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, July 13, 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:

Honorable Robert Butler	Mayor-Absent
May Pro Tem Vicki Doyle	Place 1
Commissioner Jim McCullough	Place 2
Commissioner Katie Billings	Place 3
Commissioner Jared Calvert	Place 4
Charlie Archer	City Manager
Bethany Brown	City Secretary
Fire Chief	Darrel Fox
Police Chief	Charles Rodiguez
Animal Control Officer	Carrie Pilant
Public Works Director	Daniel Palencia
Finance Director	Carol Stephens

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

The meeting was called to order at 5:33pm; Mayor Robert Butler was absent; a quorum was present. City Manager Charlie Archer offered the invocation. Following the invocation, those in attendance recited the Pledge of Allegiance to the Flag of the United States of America and the Texas Pledge.

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 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.

City Secretary Bethany Brown reported that no citizens signed up to speak.

No action taken.

Agenda Item 03: 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.

Mayor Pro Tem Vicki Doyle expressed appreciation to the Public Works Department for their dedication during the Fourth of July holiday weekend. The Commission recognized employees for responding to multiple emergency water main breaks throughout the holiday, including three separate leaks during the weekend and an additional major leak on Young Street earlier in the day. The Commission commended staff for their prompt response, professionalism, and willingness to work through the holiday to restore water service to residents.

Mayor Pro Tem Doyle further noted the positive attitude displayed by Public Works personnel while responding to the emergency repairs and expressed appreciation for their continued commitment to serving the community.

Mayor Pro Tem Doyle also reminded residents that the city is entering the hottest and driest portion of the summer season. Citizens were encouraged to keep grass mowed and vegetation maintained around their homes to reduce wildfire risk and help protect structures during periods of extreme heat and dry conditions.

No further announcements were made, and no action was taken.

Agenda Item 04: Discuss/Consider: Evergreen Cemetery Maintenance and upkeep. (Marguerite Williams)

City Manager Charlie Archer advised the Commission that the agenda item had been requested by Marguerite Williams; however, Ms. Williams was not present at the meeting.

No action taken.

Agenda Item 05: Discuss/Consider: Accepting or rejecting a proposal from Clarity Pools to provide investigation, evaluation, and technical services for the existing Willow Park municipal pool so the City of Ranger can make informed decisions regarding repair, renovation, or replacement. (City Manager) The evaluation is intended to help identify potential structural concerns, subsurface risks, and long-term feasibility of the existing facility. Geotechnical testing and engineering analysis will be performed by third-party consultants and is expected to include:

- Soil borings
- Laboratory testing
- Subsurface evaluation
- Engineering report and recommendations
  Total Estimated Project Budget: $18,875.00

City Manager Charlie Archer presented the proposal submitted by Clarity Pools to provide investigation, evaluation, and technical services for the existing Willow Park Municipal Pool. Mr. Archer advised the Commission that the proposal was the only bid received and that the Willow Park Pool Group had raised sufficient funds to cover the estimated project cost of $18,875.00, resulting in no financial obligation to the City. The proposed evaluation includes

geotechnical testing, engineering analysis, and subsurface investigation to assist the City in determining the long-term feasibility of repairing, renovating, or replacing the existing pool.

Commission members discussed the scope of the proposed work, including restoration of the property following soil borings, temporary removal and replacement of fencing, contractor insurance requirements, and whether the City or the Willow Park Pool Group should serve as the contracting entity. Commissioners emphasized that City property should be restored to the same condition, or better, upon completion of the project and that appropriate proof of insurance should be provided before work begins. Following discussion, the Commission agreed the Willow Park Pool Group should contract directly with Clarity Pools and assume responsibility for ensuring the project is completed in accordance with the City's requirements and that all disturbed areas are restored upon completion.

