

RANSOM CANYON CITY COUNCIL MEETING  
November 09, 1999  
MINUTES

This regular meeting of the Ransom Canyon City Council was called to order by Mayor Leon Whetzel at 7:00 P.M. , November 9, 1999, at the Ransom Canyon Fire Station. Council Members present were: Steven Oldham, David Peterson, Inez Speed and Robert Englund. Sandy Jones was absent. Attorney Richard Hubbert was present as council.

After a brief silent meditation the meeting progressed. Minutes of the October meeting were unanimously approved on a motion from Inez Speed, second from Steve Oldham.

Mayor Whetzel briefly reviewed the financial report, noting that some category entries were annual expenditures, such as department insurance expense and INCODE software maintenance expense. An odd expense entry for repair in the fire department was explained as an old order for repair to a generator that had been forgotten until we got a call to come pick it up, and an invoice for a COD bill. David asked if this expense would put the fire department over budget at the end of this fiscal year. Chief McPherson said the fire department could manage even with this unexpected expense.

Inez Speed moved to approve the report and pay the Claims and Demands, Robert Englund seconded the motion, all approved.

Ordinance 165: A sample had been prepared for the council consideration, but after discussion, and on advice from attorney Hubbert, the council decided it the ordinance would be more effective, and would coincide with the Uniform Building Code if it indeed said something to the effect, "All construction must have a permit, except those items which are exempt from permit per the Uniform Building Code." This reading will be prepared and submitted to the city attorney for reconsideration next council meeting.

Inez Speed emphasized that every situation was covered by the Uniform Building Code, including "cut-and-fill", or "landscape" regulations. Mayor Whetzel commented it might be a good idea to help Wayne Gentry get the word to the builders who build here that a "landscape permit" will be needed prior to any site location preparation dirt work, and topographic surveys will be required prior to the granting of this permit by the Building Control Committee. These permits will no longer be issued without topos. Action on this Ordinance was deferred to the next council meeting.

Robert Englund wanted to be sure that permits for fences would be required. Melissa explained that the Uniform Building Code states that permits for fences "over six feet" are required, because there are code regulations. If a permit is required, the owner has to come to the Building Control Committee, but because of the Deed Restrictions, the Committee is not going to approve a fence over six feet, so the situation is covered. Any fence over six feet high, that doesn't have a permit, is outside code, and is subject to penalties as stipulated in the UBC, and the city ordinances.

There was much discussion about the need to adopt a current Uniform Building Code. Our current code is the 1991 version. Mayor Whetzel explained that the Committee had discussed this, and they advised that the 1991 version was still current. Committee member Robert Morris believed the 1991 version "did it all." Mayor Whetzel instructed the secretary to put the item on next month's agenda.

No progress had been conveyed to the Mayor from the city engineer on the drainage easement, so this item was passed.

The Building Control Committee approved one house and one remodel. The house builder submitted many topographical surveys in efforts to comply with the committees concerns about drainage changes that would be created with the cut and fill, site preparation work that was done. The committee is very concerned that new construction not create a problem for the next neighbor insofar as erosion and soil stability are concerned. It was noted that in the future, grading specifications would be an important factor in homesite preparation.

David Peterson reported that the City of Lubbock applied for a permit from the TNRCC that would allow them to apply sewer sludge directly to the soil, in addition to watering with effluent, on sites that cover the "Gray Farm", now City of Lubbock-owned land, sites to include areas directly North of Ransom Canyon. After much discussion about the city's concerns regarding run-off, David explained that Pat Cook from TNRCC explained to him that a letter of protest from Ransom Canyon would be taken into consideration. Their discussion became very technical about the total amounts that Lubbock is distributing, the damage already done to the Aquifer, the "dome effect" of the watering; and Pat explained that Lubbock is not requesting an increase in output, only permission to distribute in solid sludge form as part of the entire program. In other words, they will shift some of the discharge from the liquid to solid.

David explained the first draft of the permit application called for 10 Ton/acre of sludge. Any permit will require a guarantee of no run-off-, berm or dike contained, and so forth. David will consult with attorney Hubbert and the Mayor directed Attorney Hubbert to prepare and send a letter of concern/protest to the TNRCC. Ransom Canyon did not surrender the right to protest this issue when the agreement with the City of Lubbock was reached and Lubbock agreed to supply water to Ransom Canyon in return for our withdrawing our protest of their effluent discharge permit application. 1998) Lubbock newspaper advertisement about this issue was somewhat misleading, in that the issue of the direct application of sludge was buried at the very end, and there was only a one line mention.

Department reports were routine. The Fire Department asked to have the fire hydrants checked. All hydrants must be checked by a certified operator (Gentry or Needham) twice yearly. We are behind. The fire department has all the gauges needed. A statue of a dog was stolen from a resident's front porch. This seems to be an annual Texas Tech prank.

The meeting adjourned on Inez Speed's motion and Steven Oldham's second. All approved.

Melissa Verett

City Secretary