

TOWN OF RANSOM CANYON
CITY COUNCIL MEETING
JULY 9, 2002

The Ransom Canyon City Council met in executive session at 6:30 P.M. July 9, 2002 to discuss real estate and contract negotiations. All council members attended this meeting with Attorney John Sims. Robert Englund, Leon Whetzel, David Peterson, Kyle Ashley, Dick Hulslander and Glen Robertson were all present. This meeting adjourned at 7:15 and reconvened into open session, which was the regularly called meeting of the council for July.

Mayor Robert Englund called the regular meeting to order, and a moment of silence was observed.

When the meeting convened into open session, no action was taken by the council relative to the executive session.

The first item on the agenda was a request for subdivision of land that is within the ETJ of Ransom Canyon, which is ½ mile around the city limits. The individual making this request was not present to discuss the issue, so the council took no action on this agenda item.

David Peterson entered corrections to the Minutes of the June meeting. P 1, paragraph 6 was changed to read "Lee Kitchens expressed...and maintain the current quality of roofing material by requiring a 50 year warranty, and/or 350 pounds per square..." With these corrections, David Peterson moved to approve the minutes, Kyle Ashley seconded the motion, all approved.

The Financial Report was approved on a motion from Kyle Ashley, second from Glen Robertson, all approved.

Minutes of the June work sessions were approved on a motion from David Peterson, second from Dick Hulslander. All approved.

The CD at Citizens Bank renews this month, and the bank has offered a renewal at 4% for 6 months. It was at 5% for one year. The council voted to accept the terms of this renewal on a motion from Glen Robertson, second from Dick Hulslander. All approved.

The firm of Ehler and Hettler was engaged to perform the audit for this year. They submitted a letter with a proposed price of between \$4800 and \$5000 for this year's audit. This firm was approved on a vote of four to one. Ashley, Peterson, Whetzel and Hulslander voted aye, Glen Robertson abstained.

Item 9 on the agenda was a request from homeowners for the city to clean out the city drainage easement on East Lake Shore Drive between 15 East Lake Shore Drive and 19 East Lake Shore Drive. Harold Needham was not present, but had previously discussed this item with David Peterson and Robert Englund. Harold also mentioned it in his report. Harold believed the work could be done by city crews with a chainsaw. The city can remove the trees and the debris, but cannot remove the silt. This work cannot be done until the winter freeze, however. Glen Robertson moved to tell Harold to do the work as planned, Kyle Ashley seconded the motion. The council decided however that this directive did not require a motion, so Glen withdrew the motion, Kyle withdrew his second, and the Mayor agreed to just tell Harold to do the work.

A lease purchase with Yellowhouse Machinery made through the Texas Local Government Purchasing Cooperative was approved for the purchase of a 1750T Backhoe Loader for the purchase price, including trade-in, of \$50,080.14. Payment will be made in the next fiscal year; annual payment will be made November 10 each year in the amount of \$11,252.67. The bid process requirements have been met already by the purchasing coop. Glen Robertson made the motion to officially become a member of the Cooperative; Kyle Ashley seconded the motion, all voted aye. Leon Whetzel made the motion to purchase this backhoe; Kyle Ashley seconded the motion, all approved.

Mayor Englund reported that the council had discussed the possibility of the need for a subdivision ordinance, and also the need for some city planning efforts directed specifically toward the Johnston Road entrance area to the city, in the vicinity of city hall and the library. The council took no action to this end, but will continue to study this issue.

Mayor Englund presented the Preliminary Budget, explaining that there were really three budgets involved, and that this July document is a work-in-progress. The tax valuation was expected to be lower than the original estimates, and budgeting figures had planned for this. The appraisal district will certify final values July 25. At that time, numbers can be firmed up. The audience had copies of the budget and there were no questions or comments. The council agreed to drop the scheduled July 16 work session, but will meet as scheduled August 1.

