

**RANSOM CANYON CITY COUNCIL MEETING
APRIL 9, 1996
MINUTES**

The Regular Meeting of the Ransom Canyon City Council was called to order by Mayor Lee Kitchens at 7:00 P.M. April 9, 1996 at the Ransom Canyon Fire House, 1 Ridge Road, Ransom Canyon, TX. Aldermen present were Erika Hoeve, Charles Burford and Ken Williams. Inez Speed arrived late due to her duties at the precinct run-off elections. Bill Green was absent.

MINUTES: The minutes of the March meeting were approved on Erika Hoeve's motion and Charles Burford's second.

FINANCIAL REPORT AND CLAIMS AND DEMANDS: Approved on Charles Burford's motion and Erika Hoeve's second. The Mayor asked city departments to begin to put their budget requests in order, prioritize them, and indicate if new expenses would be an ongoing item or a one time expense.

DEED RESTRICTIONS FOR TRACT R- At the last council meeting the council discussed the need to write Deed Restrictions for this area which is the last undeveloped area not belonging to the POA, located directly adjacent to the newly developed Block 20. This land has been sold, subdivided, and sold again, but Deed Restrictions have not been written for the property. The question had been referred to Attorney John Sims who answered that the city was covered by the stipulation in the Deed Restriction that there would be no building on unplatted land. The council and Architecture Committee simply would not approve a prospective home or other improvement unless the land would be platted, complete with appropriate Deed Restrictions. John's opinion was that the question was simply answered through the Deed Restriction and no other document would be necessary.

COMMITTEE REPORTS: Wayne Gentry was absent so there was no report from the City Supervisor. The Architecture Committee had tentatively approved a set of plans for Block 4 Lot 6. This lot is quite small, and a two story home had been designed that would comply with the set backs. Block 4 in the Deed Restrictions stipulates that all two story homes must have a ground floor living area of 750 square feet, and this home only had 675 square feet. (not including porches or garages.) The entire home met the requirements for the entire structure, it was only the ground floor that was shy. The council voted to grant the permit, based on motion to approve from Charles Burford, second from Erika Hoeve. Inez Speed abstained. Ken Williams voted nay, stating that he was concerned about setting precedent for a variance of this kind. The motion carried on two yeas from Hoeve and Burford and one nay from Williams. Erika Hoeve stated that the Deed Restrictions does allow for exceptions, and it appeared that the council would either need to grant a variance for the set back provision, or the size of the first floor. This lot had been planned as a developable home site, so in her opinion it was reasonable to grant accommodation for such a small lot.

POLICE: Ray Short was attending another meeting and was not present.

COURT CLERK: Reported four active cases, no tickets in March, one case was closed when the individual completed her defensive driving course.

FIRE DEPT.: Wayne Rawls reported no fire or medical calls, a successful pancake breakfast, 3 attending the fire conference, one as instructor, two as students.

LIBRARY: Kim Copeland reported 93 patrons, 70 children and 23 adults. 84 books and 23 movies are in circulation. The Easter egg hunt April 4 was a big success. 24 children attended. Books can be returned at this time with no fine. An answering machine has been added to the library phone, giving monthly activity updates and library hours.

POA: Karen Bornick reported on the POA annual meeting. The new officers are: Chip Polk, President; Allan Butler, Vice President, Karen Bornick, Secretary, Bruce Bradford, Treasurer. Other Officers are: James Durham, Jim Gregory, and Donna Ricks.

Open Forum: One contractor is due to start work Thursday, April 11, and the other is due to start Monday, April 15.

Lee Kitchens briefed the audience on the extended power outage suffered by residents on West Lake Shore, Foothill Drive, East Lake Shore, East and West Brookhollow. This is the area that SPEC had scheduled to replace, and major work will begin at once. Lee had visited with SPEC about the outage, and the unacceptable duration. SPEC had written letters to all individuals that were affected, and had offered to attend the council meeting. Lee explained that several factors had been at work. There was a major main line burnout underground at the Party House parking lot. There was a domino effect, and so there was difficulty locating, along with the concern about back feeding. With a second and third crew, power was restored by 11:00 A.M. This time, conduit and loop systems are being installed. The lines will be installed in a trench between the asphalt and the concrete curbing. When all work is completed, SPEC will help with the resurface work which the city will do to enhance the appearance of the streets.

No further business, the meeting was adjourned.

Melissa Verett
City Secretary