

Ransom Canyon City Council Meeting Minutes
Regular Meeting, September 12, 2023
Ransom Canyon City Hall, 24 Lee Kitchens Drive

1. Call to Order/Pledges/Prayer

The regular city council meeting was called to order at 6:30 p.m. by Mayor Jana Trew. The City Council met in person at City Hall, 24 Lee Kitchens Drive, Ransom Canyon, Texas 79366. The following City Council members physically attended the meeting: Mayor Jana Trew, Councilmembers Dr. Corey Evans, Val Meixner, Ron McWilliams, Dr. Terry Waldren, and John Hand. Staff members attending the city council meeting included City Administrator, Elena Quintanilla; Deputy City Secretary, Leslie Randolph; Chief of Police, James Hill; Director of Public Works, Cory Needham; Fire Chief, Rand McPherson; and Librarian, Angie Fikes. The prayer was said by Councilmember Dr. Terry Waldren, followed by the pledges of allegiance. Guests attending in person are included in the attached list. Guests attending virtually included Scott K, Sarah, Delores Sanchez, Ashley Hougland, Charles, and Caller 1.

2. Citizen Comments

Vickey Keller provided her comments verbally and in writing to the City Council (see attached). John Hodges provided a report on behalf of the Property Owner's Association. Jim Rickard provided a report on behalf of the Chapel. Linda Williams thanked Alice Cox and John Hodges for cleaning the Property Owner's Association lot.

3. Minutes

Approval of the minutes for the special meetings on August 1, 2023 and August 30, 2023 were approved on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.

4. Financials

The financial reports and the August 2023 claims and demands were approved on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried unanimously.

5. Public Hearing on Budget for Fiscal Year 2023-2024

Mayor Jana Trew opened the public hearing for comments at 6:55 p.m. Councilmember Ron McWilliams asked the City Council to consider compensating employees, particularly the Police Department, for obtaining additional education such as the case of Lt. Charles Jensen where he is pursuing a Master's degree. He also asked the City Council to consider additional compensation for certification

pay for the Police Department. Elena Quintanilla responded that certification pay is paid to employees who obtain additional certifications that are related to their position and requirements. Chief James Hill also commented that employees may be reimbursed for coursework outside of certification pay as long as the courses pertain to the job; however, Lt. Charles Jensen did not submit a request in advance. There were a couple of questions from citizens regarding whether the certification pay is paid by the citizens through taxation and whether the degrees and certifications are carried by the employee to their next employer if they leave the city. Another question was addressed as to whether an employee is compensated by the city if the certification is not applicable to the job. The public hearing was closed at 7:02 p.m.

6. Ordinance Adopting the 2023-2024 Fiscal Year Budget

The City Council adopted the 2023-2024 Fiscal Year Budget on a motion made by Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried four to one with Councilmember Ron McWilliams voting nay, and councilmembers, Dr. Corey Evans, Val Meixner, Dr. Terry Waldren, and John Hand voting aye.

7. Ratification of the 2023-2024 Fiscal Year Budget

The City Council passed a resolution to ratify the 2023-2024 Fiscal Year Budget on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried with the following record vote: Councilmembers Dr. Corey Evans – “aye,” Val Meixner – “aye,” Ron McWilliams – “aye,” Dr. Terry Waldren – “aye,” and John Hand – “aye.”

8. Adoption of the Property Tax Rate

The City Council adopted the property tax rate of .610091, with a maintenance and operations rate of .516065 per \$100.00 valuation and a debt rate of .094026 per \$100.00 valuation on the following motion made by Councilmember Ron McWilliams: “I move that the property tax rate be increased by the adoption of a tax rate of .610091, which is effectively a 9.2 percent by which the proposed tax rate exceeds the No New Revenue Tax Rate percent increase in the tax rate.” Councilmember Dr. Terry Waldren seconded the vote. The record vote was taken as follows: Councilmembers Dr. Corey Evans – “aye,” Val Meixner – “aye,” Ron McWilliams – “aye,” Dr. Terry Waldren – “aye,” and John Hand – “aye.”

