

Ransom Canyon City Council Minutes
Council Meeting November 13, 2007

CALL TO ORDER 6:30 PM

Mayor Robert Englund called this meeting of the Ransom Canyon City Council to order at 6:30 PM. Aldermen Donna Clarke, Ron Cox and James Overby were present. Jack Randorff arrived later. Kevin Carlson was absent. Alderman Carlson notified Mayor Englund on November 9, 2007 that he would be out of town for this meeting.

OPEN MEETING AND ACTION: The Council reconvened into open meeting, and the Mayor made these announcements. No action was taken in the executive session.

1. Boyd v Ransom Canyon

The Mayor entertained a motion to adopt a settlement agreement in Boyd v Ransom Canyon. This agreement would approve all points that were agreed upon in the Mediation that took place October 22, 2007. Jack Randorff moved to approve this settlement agreement. Ron Cox seconded the motion, and all voted aye.

2. Verett Resignation

The council voted unanimously to accept the resignation of Melissa Verett. This action was taken on a motion from Jack Randorff, second from Ron Cox.

Mayor Englund reported that he had a letter of resignation from Linda Williams as well. This letter was not on the agenda, so will be considered at the next council meeting. Linda asked to be released as soon as possible, but no later than January 1.

Mayor Englund asked Melissa to proceed with recruiting a City Secretary, pay in the mid-30's, and a receptionist, and pay around \$16,500. It would be nice if they lived in Ransom Canyon. Pay will be DOQ. The City Secretary will need to be TMCA (Texas Municipal Clerk Association) certified, go through Municipal Clerk, TMCA certification and complete this certification within three years.

3. October Meeting minutes were approved. This action was taken on a motion from Ron Cox and second from James Overby. All voted aye.

4. The November Financials still need period 13 adjustments from the audit. The audit will be examined in December. James Overby moved to approve the report, Ron Cox seconded, all approved.

5. City of Lubbock Water Line Activity:

Mayor Englund updated the council on the Roosevelt water line activity. Lubbock is dealing with the owner of the Ransom Canyon shopping center, and plans are being studied that would take water through the shopping center, straight to Roosevelt. These plans would cut Ransom Canyon out of the picture. Mayor Englund warned the council

that this was a potential loss on the part of the city, and the city needed to work things out with Joe Menaldi in order to provide water for this area somehow.

6. ATMOS Grip Filing:

Cities suspending the 2006 GRIP Surcharge from Atmos were asked to continue to object by way of another Resolution. Atmos has specifically declined to further extend the effective date beyond December 1. All cities that suspended the effective date of Atmos latest Grip surcharge, must take final action on or before December 1. The recommendation and passage of the denial resolution will not cut off settlement if Atmos wants to engage in negotiation process. The attorneys for the small cities asked for another Resolution stating objection to the Grip.

Ransom Canyon passed this resolution. This action was taken on a motion from Ron Cox and second from James Overby. This motion passed unanimously.

7. Minimum Building Permit Fee, and Fee for Small Project:

The city is losing money on this permit fee, because the inspection fee that the city pays to Area Wide Inspection costs more than the permit fee that is being charged to the customer who takes out the permit.

Melissa Verett asked the council to amend ordinance 04-00230 in order to increase the minimum fee that is charged for a building permit, in order to reverse current lost revenue because of this matter.

The current fee that is being charged is \$25. (A Minimum fee is charged, for instance, for projects such as special access permits, landscape permits, sprinkler systems, docks, retaining walls. The fee is charged essentially for any project that does not fit the 30 cents per square foot format.)

Harold is now assigning all inspections to Area Wide inspection, and Area wide inspection is charging \$75 per inspection, effective October 1, 2007. The city is losing money.

In addition to this issue, there is an issue about the city losing money for inspections for buildings under 200 square feet. The Universal Building Code exempts buildings under 200 square feet from having to have a permit. We have never charged money for these buildings, i.e. we have never inspected buildings under 200 square feet. This limit has long been a cut off provided by whatever Building Code was adopted throughout the years.

