

AGENDA
SNYDER CITY COUNCIL SPECIAL MEETING
OCTOBER 17, 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 Regular Council Meeting, October 3, 2016.(Pages 1-5)

Documents:

[MIN161003.PDF](#)

2. Consider And Act On Approval Of The Minutes Of The Building Standards Commission Meeting, October 3, 2016.(Pages 6-8)

Documents:

V. OLD BUSINESS:

1. Consider And Act On Adoption On Second Reading Ordinance No. 2044 Regulating The Parking, Storage, And Occupancy Of Recreational Vehicles As Captioned Below:
(Pages 9-12)

AN ORDINANCE OF THE CITY OF SNYDER, TEXAS, REGULATING THE PARKING, STORAGE, AND OCCUPANCY OF RECREATIONAL VEHICLES WITHIN THE CITY LIMITS; PROVIDING FOR A MAXIMUM PENALTY OF \$500 FOR EACH VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Documents:

[ORD2044.PDF](#)

VI. NEW BUSINESS:

1. Consider And Act On Approval The Application Submitted By Midwest Solar Power LLC Requesting A Tax Abatement. (Pages 13-19)

Documents:

[TAX ABATEMENT.PDF](#)

2. Consider And Act On Approval Of Resolution R161017 Changing The Designation Of Certain Employees As On-Call And Changing The Rate Of On-Call Pay From \$12/Day To \$20/Day As Captioned Below:(Pages 20-21)

A RESOLUTION OF THE CITY OF SNYDER, TEXAS ADOPTING REVISED CITY OF SNYDER PERSONNEL POLICY.

Documents:

[R161017.PDF](#)

VII. EXECUTIVE SESSION:

1. Council May Act In Open Session On The Following Item:
2. Deliberation Regarding Real Property. (Section 551.072 Texas Government Code.)

VIII. RECONVENE IN OPEN SESSION:

1. Consider And Act On Deliberation Regarding Real Property.

IX. INFORMATION:

1. Regular Council Meeting, November 7, 5:30 P.m.
2. Recognition Of City Of Snyder's Finance Department For Receiving Certificate And Award Of Financial Reporting Achievement For Comprehensive Annual Financial Report For Year Ended September 30, 2015.(Pages 22-25)

Documents:

[CAFR RECOGNITION.PDF](#)

X. ADJOURNMENT:

1. Consider Motion To Adjourn.

MINUTES OF THE REGULAR COUNCIL MEETING

CITY OF SNYDER

OCTOBER 3, 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 Tony Wofford with the following members present:

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

And the following absent:

Councilmember Tom Strayhorn

ITEM I. INVOCATION:

The invocation was given by Steve Highfield.

ITEM II. RECOGNIZE EMPLOYEE OF THE MONTH:

Mayor Tony Wofford recognized Beatrice Lopez as employee of the month.

ITEM III. RECOGNIZE VISITORS:

Mayor Tony Wofford recognized the following visitors:

Bill Crist, Snyder Daily News; Sue Mercer, Oncor; Bill Lavers, Development Corporation of Snyder, Robert Bobby Martinez, Snyder.

ITEM IV. VISITORS/CITIZENS FORUM:

No Discussion.

ITEM V. MINUTES:

1. Councilmember Rodney Dupree made the motion to approve the minutes of the Regular Council Meeting, September 12, 2016.

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 approve the minutes of the Building Standards Commission Meeting, September 12, 2016.

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

Ayes: All members present voted yes.

Noes: None.

ITEM VI. BIDS:

1. Councilmember Luann Burleson made the motion to approve the purchase of 3 yard & 4 yard side load containers from WASTEQUIP through HGAC for \$99,989.

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

Ayes: All members present voted yes.

Noes: None.

ITEM VII. OLD BUSINESS:

1. Councilmember Steve Rich made the motion to adopt on second reading Ordinance No. 2041 regarding changes in the Utility Ordinance to clarify minimum charges for apartments, multiple family and multiple business units, to amend fire hydrant monthly service charge to reflect \$2.50 increase and correct deposit amounts for fire hydrants as captioned below:

AN ORDINANCE REPLACING ORDINANCE NO. 2039 ESTABLISHING WATER RATES, WASTEWATER RATES, SANITATION RATES, LANDFILL FEES, SEPTIC WASTE FEES, ROLL-OFF FEES, DEPOSITS, SERVICE CHARGES, FINES, POLICIES AND PROCEDURES FOR THE CITY OF SNYDER, TEXAS: REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

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

Ayes: All members present voted yes.

