

AGENDA
SNYDER CITY COUNCIL SPECIAL MEETING
JUNE 21, 2016
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
5:30 P.M.

If the Council should determine that a closed or executive meeting or session as authorized by the Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, should be held, the Council may convene into a closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by Section 551.071 through 551.088 including:

Section 551.071 consultation with attorney, 551.072 deliberation regarding real property, 551.073 deliberation regarding prospective gift, 551.074 personnel matters, 551.075 conference with employees, 551.076 deliberation regarding security devices, 551.084 exclusion of witness from hearing, 551.086 certain public power competitive matters, 551.087 economic development negotiations, and 551.088 certain licensing or certifications test items.

WELCOME VISITORS

All visitors are encouraged and welcome to speak at City Council Meetings during the visitors forum for up to five minutes. At all other times, visitors must be recognized by the chair to speak.

Thank you,

Mayor Tony Wofford

- I. INVOCATION:
- II. RECOGNIZE VISITORS:
- III. VISITORS/CITZENS FORUM:
- IV. MINUTES:
 - 1. Consider And Act On Approval Of The Minutes Of The Special Council Meeting, June 3, 2016. (Page 1)

Documents: [SPECIALMIN 16 0603.PDF](#)
 - 2. Consider And Act On Approval Of The Minutes Of The Regular Council Meeting, June 6, 2016. (Pages 2-6)

Documents: [MIN16 0606.PDF](#)
 - 3. Consider And Act On Approval Of The Minutes Of The Building Standards Commission Meeting, June 6, 2016. (Page 7)

Documents: [BSCMIN16 0606.PDF](#)

V. NEW BUSINESS:

1. Consider And Act On 2016-2017 Budget.
2. Consider And Act On Approval On A Possible Bond Election For Street Improvements For \$6 Million.
3. Consider And Act On A Possible Bond Election For New City Barn Facilities For \$1.5 Million.
4. Consider And Act On Approval On A Possible Bond Election For A New City Hall For \$3 Million.

VI. INFORMATION:

1. Next Regular Council Meeting Is July 11, 5:30 P.m.
2. Budget Schedule. (Page 8)

Documents: [BUDGETSCHEDULE.PDF](#)

3. Projected Borrowing Analysis. (Pages 9-13)

Documents: [BORROWINGANALYSIS.PDF](#)

VII. ADJOURNMENT:

1. Consider Motion To Adjourn.

MINUTES OF THE SPECIAL COUNCIL MEETING

CITY OF SNYDER

JUNE 3, 2016

A Special Meeting of the City Council of the City of Snyder, Texas was called to order at 5:25 p.m. by Mayor Tony Wofford with the following members present:

Councilmember Rodney Dupree
Councilmember Steve Rich
Councilmember Steve Highfield
Councilmember Tom Strayhorn
Councilmember Luann Burleson

And the following absent:

Councilmember Vernon Clay
Attorney for the City Bryan Guymon

ITEM I. INVOCATION:

The invocation was given by Councilmember Tom Strayhorn.

ITEM II. NON-ACTION ITEMS:

1. Councilmembers Steve Rich, Steve Highfield, and Tom Strayhorn signed Statement of Officers and received Certificates of Election.
2. Councilmembers Steve Rich, Steve Highfield, and Tom Strayhorn stated the Oath of Office.

ITEM III. ADJOURNMENT:

1. Councilmember Steve Rich made the motion to adjourn.

The motion was seconded by Councilmember Tom Strayhorn and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

The meeting was adjourned at 5:30 p.m.

Mayor

ATTEST:

City Secretary

Approved: June 21, 2016

MINUTES OF THE REGULAR COUNCIL MEETING

CITY OF SNYDER

JUNE 6, 2016

A Regular Meeting of the City Council of the City of Snyder, Texas was called to order at 5:30 p.m. by Mayor Pro-Tem Steve Highfield with the following members present:

Councilmember Rodney Dupree
Councilmember Vernon Clay
Councilmember Steve Rich
Attorney for the City, Bryan Guymon

And the following absent:

Mayor Tony Wofford
Councilmember Tom Strayhorn
Councilmember Luann Burleson

ITEM I. INVOCATION:

The invocation was given by Perry Westmoreland.

