

Ransom Canyon City Council Meeting Minutes
Special Meeting, August 1, 2023
Ransom Canyon City Hall, 24 Lee Kitchens Drive

1. Budget Work Session #3

The budget work session was called to order at 5:02 p.m. with the following City Council Members in attendance: Mayor Jana Trew, Councilmembers Ron McWilliams, Val Meixner, and Corey Evans present. City staff members present included City Administrator, Elena Quintanilla; Deputy City Secretary, Leslie Randolph; Public Works Director, Cory Needham; Police Chief, James Hill, and Fire Chief, Rand McPherson. Councilmember John Hand arrived at 5:13 p.m. and Councilmember Dr. Terry Waldren arrived at 5:25 p.m. Guests attending the budget work session include the individuals listed in the attached list separated by the line that distinguishes those present for the City Council meeting.

The following details were discussed for Budget Work Session #3 for both the capital and operating budgets:

CAPITAL PROJECTS

- There was discussion on the new sewer plant and the plan of action to pursue an additional certificate of obligation separate from the Texas Water Development Board certificate of obligation to service the debt. In addition, there will have to be an increase on water revenues to pay for this debt obligation.
- The City Council will be removing the \$175,000 for seal coating for the upcoming year.
- There was significant discussion on the Texas Parks and Wildlife Grant due to the fact that the grant is approximately \$50,000 higher as a result of engineering costs added into the budget.

GENERAL

- The Texas Municipal Risk Pool (property and liability insurance) figures have been updated for the current budget.
- There was discussion on the city budget format and the progress of this project to date.
- Projected revenues will be determined as soon as the City Council considers a tax rate for the fiscal year 2023-2024.

2. Adjournment
The City Council adjourned the work session on a motion made by Val Meixner, seconded by Ron McWilliams; motion carried unanimously.
3. Call to Order/Pledges/Prayer
The special City Council meeting was called to order at 6:31 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 Ron McWilliams, Corey Evans, Val Meixner, Dr. Terry Waldren, and John Hand. Staff members attending the meeting included City Administrator, Elena Quintanilla; Deputy City Secretary, Leslie Randolph; Chief of Police, James Hill; Director of Public Works, Cory Needham, and Fire Chief, Rand McPherson. Guests are included on the attached list. Ron McWilliams said the prayer.
4. Property Owner's Association (POA) Report and Citizen Comments
John Hodges, POA President addressed the City Council on the citizen comment process and the Open Meetings Act. Jim Rickard discussed the remodeling of the chapel and thanked the community and congregation for their support. Trey Taggart discussed the restrictions to Quad K variances and made comments that City Council should not allow any variances. He also addressed concerns about the meter ordinance and whether the City Council would capture sufficient funds for the meters to be placed in the subdivision. Vicky Keller provided her written comments which are attached. Jim Kirkland spoke against the development. Allen Butler asked the audience to consider professional decorum while addressing the City Council. Jim Rose stated that the City Council makes tough decisions within legal boundaries that potentially may not be discussed publicly in meetings, and he recommended that the City Council look at other methods for delivering their message to the public. Laurel Anderson commented that the City Council disrespected the POA at the last meeting. Dr. Denton Collins spoke against the allocation of additional funds for pickleball courts. He stated that the City Council should work within the confines of the grant application to Texas Parks and Wildlife and not direct additional funds toward pickleball outside of the grant application.
5. Update on the Buffalo Lake Dam Renovation
Jason Corley, County Commissioner of Precinct 2, provided an update regarding the Buffalo Lake Dam Renovation.
6. Minutes
The City Council approved the minutes of the special meeting on July 13, 2023 and the special meeting on July 18, 2023 on a motion made by Councilmember Val Meixner, seconded by Councilmember Dr. Terry Waldren; motion carried unanimously.

7. Financials

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

8. Bid for Wastewater Treatment Plant

The City Council made a motion to negotiate an estimate with L. Howard Construction in the amount of \$6,338,185.05 and move forward to secure funding on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Ron McWilliams; motion carried unanimously.

9. Proposed Property Tax Rate

The City Council made a motion to propose a tax rate of .610091 which is the same rate of .610091 that was proposed in the previous fiscal year on a motion made by Councilmember Dr. Terry Waldren, seconded by Councilmember Val Meixner. The record vote was as follows: Councilmember Corey Evans – Yes, Councilmember Ron McWilliams – Yes, Councilmember Val Meixner – Yes, Councilmember Dr. Terry Waldren - Yes, Councilmember John Hand – Yes.

