the 2025-2026 fiscal year.

Seconded by Commissioner McCullough.

Unanimously approved.

Agenda Item 11: Discuss/Consider: Approving a mobile home permit for George and Christy Leal (City Manager)

City Manager Archer reminded the Commission that per the city ordinances, the permit must come before the Commission for final approval. The Leal’s had provided all required documents including pictures of the home for Commission viewing.

Motion was made by Commissioner Billings to approve the mobile home permit.

Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 12: Discuss/Consider: Installing equipment on the new Wildfire Mitigation trucks (City Manager)

Manager Archer sought permission from the Commission to outfit the new Wildfire Mitigation trucks with water cans and holders, safety equipment, fuel box and transfer pump. All of which would be reimbursed by the Wildfire Mitigation Grant.

Motion was made by Commissioner Billings to approve the purchase and installation of the equipment.

Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 13: Discuss/Consider: Development agreement between the City of Ranger and the Ranger Airfield Foundation (Mayor Butler)

Commissioner Calvert excused himself from discussions on items 13, 14, and 15

Jared Calvert with the Ranger Airfield Foundation (RAF) was present answer questions from the Commission regarding documents prepared in regard to a development agreement between the RAF

and the City of Ranger. Mr. Calvert highlighted that the RAF agrees to keep the airport open as an airport and allow a portion of the property to be developed as highly restricted hangar homes as taxable property. A lien would be placed on the property until the Hangar Restoration was completed in lieu of a performance bond. A performance bond might create a situation where if the restoration was not completed then the city would receive monies but would still have to coordinate for the restoration. The lien would be held by the City. The RAF will restore the original hangar. Commissioner Billings had some questions regarding the performance bond and completion deadlines in relation to the release of the lien. Jared reassured her that the three-year deadline was just a cushion the attorney thought best to include in lieu of a worst-case scenario. RAF would accept a closer deadline if the commission preferred, we plan to complete the project next year. Mayor Butler thought to change the wording to “acceptance of completion” instead of “satisfactory completion.” There were some questions as to where the property would fall if the RAF were dissolved. This and the next two agenda items are related so they were separated for discussion leading to the ordinance approval.

Motion was made by Commissioner Doyle to pass the first reading of the document and pass questions on to the city attorney of record.

Seconded by Commissioner Billings.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 14: Discuss/Consider: Lease Agreement for the 1928 Historic Hangar with the Ranger Airfield Foundation (Mayor Butler)

Jared Calvert with the Ranger Airfield Foundation was also present to negotiate a lease for the 1928 Historic Hangar with the Ranger City Commission. Mayor Butler stated that while the survey had been completed by the RAF, questions were raised about the boundaries for the museum that may call for a more formal survey. Commissioner Billings called for an explanation regarding the indemnification clause. Jared clarified that the RAF would not hold the city responsible in case of accidents. Mayor Butler determined that for the second reading of the document, the city attorney of record could provide a plain language explanation.

Motion was made by Commissioner Doyle to approve the first reading of the lease agreement.

Seconded by Commissioner Billings.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 15: Discuss/Consider: Ordinance 2025-09-08-D—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)

Mayor Butler stated an ordinance had to be the legal authority to provide the conveyance of property and the lien involved. Jared Calvert with the RAF clarified that any edits would be provided to RAF for review and negotiations would be allowed but RAF saw no edits necessary on their end. Mayor Butler expressed the need for and importance of a severability clause be added to the ordinance.

Motion was made by Commissioner Billings to approve the first with the addition of a severability clause.

Seconded by Commissioner Doyle.

Abstained by Commissioner Calvert.

Motion passed.

Agenda Item 16: Discuss/Consider: Ordinance 2025-09-08-C – First Reading of the Fee Schedule (City Manager)

City Manager Archer notified the Commission that the water provider, Eastland County Water Supply District, had increased costs to the City of Ranger in January that had not been passed through to the citizens. There were some discussions related to the percentage of pass-through costs and timing of those costs assessed to the citizens. Commissioner Calvert suggested the City Manager provide information bulletins and a video to the citizens to provide information on the reason for the increase and would allow them time to prepare for the increase in rates.

Motion was made by Commissioner Doyle to accept the first reading of the fee schedule with understanding the Commission and city staff can amend by next reading and to have the City Manager prepare information packets.

Seconded by Commissioner Billings.

Unanimously approved.

Agenda Item 17: Discuss/Consider: Allowing Ranger College to use the softball field due to the construction on the campus (City Manager)

City Manager Archer wished to provide the use of the softball field with the concurrence of RISD except for September 13th because of the Ranger Exes softball tournament.

Motion was made by Commissioner Calvert to allow the college to use the fields to show support. Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 18: Discuss/Consider: A possible quorum due to Spring Market grand opening (City Manager)

Due to the potential for a quorum at the Grand Re-opening for the Spring Market, City Manager requested to post a Notice of Potential Quorum.

Motion was made by Commissioner Calvet to post the potential quorum notice.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 19: Discuss/Consider: REDC request to utilize funds to assist a business relocating to Ranger (REDC President)

Moved to Agenda Item 06

The REDC President and Brian Rogers sought Commission approval to spend REDC funds to provide a down payment for RekTek to relocate to Ranger at the old Red Barn building on Loop 254. The total amount to be spent would be \$4250. \$2000 of which would be repaid by RekTex as an no interest loan.

Motion was made by Commissioner Billings to approve the \$4250 for the EDC-A Board to bring in a new local business.
Seconded by Commissioner Doyle.

Unanimously approved.

Agenda Item 20: Discuss/Consider: Approving the updated REDC Bylaws (REDC President)

The REDC President, MJ Dawson also sought approval to amend the REDC A and B board bylaws to adjust the date of the meetings to reflect the third Wednesday of the month.

Motion was made by Commissioner Calvert to approve the change.
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 551.074 Personnel Matters regarding:

- Salary structures to support finalization of the City of Ranger 2025-2026 Fiscal Year Budget

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

Unanimously approved.

Agenda Item 22: Discuss/Consider: Reconvene into Open Session to take action as determined appropriate regarding Texas Government Code 551.074:

- Salary structures to support finalization of the City of Ranger 2025-2026 Fiscal Year Budget

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

Unanimously approved.

Agenda Item 23: Discuss/Consider: Adjournment

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

Unanimously approved.

Adjourned at 19:40

These minutes were approved on the 8 day of September 2025

CITY OF RANGER, TEXAS

ATTEST:



Hope Delatorre, City Secretary





Robert Butler, Mayor