Harold has declared that these buildings sometimes have electricity or plumbing. It is his opinion that if they do, they must be inspected. This inspection now costs \$75. The city has not been charging a permit for these buildings, period, reasoning that no matter what, they are exempt from the permit according to the building code.

Now, however, if Harold wants to inspect these small projects, it will cost the city \$75.00. The city will be losing money if it does not pass this cost along to the customer.

Melissa pointed out that \$75 plus a \$10 administrative fee would save the city from losing money, but would be burdensome to the customer.

Jack Randorff moved to increase the minimum building permit fee to \$85.00. Ron Cox seconded the motion.

During discussion, Jack asked Harold why we are contracting these small projects to Area Wide. Harold said he was contracting all inspections no matter what to Area Wide.

The city council could not reason a solution to this issue, and Alderman Clarke did not like the wording of the old Ordinance 04-00230 anyway. Alderman Overby did not like the wording of the penalty clause for Ordinance 04-00230. So the council instructed the building permit office to table this issue. Mayor Englund asked Attorney Hubbert to work on a rewrite of this ordinance. No instructions were given to the attorney about council position on these questions.

8. Harold Needham presented the proposal from Armor Asphalt for a seal coat for East Lake Shore Drive. This proposal was approved and was accepted unanimously on a motion from Jack Randorff, second from Donna Clarke.

Harold and Benny Garcia went to school on a safety course. The blowers at the plant have been changed and are working as designed, running on alternate days.

9. SPAG is having a bidder's conference for solid waste grant funding and Donna Clarke wants to participate in this project. She wants to have recycling in the city. She asked Melissa to attend this bidder's conference so that some plans could be formulated for a small recycle center or a small Transfer Station. Melissa said she would attend the meeting. Mayor Englund commented that there was no money in the budget for this type of activity.

10. RV LOT Norman Brown and Jack Shropshire were not at the council meeting to present their complaints about the RV lot. Mayor Englund said he would meet with these gentlemen about their concerns, and provide guidance for writing some rules and regulations for the RV Park that could be considered by the council.

Mayor Englund noted that there was no money in the budget for improvements at the RV lot.

11. The city council declined to purchase a banner for the Lubbock Chamber of Commerce Centennial Celebration.

12. The Building Committee asked to meet with the city council to discuss current event issues. The council agreed to this meeting. The committee also asked to talk directly to the attorneys about some matters. The council said ok.

13. Fire Chief Rand McPherson reported zero fire and medical calls. The new Beck fire truck has been delivered and is in good order. The other new truck is expected after Thanksgiving.

Police Chief Wayne Rawls reported quiet month, but plans for Christmas are being formulated. The cameras have not been activated because the normal band width for South Plains Telephone is not sufficient to carry the technology. So he is looking at the Door for service for the security camera equipment.

Librarian Kim Copeland reported that her board was treated to a dinner at Joe's Crab Shack as a courtesy from this company because they messed up the summer reading club end of year catered party. This dinner was delightful, and Kim said a good time was had by all. They have listed their goals that were met last year and new ones that they plan to meet next year. This is an active, vital board, one of the best volunteer committees in the canyon. Kim extended her thanks and appreciation for everything they do to make the library the best community outreach activity in the city.

The after school adventure program is going well with smaller crowds, but just as much energy and fun. Kim is delighted with the library patrons and the students who participate in this fall library function. Thanks to Jane Hodgkins and April Kitchens who have both presented wonderful programs.

The Christmas open house is December 6, 5:00 – 6:30.

Books have been purchased in memory of Chris Bertram, who loved Disneyland, Chris McGee, Clayton Neal, and Charles Brown.

Judge Gary Bellair reported that the court had one new citation with one judgment for a dog running at large.

Mayor Englund commented how very much the city appreciates the work of Judge Bellair.

14. No report from the **POA**, except that they have written a letter regarding their action approving John Schmersey's use of the POA land that runs behind his house.

The council discussed this item briefly, but no action was taken.

15. **Open Forum**: Donna Clarke asked if the city staff would look into the garbage pick-up program, and if any improvement could be gained if the city were to pick up their own garbage.