

TOWN OF RANSOM CANYON
CITY COUNCIL MEETING
SEPTEMBER 10, 2002
MINUTES

1. The Ransom Canyon City Council met in open session Tuesday evening, September 10, 2002, beginning at 7:00, called to order by Mayor Robert Englund. All council members were present, Leon Whetzel, David Peterson, Dick Hulslander, Glen Robertson and Kyle Ashley. The Mayor called for a moment of silence.

2. David Peterson requested a change to the minutes on page 2, fourth paragraph. The section should read "...on South Lake Shore Drive. They also approved a proposed fence with the proper set-back." With this correction, Mr. Peterson moved to approve the minutes of the August 13 meeting; Leon Whetzel seconded the motion, all approved. David Peterson moved to approve the minutes of the September 3 tax hearing; Glen Robertson seconded the motion, all approved.

3. Mayor Englund explained that a bill paid to A Plus leak detection was paid when the city believed that a plumbing problem at 3 East Lake Shore Drive was the city's responsibility. Further investigation seems to indicate that this problem is that of the homeowner, not the city. The decision to pay the bill was made given the best information at hand. David Peterson moved to approve the Claims and Demands and Financial Report, Dick Hulslander seconded the motion, all approved.

Resolution # 73 releasing all unencumbered funds to the general fund was passed unanimously on a motion from Glen Robertson, second from Dick Hulslander.

4. Several Actions were listed that related directly to budget and tax rate adoption. These actions were all adopted with one motion from Dick Hulslander, second from David Peterson. There was discussion about the increase in the water rate. It is a 4-cent per thousand-gallon increase from the City of Lubbock that is being passed through as a 4-cent increase per thousand gallons. With this motion and second, the following actions were unanimously approved in the following order:

- A. Capital Improvement Program: Ordinance No. 183,
- B. Operating Reserve Fund: Resolution No. 74,
- C. Approve 02/03 Budget: Ordinance No. 184,
- D. Approve 2002 Tax Rate: Ordinance No. 185,
- E. Approve New Water Rate: Ordinance No. 186.

5. The City Council appointed a City Subdivision and Planning Committee as a response to the increased interest in development of the land outside Ransom Canyon City Limits, within Ransom Canyon's Extra-Territorial Jurisdiction. This committee is charged with studying and formulating recommendations to the City Council regarding development and planning of the City of Ransom Canyon. They will also be asked to study the city's present rights and responsibilities concerning the city's half-mile ETJ. If a subdivision ordinance is in order, the committee will be charged with drafting a document for consideration by the City Council. The committee members are:

- ☞ Jim Bertram, Jim Bertram, owner Planning Services, an urban planning consulting firm.
Former City Planner for the City of Lubbock, member of the National City Planners Assoc.
- ☞ Cindy Reinhardt, business and life coach, former Director of Planning City of Houston
Housing Authority, former member of the NCPA
- ☞ Jack Randorff, P.E., and acoustical consulting engineer.
- ☞ Ron Childress, Director of Construction, GRACO Real Estate Development.
- ☞ Glen Robertson, owner, Robertson Bonded Warehouse, advising representative from the City
Council
- ☞ Lee Kitchens, P.E., former Mayor of Ransom Canyon, presently on the Building Control
Committee

Dick Hulslander moved to appoint this group of individuals to this committee; Kyle Ashley seconded the motion, all approved with the exception of Glen Robertson, who abstained. Motion passed.

This committee adjourned from the city council meeting to have their own meeting and work session at City Hall.

6. Leon Whetzel explained to the council that the proposed by-pass of the South Lake Shore lift station had graduated to a priority repair. The cost will be around \$40,000. Under emergency status this contract can be awarded to a single individual without a public bid. Allen Doggett is interested in doing the work, which is in the process of engineering. Test holes have not been drilled, yet. This repair is deemed an emergency because only one of two pumps is working, and the working pump is leaking. Dick Hulslander moved to approve the project; David Peterson seconded the motion, all approved.

7. Leon Whetzel reported on his meeting with the Board at Buffalo Lake, September 9, 2002. All board members were present, and their manager, Jerry Robertson. Mayor Robert Englund also attended this meeting. Leon explained the project cost for the South Lake Shore bypass and lift station, the evolution of the plant and the history of the meters for the two entities. Buffalo's meter has been broken for several years. Ransom Canyon's plan is to install a new meter at the Buffalo/Ransom Canyon boundary. At that time the 46% usage ratio will change to more accurately reflect Buffalo's portion of the effluent that flows through the plant. The new meter should be installed in the same time frame as the new plant construction.