Noes: None.

2. Councilmember Rodney Dupree made the motion to adopt on second reading Ordinance No. 2042 amending Ordinance No. 208 clarifying the language of using or furnishing water without permission as captioned below:

AN ORDINANCE AMENDING ORDINANCE NO. 208 TO CLARIFY THE LANGUAGE OF USING OR FURNISHING WATER WITHOUT PERMISSION AND TO ADD ADDITIONAL REGULATIONS REGARDING THE PROVISION OF WATER TO OTHERS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Ayes: All members present voted yes.

Noes: None.

3. Councilmember Vernon Clay made the motion to adopt on second reading Ordinance No. 2043 granting Oncor an Electric Power Franchise as captioned below:

AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO

USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF SNYDER, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.

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 Highfield made the motion to table Ordinance No. 2044 regulating the parking, storage, and occupancy of recreational vehicles as captioned below:

AN ORDINANCE OF THE CITY OF SNYDER, TEXAS, REGULATING THE PARKING, STORAGE, AND OCCUPANCY OF RECREATIONAL VEHICLES WITHIN THE CITY LIMITS; PROVIDING FOR A MAXIMUM PENALTY OF \$500 FOR EACH VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

ITEM VIII. NEW BUSINESS:

1. Councilmember Luann Burlison made the motion to approve Resolution R161003 appointing two new Board of Directors to the Tax Increment Financing Reinvestment Zone Number One as captioned below:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SNYDER, TEXAS, APPOINTING TWO NEW MEMBERS TO THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE (TIF #1), CITY OF SNYDER, TEXAS, APPOINTING ONE MEMBER OF THE BOARD TO SERVE AS CHAIRMAN, AND PROVIDING FOR OTHER MATTERS RELATING TO SUCH BOARD.

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

Ayes: All members present voted yes.

Noes: None.

The following Board of Director members were selected: Vernon Clay and Duane Summers.

The following Board Chairman was selected: Bill Lavers.

2. Councilmember Luann Burtleson made the motion to approve the Emergency Management Finance Annex for the City of Snyder.

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

Ayes: All members present voted yes.

Noes: None.

3. Councilmember Steve Rich made the motion to approve the revised Chapter 380 Economic Development Agreement between the City of Snyder, Power Sky Capital, LLC and Gold Sky Capital, LTD.

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

Ayes: All members present voted yes.

Noes: None.

4. Councilmember Steve Rich made the motion to approve the appointment of Michael Hoyle to the Development Corporation of Snyder Board of Directors.

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

Ayes: All members present voted yes.

Noes:None.

5. Discussion regarding Code Study and Building Evaluation of Snyder City Hall prepared by Jacob & Martin. – Plans for a \$1.341 million renovation and expansion of Snyder City Hall were presented to the Council. The council previously approved an evaluation be conducted on City Hall. The renovations are needed to bring the existing building into compliance with the Americans with Disabilities Act. The \$736,000 expansion would include new bathrooms, larger council chambers/courtroom and create room for more offices. No action was taken.

6. Discussion regarding Phase III Water Line Improvements. – The Council discussed Phase III of the Water Line improvement project, which will take place over several years and would remove all remaining cast iron water lines. The project's cost will be around \$1.1 million. Currently the City has \$500,000 budgeted in the current fiscal year which will cover the \$80,000 surveying and engineering fees and \$420,000 to complete a portion of Phase III. The rest of Phase III will be completed as budget allows over the next several years. No action was taken.

7. Discussion regarding Solar Power Proposals. – City Manager Merle Taylor presented the council with 2 proposals the City had received. TCEQ recommended tabling the proposals until new developments with rates and technology are incorporated. No action was taken.

ITEM IX. INFORMATION:

1. Monthly personnel report.
2. Next Regular Council Meeting is November 7, 5:30 p.m.; Building Standards Commission Meeting November 7, 4:30 p.m.

ITEM X. ADJOURNMENT:

1. Councilmember Steve Highfield made the motion to adjourn.

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

Ayes: All members present voted yes.

Noes: None.

The meeting was adjourned at 6:21 p.m.

Mayor

ATTEST:

City Secretary

Approved: November 7, 2016.

Minutes for the Snyder Building Standards Commission Meeting
October 3, 2016

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

Chairperson Steve Rich called the meeting to order at 4:30 p.m.

