

**TOWN OF RANSOM CANYON  
CITY COUNCIL MEETING  
AUGUST 13, 2002**

The Ransom Canyon City Council met at 7:00 August 13, 2002, at the regularly scheduled monthly meeting. Council members present were Leon Whetzel, David Peterson, Richard Hulslander, Glen Robertson and Mayor Robert Englund. Kyle Ashley was absent with prior notice. The mayor called for a moment of silent meditation.

Minutes to the July 9 and August 6 meetings were approved with a change to the July 9 minutes, page 4, fourth full paragraph, "... will be opened July 26." Glen Robertson made this motion, Dick Hulslander seconded, all approved.

The Financial report was approved on a motion from Dick Hulslander, second from David Peterson, all approved.

Melissa Verett delivered the Tax Collector's report. The Lubbock County Chief Appraiser certified \$75,246,923 Total Net Taxable Value. Ransom Canyon's collection rate is 100%. The Effective tax rate is the rate that would raise the same amount of money as last year. This rate is .58072. The Notice and hearing rate, which is the maximum rate unless the city publishes notices and holds hearings, is .59814. The rollback rate is this years effective operating rate (\$.44294) plus 8% (\$.47838), plus this year's debt rate (\$.16437). If the council adopts a rate higher than \$.64275, the citizens can petition to call for a rollback election. This year's total debt levy is \$123,687.

The proposed 2002-2003 budget was presented. Glen Robertson moved to propose a tax rate of \$.62. Leon Whetzel seconded the motion. This record vote on this proposed tax rate was unanimous, with all members present voting in favor of the proposed \$.62 rate: Glen Robertson, Leon Whetzel, David Peterson and Dick Hulslander. Kyle Ashley was absent for this record vote. August 29, 2002 was set for the Tax Hearing on a motion from Dick Hulslander and second from Leon Whetzel.

Bernie Gradel presented the sewer plant bids for consideration. Allen Doggett was low bid at \$763,123. Other bids were:

Utility Contractors of America	\$1,229,819.50
Brown McKee	\$ 885,886.00
RM Wright Construction	\$ 1,166,709.00
BRB Contractors	\$ 923,000.00

Leon Whetzel commented that this was an excellent job of estimating done by engineering firm Hugo Reed. Dick Hulslander moved to accept the bid from Allen Doggett, Leon Whetzel seconded the motion, all approved. Completion date is 12 months.

Mr. Joe Menaldi addressed the council about his proposed development of 40 acres of land that lies north of Ransom Canyon and adjoins Ransom Road. He explained his vision of nice homes lining the entrance to the canyon. He had a rough sketch for the lot design, but his sketch depended on driveway access for fifteen homes directly onto Ransom Road. There was much discussion about the plan for this development, and what the council believed to be in the best interest of the city. The council was firm that they would not permit driveway access onto Ransom Road due to traffic safety issues.

The council did discuss this project at great length, expressing concern about the quality and quantity of available water, drainage, fire and police coverage, and their concern that Ransom Canyon will eventually be burdened with providing these things to these prospective homeowners, with or without their consent. Mr. Menaldi did not request annexation. The council commented that the law provides procedures for annexation. This is Mr. Menaldi's first development, and he has not tested for water or drainage or septic systems, and he commented that Lubbock County has already approved his plan.

Mayor Englund stated that Ransom Canyon does not have the capacity or authority to sell water to anyone outside Ransom Canyon city limits, and put Mr. Menaldi on notice that Ransom Canyon does not have that water available.

This discussion was lengthy, and Mayor Englund closed the meeting by stating that this issue would be brought to the new subdivision committee for their study. Dr. Jack Randorff, subdivision committee member, commented that the city's ETJ concern is that when the development gets in trouble, the residents then decide to associate themselves with the city, and the city inherits the problems, so the city winds up paying.

Mr. Menaldi asked the council for the laws, rules and/or regulations regulating subdivision in the city and/or the city's ETJ.

The Mayor told Bernie Gradel to proceed with the testing for the south lake shore lift station. Bernie is working on it.

The building control committee met and they approved a porch for a home on South Lake Shore Drive. They also approved a proposed fence with the proper setback.

Police Chief Wayne Rawls reported a busy month. There will be an article in the Echo to look out for rattlesnakes. The bulletproof vests are in and will stop a 44-magnum bullet. The chapel paid for part of this purchase and a government grant paid for the remainder.

The fire department responded to no fires this month. There were three medical calls and of these, two were trauma calls. Fire chief Rand McPherson commented that the fire department and the police department should be commended for their professional handling of these crisis situations.

The fire truck is at DACO, after \$2650 was spent for repairs. The truck should be back in service within 30 days. Chief McPherson discussed the department pursuit of government grants for equipment and vehicles.

Librarian Kim Copeland described a wonderful summer reading program culminating in a final swim party on July 23. 74 children and parents attended and ate 100 chilidogs. 47 children participated in this program. The State of Texas provided supplies, and Kim and the board rustled up wonderful prizes from local companies. School starts Monday and library hours return to T-Thurs, 2:30 – 6:30.

POA President Candice Fletcher reported ongoing POA business decisions about repair to the party house roof, mailing and dating maintenance fees, mandatory Deed Restriction and Homeowners association disclosure statements and maintenance of the island, meadow and park. The city recognized that the land was fast becoming a health and safety issue, so the council agreed to lease the tractor to the POA for \$75 per day, if the POA would pay a city employee to operate the equipment. President Fletcher commented that the final expense to get this work done in this manner was most economical.

Leon Whetzel is meeting with Buffalo Lake September 9 to discuss the South Lake Shore by-pass and lift station replacement project. Buffalo has been a good subscriber to the sewer plant system, and this planning meeting is to provide information in this shared expense.

Linda Williams attended a weeklong court clerk seminar in Austin. Many thanks to her for this arduous educational experience. The Ransom Canyon municipal court is constantly busy with compliance with state regulations.

Leon Whetzel moved to adjourn; David Peterson seconded the motion, all agreed.

Melissa Verett  
City Administrator