The South Lift Station bypass was a budget concern, but Leon reached agreement with them to bill them this expense through this year. The lift station will be billed to them in their 03/04-budget year. Leon commented that it was a productive meeting; the board members were engaged in the discussion and interested in the information.

The council agreed that Buffalo is a good neighbor and we appreciate them as a good customer.

8. The Building Control Committee was quiet this month.

9. Operations report was moved to the end of the meeting.

10. Police Chief Wayne Rawls commented that several parking tickets had been issued this month. Boat permits for 162 watercraft brought in \$2950 in revenue. The boatlift has been purchased for housing for the police boat. The automatic rifle has been sold to another police department. A digital camera has been purchased for police evidence gathering equipment. The 9/11 anniversary alert status is orange. Mayor Englund asked if the valves from Lubbock could be turned off in a terror event to Lubbock water system. These can be turned off and would be turned off remotely from the City of Lubbock control base.

11. Fire Chief Rand McPherson reported that FEMA denied the latest grant application. The truck is at DACO, waiting for the new tank. It should be back in circulation this month. SPEC might donate a truck, and there are many possibilities about the type of truck that this might be. The fire department wants to bid on a first responder truck that is being auctioned by the City of Slaton EMS. It is a 1991 Ford Explorer equipped with lights and sirens, with 120,000 miles. The present first responder truck is a 1971 vehicle with 326,000 miles. Bids are due by September 26.

The fire department also asked for funds to purchase a used natural gas generator for \$2999, plus installation expense, to run the firehouse in the event of emergency. . A new generator would cost \$9600.

David Peterson asked where the old generator went. Rand explained that they had given their generator to Harold to run the sewer plant and to pull around to run lift stations.

Oktoberfest is October 12, 6:00 P.M. at the island.

The council discussed the purchase of the vehicle, and noted that non-budgeted purchases needed to be emergency, and needed to be on the agenda as action items. Mayor Englund decided to table the issue, and called for a meeting Tuesday, September 17, 2002 to discuss both the truck and the generator issues.

Chief McPherson reported that a new automatic weather station was downloaded and operating. It would measure temperature, rainfall, barometric pressure, rainfall in a specific time period. It could be used to measure the evaporation rate on the lake.

12. Librarian Kim Copeland sent her report to the council, and the library is rocking along splendidly. She has been in touch with Roosevelt and Slaton, and has books on hand for the accelerated reading program in both schools. This outreach program serves around 100 students.

13. POA board member Carol Hulslander reported that the POA was in the black, filing and collecting liens for maintenance fees. Andy Wilson found an automatic chemical dispersal system for the pool at an on-line auction.

9. Mayor Englund recognized Operations Manager Harold Needham, who asked the council about using prisoner labor to do odd jobs around the city. The county work-release program will send a sack lunch, they will pick up and deliver them, and all they ask is that the city provide supervision. Harold said his department would provide supervision, as the police department stated that they would not. David Peterson asked whose liability insurance would be engaged, and Harold will find that out. Decision on this was tabled pending Harold's findings about the insurance.

The council said to spray again for mosquitoes. Leon Whetzel said to get the weeds and tumbleweeds mowed. Chief Rawls said he was working on the list and had already notified the POA that the meadow needed mowing.

Harold said the street on West Lake Shore Drive was getting worse, and asked if the council wanted to proceed with this project that is scheduled for the next budget year. The estimate for repair may be higher if the entire street is repaired to Cardinal Drive. Hugo Reed will review this engineering work. Mr. Whetzel asked Jimmy McDaniel from Hugo Reed what the status was on the elevated storage. Jimmy stated that they were proposing an alternative arrangement for the system that would save upsizing the pumps. If one tank is dedicated to the lower canyon, this could be accomplished. Mr. Whetzel advised them to get on the Mayor's calendar to discuss this. Sewer Plant contracts are signed and delivered.

Under Open Forum David Peterson reported that the old office computer is not sufficient to operate as planned. Kyle Ashley had an old computer from his office that might work, and he will make that available as soon as it is released.

A fishing tournament was suggested as a fundraiser for the fire department.

14. No further business, Dick Hulslander moved to adjourn, David Peterson seconded the motion, all approved and the meeting adjourned.

