

# RANSOM CANYON CITY NEWS

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**City Council Action  
November 12**

- City adopts Land Use Plan
- Subdivision and ETJ Ordinance adopted
- \$23,600 Grant from SPAG approved
- Lake Committee Reports
- \$52,000 West Lake Shore Drive repairs approved
- \$90,000 South Lake Shore Lift Station By-Pass begins.
- City nixes white rock seal coat proposal.
- City ok's Lubbock County work release labor for chipper project.
- Work starts on new sewer plant.
- Front Road Development

## LAND USE PLAN AND ETJ/SUBDIVISION REGULATION PASSES CITY COUNCIL

The City Council unanimously passed the Land Use Plan Resolution and the Subdivision Regulations for Ransom Canyon and the Extra Territorial Jurisdiction of Ransom Canyon.

Ransom Canyon now has a detailed set of regulations for development of any tract of land under ten acres that lies within the city or within the half-mile ETJ.

Mayor Englund thanked this outstanding set of professionals for their time and commitment to this project and for their expertise in drawing up this complicated set of regulations for street and road development, housing standards, subdivision processes and planning, and approval processes by the building control committee and the city council.

The city cannot regulate zoning, but the land use plan describes the areas of planned residential, high-



Aerial photo of Ransom Canyon

way access, commercial, flood areas, lake and dedicated green areas, city land, and land sloped not suitable for housing.

The State of Texas grants cities the right to control subdivision within their ETJ, but cities must outline their plan and their require-

ments. This ordinance meets that need.

Any developer can obtain a copy of these regulations at city hall. The process for plat design and approval is clearly explained.

## FRONT ROAD DEVELOPMENT UPDATE

Development will continue on Ransom Road. The owner has a permit from Lubbock County for three more culverts. Mayor Englund said it has been concluded that this road is a public roadway easement.

This easement was granted by the original owner, J.B. Allen, to the original developer, Craigmont Co. The heirs to the Craigmont Co. gave a Quitclaim to the City of Ransom Canyon. The city erroneously believed

this was a property deed. Documents show this was only a public roadway access easement.

A shopping center is planned for the corner of Hwy 3523 and Ransom

*(Continued on page 3)*

# TEXAS GRANT PLACES CHIPPER AT RANSOM CANYON

Ransom Canyon has a new recycle program that is officially blessed by a grant from the Texas Commission on Environmental Quality, through a source reduction funding program that is administered by the South Plains Association of Governments.

Mayor Pro Tem David Peterson described the efforts that our city has made during the past year to handle brushy debris (and Christmas trees!) at the October 25 SPAG solid waste committee meeting.

Peterson delivered a proposal that would reduce the

material to wood chips, keeping sixteen open top containers worth of brushy debris out of the landfill.

This material will be free to the public, and is available anytime. This will be good material for flower bed cover, tree bed cover, mulching, or ground cover for general stabilizing purposes.

The grant will fully fund a Vermeer BC 1000 XL chipper valued at \$23,600. This machine has a 12" intake, 85 hp engine.

Property owners are asked to bring their used Christmas trees up to the



Recycle wood chipper is just in time for Christmas.

dumpster site, where, along with this spring's tree trimmings, they will be chipped up and recycled back into the community.

## WEST LAKE SHORE STREET REPAIR SOUTH LAKE SHORE BY-PASS REPAIR

West Lake Shore Drive will be repaired this winter and bids have gone out. The work should begin within the next month. When repairs are complete, West Lake Shore Drive will sport concrete from the lift station to Cardinal Drive. "The water table is close to the street" according to the city engineer, at this point,

and the council decided concrete was the best treatment.

South Lake Shore Drive must undergo construction as the contractor builds a bypass line for the lift station located at Block 30 Lot 19.

The by-pass will disrupt traffic during construction. Harold Needham estimates this work will take several

weeks.

Work on the new sewer plant will begin soon, and major equipment is being moved into place. This construction will take 1 year, but should not disrupt traffic.

*"The water table is close to the street at this point"*

**HAROLD NEEDHAM  
ELECTED PRESIDENT OF  
THE REGION 8 TEXAS WATER  
UTILITY ASSOCIATION!!!!**

## 2002 INDICATORS REFLECT CONSERVATIVE YEAR

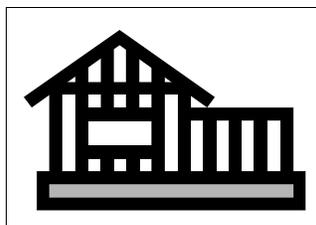
New home construction is down this year, fewer homes changed hands this year, and it seems homeowners took the opportunity this year to re-roof, remodel, refinance and pay off their property.

Only 7 new homes were started this year, compared to 15-20 homes per year since 1992.

The building committee met 19 times. In addition to

seven new home permits, they issued 18 permits for remodel and landscape work.

The city tax office issued 91 tax certificates. The tax roll indicates that 16 homes changed hands, 19 undeveloped lots changed hands, and 56



115 new roofs, 7 new housing starts, refinancing sweeps up.

homes changed financing.

25% of the homes in Ransom Canyon have new roofs, and 25 homes have new sprinkler systems.

City Hall is still issuing roofing permits and sprinkler permits.

# RANSOM CANYON RUNS ON VOLUNTEER TALENT

Mayor Robert Englund recognized and issued formal certificates of appreciation for service to several people who have given their time and talent on two very important committees.