ITEM I. PUBLIC HEARING: Substandard building located at 220 34th Street.

1. Open. Time: 4:30 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 has multiple dangerous conditions including black mold, windows broken, porch falling in and the property is not secure from unauthorized entry. The property has outstanding taxes of \$1,388.57 from 2014 and 2015 and also has a lien of \$6,169.35 in City moving and lot cleanup liens dating back to 2013. The property had been scheduled for demolition in March 2013, but the owner's daughter asked for time to correct problems, but the City has not heard from her since. The City receives complaints on this property every year.
3. Close. Time: 4:42 p.m.
4. Luann Burleson made the motion to declare the substandard building located at 220 34th Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

5. Rodney Dupree made the motion to approve Order No. 161003A allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM II. PUBLIC HEARING: Substandard building located at 1900 Avenue I.

1. Open. Time: Public hearing not held.
2. Discussion: City Inspector Dan Hicks stated the owner of the property had pulled a demolition permit and will demolish the structure.
3. Close. Time: Public hearing not held.
4. Consider and act on declaring the substandard building located at 1900 Avenue I a nuisance.

No Action Taken.

5. Consider and act on approval of Order No. 161003B.

No Action Taken.

ITEM III. PUBLIC HEARING: Substandard building located at 1007 21st Street.

1. Open. Time: 4:46 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. In January 2010, a mobile home on the lot was demolished and in January 2013, the property owner entered a payment agreement with the City and paid the lien of \$2800. Dan Hicks stated the current structure on the property was moved onto the lot without a permit. The property has structural and electrical hazards, windows are broken, no doors, and the floors are falling in. The property taxes have been paid and the current appraised value of the lot and home is \$2,859.

3. Close. Time: 4:55 p.m.

4. Rodney Dupree made the motion to declare the substandard building located at 1007 21st Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

6. Rodney Dupree made the motion to approve Order No. 161003C allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM IV. PUBLIC HEARING: Substandard building located at 906 30th Street.

1. Open. Time: 4:55 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. Dan Hicks stated neighbors have made multiple complaints about the property and house. The property is currently valued at \$0 on the tax rolls and \$4387 in taxes are due dating back to 2000. The property is not secure from unauthorized entry, roof is leaking, sheetrock falling off walls and almost all windows are broken.

3. Close. Time: 5:00 p.m.

4. Steve Highfield made the motion to declare the substandard building located at 906 30th Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

5. Rodney Dupree made the motion to approve Order No. 161003D allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM V. ADJOURNMENT:

1. Rodney Dupree made the motion to adjourn.

The motion was seconded by Steve Rich.

All members present voted yes.

The meeting was adjourned at 5:01 p.m.

Chairperson

Secretary

ORDINANCE NO. 2044

AN ORDINANCE OF THE CITY OF SNYDER, TEXAS, REGULATING THE PARKING, STORAGE, AND OCCUPANCY OF RECREATIONAL VEHICLES WITHIN THE CITY LIMITS; PROVIDING FOR A MAXIMUM PENALTY OF \$500 FOR EACH VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Snyder, Texas finds it necessary to regulate the parking, storage, and occupancy of Recreational Vehicles in the City of Snyder; and

WHEREAS, the City Council of the City of Snyder finds that it is in the best interest of the health, safety and welfare of its citizens to adopt this ordinance; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Snyder, Texas:

SECTION I

Enactment. The Code of Ordinances, City of Snyder, Texas, is hereby amended to read in accordance with Attachment A, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Sections of the Code shall be renumbered as necessary.

SECTION II

Repealer. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

SECTION III

Severability. The provisions of this ordinance are declared to be severable. If any section, sentence, clause or phrase of the ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance, but they shall remain in full force and effect; it being the legislative intent that this ordinance shall remain in effect notwithstanding the validity of any part.

SECTION IV

Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and publication as may be required by governing law.

SECTION V

Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the *Open Meetings Act, Chapter 551, Gov't. Code.*

PASSED AND APPROVED by the City Council on first reading this 12th day of September, 2016.

Mayor

ATTEST:

City Secretary

PASSED AND ADOPTED by the City Council on second reading this 17th day of October, 2016.

Mayor

ATTEST:

City Secretary

ATTACHMENT A

ARTICLE 12.07 Recreational Vehicles

Section 12.07.001 Definitions.

The following definitions shall only be applicable to Article 12.07.