ITEM II. NON-ACTION ITEMS:

1. Councilmember Vernon Clay signed Statement of Officer and received Certificate of Election.
2. Councilmember Vernon Clay stated Oath of Office.

ITEM III. RECOGNIZE EMPLOYEE OF THE MONTH:

Mayor Pro-Tem Steve Highfield recognized Angela Blair as the Employee of the Month.

ITEM IV. RECOGNIZE VISITORS:

Mayor Pro-Tem Steve Highfield recognized the following visitors:

Ben Barkley, Snyder Daily News; Linda Molina, Snyder Chamber of Commerce; Keith Hackfeld, Hackfeld Real Estate; Shaun Martin, Atmos Energy; Sy Tabor, STAR Program; Allyson Highfield, Snyder.

ITEM V. VISITORS/CITIZENS FORUM:

No Discussion.

ITEM VI. MINUTES:

1. Councilmember Steve Rich made the motion to approve the minutes of the Regular Council Meeting and Joint Meeting with the Board of Directors of the Development Corporation of Snyder, May 2, 2016.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

2. Councilmember Steve Rich made the motion to approve the minutes of the Building Standards Commission Meeting, May 2, 2016.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

ITEM VII. BIDS:

1. Councilmember Vernon Clay made the motion to award the bid for asphalt for Department 25 to Heartland Asphalt.

The motion was seconded by Councilmember Steve Rich and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

2. Councilmember Steve Rich made the motion to award the bid for aggregate for Department 25 to Vulcan Materials.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

3. Councilmember Steve Rich made the motion to approve the purchase of a Caterpillar D6T XL-T4 from Warren Cat through Buy Board for \$234,574.72.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

ITEM VIII. OLD BUSINESS:

1. Councilmember Steve Rich made the motion to adopt on second reading Ordinance No. 2033 regarding annexation of a 28.059 acre tract, Section 124, Block 3, H&GN RR Company Survey requested by Blake Fulenwider as captioned below:

AN ORDINANCE, PURSUANT TO A VOLUNTARY REQUEST BY THE PROPERTY OWNER, ANNEXING THE HERINAFTER DESCRIBED ADDITIONAL TERRITORY TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

ITEM IX. NEW BUSINESS:

1. Councilmember Rodney Dupree made the motion to approve the STAR Program update.

The motion was seconded by Councilmember Vernon Clay and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

2. Councilmember Steve Rich made the motion to approve Resolution R160606 approving the settlement agreement between Atmos Cities Steering Committee and Atmos Energy Corp. regarding the Company's 2016 rate review mechanism filings as captioned below:

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNYDER, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2016 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

The motion was seconded Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

3. Councilmember Rodney Dupree made the motion to nominate Steve Highfield as Mayor Pro-Tem.

The motion was seconded by Councilmember Steve Rich and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

4. Councilmember Steve Rich made the motion to table the final re-plat of the 28.059 acre tract, Section 124, Block 3, H&GN RR Company Survey requested by Blake Fulenwider. The City has not received the signed plat.

The motion was seconded by Councilmember Rodney Dupree with the following vote:

Ayes: All members present voted yes.
Noes: None.

5. Councilmember Steve Rich made the motion to table approval of a possible Bond Election for Street Improvements for \$6 million until all Councilmembers are present.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

6. Councilmember Steve Rich made the motion to table approval of a possible Bond Election for new City Barn Facilities for \$1.5 million until all Councilmembers are present.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

7. Councilmember Steve Rich made the motion to table approval of a possible Bond Election for a new City Hall for \$3 million until all Councilmembers are present.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

8. Discussion regarding Solar Power Generation. – City Manager Merle Taylor gave the Council an update regarding a possible Solar Plant being built at the old City landfill. The Request for Proposals is complete and if there are no changes the City will start the bidding process.
9. Discussion regarding distribution asset ownership with Oncor. – City Manager Merle Taylor asked the Council to consider joining a distribution asset ownership program with Oncor. This could potentially involve some element of City ownership of some distribution assets. The Council will consider at a future meeting.
10. Councilmember Steve Rich made the motion to table the 2016-2017 budget until all Councilmembers are present.

The motion was seconded by Councilmember Rodney Dupree and passed with the following vote:

Ayes: All members present voted yes.
Noes: None.