The Lake Committee met many times for long sessions with detailed material over the last year. Their work continues with drought and flood issues, as well as the biological health of the lake continues to be monitored by the TEIHH center at Texas Tech. Dr. Ron Kendall, Ron Childress, Mike Cunningham, Kyle Ashley, David Peterson and Annie Thomson brought

their attention and expertise to the table on this committee.

The Land Use and subdivision Committee chaired by Mr. Jim Bertram also met in intensive industry specific discussions in order to create a Land Use Plan and a massive Subdivision Ordinance document complete with engineering specifics in appendix form. The expertise represented on this committee is evident in the quality of the product and the extreme importance to the city.

Other committee members are Jack Randorff, Cindy



Volunteer efforts fuel committees in Ransom Canyon.

Reinhardt, Ron Childress, Lee Kitchens and Glen Robertson. Mayor Englund also recognized the work and expertise of Police Chief Wayne Rawls, who assisted untiringly with many aspects of this work.

## LIBRARY CHRISTMAS GATHERING

The Ransom Canyon Library will host a Christmas Gathering December 10, 5:00 to 6:30. Librarian Kim Cope-land and Board Members Angie Rajcic, Terri Borman, Colleen Kendall, Scrub Hawley and Novice Bartlett will host.

The library is supported by a 50% grant from Lubbock County. The library is dedi-

cated to children.

Miss Kim keeps new edition books, books on tape, and family movies

Miss Kim also works closely with Roosevelt and Slaton schools to keep books available for students who are earning reading credit for school.

Terri Borman schedules one-on-one tutoring during library hours. Her schedule is nearly always full.

Everyone is invited to come see the library, meet the board, look at what the board and the city are doing, enjoy the food and check out a book or movie for the holidays!

*“Ransom Canyon runs on volunteer power and a storehouse of expertise.”*

*Mayor Robert Englund*

## FRONT ROAD DEVELOPMENT

*(Continued from page 1)*  
Road for a general store, a restaurant, a real estate office and a dry cleaner. The center plans are modern and attractive.

Ransom Canyon will not provide water or sewer service. The city has no plans to annex land outside the present city limits. Strip “road” annexation in Texas

is no longer allowed. Also, the city is landlocked by the water contract with the City of Lubbock. Lubbock agreed to sell an agreed upon quantity of water that is limited to growth within the city limits as of the date of the contract with the City of Lubbock. This complicated series of events means that the landscape outside

Ransom Canyon will change. The new subdivision ordinance will control some aspects of development.

Mayor Englund stressed that drivers are cautioned to slow down and take special care to watch for traffic on the four new driveways onto Ransom Road.

*A Page out of history.*



Above is an old panoramic photograph of the original Johnston Ranch before it became Ransom Canyon. The view looks toward the west, and the Buffalo Dam spillway can be seen in the center at the top of the Caprock. The road running down the center is the old ranch road that led to the bunkhouse which was located in the tall stand of Cottonwoods seen at the bottom right. This road eventually became East Lake Shore Drive. The grazing pasture to the left eventually became the lake. A stock tank can be barely seen in the very center of the picture.

## LAKE COMMITTEE URGES CONSERVATION/ CAUTIOUS OVERSIGHT

Ransom Canyon faces a difficult task in the management of the lake. Drought and Flood are both extreme factors that impact the lake directly, and the city is actively managing the lake to protect it both for quantity and quality.

It was standing-room only at the Fire station at the November City Council meeting when Dr. Ron Kendall delivered a presentation from the Lake Committee that was filled with concerns and observations.

The low lake level of the summer of '01 was not repeated in '02.

Dr. Kendall said the lake this past summer stayed at near normal, and this was because of better management. Most residents around the lake have stopped pumping, and the city closed the weir to the lowest point possible. Entities above and below Ransom Canyon hold superior water rights. The city's conservation approach was taken before the summer heat and low rainfall occurred. The springs for the most part appeared to stay charged, and

the lake stayed at a nice level, even though there was no more rainfall, and no water came over the Buffalo Dam. There were fewer 100° days this year.

Kendall also stressed the committee's concern about flooding. Three drainage projects from the City of Lubbock will impact Ransom Canyon, and the committee met with City of Lubbock engineers and has consulted a private hydrologic engineer with continued questions about just what that impact will be.

New Flood maps expanded the flood zones in the City.

Kendall explained that the watershed that feeds Ransom Canyon covers a big territory, stretching all the way to New Mexico. The effect of this watershed in a 100-year flood event is truly unknown.

Kendall reported that the engineers from Lubbock commented that in the event of a 100-year flood a seven foot wall of water could come over Buffalo Dam.

The committee continues to question if Lubbock's projected 3" - 4" impact from the drainage projects is accurate, having been based on data that was provided



Lake Ransom Canyon manages a delicate balance between drought and flood.

to them from FEMA.

Kendall emphasized the importance of careful, continued observation by city officials.

The health of the lake is also being monitored. Texas Tech's Institute of Environmental and Human Health located at Reese center is doing research that includes testing of the water and testing the fish for organic and inorganic contaminants. Annie Thomson from Tech's law

school and biological science graduate school is gathering data from sample fishes that are deployed at this time. This data will help measure and compare any changes to the lake that might take place. The committee is very concerned about watershed contaminants.

The slide show presentation was outstanding, worthy of the professionals working on this team.