9. Planning Agreement for Continuity of Operations Plan

The City Council approved an agreement in the amount of \$10,000 for planning services with Kiehl Consulting, LLC to develop a National Incident Management Systems (NIMS) – compliant Continuity of Operations Plan (COOP) to ensure that operations continue after a natural, biologic, man-caused disaster for the Town on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.

10. Bid for Wastewater Treatment Plant
The City Council approved the lowest bid of \$8,088,185.08 and simultaneously approved a deductive change order in the amount of \$1,749,900.03 to execute a contract with L Howard Construction in the amount of \$6,338,285.05 for the new wastewater treatment facility funded through the Texas Water Development Board (TWDB), contingent upon approval from TWDB on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.
11. Notice of Intent to Issue Combination Tax and Revenue Certificates
The City Council approved a resolution directing publication of a notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters related to the subject on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.
12. Designation of Newspaper
The City Council designated the *Slatonite* as the official newspaper for the Town of Ransom Canyon for the 2023-2024 fiscal year on a motion made by Councilmember Ron McWilliams, seconded by Councilmember Val Meixner; motion carried unanimously.
13. Agreement for Librarian Services
The City Council authorized the Mayor to execute a contract with Angie Fikes for librarian services for fiscal year 2023-2024 on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried unanimously.
14. Fire Suppression Agreement
The City Council approved an Interlocal Agreement between Lubbock County and the Town of Ransom Canyon in the amount of \$9100 to provide fire suppression and rescue services on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried unanimously.
15. First Reading of Sex Offender Ordinance
The City Council passed the first reading of an ordinance to include the restriction of sex offenders to go near any places where children commonly gather on a motion made by Councilmember Ron McWilliams, seconded by Councilmember Dr. Corey Evans; motion carried unanimously.
16. Atmos Resolution
The City Council approved a negotiated settlement between the Executive Committee of Cities served by Atmos West Texas and Atmos Energy Corp., regarding the Company's 2023 Rate Review Mechanism on a motion made by

Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.

A. Building Review Committee Report

The Building Review Committee met on August 3, 2023 to conduct a second review of house plans for lots 15, 58, 60, 14, 59, 13, 46, 50, and 34 of the Ransom Ranch Addition. The corrections were made on the plans and permits were granted.

B. DEPARTMENT REPORTS:

- a. Administration: Elena Quintanilla reported the following:
 - She discussed her schedule of events for the week.
 - She is working on scheduling an orientation for new and current City Council members for a future date.
 - She mentioned that the utility billing is more accurate as a result of the new smart water meters which were installed for a majority of the homeowners. In some instances, residents experienced increases in their water bill and with some, the bills remained level. There were few instances where the water bill decreased. Additionally, everyone was billed for forty days versus thirty days due to the transition of a new system.
 - Staff is also preparing for an audit.
- b. The Municipal Court: Elena Quintanilla reported the following:
 - Judge Matthews is rescheduling court due to a court proceeding where she had to leave town.
- c. Operations: Cory Needham reported the following:
 - Interviews were conducted for the Operations Operator position and both interviewees had strong skills. Michael Sanchez was offered a position and accepted it. He is a resident of the Canyon.
 - Five hundred sixty-one (561) new smart meters have been installed to date and forty-five (45) meters are left to install.
 - The wastewater treatment plant should begin approximately a month from this meeting, according to Parkhill. The project should take approximately twelve to fifteen months to complete.
 - Three roads were seal coated this year and the project was completed.
- d. Police: Chief James Hill reported the following:
 - There were no arrests, four (4) citations, and twenty-five (25) written warnings.
 - Chief attended an Active Shooter Training event with the City Manager's Association where the City Manager of Uvalde discussed the City of Uvalde's experience in the school shootings.
 - The Chief also attended a Code Enforcement training sponsored through Bojorquez Law Firm.
 - Residents continue to purchase recreational permits.