ITEM X. INFORMATION:

1. Monthly personnel report.
2. Budget Schedule.
3. Next Regular Council Meeting is July 11, 5:30 p.m.; Building Standards Commission Meeting is July 11, 4:30 p.m.

ITEM XI. ADJOURNMENT:

1. Councilmember Rodney Dupree made the motion to adjourn.

The motion was seconded by Councilmember Steve Rich and passed with the following vote:

Ayes: All members present voted yes.

Noes: None.

The meeting was adjourned at 6:28 p.m.

Mayor

ATTEST:

City Secretary

Approved: June 21, 2016.

Minutes for the Snyder Building Standards Commission Meeting
June 6, 2016

Members attending: Steve Highfield, Steve Rich, Vernon Clay, and Rodney Dupree.
Also in attendance: Attorney Bryan Guymon and City Manager Merle Taylor.
Members absent: Mayor Tony Wofford, Tom Strayhorn, and Luann Burleson.

Chairperson Steve Rich called the meeting to order at 5:00 p.m.

ITEM I. PUBLIC HEARING: Substandard building located at 1911 21st Street.

1. Open. Time: 5:00 p.m.
2. Discussion: City Inspector Dan Hicks provided the commission with a report on the condition of the property and suggested the property be declared a nuisance and demolished. The property, Emanuel Chruch, has structural hazards, hazardous wiring, hazardous plumbing, and is not secure from unauthorized entry. The property owners stated a group from Arkansas would come in and rebuild the structure, but never heard from them. Dan Hicks stated the property should have been torn down three years ago and believes the property cannot be salvaged. The church's pastor asked for at least 90 days to demolish the building if the commission decided the property should come down.
3. Close. Time: 5:08 p.m.
4. Rodney Dupree made the motion to declare the substandard building located at 1911 21st Street a nuisance.

The motion was seconded by Steve Highfield.

Committee Members voting for the motion: Rodney Dupree, Vernon Clay, Steve Rich, and Steve Highfield.

5. Vernon Clay made the motion to approve Order No. 160606A allowing the property owner 90 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Rodney Dupree.

Committee Members voting for the motion: Rodney Dupree, Vernon Clay and Steve Highfield.
Committee Members voting against the motion: Steve Rich.

ITEM II. ADJOURNMENT:

1. Vernon Clay made the motion to adjourn.

The motion was seconded by Steve Highfield.

All members present voted yes.

The meeting was adjourned at 5:09 p.m.

Chairperson

Secretary

BUDGET SCHEDULE

TO: City Manager, Council, & Dept. Heads
FROM: Patricia Warren
DATE: March 2, 2015
SUBJECT: 2016-2017 Budget

BUDGET SCHEDULE:

- Personnel Allocations, Assets, Mission Statements & Capital Improvement Lists to Dept. Heads Wednesday, March 2, 2016
- Department Heads meet with City Manager (After meeting, City Manager gives sheets to accounting). Monday, March 21, 2016
- Departmental Expense Work Sheets to Dept. Heads Monday, April 11, 2016
- Revenue work sheets to Patricia Monday, April 11, 2016
- Departmental expense sheets due back to accounting 8:00 a.m., Monday, April 18, 2016
- Dept. Head sessions with C.M. with all numbers Friday, April 29, 2016
- Changes, corrections & new totals 8:00 a.m., Wednesday, May 4, 2016
- Tour City Facilities 12:00 p.m., Monday, May 23, 2016
- Delivered to Council Wednesday, June 1, 2016
- Council Meeting & Work session 5:30 p.m., Monday, June 6, 2016
- Council Meeting & work session Monday, July 11, 2016
- Council Meeting, schedule public hearing if proposed tax rate will exceed the rollback rate or the effective rate (whichever is lower). Monday, August 1, 2016
- Public Hearing on Taxes, First Reading on Budget, Utility Rates and Taxes Monday, August 8, 2016
- Second Public Hearing on Taxes Monday, August 15, 2016
- Public Hearing on Budget, Second Reading on Budget, Taxes & Utility Rates. Monday, August 22, 2016

Projected Borrowing Analysis

City of Snyder, Texas

November 3 2015



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

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Analysis Overview and Summary of Results

- Specialized Public Finance Inc. ("SPFI") has prepared a borrowing analysis for the City based on projected I&S tax rate impacts of 10 cents, 20 cents, and 30 cents.
- For the purposes of the analysis, it is assumed the proposed borrowing will amortize over 15 years and will be placed with a local bank.
- Federal tax law allows issuers of tax-exempt debt to designate its debt as "bank qualified" if less than \$10m is issued in a calendar year. The interest rate on bank qualified borrowings are lower than non-bank qualified borrowings.