Commissioner Jared Calvert made a motion to authorize the Willow Park Pool Group to contract with Clarity Pools for the proposed investigation and evaluation services for the Willow Park Municipal Pool, contingent upon the contractor providing satisfactory proof of insurance approved by the City Manager and the Willow Park Pool Group ensuring City property is restored to the same condition, or better, upon completion of the project. The motion was seconded by Commissioner Billings.

Motion passed unanimously.

Agenda Item 06: Discuss/Consider: An increase in employee health insurance. The city did not have an increase last year but now we are facing a 15% rate increase. The city is currently paying 748.24 per month per enrolled employee; the new rate would be $860.48. The rate the city is being quoted has a $3000.00 annual deductible. The city could get a lower rate if we go to a $5000.00 deductible. The lower rate would be an increase of 8.71% which would be 813.41. (City Manager & Finance Director)

The Commission received a presentation from James Freeman, representing the Texas Health Benefits Pool, regarding the City's employee health insurance renewal for the upcoming plan year. Mr. Freeman reviewed the renewal proposal and explained that the City's current health insurance plan would experience a 15 percent premium increase, raising the monthly employer cost from $748.24 per enrolled employee to $860.48, while maintaining the existing $3,000 deductible and $7,000 out-of-pocket maximum.

Mr. Freeman explained that the increase was largely driven by rising healthcare costs and statewide market conditions affecting medical services and prescription drug expenses. Although the renewal reflected a 15% increase, the Commission was advised that many comparable plans across the state were experiencing even higher premium increases. The presentation also included information regarding employee wellness programs, preventive health screenings, telehealth services, and other benefits available through the Texas Health Benefits Pool. Commission members discussed the financial impact on the City's upcoming budget, the value of continuing to provide comprehensive health insurance as an employee benefit, and the potential effect that higher deductibles could have on employees seeking medical care. City Manager Charlie Archer and Finance Director Carol Stevens recommended maintaining the current benefit structure, noting that the City continues to pay 100 percent of employee health insurance

premiums and that preserving the existing coverage would remain an important recruitment and employee retention benefit.

Commissioner Calvert made a motion to approve renewal of the City's employee health insurance plan at the new monthly premium rate of $860.48 per enrolled employee while maintaining the current $3,000 deductible and $7,000 out-of-pocket maximum. Commissioner Billings seconded the motion.

Motion passed unanimously.

Agenda Item 07: Discuss/Consider: The Ranger Airfield Foundation is requesting the City Commission's formal approval to name a newly established private road within the private airfield subdivision. To honor local aviation history, specifically the Wright Brothers, who built the first airplane to land in Ranger in 1911, we request that this private drive be officially named: **"Wright Way"**. (Ranger Airfield Foundation)
This request is driven by an immediate need for utility infrastructure:

1. **Utility Requirements:** Oncor Electric Delivery requires an official physical structure address before they drop a meter or connect electrical service to the site.

2. **911 Addressing Prerequisite:** The Regional 911 Addressing Coordinator cannot assign a legal physical address to this property until the underlying private access road has a name officially approved and recorded by the City of Ranger.

Commissioner Calvert of the Ranger Airfield Foundation explained that Oncor Electric Delivery requires an official physical address before electrical service can be established and that the regional 9-1-1 addressing authority cannot assign addresses until the private roadway has been officially approved and named.

City Manager Charlie Archer reported that he had consulted with Oncor Electric Delivery, Eastland County 9-1-1 addressing personnel, and the City Attorney regarding the request. He advised the Commission that approval of the roadway name would not obligate the City to construct, maintain, repair, or assume ownership of the private roadway. The roadway would remain privately owned and maintained by the Ranger Airfield Foundation. Mr. Archer further explained that approval would solely facilitate assignment of official 9-1-1 addresses and improve emergency response by providing unique addresses for future hangars rather than relying upon multiple address extensions from Ode Street.

Commissioner McCullough made a motion to formally approve the Ranger Airfield Foundation's request to name the private roadway "Wright Way" for the sole purpose of establishing official 9-1-1 addresses. Commissioner Billings seconded the motion.

