

## Minutes January 23, 2008 City Council Called meeting

### Special Called Meeting

Tuesday, January 22, 2008

### Minutes

This meeting of the Ransom Canyon City Council met in open session Tuesday, January 22, 2008, at 6:30 PM, at the Ransom Canyon City Hall.

Present for the Council: Mayor Robert Englund. Mayor Pro-Tem Ron Cox, Councilmen: Jack Randorff, James Overby, and Donna Clarke.

Bernie Gradel was present.

Also present: Harold Needham, Melissa Verett and Murvat Musa.

The meeting was called to order and a moment of silent meditation was observed.

2. A. Mayor Robert Englund briefed the council about the action that has been taken recently by the City of Lubbock and the plans that Lubbock is making for their water line, water service to Roosevelt and affairs concerning water service for the Menaldi entity. Robert explained that Lubbock has asked Ransom to extend Ransom Canyon's Certificate of Need and Necessity (CNN) to the Menaldi entity. If Ransom does not do this, Lubbock will go forward with a line that will serve only Menaldi and Roosevelt. This will cut Ransom out of any additional water allocation at this time.

Bernie reviewed the cost of the CNN. Ransom can expect Lubbock to participate in this expense, according to what Tom Adams has said in meetings.

Lubbock is still changing their water rates. Bernie Gradel explained that Tom Adams had sent new numbers just that day. Bernie has run a ten-year comparison of the potential cost of the two choices that Lubbock has offered. Lubbock offered for Ransom to choose either: 1. the Lubbock residential (commercial) rate, or 2. A rate that is 3 x the winter rate. (This is 3 x B1 rate). Bernie's initial numbers seem to show that it would be better for Ransom to choose the commercial rate. Bernie stated that this was an early conclusion, and should not be taken as his final opinion. Hugo Reed is still working on this comparison.

Ransom Canyon will get the 81.7 % discount that was bargained for when the first contract was written. This discount was achieved through this manner. Lubbock granted their "wholesale" customers an 81.7 % discount, and Ransom was granted wholesale customer status. Tom Adams says this discount will continue, even though all customers will now be considered as one...that is commercial. Lubbock no longer has a wholesale customer category, so this discount will need to be included somehow in the contract.

Bernie said the rates continue to change. He will continue to try to get better rates by asking Lubbock to consider our dry seasons when the water use was high, as opposed to the most recent year, when rainfall was higher, and Ransom's water use was low.

Robert explained that the original contract did not allow Ransom to resell outside their city limits. The new contract changes that stipulation.

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Lubbock wants to avoid litigation with the Menaldi entity, and Lubbock also wants water run-off and downstream rights. They are building a new reservoir at Post.

Lubbock pumps water at nearly 100 psi. The council briefly discussed the storage capacity for increased volume. Dr Cox wanted numbers based on fact, and Bernie said he would try to extract this effect on our system. However, Lubbock is moving forward and expects to start construction this March, and put in place by August, before school starts. They requested an answer from Ransom Canyon by the February 12, 2007 city council meeting.

The council discussed the legalities of annexation of Menaldi's land. There would be benefits for both entities. Water service is the first step of annexation.

\*Jack Randorff made the motion to authorize the Mayor to accept the Block 2 proposal, unless drastic changes indicate going back to the council. The Mayor is authorized to negotiate the best rate possible for Ransom Canyon. Ron Cox seconded the motion, and all approved.

\*Jack Randorff also made a motion to procure the CNN and extend the CNN to the areas in the ETJ. This motion included funding related engineering costs, with an expected total funding to be \$15,000. Ron Cox seconded the motion. All approved.

### 3. Building and Zoning Ordinances.

Bernie is getting started on this project. Donna Clarke presented a sample ordinance from the City of Garland for ham antenna tower regulation. Donna explained the city's responsibility in this issue, and she explained that Ransom could move on this without the entire body of zoning changes that is under consideration.

Donna described some additional features that she would like to see included in this ordinance:

- The tower must be screened.
- There must be no encroachment. An array would not be allowed because it would be an encroachment.
- Any tower would negatively affect property values.
- The council discussed the height that would be allowed.
- Only one antenna per property would be allowed.
- Reduction of obtrusive lighting.

Mayor Englund said his plan was to write the ordinance and run it through the TML attorneys, Matt Matzner, and John Sims.

This Ordinance was handed to Bernie to write and resubmit.

Donna Clarke asked about expenses related to garbage collection. Harold said a truck would cost \$175,000 plus another man, plus gasoline. Jim Overby said he did not want to

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be responsible to answer for all of the service complaints that come along with garbage collection. The council generally did not want to get into the collection business.

Ron Cox moved to adjourn, Jim Overby seconded. All approved.

Melissa Verett