Summary of Scenarios Reviewed			
	Scenario 1	Scenario 2	Scenario 3
Term	15 Years	15 Years	15 Years
Bond Amount	\$5,545,000	\$10,840,000	\$16,275,000
Tax Rate after the Proposed Bonds ⁽¹⁾	\$0.100	\$0.200	\$0.300
Aggregate Debt Service on the Bonds ⁽²⁾	\$6,788,969	\$13,605,352	\$20,425,952

⁽¹⁾ FY2016 Assessed Value of \$463,792,092 is provided by the City.

⁽²⁾ Proposed Bonds assume market interest rates as of November 2nd with a cushion for unanticipated market movements.



Scenario 1: 10 Cent Impact (1)

FYE 9/30	Adjusted Taxable Value ⁽²⁾	Est. AV Growth	Existing Tax Supported Debt Service ⁽³⁾	Preliminary \$5,545,000 Series 2016			Estimated Tax Supported Proposed D/S	Estimated I&S Tax Rate ⁽⁴⁾
				Dated: July Principal	Est @ 2.75% Interest	Total D/S		
2015	439,299,279	5.58%	-	\$ -	\$ -	\$ -	-	-
2016	463,792,092	0.00%	-	285,000	167,206	452,206	452,206	0.099
2017	463,792,092	0.00%	-	310,000	140,388	450,388	450,388	0.099
2018	463,792,092	0.00%	-	320,000	131,725	451,725	451,725	0.099
2019	463,792,092	0.00%	-	330,000	122,788	452,788	452,788	0.100
2020	463,792,092	0.00%	-	340,000	113,575	453,575	453,575	0.100
2021	463,792,092	0.00%	-	350,000	104,088	454,088	454,088	0.100
2022	463,792,092	0.00%	-	360,000	94,325	454,325	454,325	0.100
2023	463,792,092	0.00%	-	370,000	84,288	454,288	454,288	0.100
2024	463,792,092	0.00%	-	380,000	73,975	453,975	453,975	0.100
2025	463,792,092	0.00%	-	390,000	63,388	453,388	453,388	0.100
2026	463,792,092	0.00%	-	400,000	52,525	452,525	452,525	0.100
2027	463,792,092	0.00%	-	410,000	41,388	451,388	451,388	0.099
2028	463,792,092	0.00%	-	420,000	29,975	449,975	449,975	0.099
2029	463,792,092	0.00%	-	435,000	18,219	453,219	453,219	0.100
2030	463,792,092	0.00%	-	445,000	6,119	451,119	451,119	0.099
2031	463,792,092	0.00%	-					
			\$ -	\$ 5,545,000	\$ 1,243,969	\$ 6,788,969		

Assumptions:

- (1) All assumptions are as of November 2, 2015 for purposes of illustration only. Interest rates assume a cushion for unanticipated market movements.
- (2) FY2016 Assessed Value is provided by the City. The Certified Freeze Adjusted FY2016 Value is \$480,899,666.
- (3) The City does not have tax supported debt service outstanding. Current I&S Rate is 0.00.
- (4) Est. tax collections rate: 98.00%

Scenario 2: 20 Cent Impact (1)