The motion passed unanimously.

Abstention: Commissioner Jared Calvert abstained from voting.

Agenda Item 08: Discuss/Consider: Code Red annual subscription payment. (City Manager)
The contract with Code Red that was signed in 2021 had an expiration date of 04/15/2024 but the contract had an automatic renewal for each year thereafter. We are still bound to pay this final

invoice and then the contract will officially be cancelled on 04/15/2027. The city is on the county wide alert system SIrcom at no charge to the city.

City Manager Charlie Archer presented the final invoice associated with the City's CodeRED emergency notification system contract. Mr. Archer explained that the original agreement, executed in 2021, contained an automatic renewal provision that extended the contract beyond its original expiration date. Although the City has transitioned to the countywide Sircom emergency notification system at no cost, the City remains contractually obligated to satisfy the final annual payment before the CodeRED agreement can be officially terminated. Mr. Archer advised the Commission that the outstanding balance of approximately $5,400.00 had already been budgeted and that staff had attempted to negotiate an early release from the contract; however, CodeRED declined to waive or reduce the remaining contractual obligation.

The Commission discussed the advantages of the new countywide notification system, including its enhanced geographic notification capabilities, the ability to target specific neighborhoods, and the expanded communication options available for emergency events, public works notifications, and service interruptions. Staff explained that although the new system is operational, additional user training remains scheduled before full implementation. Until the CodeRED contract expires, both systems will remain available to ensure uninterrupted emergency notification services.

Commissioner Billings made a motion to approve payment of the final CodeRED annual subscription invoice and authorized termination of the contract upon completion of the current contract term. Commissioner McCullough seconded the motion.

The motion passed unanimously.

Agenda Item 09: Discuss/Consider: Pre-Budget Presentation and Draft Strategic Plan for FY 2026-2026. (Mayor, City Manager, and Finance Director)

Finance Director Carol Stevens presented the preliminary draft Strategic Plan and provided an overview of the City's budget development process for Fiscal Year 2026–2027. She explained that the document serves as the framework for the upcoming budget and will continue to be refined as department heads submit operational goals, capital requests, and budget priorities. Ms. Stevens advised the Commission that the current draft closely follows the format adopted during the previous fiscal year and that additional key objectives and departmental initiatives would be incorporated prior to final adoption. Department heads are scheduled to participate in individual budget meetings to discuss operational needs, anticipated projects, and funding priorities.

Commission members discussed the proposed budget calendar, including anticipated budget workshop dates, publication requirements, and statutory deadlines associated with adoption of the annual budget and tax rate. Staff reported that the proposed budget is expected to be available for public inspection by July 24, 2026, with budget workshops tentatively scheduled for August 24, 2026, and September 14, 2026, allowing sufficient time to complete all required notices before the statutory deadline of September 30.

Commissioner Billings made a motion to receive the draft Strategic Plan and pre-budget presentation with no action taken. Commissioner McCullough seconded the motion.

The motion passed unanimously.

Agenda Item 10: Discuss/Consider: Rewiring Contract for Wastewater Facility. (City Manager and Mayor)

City Manager Charlie Archer presented a comprehensive update regarding electrical infrastructure improvements needed at the City's wastewater treatment facility. Mr. Archer reported that recent repairs had successfully restored all three influent pumps to full operation and that the plant was currently functioning as designed; however, additional infrastructure improvements remain necessary to improve long-term reliability and reduce future maintenance costs.

Mr. Archer reviewed several proposed capital improvement projects included within the engineering estimates presented to the Commission, including:

- Replacement of deteriorated guide rails and associated equipment on the influent side of the facility, with an estimated project cost of approximately $24,374.54.
- Replacement of the primary electrical control panel serving the influent pumps, with an estimated cost of approximately $31,200.00 including labor and materials.
- Installation of a Supervisory Control and Data Acquisition (SCADA) monitoring system throughout the wastewater treatment facility, with an estimated cost of approximately $57,000.00.

