

**TOWN OF RANSOM CANYON
CITY COUNCIL MEETING
JUNE 14, 1994
MINUTES**

The regular monthly meeting of the Ransom Canyon City Council was called to order at 7:00 P.M. by Mayor Lee Kitchens. Council members Inez Speed, Charley McQueen, Ken Williams, Charlie Burford and Erika Hoeve were present. The house was full.

MINUTES: Erika Hoeve corrected the minutes of the May meeting by pointing out in paragraph three, page one should read, "Mayor Kitchens administered the oaths of office to Inez Speed, Charles Burford, and Erika Hoeve." With this correction, Charles Burford moved to approve the minutes, Inez Speed seconded, and all approved.

FINANCIAL REPORT: Charley McQueen noted that the fire department is at 35% of their budget, and he asked if they had several large purchase items pending. Lee Kitchens answered that they did. Erika Hoeve remarked that the sewer utilities were higher than budgeted, and if the usage billed reflected the repair work. Wayne said he believed the work was done half way into the last billing cycle of SPEC, so the next utility bill will reflect a true reading. Erika Hoeve commented that the repair work wouldn't save us any budgeted funds, but would help to pull the expense back on line for future months. Erika then moved to approve the financial and to pay the claims and demands, Charles Burford seconded, and all approved.

PURCHASE OF C.D. : Charley McQueen reported to the council that we had seized to opportunity to purchase a \$40,000 2 year CD with a yield of 5.4 %. Interest will be assigned every six months. This increases the yield on these I&S funds by 2.2 %. The CD becomes due on June 10, the day we plan to pay our last bonded indebtedness.

JULY MEETING DATE: The July meeting date was changed to July 5 on a motion by Charles Burford, second by Erika Hoeve and unanimous approval.

SECOND WATER METER STUDY: Charles Burford presented the results of his analysis of the second water meter billing. The meters were analyzed according to their purpose (landscape , outbuilding, pool or second water line to main residence.) the number of lots involved, the water usage maximums, and averages, the amounts billed per policy, the gallons billed, the minimum usage charge and the cost to the city for the gallonage used. Burford then explained his analysis of the meters that are not landscape, but do involve second structures, or are second meters to the main home structure. Then he gave his recommendations which were that the second meters should have some charge due to the fact that city expense is incurred in the reading and forever after maintenance of the meter, including advising the homeowner of costly leaks in their systems.

Ransom Canyon's billing policies: Each meter that is "on line" should be billed the same. This requires the minimum charge even though the usage may indicate 0 gallons use. The sewer fee should be charged whenever the meter, 1st or second \, can be expected to generate additional sewage. The garbage fee should be charged whenever the facility served by the 2nd meter can be expected to generate additional garbage.

Burford then applied the policy to this end. The second meters to two residences should be charged the usage, including the minimum of \$11.50., but no sewer or garbage charge. The meter to the pool should be charged the standard water fees, plus the sewer fee, but not the garbage. The meter to the outbuilding at one residence should be charged standard water fees, but not sewer or garbage.

Much discussion followed. Erika Hoeve believed the second meters should be charged a flat handling fee/service charge, add the two readings together to get the total usage, but no second meter fee under any condition for sewer or garbage. Resident Paul Harph objected to any handling fee/service charge at all, commenting that he paid to have the meter installed, and he did not see that it was going to cost the city any more money. Mayor Kitchens called for a motion to this effect to include refunding one customer. Charley McQueen said he would like to set the service charge at \$11.50. Erika believed that rate was too high, that \$5.00 would be better. Mayor Kitchens again called for a motion. Erika made the motion, including the refund, but Charlie Burford questioned how far back the refund should go. The council suggested October 1, 1993, the beginning of this fiscal year. Erika again repeated the motion, Charlie Burford seconded. Melissa and Wayne requested clarification of the proposal as it applies to landscape meters, some of which also supplied water to outbuildings, such as garages. This would entail billing the landscape meters as they had always been billed with the \$11.50 minimum which Erika believed would be unfair. Much confusion ensued, and the council tabled any action until they could discuss it at the work session. This motion was made by Enka Hoeve and seconded by Charlie Burford, all agreed to table action.

Mayor Kitchens discussed the Utility Rate Survey published by TML, showing that Ransom Canyon's water rates were lower than the statewide averages, and much lower than the rates charged by Buffalo Springs. The same holds true for sewer rates. As a side note, Ransom Canyon charges Buffalo Springs approximately \$5.24 per month per customer, but Buffalo Springs bills their customer twice that at \$11.06 per month. See chart extract below, (taken from TEXAS TOWN AND CITY: 1994 UTILITY RATE SURVEY, Published by Texas Municipal League, June 1994* Volume LXXXI. Number 6)

Water fees		fee for		AVG Total	
Population	5000 Gal	10000 Gal	Customers	Avg Usage	
2,000 or less, Average	\$16.35	\$25.43	446	6819 Gal	
Ransom Canyon 800	\$14.85	\$23.26	357	15000 Gal	
Buffalo Springs 423	\$33.10	\$38.10	350	5000 Gal	
Sewer fees					
2,000 or less, Average	\$10.09	\$14.16	388		
Ransom Canyon 800	\$ 7.00	\$ 7.00	343		
Bufflao Springs 423	\$11.06	\$11.06	350		

HISTORICAL MARKER CEREMONY: Mayor Kitchens appointed Ken Williams and Charlie McQueen to work with Ann Drake in planning this fall ceremony.

