

RANSOM CANYON CITY NEWS

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July City Council Meeting

- Mosquito Spray Price Increase approved
- Building Committee approves new Garden Home
- Sewer Plant Construction Changes
- City Audit RFP's
- Council denies request to pump from lake.
- Sewer plant bugs struggle
- LaFrance Struggles
- Library photos hit with council

SAGA OF THE ROOFTOPS

It's no wonder that prospective roofing customers are sent to Ransom Canyon to look and to compare the best of the best .

The beautiful homes here are perfect showplaces for state-of-the-art roofing.

Since June of 2002, 166 roofing permits have been sold. Competition is stiff with at least 33 roofing contractors actively working this storm area twice in two years.

Texas cities are hard-pressed to keep zoning laws current with the changes in the roofing industry. Ransom Canyon is no exception.

Ransom Canyon has a long history of roof material regulation.

The original 1965 Deed Restriction prohibited composition roofing in what was then the Yellowhouse Canyon Water District.

When the Village of Ransom Canyon was incorporated, this wood-roof only rule prevailed, and in 1979, Ordinance 46 prohibited asphalt shingles.

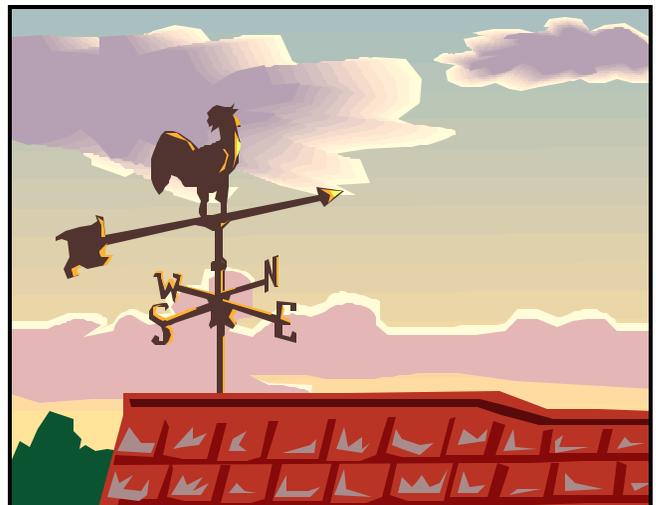
In 1983, Ordinance 75 required roofers to have a surety bond.

In 1992, Ordinance 113 allowed composition roofing with 340 pounds per square, or a 35 year warranty, which represented the best composition shingle that was made

at that time.

Ordinance 127 in 1994 required a 40 year warranty because a "pounds per

Council held a special called meeting Tuesday, July 22, to discuss an appeal from a homeowner who inadvertently



square" designation became unavailable.

In the Spring of 2000, Ordinance 167 prohibited wood shingles as a fire and safety measure.

In 2002 another industry shift was identified, and Ordinance 182 required 50 year shingles and/or 350 pounds per square.

City Hall is hopping with questions about this issue, but as the law is today, 50 years is the standard, permits are required, and permits will not be issued until a bond is provided.

In a related story, the City

hired a roofer who did not get a permit, did not provide a bond, and installed a 40 year roof on the house.

The council debated the issue in both open and in closed session with the city attorney.

In a split decision, with Glen Robertson casting the dissenting vote, the council voted to require the homeowner to replace or nail-over his existing roof with 50-year shingles. If he does this within thirty days, the accompanying fines for no permit, no bond, wrong roof (3 Ordinance viola-

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NEW WEB SITE LINK FOR CANYON SNAPSHOTS

Ransom Canyon is a unique, beautiful place. We have a good written history, but our pictorial history is scarce.

A new link has been added to the web site to take advantage of new technology and capture the Canyon at its best, through the candid photos of the residents. Send us

your digital photos, and we'll post them on the web site. The best photo of the month will be featured in the City Newsletter.

We also welcome historical photos.

Over fifty people per day visit the web site, and the response to the photos on the City News pages has been

outstanding.

SKUNKS AND TOADS

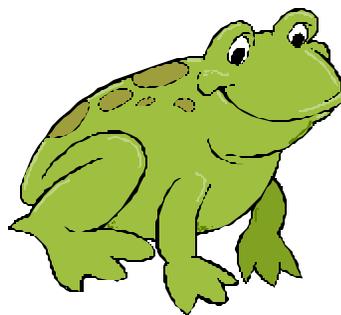
Many residents have reported sighting adult and baby skunks in the canyon lately. Look out for the skunks, and make certain that pet vaccinations are current. The skunks are after the water and animal food that is left out. The best advice is just to watch where you walk!

A newly transplanted New Yorker was heard to ask if Moses had anything to do with West Texas. They experienced the sand, the drought and the water, and now TOADS!

The little creatures are native to playa lake territory, where they re-hydrate in the spring and summer rains. They seem to disappear during times of drought because they dig themselves deep into the moistest soil they can find, and when the water dries up, they do, too! Some

species can live this way for up to seven years. They grow rapidly, and they stay in moist flower bed soil and moist grass. They congregate at night around light poles because this is the best place to catch bugs. A nice wet flower bed can keep a collection of toads for a fair season, and make for a good bit of fun with the tiny thumbnail size

playas in Ransom Canyon, and right now, there are lots of toads.



babies!