Mr. Archer explained that the SCADA system would significantly improve the City's ability to remotely monitor equipment performance, receive automated alerts regarding operational issues, and identify developing equipment failures before catastrophic breakdowns occur. Staff noted that implementation of additional monitoring technology could substantially reduce future repair costs similar to those recently experienced at the wastewater facility.

Commission members discussed the age of the existing electrical equipment, ongoing maintenance requirements, compatibility of replacement components, and potential funding options through the upcoming budget process. Staff advised that while the first two projects represent necessary infrastructure improvements, the SCADA system is considered a desirable long-term investment that may be deferred depending upon available funding.

Mr. Archer further advised that staff would continue evaluating available budget resources and, if sufficient funds become available before the close of the current fiscal year, would return to the Commission with a recommendation for proceeding with the highest-priority improvements.

Commissioner McCullough made a motion to receive the report and take no action at this time. Commissioner Calvert seconded the motion.

The motion passed unanimously.

Agenda Item 11: Discuss/Consider: Consent item, the approval of the City Managers report. (City Manager)

Mr. Archer reported that recent code enforcement efforts resulted in the successful cleanup of a property on Cypress Street after the property owner came into compliance with City ordinances. He also advised the Commission that additional public hearings may be scheduled for other properties requiring further code enforcement action.

Mr. Archer updated the Commission on the City's Wildfire Mitigation Program, including an upcoming workshop, reimbursement activities, and the successful cleanup of a nuisance property where approximately nineteen tons of debris and multiple abandoned vehicles were removed. He noted the significant positive impact the project had on the surrounding neighborhood.

Additional updates included the online auction of surplus City vehicles, continued discussions with prospective business developers, implementation of GIS mapping within the City's iWorQ software, progress on Texas Water Development Board grant applications, and the upcoming water rate study through the Texas Rural Water Association to support future infrastructure planning.

Mr. Archer also reported that a lien had been filed for cleanup costs associated with 204 Little Street and provided an update on ongoing financial discussions related to future water system improvements and grant funding opportunities.

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

The motion passed unanimously.

Agenda Item 12: Discuss/Consider: Consent Items; the Approval of Monthly Department Reports:

- Library Report: Librarian Diana McCullough
- REDC 4A Report: MJ Dawson
- REDC 48 Report: MJ Dawson
- Municipal Court Report: Judge Doyle Russell
- Fire/EMS Report: Chief Darell Fox
- Police Department: Chief Charles Rodriguez
- Animal Control Report: Officer Carrie Pilant
- Public Works Report: Daniel Plascencia
- Finance Report: Carol Stephens

Library Report

The Commission reviewed the monthly report submitted by Librarian Diana McCullough. Staff reported 226 library visitors, 174 books circulated, 99 computer users, and 31 reference requests during the reporting period. Commissioners also recognized the ongoing Summer Reading Program and encouraged community participation.

Ranger Economic Development Corporation Reports

The Commission reviewed the monthly REDC reports. Discussion included routine financial activity and loan payments. Commissioners requested additional clarification regarding several financial documents included within the report packet for future reporting purposes.

Municipal Court Report

The Municipal Court report was reviewed. Commissioners requested that future reports more clearly identify revenue generated from Code Enforcement cases and distinguish those collections from other municipal court revenues.

Fire/EMS Report

Fire Chief Darell Fox presented the monthly Fire/EMS Report and provided an overview of departmental operations for the month of June. Chief Fox reported a total of 118 emergency responses, consisting of 74 EMS calls and 44 fire calls. He advised the Commission that the department recently completed its required Medicare and Medicaid re-enrollment process and is currently undergoing both State EMS and Fire inspections. Chief Fox also highlighted the continued success of the HAZ Alert traffic notification system, which alerted approximately 2,871 motorists during emergency responses, contributing to responder safety. He reported average response times of 4.1 minutes within the City and 6.4 minutes overall. Additionally, Chief Fox announced that department personnel have begun paramedic training through a $35,000 grant, allowing the department to continue expanding the level of emergency medical services provided to the community. Commissioners commended the department for its continued professionalism and dedication to public safety.