BUDGET DISCUSSION: Mayor Kitchens explained the city's current financial situation , the year end projections that show a surplus, and the first cut at the budget for next year, showing average 2.5 percent inflation factors over 93-94 expenditures. Handouts were available for the audience showing summations of department projections, the tax base estimated changes, and the bond payoff details. Charlie Burford explained that the department summaries were misleading because none of the departments included the related labor or administrative expense . These items were in two separate departments.

Erika Hoeve pointed out that the bond payoff incorrectly showed two additional years of bonds due. The council's long term plan has been to pay these debts off early, with a June 10, 96 payoff date. The chart that was printed does not show the accelerated payments.

Department heads presented their individual department requests. Mary Brown had the library budget planned around an expected 4% inflation increase from Lubbock County. Police Chief Ray Short presented two budget requests. The first was for a one man department, not including payroll and payroll related expense, was for a total annual amount of \$7,150, an increase over last year's \$6300. His second budget request was for a second full time policeman, costs not including labor totaled \$31,950. Erika

Hoeve requested a reason for the need of a second full time officer, since he had not used the budgeted amount this year for a part time officer. Wayne Rawls presented the fire dept. budget request of \$16420, which is a decrease from last year's \$16546.

BUFFALO LAKE SEWER PAYMENTS: Expensive repairs were made to the sewer plant in April. Buffalo was notified six weeks in advance of the situation and of the need for the repairs. Buffalo has refused to pay for the repairs, with no explanation to date. Buffalo's delinquency now stands at \$16,899.

COMMITTEE REPORTS: Wayne Gentry reported new building permits for a house at B 19 L 17,18, and additions for B 19 L 35, B 12 L 1 2 and B 32 L 7,8. He also reported for the minutes record that two roofs had been constructed with non approved roofing, but that the builders had removed the roofs and put roofs on that were in compliance with the roofing ordinance.

Ray Short reported 1 accident, 4 arrests, (1 on warrants, 3 trespass and public intoxication and disorderly conduct.) All of this revenue goes to the county. He had 33 calls, 13 were when he was not on duty. The situations involved 4 varmints, 5 suspicious vehicles (4 were residents), 4 calls re. boats, 5 alarms, 2 welfare checks. He issued 5 tickets, 2 for speeding, 2 Minor in Possession of alcohol, and 1 for running a stop sign. He issued 28 warnings for trespassing and traffic violations. He also investigated a case where golf clubs disappeared from a front porch. He had 3 medical assists, and 3 family disturbance calls outside the city. Ken Williams asked if things were more aggressive, and Ray replied that trespassing is up, especially since Buffalo raised their gate fees.

Inez asked if a ticket had been issued to Mark Lawson over the incompletd rock house. No fine has been assessed because Lawson is putting glass in the windows.

Ken Williams told Ray that the many workers this summer are speeding between the hours of 8:00 and 8:30 A.M. as they get to their job sites in the city. Erika Hoeve remarked the same problem on her street, West Lake Shore Drive.

Wayne Rawls reported for the fire department, 1 medical call for chest pain, with a 1 minute response, and the first responder truck response time at four minutes. The EMT program is working. There were no fire calls for the month. Benton Kastman is the latest new volunteer. \$150 profit was earned on the latest pancake breakfast. A bed has been donated to make it more comfortable for the volunteers who work weekend call duty at the firehouse.

Mary Brown reported that the library now has a copy of John Grisham's THE CHAMBER She also has new titles by Louis L'Amour and Dick Francis on tape.

EMERGENCY ITEM, ORDINANCE # 124, ADOPTING THE WATER SAFETY ACT: In response to the POA's request to the Game Wardens to designate a no-wake zone , thereby making it enforceable, the state Parks and Wildlife declared that Lake Ransom Canyon is a private lake, and therefore not subject to the benefits of patrol by the Game Wardens. Ray is waiting for written confirmation of this. In the meantime, the city council felt that they should take action to empower Ray Short to write tickets for lake violations, trespassing, water violations, etc. To this end the council adopted the Texas Water Safety Act. This action was taken upon Charles Burford's motion and Erika Hoeve's second. All approved.

OPEN FORUM: Carol Farris is the angel who is caring tenderly for the flowers in the front entrance planter boxes. Charles Burford believed that new construction should have measures to control erosion. Agenda item for July.

July 4th picnic will be on July 4. Buffalo will not have fireworks.

Work session set for June 21 at 7:00 P.M.