City utilities. Any permanent or temporary connection to water, wastewater (sewer), telecommunications, and/or natural gas or liquid petroleum gas (LPG) utility services provided by the City or a City franchisee.

Recreational Vehicle. A vehicular or portable unit which either has its own motive power or is mounted on or drawn by another vehicle, such as travel trailers, truck campers, camping trailers or motor homes. A recreational vehicle is not designed or intended for use as a permanent dwelling or sleeping place, but is to provide temporary living quarters for recreational, camping, or travel use.

Recreational Vehicle Park or community. A lot or parcel of land containing spaces with improvements and utilities that are sold or leased for the temporary occupancy and placement of recreational vehicles, and that includes services and facilities for residents.

Section 12.07.002 Parking, storage and occupancy of Residential Vehicles restricted

(a) It shall be unlawful to park or store a recreational vehicle on or in any public roadway or right-of-way except as follows:

(1) Recreational vehicles may be parked on a public roadway and/or right-of-way, for a period not to exceed seventy-two (72) hours, for the express purpose of loading or unloading the vehicle, preparing the vehicle for use, or preparing the vehicle for storage. Said recreational vehicle shall not be parked within 35 feet of a stop sign or intersection, or parked in such a manner that creates a safety hazard.

(2) Recreational vehicles owned and operated by a person or persons who do not reside in the city may be parked on private property in residential areas for no more than seven (7) calendar days (or portions thereof) within any 60-day period, for the purpose of visiting city residents. Said recreational vehicles shall be self-sufficient, in that no utility service, cord, or drain shall be connected to the vehicle. Said recreational vehicle shall not be parked in such a manner that creates a safety hazard.

(3) Recreational vehicles, under emergency conditions, may be used as a temporary shelter unless use of the recreational vehicle results in an adverse effect on the health and/or general welfare of the occupants or users of adjacent or proximate properties.

(b) It shall be unlawful for a recreational vehicle to be stored on an unimproved or vacant lot in the city, except that a recreational vehicle may be stored on a vacant lot owned by the owner of the recreational vehicle and which is immediately adjacent to the owner's principal residence. Said vehicle may be stored on an unimproved pad located in accordance with the appropriate zoning setbacks.

(c) It shall be unlawful for any person to occupy a recreational vehicle for residence or custodial residence purposes in the city, except in a duly licensed recreational vehicle campground or park. If located in a duly licensed recreational vehicle campground or park, the recreational vehicle shall occupy a platted parking space within the facility that is fitted with all necessary utility connections.

(d) It shall be unlawful to permanently connect a recreational vehicle to city utilities, including but not limited to water, sewer, natural gas or LPG, or telecommunications. Any recreational vehicle permanently connected to city utilities as of the effective date of this subsection shall be disconnected within one hundred twenty (120) calendar days, save and except those recreational vehicles that as of the effective date of this subsection have received and hold a valid permit issued by the City authorizing such connection.

(e) As an exception to Section 12.07.002(d), the owner of a recreational vehicle may connect a recreational vehicle to city utilities, including but not limited to water, sewer, natural gas or LPG, or telecommunications for no more than three (3) calendar days (or portions thereof) within any 30-day period, to maintain the recreational vehicle in good working order and to perform routine maintenance or repairs.

(f) It shall be unlawful to park or store a recreational vehicle on private property except as follows:

- (1) The recreational vehicle is located on commercial or industrial property.
- (2) The recreational vehicle is temporarily located on a permitted construction site for use as office space.
- (3) The recreational vehicle is stored in a facility designated for the short or long-term storage of recreational vehicles.
- (4) The recreational vehicle is stored on residential property on an improved site/pad/driveway that is located in accordance with the appropriate zoning setbacks.

(g) It shall be unlawful to park or store an unregistered, unlicensed recreational vehicle in the City.

Section 12.07.003 Enforcement; Penalty

(a) Provisions of this article may be enforced by the police department and/or the code enforcement department as a misdemeanor as follows:

- (1) Any person convicted as defined by this article shall, upon conviction, be fined in any sum not exceeding \$500.00.
- (2) Each offense and every day wherein this article is violated shall constitute a separate offense, and the person, firm or corporation so guilty of such violation shall, upon conviction, be punished therefor as hereinbefore provided.

