

**TOWN OF RANSOM CANYON
CITY COUNCIL MEETING
AUGUST 8,1995**

The regular meeting of the governing body of the Town of Ransom Canyon was called to order at 7:05 by Mayor Lee Kitchens. Council members present were Bill Green, Charles Burford, Inez Speed and Ken Williams. Erika Hoeve was absent.

MINUTES: Charles Burford moved to approve, second by Bill Green, all approved.

RESOLUTION # 50: COPS FAST GRANT BUDGET AMENDMENT: Motion to approve from Inez Speed, second by Charles Burford, all approved.

RESOLUTION # 52: LIBRARY BUDGET AMENDMENT: Motion to approve from Charles Burford, second by Bill Green, all in favor.

FINANCIAL REPORT: 10 months into the year, all is solvent and on schedule. Motion to approve from Charles Burford, seconds from Inez Speed and Bill Green, all approved.

SPEC: Monte Wolgamott and William Northcutt were at the meeting to present four proposals to the council for their planned replacement/repair of their lines on Brookhollow and East Lake Shore. They emphasized again that the work was necessary to improve service to these areas, that service disruptions from this area accounted for more than any other service area. The council had not seen the proposals, and so had not had the opportunity to study the options. Mayor Kitchens asked Wayne Gentry to review the options, to work directly with the SPEC reps, and a solution would be worked out that would be reasonable and -economically feasible for both entities. No action taken on this item.

TAX ASSESSOR/COLLECTOR'S REPORT: Melissa Verett reported that Ransom Canyon's 1995 values as certified by the appraisal district are \$47, 907,932, an increase over last year's \$39,259,250.

New 1995 property accounts for \$2,129,054. The balance of the increase is the result of the reappraisal. The collection rate for taxes is 100%. Of a \$290,487 tax levy, \$293,384 was collected. The excess collection is from penalty and interest, tax certificates and earned interest. We are not required to use more than 100% in effective tax calculations. The delinquent tax roll was presented to the council. At this time the total delinquency for the Canyon is only \$4,047.51. Three homes are on the list, but these owners have been paying as agreed on installment contracts. One home has delinquencies for four years, with taxes due to all entities, school, county, etc., and the Appraisal District has

filed suit for foreclosure, received a judgment, and the property will be sold on the courthouse steps the second Tuesday of September. Inez Speed asked about the seventeen lots that reflected several years of delinquency. Melissa explained that they, also have been notified by the tax attorney that they are being sued for back taxes. Two of the lots are close to foreclosure proceedings.

The 1995 effective tax rate is substantially lower due to the remarkable property value increase. The 1995 effective tax rate is .63454

The 1995 notice & hearing limit is .65357.

The 1995 rollback rate is .65357.

The tax rate is made up of two parts. The 1994 Maintenance & Operation rate	= .37270
The 1994 Debt rate	= .36722
The total 1994 rate was	.73992

The 1995 Maintenance & Operation rate	= .34518
The 1995 Debt rate	= .30839
The total 1995 rollback rate	= .65357

The city council has directed the tax assessor to use \$35,295 from savings in order to pay part of the scheduled \$183,040 debt service. This result of this decision achieves the lowered tax rates. Paying the debts early has saved the Town of Ransom Canyon \$177, 849 in interest payments. Charles Burford explained to the audience that he had made a study several years ago to compare tax rates of surrounding cities, but discovered that many variables existed in the form of higher utility rates, the existence of sales tax, the existence of commercial businesses, etc. Overall, other cities run their business on \$2.50 plus. Ransom Canyon runs on \$1.50. He saluted the city staff and the city council for responsible management. He went on to make the following motion: 1. Accept the certified values from the appraisal district., 2. Accept the 100% Tax Collector's report, 3. Accept the effective tax rates and rollback rates as calculated, based on the direction to the Tax Assessor to use \$35,295 from savings to help pay the long term debt of \$183,050. Inez Speed seconded the motion, and all council members approved.