Police Department Report

Police Chief Charles Rodriguez presented the monthly Police Department Report, advising the Commission that June had been the busiest month since his arrival with the City. During the reporting period, the department responded to 354 calls for service, conducted 473 business security checks, completed 32 case reports, made 19 arrests, conducted 84 traffic stops, issued 61 warnings, and issued five citations. Chief Rodriguez also provided updates on ongoing code enforcement cases, implementation of newly required officer safety equipment, and the department's continued use of the City's iWorQ software to document missing or damaged traffic control signs throughout the community. Commissioners discussed future street sign replacement efforts and expressed appreciation for the department's continued commitment to public safety and proactive community policing.

Animal Control Report

Animal Control Officer Carrie Pilant presented the monthly Animal Control Report and provided an update on shelter operations, animal intake, adoptions, and ongoing enforcement activities. The Commission also discussed preparations for the department's continued efforts to improve shelter operations while working toward compliance with state requirements. Commissioners recognized the department's continued dedication to animal welfare and community outreach.

Public Works Report

Water/Wastewater Superintendent Daniel Plascencia presented the monthly Public Works Report, advising the Commission that water consumption increased during June, resulting in the City purchasing more wholesale water than during the same period last year. Combined usage by La Costa, Lone Cedar, and Walton Valley increased by 502,914 gallons, while the contractor reconstructing the interstate rest area purchased an additional 60,000 gallons. Mr. Plascencia also noted that Eastland purchased approximately 22 million gallons of water during June, compared to Ranger's 13 million gallons. Mr. Plascencia reported that the department experienced

relatively few water leaks and replaced approximately 80 feet of two-inch water main on South Commerce Street. At the wastewater treatment plant, staff collaborated with contractors to return all three influent pumps to full operation and complete electrical improvements to the pump monitoring system. Staff also continued maintenance on utility covers, performed cleanup at the City dump, and reported that sanitation operations have increased average monthly revenues from approximately $578 to $1,100 while reducing dumpster usage.

Finance Report

Finance Director Carol Stevens presented the monthly Finance Report and advised the Commission that a corrected Profit and Loss Statement had been distributed after a formula error was identified and corrected. Ms. Stevens reported that the City made a $1,000,000 payment toward the Wildfire Mitigation Grant loan, reducing the remaining balance to approximately $95,000. She also noted that the City's bank account balance was approximately $97,000 following the payment. Ms. Stevens reported that sales tax revenue increased from the previous month but remained below collections for the same period last year. She also highlighted a $4,000 renewal payment for the City's iWorQ wildfire mitigation software, which is expected to be reimbursed through the grant program, and a $3,000 charitable contribution to the Eastland County Crisis Center that had been included in the current fiscal year budget.

Commissioner Calvert made a motion to approve the monthly departmental reports as presented. Commissioner Billings seconded the motion.

The motion passed unanimously.

Agenda Item 13: Discuss/Consider: The purchase of a used 2021 Chevrolet Tahoe with a full Police package from the town of Holland Texas. The unit has 75,000 miles on it and is in excellent condition. The price is $30,000.00. (Chief of Police)

Police Chief Charles Rodriguez presented a proposal to purchase a 2021 Chevrolet Tahoe Police Package from the Town of Holland, Texas, for $30,000.00. Chief Rodriguez advised the Commission that the vehicle has approximately 75,000 miles, is fully equipped as a police unit, and is in excellent mechanical and operational condition. The proposed purchase would allow the Police Department to replace an aging patrol vehicle while minimizing the costs associated with outfitting a standard vehicle for law enforcement service. Chief Rodriguez explained that acquiring an already-equipped police vehicle would provide significant savings compared to purchasing a new patrol unit and installing emergency equipment separately. Commissioners discussed the condition of the vehicle, anticipated service life, budget considerations, and the department's long-term fleet replacement needs.