MELISSA VERETT
City Administrator

**RANSOM CANYON CITY COUNCIL
CALLED MEETING
SEPTEMBER 17, 2002**

Mayor Robert Englund brought this special called meeting to order at 7:00 P.M. A quorum was present consisting of Dick Hulslander, Leon Whetzel and Glen Robertson. Kyle Ashley arrived after the meeting had begun. David Peterson was absent.

The Mayor called for a moment of silent meditation.

The Mayor then presented the agenda, which consisted of a request from the fire department for permission to enter a bid for a vehicle that was being auctioned by the City of Slaton, and a request to purchase a used power generator.

The Mayor commented that purchases outside of the budget, for audit purposes, needed to be identified as emergency items. He mentioned that these items had not been mentioned as emergency items, and they were not part of the budget for the fiscal year ending, or for the fiscal year beginning October 1, 2002.

Chief McPherson submitted a memo with an inventory of the department vehicles, including the unit history, use, potential, and present condition. This memo also listed the operating procedure for fire and EMS response.

Mr. Whetzel asked Rand to explain exactly what this vehicle will do, and how many times in the past two years has there been a need to roll this vehicle? He went on to say that in his experience, in Ransom Canyon, the response vehicle was the Police Chief's car. Rand answered that they had one medical call per month. The old truck is a standard shift and one of the EMT's cannot drive a standard shift vehicle. The department has one paramedic, 1 intermediate and 6 EMT's. Rand explained that this vehicle responds to fire calls also.

Mr. Hulslander asked about the truck that will be donated from SPEC. Rand said the donation is a sure thing, but the type of truck is unknown. Mr. Hulslander said we might end up with an extra truck, a decision about what to do with it, and he also asked if this was such a good deal.

Mr. Whetzel said before we bid on the truck a mechanic should check it out thoroughly. Mr. Robertson commented that he would always support providing equipment necessary for the operation of the fire and EMS departments, but he also wondered about the dollar value of the particular vehicle in question.

A lengthy discussion followed about different reasons to bid on the truck, the right amount to bid on the truck, what equipment from the truck would be useful, what equipment would be duplicated. Mayor Englund called for a motion, and Kyle Ashley moved to offer a bid of \$1,000. This motion died for lack of a second. There were no other motions, so the Mayor announced that this issue was tabled.

There was also a lengthy discussion about the purchase, adaptation and rewiring of generators. Harold Needham needs a submersible pump and generator in the event both pumps in the lift stations fail. The fire department had an old generator that Wayne Rawls said had been purchased years ago from surplus. It needed wiring change to 220 in order for it to work for the firehouse. It would also need wiring change to work for Harold. Harold also needed funds to wire the lift stations to be able to use an emergency generator. In all, the proposed equipment changes would cost around \$10,000.

Mr. Whetzel commented that emergency generators must be manually started on a regular basis to keep them in working order, that they were a maintenance challenge. A propane/natural gas crossover was very dangerous equipment. He said this equipment would need expertise for regular maintenance.

Glen Robertson commented that he agreed that the city would need emergency backup power, and he asked several questions about amps, wattage requirements, circuits, and he commented that if the old machine would not work for the fire station, it would not work for the water department, either.

Harold stated he had \$16,000 left in the sewer repair budget. Some of the lift stations are single phase. Some are three phase. He would need a submersible pump.

Kyle Ashley asked what we have done in the past for this type of emergency. The discussion concluded that this type of emergency has never happened. For emergencies of this nature, Ransom Canyon has in the past called an independent contractor, or the City of Slaton, or the City of Lubbock for assistance with repairs. Kyle commented that it was possible that this equipment could be purchased, but never used.

Dick Hulslander expressed concern about the unknown condition of the equipment in question, the proposed expense to adapt the generator that had been traded from one department to the other, and that the old unit still needed wiring changes to make it useable, even for the firehouse.

Glen Robertson said equipment is needed for the fire station. He quoted \$9,000 for a Miller diesel portable unit. He also clarified that \$5350 was still needed for sewer repair.

Mr. Hulslander ran several scenarios about the possible use of this equipment, and the need for a submersible pump.

The council did not make a motion to buy the proposed generator for \$2990.

Mayor Englund asked Rand to spend money not to exceed \$500 to see if the generator will work, to get it wired over so it can be determined if it is functional. He also noted for the record that \$4000 would probably be needed to wire the lift stations.

Dick Hulslander moved to table the issue, and Kyle Ashley seconded the motion.

Kyle Ashley moved to adjourn, Dick Hulslander seconded the motion, all approved, and the meeting adjourned.

Melissa Verett