10. Water Meter Fee

A second reading of an ordinance to change the water meter fee so that the fee is assessed according to the current costs was approved on a motion made by Councilmember Ron McWilliams, seconded by Councilmember Dr. Terry Waldren; motion carried unanimously.

A. BUILDING REVIEW COMMITTEE REPORT: The Building Review Committee met on July 24, 2023, to review new house plans for lots 15, 58, 60, 14, 59, 13, 46, 49, 50, and 34 in Ransom Ranch Addition, but no permit was granted. The Committee requested corrections to be made to the plans for further review of the Building Review Committee.

B. DEPARTMENT REPORTS:

a. Administration: Elena Quintanilla reported the following:

- She discussed her schedule of events for the week.
- She mentioned that the Texas Parks and Wildlife Grant was submitted to the State for consideration.
- She is scheduling an orientation for new and current city council members.
- The Property Tax Hearing will be scheduled since the tax rate was set today, and the City Council meeting to approve the budget will take place on September 12, 2023.

b. The Municipal Court: Elena Quintanilla reported the following:

- There is nothing new to report for Municipal Court.

c. Operations: Cory Needham Reported the following:

- There have not been any issues with mosquitos.

- The water meter installation project is moving quickly.
 - There was a problem with the sewer due to Optimum drilling through a sewer pipe.
 - Weeds have been difficult to maintain all over the Canyon, especially in the RV lot.
- d. Police: James Hill reported the following:
- Thirteen (13) warnings and six (6) citations were issued.
 - The Chief will be attending a Codes Enforcement class.
 - Weed notices have been sent to residents and several are working on compliance.
 - Police Department is issuing many recreational permits and the Chief had to order more golf and boat permits.
 - The Movie Night is being discussed with the POA to change plans for a different time of the year.
 - A CERT schools is in the works with fire and rescue.
- e. Fire: Rand McPherson reported the following:
- There were two (2) EMS calls and two (2) fire calls this month.
- f. Library:
- The Summer Reading Program has ended and a second grader read 83 books and is commended on reading books this summer. The Librarian will be restructuring the reading program for the future and it has high attendance by many children in the community. Halloween and Christmas events will be scheduled soon.

Adjournment

The City Council adjourned the meeting at 8:08 p.m. on a motion made by Councilmember Dr. Terry Waldren; seconded by Councilmember Val Meixner; motion carried unanimously.

APPROVED:



Jana Trew, Mayor

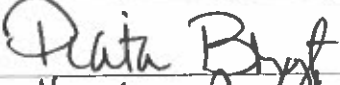

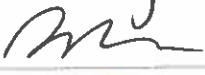


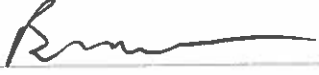


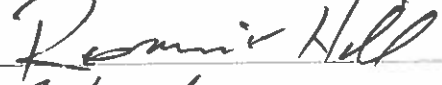










ATTEST:



Elena Quintanilla, City Secretary

MEETING SIGN-IN SHEET

Project:	BUDGET WORK SESSION #3 SPECIAL CITY COUNCIL	Meeting Date:	8/1/2023
Facilitator:	Town of Ransom Canyon	Place/Room:	Ransom Canyon City Hall

Name	Signature	
Prata Bryant		SPAG
Kelly Davila		SPAG
Sam Moody		Parkhill
Daniel Albas		Parkhill
Brent Clifford		Parkhill
Brian Stephae		Parkhill
Jim Kirkland		
Allen Brute		
Ronnie Hill		
Colleen Kendall		
Linda Williams		
LARUE HAND		
Kay Brandon		
Paul Anderson		
Trey Tagert		
Bruce Robinett		
Ashley Hagland		
Martha Keene		
Vicky Keller		

MEETING SIGN-IN SHEET

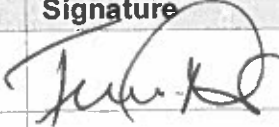

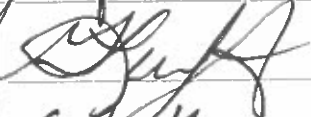





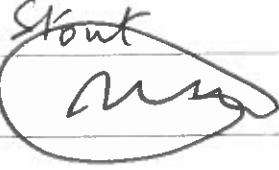
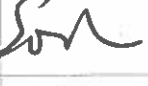
Project:	BUDGET WORK SESSION #3 SPECIAL CITY COUNCIL	Meeting Date:	8/1/2023
Facilitator:	Town of Ransom Canyon	Place/Room:	Ransom Canyon City Hall