There are several small

MOWING LETTERS DELIVERED

Property Owners received letters this week giving them ten days to mow their property. If the weeds are not cut back to the 18" mark, the city will go in and mow the lot and send the owner a bill. Last year the bills were \$60 per property.

The requirement to keep property mowed is found in Ordinance No. 40. It states that the owner of any lot, tract, or parcel of land within the city shall keep the same

free of weeds, rubbish, brush or any other objectionable, unsightly or unsanitary matter.

Chief Rawls said he usually tries to wait so that lot owners only have to mow their lots once each season, but the rains this year have caused the weeds to sprout and grow and become unsightly. They are also breeding grounds for critters that are unwelcome in civilized communities.

18" is the benchmark, so check your grass and weeds!

Lot Owners shall keep their property free of weeds and rubbish.

ROOFING CONT'D

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tions) will be waived.

LUCKY DUCK RETURNS TO WILD WITH NEW CLAN

Officer James Hill reports that Shaft and her newly adopted brood have been seen several times on the party island. They appear to be well and happy.

Shaft was rescued nearly two months ago with an arrow through her neck. Ransom Canyon police helped get her to the South Plains Wildlife Rehabilitation Center where they nursed her back to health.

While she was recuperating, she adopted 11 orphaned Muscovy ducklings.

On July 16 the Rehab Cen-

ter determined she was well enough to return to her home here in Ransom Canyon and she was released in her cove along with all eleven ducklings.

Before she was rescued, Shaft did have a mate, but officer Hill commented that he hasn't noticed her keeping company with anyone but the ducklings, so far.



LIBRARY COMMUNITY

Forty-five children are enrolled in the summer reading club. This group has been treated to super Saturday programs when the Science Spectrum brought snakes, prairie dogs and turtles, and the police department presented a program on detective work, including making custom fingerprint cards for all of the children. They rode on the July 4th float and they will have a swim party at the end. This department has been wonderful for these children, ages K-6. This tiny building is full and overflowing with children and parents,



SERVES

books and movies and loads of fun! Summer library will continue through August, and children are encouraged to check books or movies. The new Harry Potter book is in. Grandparents, the library is a choice destination for summer visits. It's close by, it's free! Kim has good movies and really good books. You will be amazed at how much fun can be squeezed into such a small space!

City of Ransom Canyon

24 Lee Kitchens Drive
Ransom Canyon, Texas 79366

Did You Know?

Ransom Canyon is a Type A General Law City? It all began in 1964 as a "planned community," with the Yellowhouse Canyon Water District. In 1977 the Village of Lake Ransom Canyon was incorporated as a Texas municipality. In 1982 "Village" was changed to "Town." In 1984 the citizens voted to change the name to drop the word "Lake". So now the official name is Town of Ransom Canyon.

City of Ransom Canyon

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Ransom Canyon City Council

Mayor
Robert Englund

Aldermen
Richard Hulslander
David Peterson
Glen Robertson
Inez Speed
Leon Whetzel

03-04 BUDGET CHALLENGE

The 2003 Budget Hearing is scheduled for Tuesday, August 12, 7:00 P.M., at the Ransom Canyon Fire Station.

One more budget work session is scheduled for July 25. The council expects to have final tax values and final insurance expenses. Participation in the Texas Municipal Retirement System for the employee benefit package will be on the table again for discussion. The city employees met with TMRS representative Debbie Munoz July 15 for a Q&A session.

In addition to consideration of the adoption of TMRS, a 3% increase is planned.

With the help of a Cops-Fast grant, the council is planning to add a new policeman. They plan to change one of the part-time office jobs to a full-time job. They plan to buy a new police car, do repairs to the water tanks and to the old sewer plant, and this is the year for major street seal coating.

With a 62-cent tax rate repeat, tax revenue will increase \$17,000. Total Revenue will increase \$31,340.

Operating Expenses will increase \$117,200. Bond Service will increase \$2,232. Capital Improvement Funding will be the

same \$87,500.

Capital Improvements, however, will increase \$44,060 from \$186,540 to \$230,600.

To balance the budget, the council plans to draw \$132,152 from Capital Savings. \$85,000 in some projects were budgeted for this current year, but were pushed forward on the engineering time line. This means only \$47,000 new Capital Project money has been budgeted to be drawn from the fund next year.

The CIP Fund Balance will be approx. \$318,000 at the end of the current fiscal year. The Reserve Fund Balance is \$295,544 at year end.

There will be a four percent water rate increase that is a pass-through from the City of Lubbock. The base water bill will change from \$21.22 to \$21.46 and the average 10,000 gallon water bill will increase by 80 cents.

Garbage (\$15) and Sewer (\$20.10) rates will remain the same.

If a hearing is required for the tax rate, this meeting will be Thursday, August 28. The budget will be adopted September 9.