Police Chief Wayne Rawls reported vandalism in the RV parking lot. The fence was cut, some storage houses and RV's showed evidence of attempted forced entry, and a vehicle burglary was reported in a truck that parks at the end of that area in the unfenced field. Census numbers were published on the WEB, and Chief Rawls reviewed those numbers briefly. Ransom Canyon has grown remarkably in ten years. Many boat permits have been sold, and a second set of ID stickers has been ordered.

The East Lake Shore Lift Station is operational. During construction the city and the contractor damaged some trees that were on private property adjoining the lift station. The owner agreed to replacement of these trees and Harold will see that it gets done.

The sewer plant bids are out and will be opened July 26.

The South Lake Shore lift station by-pass plan has been approved by the TNRCC, in the event that installation fails. This is a two-pump station, and one pump is not working, and the other pump is leaking, so Leon Whetzel will meet with the engineer and with Harold to plan this project.

Last March the council discussed increasing the price for the installation of new water meters, due to the increased cost to the city for doing the installation. At that time, the council decided not to increase this price to the customer, in order to let lake shore property owners do whatever changes they needed to make to comply with Ordinance # 179 that prohibits watering from the lake. The council considered that the property owners had enough time to make these changes, so they agreed to increase the price for water meter installation to a flat rate of \$500. No additional charge will be made to the customer if the city has to cut the asphalt in order to run a water line. This action was taken on a motion from Kyle Ashley, second from Leon Whetzel. All council members voted aye.

Fire Chief Rand McPherson reported a busy month for the department. The EMS had two minor medical calls. The fourth of July activities were very busy with large crowds for the 3rd fish fry, the parade on the 4th and the BBQ. The fire truck is still at Shamrock Chevrolet and they have not located the battery drain. Two Heavy Duty 12 volt batteries were purchased to replace 4 6-volt batteries. No estimate yet on the expense for this maintenance, but Mayor Englund said they should get a firm bid from DACO prior to the start of any work on replacing the tank. No news yet on the 10% matching grant for another new truck. The department had estimated an \$110,000 truck, so the city's part would be \$11,000.

The City Fire Marshall passed on a fire detector advisory. In the letter from Marshall Clinton Thetford he states that due to a time delay that occurs in ionization type detectors and photoelectric type detectors, the best detector to use would be a Dual Mode Ionization and Photoelectric detector.

Library Board President Angie Rajcic reported that 30-40 children are participating in the summer reading club. Terri Borman's summer reading tutoring program is quite busy, with appointments filling all available library hours. The council discussed the reconstruction of the wood deck, but stressed that planning for this facility must keep long-term viability in mind due to the planned housing development that adjoins the library building. Mayor Englund stated that the library might need to be moved. This project is in budget year two of the Capital Improvement Plan, and it has been determined that the deck is structurally sound at this time. Johnnie Hamilton from the POA suggested that the splinter problem might be solved by splitting PVC pipe, so he will work with Angie to implement this cost-saving project.

Kyle Ashley reported that the building control committee met once and approved new homes on West Lake Shore Drive for Alan Dyess Construction, and Ron Howard, a new garden home on Arapaho for James Gibler, and pending receipt of drawings, a project for Kyle Ashley's home.

Carol Hulslander from the POA reported great success for the triathlon. The new officers for the POA will be publishing the Echo.

Under Open Forum David Peterson suggested better policing might help solve the problem of concrete and oil spills in the streets. Rand McPherson commented that the fire department might help the POA build a cover for the concrete slab on the island.

Mayor Englund reported that Lubbock Mayor McDougal and Lubbock City Councilman Gary Boren wrote to report that the City of Lubbock, at the urging of the Ransom Canyon community, had offered to continue the lease to the General Store, but the owner of the store had declined that offer.

There being no further business, Dick Hulslander moved to adjourn, David Peterson seconded the motion, all approved.

Melissa Verett
City Administrator