**REQUEST FOR TAX ABATEMENT LOCATED IN SN-TX INDUSTRIAL PARK
ECONOMIC REINVESTMENT ZONE**

August 31, 2016

Mr. Merle Taylor
Office of City Manager
1925 24th Street,
Snyder, TX 79549

RE: Tax Abatement for Real Property
only; Midwest Solar Power LLC

Dear Mr. Merle Taylor:

Midwest Solar Power LLC is planning to construct a new solar facility at 1600 McCowen Street, Snyder, TX, 79550, if tax abatement is granted.

As a former employee (*System Engineer*) of Big Country Electric Cooperative (BCEC), I have a clear purpose of doing whatever I can to benefit the local member/owners of this utility. After considerable development efforts, BCEC and I have agreed to create a solar generation facility with the sole purpose of producing power for BCEC at a rate competitive with their current wholesale power costs.

The site at which we plan to build is located within SNTX Industrial Park, a previously designated economic reinvestment zone (L5 B1 SN TX PARK I; ID: 37733). This property includes Big Country Electric Cooperative's district office and is currently used as a campus of Western Texas College for Electrical Distribution Training. I wish to invite WTC to consider a solar curriculum at this same site.

Plans include the investment of \$550,000.⁰⁰ in our new solar plant to be owned and operated by Midwest Solar Power LLC with all power being purchased by BCEC. The engineering model forecasts annual kwh sales of approximately \$50,000.⁰⁰. Therefore the high capital cost and relatively low annual revenue will require a tax abatement to make the project economically viable (*more than 28% of the revenue would be consumed by Ad Valorem taxes if no abatement is granted*).

We are requesting tax abatement on the solar array facility in the form of a ten year sliding scale abatement that would begin with 10% in the first year and would culminate in paying 100% of the ad valorem taxes in the tenth year and thereafter.

We request that you place this item on the Council Agenda at the earliest convenient date. If you have any questions, please call me at 325-232-2393.

Sincerely,



Jimmy Chandler
President

Midwest Solar Power llc

Application for Tax Abatement

City of Snyder, Texas

**Property Redevelopment & Tax Abatement Act
(Tex. Tax Code Chapter 312)**

I. APPLICABLE INFORMATION

Application Date: 8-31-2016

Applicant Company: Midwest Solar Power Limited Liability Company

Mailing Address: 305 Round Rock Rd
Wimberley
Texas. 78676

Telephone Number: 325-232-2393

Applicant's Representative for contact regarding abatement request:

Name: Jimmy Chandler

Mailing Address: same as above

Telephone Number: same as above

II. PROPERTY AND PROJECT DESCRIPTION

This application is for a: New facility X Expansion Modernization

Check the following target industry applicable to your company:

- | | | | |
|--------------------------|--|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> | Aquaculture/Agriculture Facility | <input type="checkbox"/> | Research Facility |
| <input type="checkbox"/> | Distribution Center Facility | <input type="checkbox"/> | Regional Service Facility |
| <input type="checkbox"/> | Manufacturing Facility | <input type="checkbox"/> | Historic Building in Designated Area |
| <input type="checkbox"/> | Office Building | <input checked="" type="checkbox"/> | SOLAR Energy Facility |
| <input type="checkbox"/> | Regional Entertainment/Tourism Facility | <input type="checkbox"/> | Other Basic Facility |
| <input type="checkbox"/> | Commercial Residential Property (multi-family) | | |

Legal description of property to be considered for Tax Abatement/Reinvestment Zone (may be attached as Exhibit A):

Being Approximately 15.421 acres of land, located at L5 B1 SN TX PARK I; ID:
37733

A. PROPERTY IMPROVEMENTS

Estimated Value of Eligible Property for ad valorem tax purposes: \$ 550,000.00

B. NET ECONOMIC BENEFIT

Estimated net economic benefit to City of Snyder: \$ 550,000.00

C. INFRASTRUCTURE IMPROVEMENTS

Will any infrastructure improvements be requested of City of Snyder for this project?

Yes No X

V. BUSINESS PLAN

Attach to this application a current and thorough business plan.

We have a completed Power Purchase Agreement signed with Big Country Electric Cooperative. This could be provided after proper release of Non-Disclosure-Agreement.

VI. CERTIFICATION

I certify the information contained in this application (including all exhibits and addendum) to be true and correct to the best of my knowledge. I further certify that I have read the "Tax Abatement Guidelines and Criteria" for City of Snyder and agree to comply with the guidelines and criteria stated therein.