FYE 9/30	Adjusted Taxable Value (2)	Est. AV Growth	Existing Tax Supported Debt Service (3)	Preliminary \$10,840,000 Series 2016			Estimated Tax Supported Proposed D/S	Estimated I&S Tax Rate (4)
				Dated: July Principal	Est. @ 3.10% Interest	Total D/S		
2015	439,299,279	5.58%	-	\$ -	\$ -	\$ -	-	-
2016	463,792,092	0.00%	-	540,000	368,742	908,742	908,742	0.200
2017	463,792,092	0.00%	-	595,000	310,078	905,078	905,078	0.199
2018	463,792,092	0.00%	-	615,000	291,323	906,323	906,323	0.199
2019	463,792,092	0.00%	-	635,000	271,948	906,948	906,948	0.200
2020	463,792,092	0.00%	-	655,000	251,953	906,953	906,953	0.200
2021	463,792,092	0.00%	-	675,000	231,338	906,338	906,338	0.199
2022	463,792,092	0.00%	-	695,000	210,103	905,103	905,103	0.199
2023	463,792,092	0.00%	-	720,000	188,170	908,170	908,170	0.200
2024	463,792,092	0.00%	-	740,000	165,540	905,540	905,540	0.199
2025	463,792,092	0.00%	-	765,000	142,213	907,213	907,213	0.200
2026	463,792,092	0.00%	-	790,000	118,110	908,110	908,110	0.200
2027	463,792,092	0.00%	-	815,000	93,233	908,233	908,233	0.200
2028	463,792,092	0.00%	-	840,000	67,580	907,580	907,580	0.200
2029	463,792,092	0.00%	-	865,000	41,153	906,153	906,153	0.199
2030	463,792,092	0.00%	-	895,000	13,873	908,873	908,873	0.200
2031	463,792,092	0.00%	-					
			\$	\$10,840,000	\$ 2,765,352	\$13,605,352		

Assumptions:

- (1) All assumptions are as of November 2, 2015 for purposes of illustration only; Interest rates assume a cushion for unanticipated market movements.
- (2) FY2016 Assessed Value is provided by the City. The Certified Freeze Adjusted FY2016 Value is \$480,899,666.
- (3) The City does not have tax supported debt service outstanding. Current I&S Rate is 0.00.
- (4) Est. tax collections rate: 98.00%

Scenario 3: 30 Cent Impact (1)

FYE 9/30	Adjusted Taxable Value ⁽²⁾	Est. AV Growth	Existing Tax Supported Debt Service ⁽³⁾	Preliminary \$16,275,000 Series 2016				Estimated Tax Supported Proposed D/S	Estimated I&S Tax Rate ⁽⁴⁾
				Dated: July Principal	Est. @ 3.10% Interest	Total D/S			
2015	439,299,279	5.58%	-	\$ -	\$ -	\$ -	-	-	
2016	463,792,092	0.00%	-	805,000	553,712	1,358,712	1,358,712	0.299	
2017	463,792,092	0.00%	-	895,000	465,698	1,360,698	1,360,698	0.299	
2018	463,792,092	0.00%	-	925,000	437,488	1,362,488	1,362,488	0.300	
2019	463,792,092	0.00%	-	955,000	408,348	1,363,348	1,363,348	0.300	
2020	463,792,092	0.00%	-	985,000	378,278	1,363,278	1,363,278	0.300	
2021	463,792,092	0.00%	-	1,015,000	347,278	1,362,278	1,362,278	0.300	
2022	463,792,092	0.00%	-	1,045,000	315,348	1,360,348	1,360,348	0.299	
2023	463,792,092	0.00%	-	1,080,000	282,410	1,362,410	1,362,410	0.300	
2024	463,792,092	0.00%	-	1,115,000	248,388	1,363,388	1,363,388	0.300	
2025	463,792,092	0.00%	-	1,150,000	213,280	1,363,280	1,363,280	0.300	
2026	463,792,092	0.00%	-	1,185,000	177,088	1,362,088	1,362,088	0.300	
2027	463,792,092	0.00%	-	1,220,000	139,810	1,359,810	1,359,810	0.299	
2028	463,792,092	0.00%	-	1,260,000	101,370	1,361,370	1,361,370	0.300	
2029	463,792,092	0.00%	-	1,300,000	61,690	1,361,690	1,361,690	0.300	
2030	463,792,092	0.00%	-	1,340,000	20,770	1,360,770	1,360,770	0.299	
2031	463,792,092	0.00%	-						
			\$ -	\$16,275,000	\$ 4,150,952	\$20,425,952			

Assumptions:

- (1) All assumptions are as of November 2, 2015 for purposes of illustration only. Interest rates assume a cushion for unanticipated market movements.
- (2) FY2016 Assessed Value is provided by the City. The Certified Freeze Adjusted FY2016 Value is \$480,899,666.
- (3) The City does not have tax supported debt service outstanding. Current I&S Rate is 0.00.
- (4) Est. tax collections rate: 98.00%