

## **CITY COUNCIL MEETING FEBRUARY 8, 2000 MINUTES**

Mayor Leon Whetzel called the regular meeting of the City Council of Ransom Canyon to order at 7:00 P.M. Council members present were Steve Oldham, David Peterson, Sandy Jones, Inez Speed and Robert Englund. The meeting began after a brief moment of silence,

Agenda Item #6 - Energas Rate Increase Request was moved forward to allow Energas representatives to speak and leave the meeting. Leon Whetzel reported that the Steering Committee (Diversified Utility Consultants Inc.) has been hired to analyze a rate increase. Anthony Looney, V. P, of Operations for Energas in Lubbock spoke on behalf of Energas. Energas supports the steering Committee request to deny the increase and wishes this to go to the Rail Road Commission in Austin for them to settle the issue and to set the rate. Energas offered to settle for 4.5 million dollars, however, an agreement could not be met, David Peterson asked who would be responsible for paying the expenses for the attorneys to go to Austin? Also, was each city responsible for hiring it's own attorney? Mr. Looney stated that the larger cities will probably pick up the tab and Energas will reimburse them. In turn, the cost will be passed on to the customer. He suggested that if the council wanted clearer answers that they direct their questions directly to the Steering Committee. Robert Englund made the motion that the Resolution to Deny a Rate Increase be accepted, Inez Speed seconded the motion, all agreed. Mr. Looney requested a copy of the signed Resolution be mailed to him at Energas. A motion from David Peterson and a second from Inez Speed approved the minutes of the January meeting. All approved and the motion was passed.

The financial report was examined. Mayor Whetzel reported 88% collection on property taxes. There was a question about PEBSCO contributions for Wayne Gentry and Melissa Verett. These are up front contributions and the city is responsible for paying its pan either way. Also, there was discussion on \$99.90 expense paid to Classic Car Wash for police vehicles. Wayne Rawls explained that this was the purchase of 10 gift certificates to wash the police vehicles because the car wash no longer allows charges. Inez Speed made a motion to approve the financial report and David Peterson seconded the motion. No further discussion, all approved the financial report.

Item #4 - Order of Election. Election notice and calendar of events were reviewed. The three aldermen up for the May 6, 2000 election are Inez Speed, Steve Oldham and Robert Englund. David Peterson made a motion to accept, Steve Oldham seconded, all accepted.

Item #5 - Ordinance # 165 - This is an amendment to Ordinance #56, requiring a permit for any construction except that which is exempted by the Uniform Building Code. No further discussion on the ordinance. David Peterson made a motion to accept the ordinance as written, Inez Speed seconded, unanimous acceptance.

Item #7 - Building Control Committee report - Leon Whetzel reported for the committee. A Garden Home by Kim Craig was approved, and one add on turned down. It is unknown at this time if the add on plans have been re-submitted. Discussion followed about garden homes and their building restrictions. There was discussion on building a single home on multiple garden home lots, and Leon Whetzel stated that it is not against any ordinance to do so. Leon Whetzel stated that it would be a good idea to send a letter to builders in the city advising that no landscaping or dirt work will be allowed without a permit, and that they must abide by the building codes and ordinances.

Inez Speed questioned the extreme vertical cut at the property line at the Arapaho building site. (Ron Howard, builder) John Sims stated that the adjoining property owner may incur damage by water drainage, etc., and liability will fall to the property owner who made the cut. Mayor Whetzel said he did not believe that there was an ordinance in place to address cuts that would do damage to or endanger another person's property. He will check on that and determine if something may need to be adopted and visit with the building control committee,

#### Department Reports:

Water & Sewer: Leon Whetzel reported for Harold Needham that there is normal water usage at this time. There were 2 meters replaced for leakage. There are sewer plant metering problems. Leon will pursue these with Harold Needham. A manhole at Bob Galey's house had a huge tree root growing in it. L. D. Price constructed a tool that would allow the tree root to be extracted without having a person go into the manhole. The T.N.R.C.C. host report has been resubmitted.