Jimmy Chandler
Signature

President
Title

Jimmy Chandler
2016
Printed Name

8-31-
Date

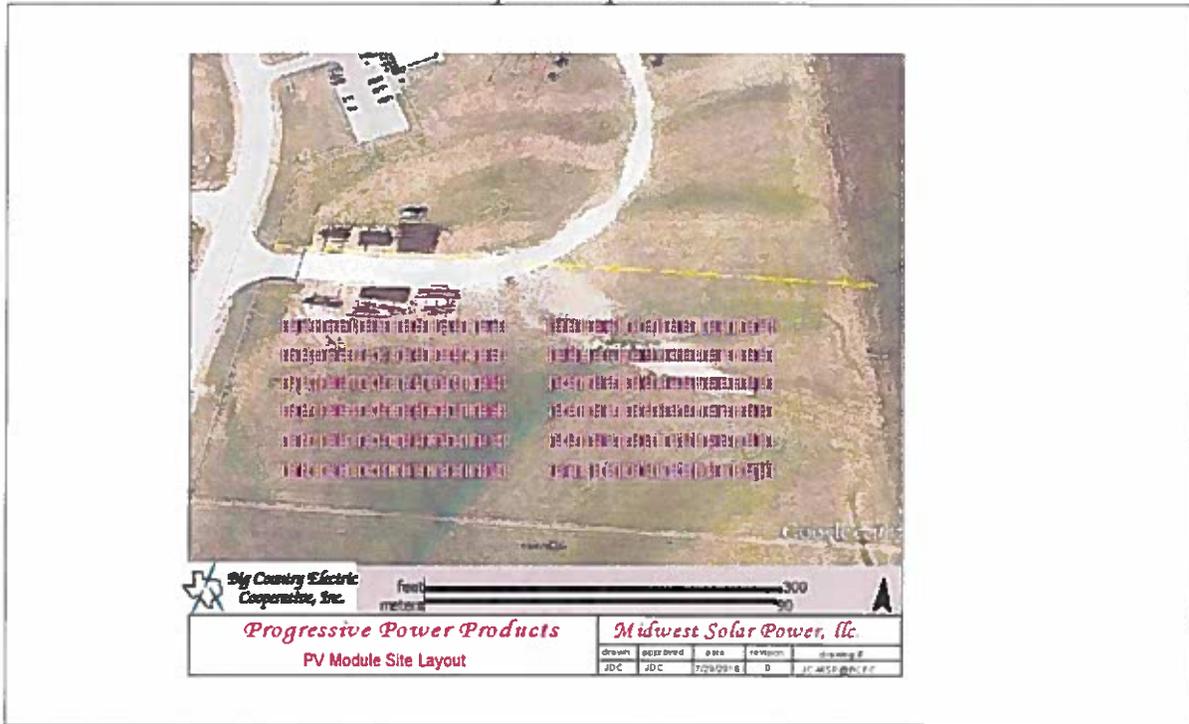
Exhibit A

Legal Description of Property to be considered for
Reinvestment Zone/Tax Abatement

Being Approximately 15.421 acres of land, located at L5 B1 SN TX PARK I; ID: 37733

Exhibit B

Proposed Improvements



RESOLUTION R161017

**A RESOLUTION OF THE CITY OF SNYDER, TEXAS
ADOPTING REVISED CITY OF SNYDER PERSONNEL
POLICY.**

WHEREAS, from time to time it is desirable to make changes to the personnel policy; and

WHEREAS, the City would like to amend the policy Section 4.2 changing the designation of certain employees as on-call for service calls after scheduled hours and changing the rate of on-call pay from \$12/day to \$20/day.

WHEREAS, the attached amendment to the policy is made a part of this resolution sets forth parameters.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNYDER, TEXAS that the Personnel Policy be revised October 17, 2016.

PASSED AND APPROVED this 17th day of October, 2016.

Mayor

ATTEST:

City Secretary

- D. **Starting Wage or Salary.** The minimum rate of pay for a classification normally shall be paid upon the original appointment. The City Manager may authorize a higher rate when an employee possesses exceptional qualifications or when qualified employees cannot be recruited at the lower rate.
- E. **Maximum Wage or Salary.** No employee shall be paid more than the maximum rate for his/her position classification unless authorized by the City Manager.
- F. **Change in Classification.** When an employee changes to a new position or classification, his/her rate of pay may be adjusted to fall within the new position's compensation range. The employee's supervisor shall make recommendation to the Personnel Department when an adjustment is necessary.
- G. **Merit Raises.** Merit raises provide for pay increases to reward an employee's demonstrated ability, job performance, dependability, and efficiency. The City Manager must approve all merit raises.
- H. **Effective Date.** All changes in compensation shall take effect as of the first day of the next pay period. Annual increases take effect the first day of the new year.
- I. **Changes.** The City reserves the right to change, modify or revise wages, benefits, and conditions of employment at any time with or without notice.
- J. **On Call/Stand-By Pay.** Is designated as on-call for service calls after scheduled hours. The designated employees should be able to respond within 20 minutes of notification of concern. The rate of on-call pay will be \$20.00/day and a one-hour minimum for each call-out.