- There were very few issues while patrolling on Labor Day.
 - The emergency planning annexes are being submitted to the Texas Department of Emergency Management, and the Chief is working with Paige Purvis, the plan reviewer, to ensure they are completed satisfactorily.
- e. Fire: Rand McPherson reported the following:
- The Volunteer Fire Department responded to eight (8) EMS calls and seven (7) fire calls. Two of those fire calls involved mutual aid to Slaton and Idalou.
- f. Library: Angie Fikes reported the following:
- The librarian is teaching the youth new arts and craft techniques.
 - The youth are working on creating clay animals this month.
 - The students are learning about different computer operating systems.
 - Those residents who utilized the Children's Library have saved Ransom Canyon residents \$24,000 this year by checking out books.

17. Adjournment

The City Council adjourned the meeting at 8:16 p.m. on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner; motion carried unanimously.

APPROVED:



Jana Trew, Mayor

ATTEST:



Elena Quintanilla, City Secretary

MEETING SIGN-IN SHEET

Project:	REGULAR CITY COUNCIL MEETING	Meeting Date:	9/12/2023
Facilitator:	Town of Ransom Canyon	Place/Room:	Ransom Canyon City Hall

Name	Signature	
DAVID R. CORDER	<i>[Signature]</i>	
<i>[Signature]</i>	<i>[Signature]</i>	Parkehill
PAUL JASTER	<i>[Signature]</i>	SPEE
KOWNIC HILL	<i>[Signature]</i>	Res. 000 +
Wayne Evans	<i>[Signature]</i>	
Vicky Keller	<i>[Signature]</i>	resident
John Hodges	<i>[Signature]</i>	resident / POT
Donna + Robert Delleprie	<i>[Signature]</i>	
Allan uncin	<i>[Signature]</i>	resident
Linda Williams	<i>[Signature]</i>	
Alice Cox	<i>[Signature]</i>	
LARUE HANP	<i>[Signature]</i>	
Jim + Cherie Rickard	<i>[Signature]</i>	
Daniel Albus	<i>[Signature]</i>	Parkehill

Ransom Canyon, we have a communication problem! All available avenues are not being fully utilized to communicate when input from our residents is of utmost importance.

Please indulge me and stand if you do not have email.....

In the last 4 months, we have received emails on May 11, June 23, July 7, July 10, July 11, July 17, September 1 and September 7. The topics of these emails were alderman vacancy, aerial spraying, trash pickup delays, cancelling of city council meetings, the replacement of water meters, city hall closures, Atmos gas leak testing and the resurfacing of roads.

Emails for July 13 Budget Workshop, August 1 Budget Meeting, August 15 Town Hall meetings, August 30 Public Budget Hearing and most recently, an explanation for increased water bills were not sent. Emails also must be utilized when the phone system is down for our city hall and emergency services, as social media cannot be the only avenue of communication when safety is involved. If it weren't for the Ransom Canyon POA Facebook page, our residents would not have been aware of these critically important meetings.

The notification for the August 30 Public Hearing was posted on the Town of Ransom Canyon Facebook page on August 30 at 2:59 PM for a meeting that started at 6 pm. Yes, there was a posted link to watch virtually. I took it upon myself to send this to over 130 email addresses to make our residents aware of the hearing.

I commend the council for having the town hall meetings and I truly thought that we had turned the corner.. However, that is not the case, as no emails were sent announcing tonight's second Public Hearing for the 2023-22024 budget.

I would like to volunteer as Communication Liaison to the residents of Ransom Canyon, to ensure that all meetings, hearings, and information is passed on not only in an efficient and effective manner, but consistently. Our residents must have proper notification in a timely manner so that their voices can be heard.

Respectfully Submitted

Vicky Keller
13 W Canyonview Drive
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