BUDGET HEARING: The audience had copies of the budget that had been proposed. Mayor Kitchens announced that this budget represented a landmark year in which the city would pay off all debts, and would go into the '96-97 fiscal year debt free. He also stated that the council had worked very hard to balance this year's budget, beginning with a budget that was \$79,000 in the red. Total expenses and revenue balanced at \$618,365. Ad Valorem tax was based on .65357 per thousand. These figures represented 17.75% increases. Much of the increase was triggered by the influence of the COPS FAST Grant that for this 1995-96 fiscal year, is fully funding salary and benefits for a second police officer. The city is financing additional police support expenses for this officer. Charles Burford stated that the law requires a record vote from the council that expresses each member's intent regarding the tax rate. He therefore moved that for the 1995-96 fiscal year the council adopt a tax rate that is no higher than the notice and hearing rate of

\$.65357. Bill Green seconded the motion, and all approved. This means that no notices and hearings are necessary, so the council will adopt a budget and a tax rate at the next meeting, the first Tuesday of September, September 5.

Mayor Kitchens added that several factors were at work on individual tax bills. The assessed values for homes for the most part went up. This increase helped to lower the city tax rate by 9 cents. The taxpayer may not see a drop in dollars paid due to the increase in value. Also, the city has no control over school or county taxes. He hoped that the taxpayers would remember that the city council took appropriate action to protect the rights of the taxpayers. If out of pocket taxes go up, it will not be because of the city.

COMMITTEE REPORTS:

CITY SUPERVISOR: All action has been taken to legally demand action that will result in demolishing the adobe home site at the front entrance. John Sims explained that our letter demanded action in thirty days. With no response from the contractor or the property owner in thirty days, the city can demolish the site and send the bill to the bonding company. Our ordinances do deal with this situation, and the city is taking the action that is allowable. The thirty day limit is near, so hopefully the site will be cleaned up in two or three weeks.

The city council suggested that Wayne purchase a shelter to protect from the sun when water meters must be installed in order to protect city employees from heat stroke.

ARCHITECTURE CONTROL COMMITTEE: This committee had met five times in July, approving five sets of plans, and sending one set of plans back for more information. David Williams term of office will expire September 5, 1995, and finds that personal demands on his time are such that he declines re appointment at this time.

POLICE: Ray Short reported the following activity for the month. The police car has 107,000 miles on it, and he and Wayne Rawls put another 2679 miles on in July.

47 calls:

- 6 alarms
- 7 vehicle assists
- 6 calls re: fireworks
- 9 calls re: suspicious vehicles
- 2 " " 911 hang up calls
- 2 security surveys
- 2 welfare checks
- 3 police escorts (taking kids home who have broken bicycles)
- 2 welfare checks (Mom doesn't answer the phone, please see about her)
- 1 call to handle family violence
- 1 call to investigate a report of a missing person

14 of these calls were while the officer on call was off duty. 7 calls re; the lake. There were 51 trespassing warrants, and 9 traffic warnings. 3 theft reports were taken. There were 33 vacation watches, and 8 calls re animals: 4 dogs, 1 bat, and 3 raccoons. Finally, there were sixteen assists to other law enforcement agencies, 6 to LSO, 4 medical calls, 4 to the city water department, and 2 to DPS.

FIRE DEPT.: Four medical calls.

LIBRARY: Kim Copeland, the new librarian, reported on the current raffle to help the funds shortfall., the 193 patrons, and the 200 books and movies that were in circulation this month. Interesting activities such as book swap day and story time. Raffle drawing at the Sept. 5 meeting. Volunteers expected to help keep library in order. Susan Williams was approved by the council as board member, Bill Green's motion and Charles Burford's second, all approved.

POA: Wes Long emphatically encouraged everyone to attend the POA meetings, that they are struggling with property transfers, board authority, procedures and liabilities, by-laws revisions., and building more boat slips as a ftmd raiser. The Echo will be out tomorrow because the editor had a car wreck.

OPEN FORUM: The dam is not leaking right now.

ADJOURN: Motion from Charles Burford, second from Inez Speed, all agreed.

Melissa Verett