4.3 Hours of Work:

The hours during which City offices and departments are open for business shall be determined by the City Manager.

- A. **General.** The normal hours of work for most City employees are 8:00 a.m. to 5:00 p.m., with one (1) hour for lunch, Monday through Friday, for a total of forty (40) hours per work week.
- B. **Due to the nature of their operations,** the police, fire, water and sewer plants, and landfill departments normally work different schedules. Work schedules for these departments will be determined by the respective department head, with approval by the City manager.
- C. **All employees should be at their work in accordance with the general regulations or in accordance with any special departmental regulations.** Prompt appearance for work at the specified time is required for all employees.
- D. **Work Week.** For record keeping purposes and compliance with federal law, the City defines a work week as a period beginning at 12:01 a.m. on Saturday and terminating at 12:00 midnight seven consecutive days later on the following Friday.
- E. **Definition of a Day.** A "day" is the number of hours which an employee normally works during a shift. Most employees work an eight-hour day. Employees on a compressed-work-week schedule work a longer day.
- F. **Fire Department.** A firefighter's work day shall consist of a twenty-four hour period which shall be considered two (2) twelve-hour shifts worked consecutively. One shift



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

September 19, 2016

Patricia Warren
Finance Director
City of Snyder
PO Box 1341
Snyder TX 79550-1341

Dear Ms. Warren:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2015, qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Each entity submitting a report to the Certificate of Achievement review process is provided with a "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements in its financial reporting techniques. Your list has been enclosed. You are strongly encouraged to implement the recommended improvements into the next report and submit it to the program. If it is unclear what must be done to implement a comment or if there appears to be a discrepancy between the comment and the information in the CAFR, please contact the Technical Services Center (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.

Certificate of Achievement program policy requires that written responses to the comments and suggestions for improvement accompany the next fiscal year's submission. Your written responses should provide detail about how you choose to address each item that is contained within this report. These responses will be provided to those Special Review Committee members participating in the review.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. As the designated individual we have enclosed your AFRA.

Continuing participants will find a certificate and brass medallion enclosed with these results. First-time recipients will find a certificate enclosed with these results followed by a plaque in about 10 weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release has been enclosed. We suggest that you provide copies of it to local newspapers, radio stations and television stations. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

A current holder of a Certificate of Achievement may include a reproduction of the award in its immediately subsequent CAFR. A camera ready copy of your Certificate is enclosed for that purpose. If you reproduce your Certificate in your next report, please refer to the enclosed instructions. A Certificate of Achievement is valid for a period of one year. To continue to participate in the Certificate of Achievement Program it will be necessary for you to submit your next CAFR to our review process.

In order to expedite your submission we have enclosed a Certificate of Achievement Program application form to facilitate a timely submission of your next report. This form should be completed and sent (postmarked) with three copies of your report, three copies of your application, three copies of your written responses to the program's comments and suggestions for improvement from the prior year, and any other pertinent material with the appropriate fee by March 31, 2017.

Your continued interest in and support of the Certificate of Achievement Program is most appreciated. If we may be of any further assistance, please contact Delores Smith (dsmith@gfoa.org) or (312) 578-5454).

Sincerely,
Government Finance Officers Association



Stephen J. Gauthier, Director
Technical Services Center

SJG/ds



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Snyder
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2015

Executive Director/CEO



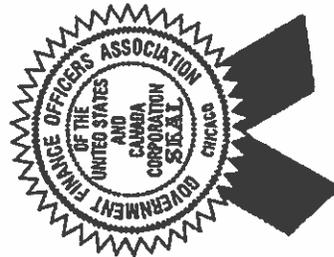
The Government Finance Officers Association
of the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Patricia Warren
Finance Director
City of Snyder, Texas



The award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the individual(s) designated as instrumental in their government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Date September 19, 2016