Commissioner Billings made a motion to approve the purchase of the 2021 Chevrolet Tahoe Police Package from the Town of Holland, Texas, in the amount of $30,000.00. Commissioner McCullough seconded the motion.

The motion passed unanimously.

Agenda Item 14: Discuss/Consider: Review updated Draft Ordinance for Animal Control Regulations and Requirements to Protect Public Health and Safety. (Chief of Police and Animal Control Officer)

Police Chief Charles Rodriguez and Animal Control Officer Carrie Pilant presented the updated draft Animal Control Ordinance for Commission review. The Commission discussed several provisions of the proposed ordinance, including enforcement procedures, animal pickup responsibilities, and clarification of certain requirements. Commissioners also discussed procedures for responding to deceased wildlife within the city limits and the coordination between Animal Control and the Texas Game Warden when applicable.

Commissioner Billings made a motion to take no action pending further review of the draft Animal Control Ordinance. Commissioner McCullough seconded the motion.

The motion passed unanimously.

Agenda Item 15: Discuss/Consider: After Action Review of Paws4Cause Event (Chief of Police and Animal Control officer)

Animal Control Officer Carrie Pilant presented an after-action review of the Paws 4 Cause event. Ms. Pilant reported that the event was well attended by both vendors and the public and was considered a success. She stated the event provided valuable insight for planning future events and that vendors responded very positively to the overall organization.

Ms. Pilant advised the Commission that neighboring communities provided vendor lists following the event, including a list from the City of Coleman, resulting in approximately 250 potential vendors available for future invitations. She further reported that all dogs housed in the event kennel were adopted, including two adoptions during the event and an additional adoption following completion of a quarantine period. Donations received during the event, including proceeds from the car show and public contributions, totaled approximately $1,000. Commission members commended staff, volunteers, sponsors, and community partners for their efforts in making the event successful and expressed support for continuing the event in the future.

Commissioner Billings made a motion to take no action; Commissioner McCullough seconded the motion.

The motion passed unanimously.

Agenda Item 16: Discuss/Consider: City of Ranger Animal Shelter options related to Repairs or Construction of a New Shelter. Discuss progress to bring shelter into compliance and cost updates to include grant/loan options. (City Manager, Chief of Police, Animal Control Officer)

City Manager Charlie Archer and Animal Control Officer Carrie Pilant discussed the City's ongoing efforts to improve the Animal Shelter and evaluate options for necessary repairs or future replacement.

Mr. Archer advised the Commission that, based upon discussions with the Texas Water Development Board, the City is currently unable to incur additional debt while pursuing major water infrastructure funding. As a result, staff will continue pursuing grant opportunities and donations to fund shelter improvements rather than financing the project.

Staff reported that immediate priorities include repairing deteriorated kennels, removing, and replacing damaged insulation, repainting kennel areas, resealing the floors, and addressing ventilation concerns. The Commission also discussed obtaining quotes for spray foam insulation, hazardous material removal if necessary, and determining the current balance of donated shelter funds before moving forward with additional improvements.

Commissioner Calvert made a motion directing the City Manager to obtain quotes for spray foam insulation, contact qualified contractors for insulation removal and installation, verify the available shelter donation funds, and schedule a special meeting, if necessary, to review repair options and project costs. Commissioner Billings seconded the motion.

The motion passed unanimously.

Agenda Item 17: Discuss/Consider: Adjournment
There being no further business to come before the Commission, Commissioner McCullough made a motion to adjourn the meeting. Commissioner Billings seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Doyle adjourned the meeting at 8:03pm.

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

City of Ranger, Texas

ATTEST

Bethany Brown, City Secretary

STATE OF TEXAS CITY OF RANGER

Vicki Doyle, Mayor Pro Tem