Streets: Leon Whetzel reported for Harold Needham. Sweeping is over budget. The original plan was not to sweep the newly seal coated areas and streets. After sitting for several months, the contractor decided to sweep after citizen complaints. This should not be a problem expense, but may need to be looked at in the future. We may need to go to sweeping the streets every other month.

Fire: Rand McPherson reported that January was a quiet month. No fire calls, no medical calls. There was a controlled bum at the Slaton airport last night, February 7, 2000, but there was no mutual aid needed. The pancake breakfast was a great success. The wood roof/composition roof issue was discussed. Leon Whetzel talked with an insurance adjuster and an agent who will send rate information on the difference in the cost of comp roof vs. wood roof Leon Whetzel will meet with Rand McPherson when the quotes arrive to discuss banning wood roofs in the ordinances, The fire department will request an I.S.O. inspection after the new water line is installed, and the list of compliances has been met. The request will then be put in line with everyone else by the I. S.O.

Police: Wayne Rawls reported that January was a quiet month. There were two criminal mischief reports. An 8 year old beat a construction sign with a baseball bat, and someone reported a flat tire due to nails they felt were intentionally placed to cause the flat. Texas Police Olympics will be held in Lubbock in the year 2001. The year 2000 Olympics will be held during the week in Austin. Wayne requested that he and James Hill be allowed to attend to compete in the weight lifting events. Wayne would like to defend his Gold Medal he won in the 1999 Olympics competition. He is not asking that the city pay for any of their expenses, just that they be allowed the time off. Concerns were expressed over the fact that there would be no officers in the canyon during the time. Wayne stated that he could arrange for reserve officers to cover while he and James were gone, and that 911 emergencies would be handled by the Sheriff's Department as they always are. Leon stated that he thought the inner action with other police offices would be a good thing. David Peterson and Steve Oldham said that as long as the city was covered with reserve officers during Wayne and James' absence that they did not have a problem with their attending. Wayne Rawls will get a schedule with dates and submit it to the council.

Library: No one present to give a report.

P. O. A - No one present to give a report.

Item # 8a. - Approval of Fire Department Officers - There was a question as to what responsibilities the Fire Captain (Charlie Hobbs) has. The answer is that he is third in command, the most seasoned veteran, he is here and available most of the time. David Peterson made a motion that the officers be accepted, Steve Oldham seconded and all agreed.

Open Forum: Leon Whetzel reports a 30 year roof partially installed on a new house (Ricky Beaver's on West Lake Shore Dr.) and the work was stopped by Wayne Gentry.

Susan Williams has requested permission to put up a sign at the front and back gates to inform people of the Sunday worship at the Chapel. She also requested one at the front near 50th street. Leon Whetzel stated his concern that by letting one do so, you open the door to allow others to do the same. Council stated that the city has an ordinance against signs. John Sims states that it would possibly be better to approach the private landowners around the city. Legal advice from John Sims is not to allow the signs on city property.

John Sims stated that the survey on the front road is complete and he has the deed in hand from Diversified. The City now owns the road and 15 feet on either side. He filed the deed today.

The city council adjourned to executive session at 8:01 p.m. after a short break to discuss pending litigation.

The council reconvened into open session and took no action relative to the closed meeting. Robert Englund moved to adjourn, Inez Speed seconded the motion and all agreed.

The council adjourned to a Work Session to discuss the Policy Manual. Leon Whetzel had a copy of a T.I. policy that he wanted the council to look over. He suggested that TML might have something that they could look over. There was much discussion and David Peterson made a motion that the TI policy should be used as a guideline, corrected for use by the City of Ransom Canyon and be adopted as a new Section 11.04 to the Policy Manual. Robert Englund seconded the motion. There was no further discussion and it was unanimously adopted Robert Englund made the motion that each employee read this Section 11.04 in the city office and sign a statement that they have read it and the statement should be placed in each employee's personnel file. Inez Speed seconded the motion and it was unanimous.

Instructions were given to Linda Meekins that a new recorder should be purchased for use at the City Council meetings.

By unanimous agreement of the City Council the Work Session was brought to an end. Work Session adjourned,

Linda Meekins  
Assistant City Secretary