# NOTICE OF A REGULAR MEETING MINUTES

Notice is hereby given that a Regular Meeting of the Governing Body of the City of Ranger, Texas, was held on **Monday, June 22, 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 Staff Present:**

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| Honorable Robert Butler | Mayor |
| Commissioner Vicki Doyle | Place 1-Absent |
| Commissioner Jim McCullough | Place 2 |
| Commissioner Katie Billings | Place 3 |
| Commissioner Jared Calvert | Place 4-Absent |
| Charlie Archer | City Manager |
| Bethany Brown | City Secretary |
| Charles Rodriguez | Chief of Police |
| Darrell Fox | Chief of Fire |
| Carrie Pilant | Animal Control Officer |

**Agenda Item 01: Call to Order-** Mayor Robert Butler
Roll Call/Quorum Check-City Secretary Bethany Brown
Invocation of Prayer
Pledge of Allegiance to the United States Flag
Pledge of Allegiance to the Texas Flag

**Agenda Item 02:** Public Hearing to discuss extending the timeline for the disposal of the mobile home that was torn down at 203 E. Roberts. The property being described as Parcel 52530, BLK 1 LTS 11-13, STUARD ST subdivision, Legal description PT LTS 11,13 and all LT 12. The home has been torn down but the owner is asking for additional time to complete the disposal process. Hilda Peck (owner)

Hilda Peck advised that substantial progress has been made in removing the structure; however, additional time was needed to complete disposal of the remaining frame and debris due to transportation and disposal challenges. Following discussion, the Commission approved an extension through July 31, 2026, to allow completion of the cleanup project.

Commissioner Billings made a motion to grant the extension through July 31, 2026. Commissioner McCullough seconded the motion.

Motion passed unanimously.

**Agenda Item 03:** Public Hearing to discuss whether a variance is possible of ordinance 2022-06-13-J. The owner is asking if there can be a variance of the ordinance to allow

live on her R.V. on her property located at 117 Cypress Street. The owner no longer has a vehicle to travel to and from the R.V. park. Thilena Nevile

Council reviewed Ordinance 2022-06-13(J) and discussed existing provisions regulating recreational vehicles and travel trailers. Discussion focused on the lack of language within the ordinance authorizing variances, temporary occupancy permits, or clearly defined emergency circumstances. Commissioners expressed concern that the ordinance did not adequately address situations involving temporary occupancy during property rehabilitation, emergency housing needs, or care of family members.

Following discussion, the Commission determined that a variance could not be granted under the ordinance as currently written. Council further directed staff to prepare a proposed ordinance amendment addressing temporary occupancy permits, emergency situations, definitions of temporary use, and related provisions for future consideration.

Commissioner Billings made a motion to deny the variance request and direct staff to prepare an ordinance amendment for Council review. Commissioner McCullough seconded the motion.

Motion passed unanimously.

**Agenda Item 04: 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 Commission/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.

Marguerite Williams addressed the Commission regarding maintenance conditions at the city cemetery. Ms. Williams expressed concerns regarding mowing operations and the use of contract labor budgeted for cemetery maintenance. Council directed staff to place the matter on a future agenda for discussion.

No action was taken.

**Agenda Item 05: Discuss/Consider**: Announcements from City Commission or Staff-Comments may be made by commission 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 commission through action; Reminders of community events; or Announcements involving an imminent threat to the public health and safety of the people of the municipality.

City manager Charlie Archer provided an update regarding a proposed travel center development near Interstate 20 and advised that a new group of investors was actively pursuing acquisition of the property for future development.

Commissioners announced the Ranger Public Library Summer Reading Program scheduled for July 13 through July 17, 2026, and encouraged community participation.

Staff announced that City Hall will be closed on July 3, 2026, in observance of Independence Day and reopen Monday July 6th.

No action taken.

**Agenda Item 06: Discuss/Consider:** Approval of minutes of previous meetings:

- May 26, 2026, Regular Meeting.
- May 28, 2026, Special Meeting
- June 8, 2026, Special Meeting
- June 8, 2026, Regular Meeting

The Commission reviewed the minutes from May 26, 2026, May 28, 2026, and June 8, 2026, meetings. A correction was noted to the May 26 minutes regarding Commissioner Calvert's participation and motion record.

Commissioner McCullough made a motion to approve the minutes with changes. Commissioner Billings seconded the motion.

Motion passed unanimously.

**Agenda Item 07: Discuss/Consider:** Reapprove minutes for February 14, 2025, due to there not being a signed copy. (City Manager)

City Manager Archer advised the Commission that a signed copy of the minutes for February 14, 2025, meeting minutes could not be located. Following consultation with the City Attorney, staff recommended reapproval of the minutes to ensure a properly executed official record. Minor typographical corrections were also identified.

Commissioner McCullough made a motion to reapprove the minutes for February 14, 2025, with typographical corrections. Mayor Butler seconded the motion.

Motion passed unanimously.

**Agenda Item 08: Discuss/Consider:** Woodbridge Church to use Willow Park on Friday the 26th. to have their annual event of meal in the park and a 3 on 3 basketball tournament as well as a remote-control car stunt show. (City Manager)

City Manager Charlie Archer presented a request from Woodbridge Church to utilize Willow Park for its annual community outreach event, scheduled to include a community meal, a three-on-three basketball tournament, and a remote-control vehicle stunt show. Staff advised that the event would utilize existing parking, eliminating the need for Texas Department of Transportation notification. It was noted that the church did not request additional facilities and would be responsible for post-event cleanup and trash removal. Commissioners commented on the success of previous events and the positive impact the church continues to have within the community before approving the request.

Commissioner McCullough made a motion to approve the request. Commissioner Billings seconded the motion.

Motion passed unanimously.

**Agenda Item 09: Discuss/Consider:** Consent item, the approval of the City Managers report. (City Manager)

City Manager Archer reported on recent professional development activities, including attendance at the Texas Municipal Clerks and Managers conference and meetings with representatives of the Texas Department of Agriculture and the United States Department of Agriculture regarding grant and financing opportunities.

Staff provided updates regarding utility infrastructure funding opportunities, wildfire mitigation activities, implementation of an asset management system for City infrastructure, and ongoing code enforcement and property mitigation efforts. The City Manager reported that recent culvert purchases for drainage improvements were completed at a reduced cost through vendor negotiations, resulting in savings for the City.

Staff also reported submission of wildfire mitigation reimbursement requests totaling approximately $35,964.87 for payroll and fuel expenditures. Updates were provided regarding mitigation assessments, property cleanup efforts, and future project planning.

Commissioner Billings made a motion to approve the City Manager's Report. Commissioner McCullough seconded the motion.

Motion passed unanimously.

**Agenda Item 10: Discuss/Consider:** Consent item, the approval of the EDC financial report for May 2026. (Doyle Russell)

Mayor Robert Butler reviewed the May 2026 Economic Development Corporation Financial Report. Board A has $683,664.42; Board B has $219,843.21. Robert reported combined Economic Development Corporation assets totaling approximately $1,007,619.

Commissioner Billings made a motion to approve the report. Commissioner Doyle seconded the motion.

Motion passed unanimously.

**Agenda Item 11: Discuss/Consider:** Adjournment

Commissioner McCullough made a motion to adjourn. Commissioner Billings seconded the motion.

Motion passed unanimously.

**Mayor Butler adjourned the meeting at 6:31pm.**

**These minutes were approved on the** 27 **day of** July **20**26

**CITY OF RANGER, TEXAS**

**ATTEST:**

Bethany Brown

**Bethany Brown, City Secretary**

Vicki Doyle

**Vicki Doyle, Mayor**