Name	Signature
Mariana Willyhe	
Jim & Cheris Rickard	
Luke Jones	
Dawna Helgeson	
Amya Ince	
Gayla Buxemper	
DENTON COLLINS	
Alice Cox	
Robert Armstrong	
Pat Sullivan	
Roger Scott	
Aroura Warran	
Jann Nolan Bever	
Rick Rickard	
Scottie Hildebrandt	
Haley AS Arteaga	
John Hodges	
Erin Cargile	
Michael Bowles	
Cynthia Bowles	

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MEETING SIGN-IN SHEET

Project:	BUDGET WORK SESSION #3 SPECIAL CITY COUNCIL	Meeting Date:	8/1/2023
Facilitator:	Town of Ransom Canyon	Place/Room:	Ransom Canyon City Hall

Name	Signature	
Tim & Taylor Davis		
Aaron and Jennifer Pan	Jennifer Pan 	
MARTY & GINGER WHEAT		
Evan & Cele Stone		
Carol Farris		
Sean Helmuth		
Jim & Juila Rose		
CARTER RUSSELL		
Judy D'Mello Stout	Judy Stout 	
Mark LAWSON		

Good evening Ransom Canyon Concerned Residents,

I am thrilled to see your continued commitment to being engaged in the due process. I hope that our participation here is not futile and that our elected officials remember that they are **OUR** representatives and **CANNOT** write their own script on the Ransom Ranch project. Our City Council should know that the city administrator reports to them, not the other way around.

The lack of transparency has been mind boggling. The omissions, brush-overs and mindset of “hurry, hurry” speak volumes.

1. Latest Variance Request Letters

This letter was hand delivered on Friday, July 28, yet dated July 26. Why delay distribution? This letter should have been delivered to **ALL** residents of Ransom Canyon.

When Mr. Wetzel attended the Special POA Meeting on July 6, and stormed out acting like a toddler who wasn't going to get his chicken nugget happy meal he said “I have my 61 votes and I'm going to use them”. It was at that moment, the Ransom Ranch and Quad K project became a **community** issue.

These most recent letters should have been given to the residents along Johnston, E County Road 7000 and FM 400, as they will be impacted by this project as well.

Per the Texas Municipal League Legislative Update #32, “to grant a variance, the variance must **NOT** be contrary to the public interest, and the spirit of the zoning ordinance must be observed. This variance request is **NOT** in the public interest, and it imposes unnecessary hardships for the long-term residents of this canyon. This project will change the character of the existing **COMMUNITY** and further, this project does not fit the land use.

If this variance were granted, it would be an estimated concrete savings to Quad K of \$180,000. All decisions lead back to money.

2. Deed of Restrictions

Harold Chapman was a very smart businessman. According to long standing residents of the canyon, they say he conducted his own feasibility study and determined it wasn't practical to build residences on it. Mr. Chapman had the

forethought to ensure that any future lots /plats would be under the Town of Ransom Canyon Deed of Restrictions.

That document, along with its amendments were recorded and filed with Lubbock County. It states on page 11 "In the future, other lots and blocks will be dedicated, and it is the intention of the Developer to impose the same restrictive covenants on any such lots and blocks hereafter platted and dedicated". Quad K **CANNOT** have their own Deed of Restrictions. They **have** to abide by the **OUR** Deed of Restrictions.

3. Reviewing Code of Ordinances - Building Regulations

Plan Review Fee - The building permit fee shall cover up to three plan reviews. If more than three reviews are required, a fee of \$100.00 per review, after the third review, may be charged to the builder. Since the plans have been submitted to the Building Review Committee 3 times, this fee will be assessed for the changes requested for Lots 15, 58, 60,14, 59, 13, 46, 49, 50, and 34 reviewed by the committee on July 24, which would be \$1,000. Correct?

Per Section 3.02.001 Item E: Expiration of plan review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. It further states that "no application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. Hasn't Quad K run out of time on their application by now?

This project has been a "cart before the horse disaster" since its inception. For the good of the community, there needs to be a moratorium to provide all information not only to the residents of this community, but those surrounding our town. Operating and conducting business in a deceitful and secretive manner under the cloak of COVID, is a poor excuse. At this juncture, the sole driving force in this project is fiscal greed on the part of Wetzel and Quad K, along with **OUR** elected officials and city management.

I wish that these and all condensed comments be placed the minutes of this meeting. A copy of this statement will be provided.

Vicky Keller
August 1, 2023
13 W Canyonview Drive